



**Temporary Modular Housing
Nora Hendrix Place | 258 Union Street
Community Advisory Committee (CAC) Meeting Notes**

February 25, 2019, 5:30 to 6:30 pm | Strathcona Community Centre

1. Welcome and Introductions

- a) The Facilitator commenced the meeting and thanked CAC members for attending. The Facilitator introduced the Notetaker and let participants know that meeting minutes would be recorded, reviewed, edited for substantive content and posted publicly.
- b) The Facilitator acknowledged that the meeting is taking place on unceded territories and that land reconciliation is meaningful and important work.
- c) The Facilitator reviewed the role of CAC as defined in the Terms of Reference:
 - To build and maintain positive relationships amongst the community, the building operators and the program partners
 - To facilitate information sharing and dialogue
 - To identify and resolve any issues, opportunities and concerns related to building operations
 - To support the success of Nora Hendrix Place
- d) The Facilitator led a round of introductions and asked each CAC member to state one outcome that they were hoping to get from being part of the committee. CAC members hoped to:
 - Increase representation of the Black/Indigenous community

- Create opportunities for community members to bring forward concerns and co-exist with one other
 - Discover which health services could best serve tenants
 - Seek redress for the Northeast False Creek planning process
 - Provide a foundation for tenants to be and become whatever their hearts and souls need housing to do
 - Build a place of love and community
 - Serve the project from an inclusive community standpoint
 - Improve communication between partners, community and the City and find areas where members can contribute to and support the project
 - Decrease homelessness and provide a space that will be safe and enriching for the people living there
 - Be a conduit of information and engagement with neighbours
- e) The Facilitator announced that there would be an opportunity for a tour after the meeting.

2. Terms of Reference – Review and Sign

- a) The Facilitator acknowledged that CAC members had reviewed the Terms of Reference as part of application process. The Facilitator reviewed the rules of conduct stated within the Terms of Reference.

3. Updates and Discussion

a) BC Housing

- BC Housing is looking forward to tenanting the building in early March. Final building inspections and permitting should be completed by end of this week.

b) PHS Community Services Society

- PHS is excited for the opportunity to be moving people into the building. PHS has been working alongside Hogan's Alley Society in preparation for the opening of the site. Nora Hendrix Place will be the fourth TMH site managed by PHS to open in the last year.

- PHS reported that 52 tenants will be offered housing at Nora Hendrix Place. The goal will be to move 5 people in per day once the building opens and to set a positive tone. A balance of elderly and young tenants has been selected.
- PHS noted that this project is timely. The 2019 Homeless Count is upcoming, and the opening of Nora Hendrix Place means that 52 people will not be counted as homeless.

c) City of Vancouver

- This is the final TMH site to be completed. Construction will conclude and occupancy permits are anticipated by end of this week or early next week. Tenanting will begin in early March. The process of moving people in will be slow and thoughtful.

d) Vancouver Coastal Health (VCH)

- Vancouver Coastal Health is available to support the unique and diverse health needs of tenants and identify health barriers that can be addressed in systemic ways. VCH is waiting to see which tenants will be housed in order to determine an outreach strategy.
- **Question from City of Vancouver:** Can you say a bit more about working with housing providers and what connections, supports, etc. you provide?
 - **Response from VCH:** In the Downtown Eastside, VCH has gone through the process of integrating health services in order to make them more accessible and so that clients can go to one place that meets their needs. Services include home support, mental health and women's integrated care. VCH works with community partners to provide outreach to people who would benefit from these services.
 - **Response from PHS:** Housing is a type of healthcare. The hierarchy of needs starts with housing.
- **Question from City of Vancouver:** Can you define supportive housing? What supports are available on site?

- **Response from PHS:** Supports available include overdose intervention, complex case management and home support. Home support means that from Monday to Friday, 10 am to 6 pm, someone will support tenants with tasks such as de-hoarding, laundry, mopping, and other life skills. Many people take these life skills for granted, but they are things that tenants have not necessarily learned to do on the street. PHS staff help people get to their medical appointments and distribute medication. Tenants also receive food when they wake up. Health care and food security is an important factor of stabilization for all of us. For the first time in a long time people will have daily support. Stabilization makes for a calmer and more cohesive unit.

e) Community Members

- **Question from Community Member:** Three questions:
 1. Sometimes people cannot stay in a supportive situation. Do clients have anything to say about why this is?
 2. As practitioners, can you think of anything that might undermine the success of the project?
 3. If community members wanted to bring things such as muffins, is that an option?
- **Response from PHS (re: Question 1):** Moving is extremely difficult for any of us. Some clients that we work with have been in 8 to 9 foster homes. When faced with a situation that seems “too nice,” sometimes the only thing they can control is getting kicked out.
- **Question from Community Member (re: Question 2):** What is keeping you up at night, if anything?
- **Response from PHS (re: Question 2):** I do not have any concerns about housing 52 people.
- **Comment from Hogan’s Alley Society:** Many people, including professionals, are struggling with low grade anxiety and depression in addition to the people accessing TMH and its services. These mental health challenges could escalate for anyone. Efforts such as TMH will

have to continue, as there are bigger issues at play with people feeling welcome and people feeling isolated.

- **Question from Community Member:** Will there be opportunities for community welcoming activities and support?
 - **Response from City of Vancouver:** We want to work with Hogan's Alley Society and PHS. They will let us know how to support them. It is about the community owning the message in their time and their space.
 - **Response from PHS:** A juggling act has to be achieved between the tenants and people who want to welcome them. Many tenants have been maligned and do not have a good relationship with the wider community. It is a matter of shifting that perception.
 - **Response from City of Vancouver:** I see building operators wait for things to settle before welcoming activities take place. There is community building that happens organically within community groups, churches, etc. Activities have included barbecues and holiday dinners. However, it is important to remember that this is someone's apartment building. Tenants need to focus on their lives and their stability. This is not a smoke free or drug free building. This is people paying rent, and the space needs to be respected. There will be celebrations planned and promoted at some point in the future.

- **Question from Community Member:** When Nora Hendrix Place becomes part of the community, what is the long-term plan for Hogan's Alley?
 - **Response from Hogan's Alley Society:** As part of the Northeast False Creek Plan, this block will be redeveloped permanently, and the Dunsmuir viaduct will come out. Our goal is to have a community land trust with a phased approach that would allow folks here to have permanent housing. We do not want displacement again from this site. We want to see a balance of market and non-market rental housing alongside vibrant cultural assets.

4. Next Meeting

- a) The Facilitator led a brief discussion to determine the availability of CAC members for meetings.

- b) It was determined that the next meeting will take place in early April. An invitation will be sent out to CAC members once the meeting space has been confirmed.

- c) The Facilitator invited CAC members to send any concerns or agenda items that they would like to discuss at the next meeting.

5. Tour

- a) The facilitator concluded the meeting and CAC members took a tour of Nora Hendrix Place.