

**Margaret Mitchell Place  
2132 Ash Street  
Temporary Modular Housing  
Community Advisory Committee  
Monday, September 10, 2018  
5:30 p.m. – 6:40 p.m.**

## 1. Welcome and Introductions

a) At 5:32 p.m. the Facilitator re-introduced herself to the Committee members. She will be facilitating all of the CACs (Community Advisory Committees) going forward, working with BC Housing and the Province of British Columbia on Temporary Modular Housing projects. The Committee members were asked to state their names and role on the CAC for the room.

## 2. Updates

a) The Facilitator informed the Committee that the name of the project was officially M. Mitchell Place (*note – since the meeting the name has been revised to Margaret Mitchell Place*).

b) PHS – Margaret Mitchell was an MP for Vancouver East from 1979 to 1993. She was an advocate for women’s rights, Chinese-Canadians and shone a light on domestic abuse. Her work, and commitment to it, in and around this community is why we chose to name the building in her name.

CAC - Margaret Mitchell was a delegate for many years of the Neighbourhood Association, lovely woman. She would have been very pleased with this development.

c) *Facilitator* – Apologies for the minutes not being up; they are now on the City site.

d) *Facilitator* – Committee Member would like to add some pieces to the agenda under 3.f. – Reviewing the action items from the last meeting.

## 2. Follow-up from last meeting

### a) Trimming the thicket on the railroad tracks

CoV – The thicket has been trimmed back in the summer. Haven’t seen how much it has regrown. Does it still cover the lights?

CAC – The issue was originally raised by the working group before construction. They were trimmed back a little bit, but it is more of a thicket than just a trim by the tracks. There are three sites in the fence along the track that have been fixed where holes had been created to get in to the thicket. Lots of debris still in there, people come and go, someone is cleaning up a bit.

Because it is now going to fall on PHS to have their peers clean up, it is pretty hard to clean up. What was said by [CoV] was that people had called the city asking for the thicket be there for a visual barrier from the station. I think you could take down quite a bit and it would still be attractive from homes, and much easier to clean the whole way along the tracks. Debris and litter are hard to clean up with such the thickets.

PHS – True; they’re going to hold garbage as they’re so thick.

CAC – We’re concerned that PHS will bear the brunt of the feedback on concerns of the area. That’s my main concern.



PHS – we understand and know this. The nature of the building is such that we'll get that call. We have historical data showing that it isn't the building leaving needles. The tenants want to have a nice place.

CAC – We were told by the City not to go in there during the Clean the Streets.

CoV – I've noted an Action Item of more frequent and rigorous trimming of thicket

**b) Whether or not a legal review had been done by the City and if so, could it be shared.**

CoV – My understanding of the question was "is the City adequately protected". I spoke to the legal rep at the City. The only agreement that we don't have purview over are the agreements between PHS and BC Housing.

CAC – That wasn't the question. Had a risk analysis been done by the City? Are you able to share them? My understanding is that the analysis has been done on the chance that this program might result in some sort of risk by the community. If not, why not. If there is someone specific at the City that I could speak to directly that would be helpful as an alternative to sending me the documents?

CoV – The documents that will exist are the agreements. I will work on connecting you with the appropriate legal representative at the City to answer your questions.

**c) sharing the OPS via email.**

PHS – We've sent one draft out and will sent out the final updated version shortly.

**3. Operator Updates**

**a) BC Housing**

BCH – There are no real updates. PHS and outreach are working to allocate the rooms on the site. We are starting tenanting tomorrow. Budget is rolling and the agreements are signed.

**b) PHS Community Services Society**

PHS – We have a formula. No more than five move in within a day. It can be very stressful and a drastic shift for some residents. Having 24hrs for the women to settle in first lets them set the tone. We have 52 rooms, but have to turn away many more. We don't want someone decompensating (presentation of mental illness) as your first experience back under a roof.

*CAC – Where have the tenants been residing?*

PHS – Local to here. All are from this neighbourhood. Either homeless or in the shelter.

*CAC – are there expectations for the people when they move in? Do the tenants know what they are?*

PHS – our expectation is that they can pursue a health plan to support their stabilization. I'm not entirely sure what you mean.

CoV – Like ground rules.

PHS – Same as any building. No smoking in the hall kind of thing.

*Facilitator – Can you speak to program agreement?*

PHS – Yes, they are walked through the written agreement and expected to sign upon tenanting. It explains things like how to engage with other resident and staff, you will be checked on regularly, less than 24 hrs. Very few people say no. We have a no guest policy for the first month. Some are just not ok with that. Your cart has to stay outside.



We have guest periods and guest hours. From there we work with the individuals as trust and stability is built to understand how it will work for both sides.

CAC – Thank you.

*CAC – 100% staff are hired?*

PHS – Yes, been working with them for a week in the building with the Manager.

*CAC – Saw 39 suites in the OMP and external cart storage?*

PHS – We are still finalizing. And yes; we have a beautiful cedar fence to provide privacy on both sides. Some tenants will be binning. We want them to be secured outside, not indoors so we work actively to make it less intrusive.

*CAC – Any workspaces? Or workshops?*

PHS – We will have three tables and a station with tools to borrow and a wash station to keep it clean. We're very excited to open it to the tenants.

*CAC – Do you have the stat breakdown of the tenants?*

PHS – About 1/3 women, 2/3 men. Similar to street homelessness. Don't have exact numbers on me but can bring them. There are six suites that are more easily accessible. These are very sought after.

CAC – When the building is full, or at the next meeting, if you are able to share the stats we are curious. Might be a positive indicator of what is happening in the building.

*CAC – [To PHS M. Mitchell Place Manager], you'll have most contact with the project and us moving forward. Can you tell us some of your experience and training?*

PHS [Mgr]- On call 24/7/365. I have worked at PHS for 10 years; overnight for 5 years, then as the Day Coordinator at the Portland (hardest to house in the city).

*CAC – Do you have experience with tenants and community members?*

PHS [Mgr] – I worked at ELS previously, which is right in community with a school, church, and markets. I built relationships with shop owners who had challenges with the residents. Would work with both sides on a case-by-case scenario. There are privileges or incentives that work for each resident. For example – cigarettes for some. Last thing I'd want to do is treat individuals with broad strokes. That kind of thing doesn't happen often. Most people you can have a conversation with them.

CAC – Generally everything about this is good and everything in this world is about creativity. Sounds good to me.

PHS – We looked internally for someone with in-community experience and skilled experience with the resident experience. He [manager] is a great fit.

*CAC – Is it permanent or transient by nature?*

PHS – It is permanent for as long as the building is here. Some will leave quite quickly, some will leave once stabilized. If they don't want the controls that TMH provides, we work with them to find their next appropriate housing.

CAC – I hope that the TMH are temporary and that government builds more housing.

### **c) City of Vancouver**

CoV – The Open House went well. Some had concerns, though in minority about locating them in the area. We are doing a tour with the CAC tonight as the City missed sending invite to CAC. Someone smashed windows, as an FYI.



Larger picture, the City is on track getting 600 additional suites approved. Looking at two more sites now: 215 w 1<sup>st</sup> Ave at Crowe St is expected before the end of the month and 18<sup>th</sup> and Main. We are currently at about 500 suites.

*CAC – Can we have a combined CAC instead of another one given the same area? [For 1st Ave & Crowe St. location]*

Facilitator – The current discussion is to have a separate CAC to give others an opportunity to participate.

PHS – We are creating really incredible employment opportunities. Actively working with sole food farms to create opportunities for residents. That is a 52 unit building as well.

#### d) Vancouver Coastal Health

VCH – No real reports from VCH. We are making sure that health services are transferred instead of discharged, making sure services are restarted in a timely manner. Case plans and important numbers in the area are made available to the residents and the building staff as necessary or as volunteered by residents.

#### e) Vancouver Police Department

Facilitator – The VPD sent regrets. Paul is unable to attend.

CAC – I imagine that's fine.

#### f) Action Item Follow Ups

CAC's two updates:

For community Reps who aren't familiar with Neighbourhood Association I'll provide background – when the area was planned by the city 40 years ago, it was decided that they would form an association from all three tenure groups: stratas on freehold and co-ops on lease-hold. Still based on delegates from each enclave. I am a delegate from my strata. At our meeting last week, we had questions.

1. The naming of the building issue – it was named after a very important person, Bud Osborn, but we felt it would important to have it named after someone in the area. They were asked to vote on the three options. 98% for M. Mitchell Place.

Turns out PHS has a policy of building naming with first initial.

Bringing out mild unhappiness with lack of Margaret with the concern people won't know who she is.

2. Another owner in my building who is very involved in the lease-holding with the City. She had info as to what happened in a couple other communities. [CoV] and [PHS] have been in touch. What kind of items might be in a Welcome Package? We put forward a request for \$300, a delegate increased it to \$500 from the delegates for these packages. Replacement across the street has (BC Fed) said they want to participate as well. And a garden party.

PHS – Yes. 52 spider plants were potted for them [residents], as an example. We are throwing a garden party with the City to celebrate with the new tenants and community members to have a proper celebration of the community feeling.

*CAC – Can we put it up in our buildings? Can we update the poster for community members?*

PHS – donations are best kept separate.

PHS – Absolutely yes share it with your neighbours. It is a Community Welcome Garden Party.

CAC – We were impressed with the building. Went on Friday or Saturday.

*CAC – Are there volunteer opportunities? A City person stated they may be some.*

PHS – We welcome volunteers where we can. It can be challenging given the nature of the work and the privacy for the tenants.

It is Important for [Manager] and I to have these conversations internally. We are talking about what might be opportunities. We want to let the culture of the building settle then look at these opportunities.

*CAC – Is there any opportunity to work with the local elementary schools – pen pals, paint the fence, archival work?*

PHS – I haven't thought of it. If you're interested, let's talk?

*CAC - Hives for Humanity partnership update? (HFH)*

PHS – Working on garden in Chartrand Place. At this site there is lots of greenery. She, HFH ED, will come after tenanting and set it up at that point for starting in the spring.

*CAC – Bud Osborn? Any opportunity for a different TMH have his name? or the City?*

PHS – PHS is having conversations internally and are working on an art space.

*CAC – Is there space for an info plaque to honour Margaret Mitchell's story that way?*

PHS – great idea.

*CAC – Let's reach out to our alternates for the next CAC.*

*CAC – How do we know who our alternate is?*

Facilitator – If you don't know you don't have one.

*CAC – Any increased efforts by the City around the garbage and needles outside of the PHS scope with the thicket – by Sole foods and thicket there. I know with opening the optics it is being addressed. Additional clean up added?*

*City side northeast, East of Cambie Bridge, North side of 1<sup>st</sup> Ave where the transfer station is.*

CoV – Is it already a problem there? Tracking prior and future challenges.

CAC – Over the summer there was an increase and long-term stay of people.

CAC – Commend the City on the work being done and have done on the area around the Cambie bridge. Look forward to seeing how it is completed.

*CAC – [CAC member] raised an interesting point about getting something organized with the school. You spoke of culture in the building. Can you speak to how it works at other buildings?*

PHS - Generally takes a year to settle. Depends on how long people were homeless. Looking at Chartrand Place – within four months it is a calm and wonderful environment, a boon to the neighbourhood. Resident Clean Team is cleaning the streets daily. The CAC meetings don't even happen anymore. Food security stabilizes mental wellbeing. Full MAR at M. Mitchell – Residents get a reminder to take meds from office.

*CAC – Are you supposed to know what meds they're on? Do you know? Is there facilitation that comes from PHS that folks are taking meds?*



PHS – Med compliance is part of the resident agreement and we do not disclose meds. Or staff are in direct contact with their case manager; doctor connects Manager to pharmacy as support. People are more than happy to have you lend a hand. You can have a doctor say it has to happen, but mostly they are happy to have that help.

PHS – This is what we do. This is whole baked in to our structure. May have to work up to ACT or doctor, but we try to massage the relationships so that we don't have to. By creating voluntary compliance, we reduce harm that is likely.

*CAC – Has there been any discussion with VCH to supply the meds needed when not affordable?*

PHS – There are case-by-case bases and resources that we can connect to. Sometimes the PHS foots the bill. PHS works with physicians to help them understand the situation.

*CAC - Has PHS reached out to dental or barbers?*

PHS – We operate a dental clinic in the DTES, lowest barrier around. Social inclusion is important – teeth are key. We are very on top of this.

*CAC – Has the building seen any trouble about neighbours vandalizing? Like they saw at the Kaslo TMH.*

PHS – We have been very welcomed in this neighbourhood, despite the challengers and questions, which makes sense.

*CAC – You mentioned ACT teams and connections. How does the Mental Health Act work with PHS?*

VCH – ACT Assertive Community Treatment – they go to the client.

PHS – Sometimes it is court ordered. Likely born of mental health concerns when involved with the criminal justice system.

#### **4) Next meeting:**

CAC – Let's agree to meet if there is an issue but schedule next meeting in two months. Maybe quarterly from there.

Facilitator – With proviso that we can meet if there is a concern.

The meeting ended at 6:40pm.