



# CHILLIWACK HOMELESSNESS ACTION PLAN

Establishing a  
Comprehensive Community  
Response System that Helps  
People Obtain and Retain  
Safe, Affordable,  
Appropriate Housing

# Homelessness Action Plan

Ann Davis BC Housing Chamber of Commerce Chilliwack & District Seniors Resource Society Chilliwack Addiction & Prevention Services Chilliwack Child & Youth Committee Chilliwack Community Services Chilliwack Healthier Community Chilliwack Supportive Housing Society Chilliwack Society for Community Living Cyrus Centre  
First Nations Health Authority

“No single agency can tackle this alone.”

Fraser Health Authority GT Hiring Solutions Ministry for Children & Family Development Pacific Community Resources Society RCMP Ruth & Naomi's Mission Salvation Army United Way

## 2008 Housing Strategy

1. Partnership, funding and fee waivers to leverage provincial funding for supportive housing.
2. Improving access to affordable rental housing.
3. On-going education, advocacy, monitoring.
4. Zoning for affordable housing.

## 2011

- Chilliwack Housing for Homeless Foundation established.
- City establishes small apartment DCC rate to stimulate affordable apartment development.
- FVRD Homeless Snapshot Survey: 111 Homeless in Chilliwack.
- 2011 City facilitates development of Healthier Community Strategic Action Plan.
- The Village 30 units housing for adults with mental illness & youth at risk. **City waives \$308,350 in fees.**
- Ruth & Naomi's new building. **City waives \$46,536 in fees.**

## 2013



- Chilliwack Health & Housing Contact Centre & 22 unit Annis Residence opens. **City waives fees and contributes \$500,000 in lieu of a site.**
- City establishes Large Supportive Recovery Home policy to regulate homes with 7 to 10 residents.

## 2015

- Coordination of outreach services (City and non profit shelter and outreach providers) **City provides shopping cart storage (Salvation Army Shelter)**
- Ruth & Naomi's expansion of 30 day shelter. **City waives \$2,300 fees.**
- **Homelessness Action Plan Task Force Established**



2008

2010

2011

2012

2013

2014

2015

2016

## 2010

- Adaptable Housing Standards
- City Introduces Supportive Housing Assistance policy to facilitate the waiving of fees for new non-profit supportive housing projects.



## 2012

Chilliwack Healthier Community established by City to implement Healthier Community Strategic Action Plan.

## 2014

- 2014 FVRD Homeless Snapshot Survey: **73 homeless in Chilliwack.**
- Cyrus Centre 4 bed Youth Shelter & Resource Centre Opens. **City provides short term lease of building downtown.**
- Extreme Weather Response Strategy Established. (Salvation Army, Ruth & Naomi's, Cyrus Centre)

## 2016

Homelessness Action Plan



2014-2016 City funds \$63,000 annually to implement Healthier Community Strategic Action Plan to address crime, mental health, addictions, and homelessness issues.



# Chilliwack

## Healthier Community



### **Vision:**

To live in a healthy, caring community that focuses on quality of life, promotes a sense of belonging, and understands that dignity begins when basic needs are met

### **Mission:**

To actively address the most persistent issues affecting the health & well being of our community and its residents through public education, collaboration and service integration

- Homelessness - Affordable Housing
- Mental Health & Substance Use
- Public Safety
- Healthy Lifestyles

[www.chilliwackhealthiercommunity.ca](http://www.chilliwackhealthiercommunity.ca)



# Vision

Establish a comprehensive community response system to help people obtain & retain safe, affordable, appropriate housing

# HOUSING CONTINUUM

SUPPORTED			RENTAL		OWNERSHIP	
<b>Homeless</b>	<b>Emergency Shelter</b>	<b>Supportive Housing</b>	<b>Non Market Rental</b>	<b>Subsidized Market Rental</b>	<b>Market Rental</b>	<b>Affordable Home Ownership</b>
Living on street, in places not intended for human habitation or provisionally sheltered	Emergency Shelters designed for homeless	Housing with supports	Rent below market	Rent Subsidies	Rent at market rates	Privately owned units
EXAMPLES						
Couch surfing, living in car, homeless camp, street homeless	Salvation Army Cyrus Centre	Ruth & Naomi's The Village Chilliwack Health & Housing Centre	Kiwanis Family Housing Piper Richardson	Shelter Aid for Elderly Renters Rental Assistance Program Portable rent subsidies	Rental buildings Private unit rentals	Secondary Suites Small unit apartments Apartments Mobile Homes



# Housing Challenges

**NEWS**  
Homeless youth: 'We turned away 21 last month'



Demand is outpacing supply at the Cyrus Centre in Chilliwack, says Leo Tabio. — Image Credit: Progr

Like 17 Dislike 0 +1 0 Tweet SHARE

By Sam Bates - Chilliwack Progress  
posted Mar 16, 2016 at 12:00 PM

**NEWS**  
The long way home



Red and a small group moved off the street and into a make-shift camp in 2014. — Image Credit: Eric White/The Progress

Like 17 Dislike 0 +1 0 Tweet SHARE

By Eric White - Chilliwack Progress  
posted Jan 1, 2016 at 5:03 PM — updated Jan 1, 2016 at 5:03 PM

**NEWS**  
Rental crisis in Chilliwack: Landlords also feeling the pinch



Property owner D'Way Sunetta and one of his co-tenant units he rents. He says he may be forced to sell another home he rents out to long-term tenants. — Image Credit: Greg Laychar

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By Paul J. Henderson - Chilliwack Times  
posted Jun 2, 2018 at 1:00 AM — updated Jun 2, 2018 at 1:14 PM

**NEWS**  
Priced out of Paradise: Red-hot real estate market leads to rental crisis in Chilliwack



Rachel Pless thought she had a long-term rental in place until a sold sign appeared on her lease one day. — Image Credit: Greg Laychar

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By Paul J. Henderson - Chilliwack Times  
posted May 30, 2018 at 1:00 AM — updated Jun 2, 2018 at 1:14 PM

## HOUSING CONTINUUM

SUPPORTED

RENTAL

OWNERSHIP

Homeless	Emergency Shelter	Supportive Housing	Non Market Rental	Subsidized Market Rental	Market Rental	Affordable Home Ownership
Living on street, in places not intended for human habitation or provisionally sheltered	Emergency Shelters designed for homeless	Housing with supports	Rent below market	Rent Subsidies	Rent at market rates	Privately owned units

# Homelessness Action Plan

## Goals

1. Implement Housing First
2. Increase supply of affordable housing
3. Increase coordination amongst agencies
4. Improve health & safety of the vulnerable
5. Increase community awareness & build support
6. Support initiatives that build self esteem & support economic self sufficiency



# Homelessness Action Plan

## Housing First

- Best practice
  - Fraser Health Authority
  - BC Housing
- Housing choice
  - Affordable rental housing & congregate housing
- Wrap-around services
  - Intensive Case Management



## HOUSING CONTINUUM

SUPPORTED			RENTAL		OWNERSHIP	
<b>Homeless</b>	<b>Emergency Shelter</b>	<b>Supportive Housing</b>	<b>Non Market Rental</b>	<b>Subsidized Market Rental</b>	<b>Market Rental</b>	<b>Affordable Home Ownership</b>
Living on street, in places not intended for human habitation or provisionally sheltered	Emergency Shelters designed for homeless	Housing with supports	Rent below market	Rent Subsidies	Rent at market rates	Privately owned units



# Plan Review & Refinement

## **Community Meeting March 29, 2016**

- 70 participants
- Presentation, Information Boards, and Service Provider Participation
- Questionnaire & Online Feedback Invited

## **Stakeholder Review**

- Referrals of report & plan
- Review of actions, roles, timelines, and measures of success



## Housing Action Plan At A Glance (2016)

The following table summarizes the proposed actions to be continued or initiated in 2016. Further detail is provided on pages 9 to 18. Some actions are expected to continue through 2020 and beyond. Comments regarding funding are provided, and will be fine-tuned as the details on these initiatives are further developed.

Plan Reference	2016 Actions	Lead	Additional Funding	Use of existing Resources	Comments
1.4	Develop a comprehensive strategy to remove barriers to access for low-rent housing—support for tenants and landlords	CHC	✓		<ul style="list-style-type: none"> <li>Funds initially for business plan development; Additional funding expected to be needed to implement (housing coordinator)</li> </ul>
1.5	Develop a pilot project : effectively case manage 1 or 2 people with wrap around supports	CHC		✓	<ul style="list-style-type: none"> <li>Collaboration amongst various service providers will be required</li> </ul>
1.1 2.2 2.6	Housing Partnerships / Support the development of affordable housing proposals by non-profit organizations and others / Engage end users in discussion regarding viable housing solutions	City	✓	✓	<ul style="list-style-type: none"> <li>City—fee waivers; cash in lieu of site funding</li> <li>Additional funding for business plan development, construction, operation (CMHC, BC Housing, Non profit partners &amp; others)</li> </ul>
2.4	Explore opportunities for stimulating the development of permanent affordable market rental units	City		✓	<ul style="list-style-type: none"> <li>City to support through zoning &amp; land use approvals; Developers to fund construction</li> </ul>
2.5	Initiate a secondary suites review	City		✓	
3.3	Work with housing providers (non market) to remove housing barriers	CHC		✓	
3.4	Facilitate inter-agency discussions regarding resource sharing to implement Homelessness Action Plan	CHC		✓	
3.5	Bring agencies together to increase coordination and address privacy issues	CHC		✓	
3.7	Develop a system for client follow-up by service providers	CHC		✓	

## Goal 1: Develop & Implement a Housing First Program in Chilliwack

Establish a coordinated system for moving people from homelessness or unsafe housing to housing that they can afford, and that is safe and appropriate for their needs, as quickly as possible, providing the necessary wrap around medical and social services to help them stay housed and improve their health over time.

Action		Lead	Partners	2016	2017-2020	2021 & Beyond	Measure of Success
1.1	Continue to engage in partnerships with other levels of government to secure funding for supportive subsidized housing (dedicated and scattered site housing with operational funding as needed for support services) in accordance with community needs through DCC and permit fee waivers, fast tracking of municipal approvals and other contributions related to fix site development	City	Non profit housing partners / operator(s); Aboriginal agencies	X	X	Ongoing	<p>Project funding approved for</p> <ul style="list-style-type: none"> <li>• Low barrier housing for youth (10-12 units + 2 shelter beds)</li> <li>• Low barrier housing for adults (30—50 units)</li> <li>• Family housing for families that do not have employment income</li> </ul> <p>Ongoing: New projects based on demonstrated need</p>

# Chilliwack - Priority Housing & Support Needs

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- Intensive Case Management
- Increased assistance for rent and outreach
- Affordable rental housing
- Sobering & detox treatment beds
- Youth shelter beds
- Low Barrier Housing with supports
  - Youth, Adults, & Families
- Supportive transitional housing
  - People leaving treatment
  - Youth aging out of ministry funding
- Supportive permanent housing
  - Mental illness, brain injury, disabilities



# Plan Implementation

## ROLES & RESPONSIBILITIES IN HOUSING

### MUNICIPAL

- Establishes affordable housing policy, bylaws & zoning
- Advocates for funding from senior levels of government
- Fee waivers and tax exemptions for non-profit housing

### PROVINCIAL

- Funds housing projects, homeless outreach, rent subsidies, income assistance, health & social services
- Regulates assisted living housing and community care facilities

### FRASER HEALTH

- Plans, funds, implements mental health, addiction prevention, withdrawal management

### FEDERAL

- Homelessness Partnering Strategy (housing & programs) for designated or rural communities
- CMHC market reports & mortgage loan insurance

### HOUSING & SERVICE PROVIDERS

- Initiate, sponsor, operate housing projects
- Delivers services

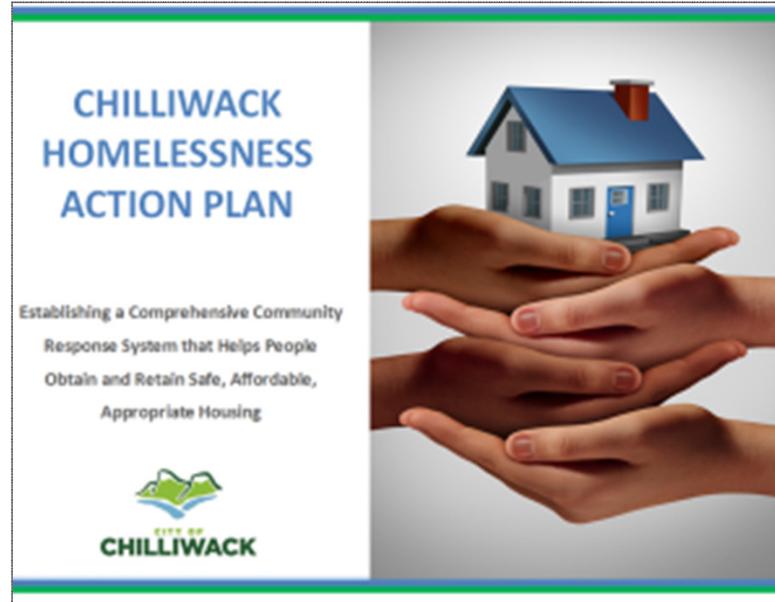
### COMMUNITY

- Provides donations and volunteer time with non profits
- Assists with community acceptance of new housing projects

### OTHERS

- RCMP
- First Nations Health Authority





**Planning & Strategic Initiatives Department**

604-793-2906

[planning@chilliwack.com](mailto:planning@chilliwack.com)

[www.chilliwack.com/homelessness](http://www.chilliwack.com/homelessness)