

Little Mountain Temporary Modular Housing | 137 East 37th Avenue

Community Advisory Committee (CAC) Meeting Notes

April 13, 2021 | 5:30pm to 6:30 pm | Virtual Meeting

1. Welcome and Introductions

- The Facilitator welcomed CAC members and offered a land acknowledgement.
- The Facilitator led CAC members in a round of introductions.
- The Facilitator introduced the notetaker. An official record of this meeting will be published online to the City of Vancouver website and to the Coast Mental Health website.
- The Facilitator reviewed the agenda and informed the group they would have the opportunity to ask questions after each update and that there would be time set aside for further questions/concerns from community members during the Roundtable Discussion portion of the agenda.

2. Updates and Discussion

a) BC Housing

- The BC Housing CAC representative reported that:
 - The lease for the temporary modular building at its current location will end later this year, so the process of winding down the current program has begun. The lease was originally going to end in June but an extension has been requested to November to provide time to find new homes for the existing tenants and deconstruct the building.
 - BC Housing is working with their partners at the City of Vancouver to relocate the current building to a different site on the Little Mountain property. The new site they are proposing to move it to is on the corner of 37th Avenue and Ontario Street.
 - BC Housing is beginning the permitting process in order to rebuild the Modular Supportive Housing building at the new site (37th Avenue and Ontario Street). This involves working with both the Operator and tenants to ensure there is a good plan in place.

- BC Housing is also exploring whether it can place a second modular building on the new site.
- In response to a question asked about the timeline for this and if it may run later than the proposed schedule, the City of Vancouver representative stated that the end of November is the maximum extension that can be secured for this location. The site will need to be completely cleared in order for Holborn to start construction of their permanent social housing development. Holborn has indicated to the project partners that they plan to begin on the permanent housing site at that point.
- A community member asked if the notification [postcard \(https://shapeyourcity.ca/137-e-37th-ave\)](https://shapeyourcity.ca/137-e-37th-ave) they received in the mail is for the replacement of the permanent site. The City of Vancouver replied that the new site has not been confirmed as of yet. The notification postcard is for the extension of the DP on the current site until November 2021. Another postcard advising of a DP application for the new site will be sent at a later date and this will trigger the beginning of the Development Permit process and the engagement period with the community.
- In response to a question clarifying if there is potential for an additional building to be constructed on the site, BC Housing stated that the plan is to take apart the current modular building and help tenants to relocate. BC Housing is also working with the City of Vancouver to explore whether an additional modular building would be suitable on that lot. It is a larger lot, so while we do not have news to announce, it is something that is being explored.

b) Coast Mental Health (Operator)

- The Coast Mental Health representative reported that:
 - Over the past week, BC Housing has shared information with our tenants about the supports available for tenants for relocation. Our plan is to find suitable homes for folks to transition to when this building is disassembled.
 - Tenants are expected to have moved by the end of July 2021 at the latest. So far, we are receiving feedback that this has been a positive experience for tenants.
 - The building has been quiet and there have been limited visitors due to pandemic restrictions. The most recent concern was last summer regarding a former tenant tenting on the property. It has since been addressed.
 - Our team will be ramping up community walkabouts to care for the area. You may see us out in reflective vests doing clean-ups, etc.

- A comment was made by a community member stating that there were challenges early in the pandemic due to the rule about eviction. Since that rule has been lifted, the situation has been much more positive and the neighbourhood has been quiet. All tenants have been very respectful and the community member is sad to hear that the current residents will be moving away.

c) Roundtable Discussion – Questions/Concerns from the Community Members

- The Facilitator asked the group if there were any concerns or challenges related to the building to discuss.
 - A community member stated that they connected with the captain of the neighbourhood Block Watch prior to the meeting to find out if there were any concerns to bring forward. The captain wanted them to relay at this meeting that there were no major issues however in April of 2020, there was an increase in litter in the area (Cartier Park) as well as drug paraphernalia in the neighbourhood. The community member stated that they had told the captain there may not be a correlation between those items and the modular building, but that they would present it in at the Community Advisory Committee meeting. Since April, there have been no further complaints.
 - **[ACTION #1]:** City of Vancouver representative to provide the Community Contact Sheet to distribute with the meeting notes.
 - <https://vancouver.ca/files/cov/homelessness-contacts-poster-general.pdf>
 - In response to a concern raised about increased rats in the area, the Coast Mental Health representative stated that they were unaware of this issue but would relay that information back to the staff team. April 14th is planned as a junk removal day which may help with the situation. A member observed that there is a lot of construction happening in the area and this could be the source of increased rodents. **[ACTION #2]:** Lisa (Coast Mental Health) to connect with this community member to work together to address any rodent issues.
 - A community member commented that it seemed to be more economical to keep the building at its current location if the replacement building being proposed at 37th Avenue and Ontario Street is the same structure and size. The City of Vancouver responded that the new location is still in the proposal stage and the current building needs to move in order for Holborn to begin on the delivery of the permanent supportive housing at this site.

- A community member commented that the relocation has the potential to cause disruption to the tenants and a building that has become successful.
- In response to a question about how would the new building the City of Vancouver representative responded that although the construction aspect is not ideal, the new building will be very similar to the current one (i.e. 3 storeys) so it will look familiar.
- In response to the question of whether or not tenants will temporarily live within the same area or move elsewhere, BC Housing stated that part of the intention with temporary modular supportive housing is to help tenants move into sustainable, long-term housing. While BC Housing is trying to figure out a quick solution for tenants to move to a nearby site, the team is also viewing this as an opportunity for some tenants to find longer term housing. With that in mind, we do offer tenants a first right of return to the new building location should they be interested in that opportunity. BC Housing will ensure that everyone finds suitable homes. Coast Mental Health added that the intent is that before July, if the building is confirmed, they will be have a good sense of which tenants want to move back. They also stated they would like to ensure that whatever supports that tenants are accessing in the community, stay with them.
- In response to a question about future opportunities to engage the tenants, the City of Vancouver stated that their team is in the process of accepting grant applications for Homelessness Action Week. **[ACTION #3]:** City of Vancouver representative to send Notetaker the grant application link to include in the meeting notes.
 - <http://vancouver.ca/people-programs/homelessness-action-week-grants.aspx>

3. Next Steps and Action Items

- The Facilitator adjourned the meeting at 6:20 pm and thanked CAC members for attending.
- **[ACTION #4]:** The Facilitator stated that they will confirm the dates for future meetings.

Action item	Responsible
Action Item #1: Include Community Contact Sheet for the City of Vancouver with meeting notes.	City of Vancouver

Action item	Responsible
Action Item #2: Connect with Community Member regarding the issue of rodents in the area.	Coast Mental Health
Action Item #3: Provide link to City of Vancouver grant applications to include in the meeting notes.	City of Vancouver
Action Item #4: Confirm future schedule for CAC meetings.	Facilitator and Coast Mental Health