

Meeting Minutes

Hospitals and Housing Committee

Wednesday, December 2, 2020

1:30 PM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

PRESENT

Directors: L. Helps (Chair), K. Murdoch (Vice Chair)(EP), D. Blackwell, S. Brice, G. Holman, C. McNeil-Smith (EP), D. Screech, L. Seaton, K. Williams, C. Plant (Board Chair, ex-officio)(EP)

Staff: R. Lapham, Chief Administrative Officer; N. Chan, Chief Financial Officer; K. Lorette, General Manager, Planning and Protective Services; M. Barnes, Senior Manager, Health and Capital Planning Strategies; D. Elliott, Senior Manager, Regional Housing; N. Morbey, Senior Financial Advisor, Financial Services; R. Fowles, Manager, Regional Housing First Program, Regional Housing; S. Grigg, Manager of Operations, Regional Housing; M. Lagoa, Acting Deputy Corporate Officer; T. Pillipow, Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Director(s) F. Haynes, R. Martin

The meeting was called to order at 1:31 pm.

1. Territorial Acknowledgement

Chair Helps provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Director Williams, **SECONDED** by Director Seaton,
That the agenda for the December 2, 2020 Hospitals and Housing Committee meeting be approved.

CARRIED

3. Adoption of Minutes

3.1. [20-775](#) Minutes of the November 4, 2020 Hospitals and Housing Committee Meeting

MOVED by Director Brice, **SECONDED** by Director Murdoch,
That the minutes of the Hospitals and Housing Committee meeting of November 4, 2020 be adopted as circulated.

CARRIED

4. Chair’s Remarks

The Chair remarked that it has been an incredible and extraordinary year on the housing front. She noted that there is much more work to be done in the coming year.

5. Presentations/Delegations

There were no presentations or delegations.

6. Committee Business

6.1. [20-768](#) Oak Bay Lodge Redevelopment Update

K. Lorette spoke to Item 6.1.

Discussion ensued on the time frame for Island Health to provide a list of potential health services for this site.

**MOVED by Director Blackwell, SECONDED by Director Screech,
The Hospitals and Housing Committee recommends to the Capital Regional
Hospital District Board:**

**That the Oak Bay Lodge Redevelopment Update Report be received for
information.**

CARRIED

**6.2. [20-734](#) Revenue Anticipation Resolution for Current Capital Regional Hospital
District Operating Expenditures**

**MOVED by Director Screech, SECONDED by Director Blackwell,
The Hospitals and Housing Committee recommends to the Capital Regional
Hospital District Board:**

**That the Revenue Anticipation Resolution be adopted to allow the temporary
borrowing of up to \$10 million for current Capital Regional Hospital District
operating expenditures.**

CARRIED

6.3. [20-770](#) 2021 Portfolio Operating Budgets

K. Lorette spoke to Item 6.3.

Discussion ensued on the following:

- options available to the board in using operating surpluses for reinvestment or reducing rents
- holding a strategic planning session in 2021 for the Capital Region Housing Corporation
- current unit vacancies at the Millstream, West Park, and Spencer Close buildings
- staff providing monthly updates, in addition to the quarterly updates, on the new buildings if something needs to be addressed
- tenant engagement management fees

**MOVED by Director Screech, SECONDED by Director Williams,
The Hospitals and Housing Committee recommends to the Capital Region
Housing Corporation Board:**

- a) That the 2021 Operating Budget for the Umbrella Operating Agreement be approved;
- b) That the 2021 Operating Budget for the No Operating Agreement be approved;
- c) That the 2021 Operating Budget for the Independent Living BC Agreement be approved;
- d) That the 2021 Operating Budget for the Regional Housing First Program Agreement (Millstream Ridge and Spencer) be approved;
- e) That the 2021 Operating Budget for the Investment in Housing Innovation be approved; and
- f) That any 2020 operating surplus/(deficits) to be transferred to/(from) the appropriate Portfolio Stabilization Reserves be authorized.

CARRIED

6.4. [20-769](#) 2021 Administration and Development Services Budgets

K. Lorette spoke to Item 6.4.

**MOVED by Director Screech, SECONDED by Director Williams,
The Hospitals and Housing Committee recommends to the Capital Region
Housing Corporation Board:**

- a) That the Capital Region Housing Corporation 2021 Administration Budget be approved; and
- b) That the Capital Region Housing Corporation 2021 Development Services Budget be approved.

CARRIED

6.5. [20-771](#) Five Year Updated Routine Capital Plans (2020-2024)

K. Lorette spoke to Item 6.5.

Discussion ensued on the following:

- assessment of greenhouse gas emissions that come from our portfolios
- installing renewable energy in our new buildings

**MOVED by Director Seaton, SECONDED by Director Screech,
The Hospitals and Housing Committee recommends to the Capital Region
Housing Corporation Board:**

1. a) That the Capital Region Housing Corporation Umbrella Operating Agreement (UOA) Five Year Updated Routine Capital Plan 2020-2024 be approved; and
 b) That staff be authorized to implement the UOA 2021 routine capital plan.
2. a) That the No Operating Agreement Portfolio Five Year Updated Routine Capital Plan 2020-2024 be approved; and
 b) That staff be authorized to implement the No Operating Agreement Portfolio 2021 routine capital plan year.
3. a) That the Independent Living BC (ILBC) Operating Agreement (Parry Place) Five Year Updated Routine Capital Plan 2020-2024 be approved; and
 b) That staff be authorized to implement the ILBC Operating Agreement (Parry Place) 2021 routine capital plan year.
4. a) That the Investing in Housing Initiatives (IHI) Operating Agreement Five Year Routine Capital Plan 2020-2024 be approved; and
 b) That staff be authorized to implement the IHI Operating Agreement 2021 routine capital plan year.
5. a) That the Regional Housing First Program (RHFP) Operating Agreement Five Year Updated Routine Capital Plan 2020-2024 be approved; and
 b) That staff be authorized to implement the RHFP Operating Agreement 2021 routine capital plan year.

CARRIED

6.6. [20-772](#) Major Capital Plan (2021-2025)

K. Lorette spoke to Item 6.6.

Discussion ensued on the Rapid Housing Initiative funding.

**MOVED by Director Blackwell, SECONDED by Director Screech,
The Hospital and Housing Committee recommends to the Capital Region Housing
Corporation (CRHC) Board:**

- a) That the 2021-2025 Major Capital Plan be approved; and
- b) That staff be authorized to submit grant funding applications for two CRHC Redevelopment projects, two CRHC Renewal Projects and two New Projects through Canada Mortgage and Housing Corporation, BC Housing Management Commission, Federation of Canadian Municipalities and other funding programs as necessary and as they become available.

CARRIED

6.7. [20-774](#) Correspondence: Greater Victoria Women’s Shelter Society, 23 November 2020, re: Capital Region Housing Corporation (CRHC) Policy Change

K. Lorette spoke to Item 6.7.

MOVED by Director Blackwell, **SECONDED** by Director Murdoch,
The Hospital and Housing Committee recommends to the Capital Region Housing Corporation (CRHC) Board:
That the amended applicant eligibility policy 2.10 be implemented effective June 1, 2021.
CARRIED

7. Notice(s) of Motion

There were no Notice(s) of Motion.

8. New Business

There was no new business.

9. Adjournment

MOVED by Director Brice, **SECONDED** by Director Blackwell,
That the December 02, 2020 meeting of the Hospitals and Housing Committee be adjourned at 2:14 pm.
CARRIED

Chair

Recorder