



Making a difference...together

## Minutes of a Meeting of the Regional Housing Advisory Committee

September 26, 2019, 2:00 - 4:00 pm, Room 488, 625 Fisgard St., Victoria, BC

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**PRESENT:** Malcolm McNaughton (by phone), David Corey, Bruce Anderson, Bill Brown, Cameron Scott (alt for Sharon Hvozdzanski), Jarret Matanowitsch, Matthew Baldwin, Jim Hartshorne, Kelly Roth, Hollie McKeill (alt for Lindsay Millburn), Danielle Deni (replacement for Candace Koo)

**STAFF:** Christine Culham, John Reilly, Maia Kerr (recorder)

**REGRETS:** Danella Parks, Kaye Melliship, Lindsay Millburn, Kerriane Coady, Kathy Witcher, Kevin Lorette

### 1. Welcome and Introductions

The meeting was called to order at 2:00 pm. Chair David Corey welcomed Committee members and introductions were made around the table.

### 2. Approval of Agenda

**MOVED** by Kelly Roth, **SECONDED** by Cameron Scott.

That the agenda be approved as circulated.

**CARRIED**

### 3. Approval of June 27, 2019 Minutes

**MOVED** by Bruce Anderson, **SECONDED** by Jarret Matanowitsch.

That the minutes from the June 27, 2019 Regional Housing Advisory Committee meeting be approved as circulated.

**CARRIED**

### 4. Respectful Engagement

Chair David Corey briefly reviewed the mandate and purpose of the RHAC and emphasized the importance of sharing constructive feedback in a respectful way.

### 5. Business Arising:

- **Definition of Affordability**
  - CRD is still working on preparing follow-up to this discussion

*Hollie McKeill joined the meeting*

- **Development Process Challenges and Opportunities**
  - Opportunity to review best practices for municipalities and streamline development process
  - Kathy Witcher and Kerriane Coady are open to presenting at the next RHAC meeting on their organizations' work with the City of Victoria (UDI) and City of Nanaimo (VICHBA)
  - Provincial report "Development Approvals Process Review" has recently been completed
    - John Reilly, Jarret Matanowitsch and Matthew Baldwin to review the report and present an overview at January RHAC meeting

## 6. Regional Housing Affordability Strategy Presentation

- John Reilly presented on the Regional Housing Affordability Strategy (RHAS) approved in 2018 (PPT Attached)
- Members were encouraged to review the pages that layout strategies and associated potential municipal and industry roles
- RHAS Booklets were provided as part of the orientation package to new RHAC members, but additional copies are available by request
- Questions:
  - How do income brackets align with current funding programs?
    - Various Housing programs address different income brackets, and ranges were developed in alignment with RGS
  - What has happened since the RHAS update to address these gaps?
    - BCH: Production of housing is approximately half in the CRD and half on the rest of Vancouver Island and approximately 3,500 units across the board are underway. Progress is being made, but the process takes time (e.g. rezoning).
    - Members would like to know whether the increase of need is growing faster than affordable housing can be planned (i.e. is headway being made)
    - CRD to provide annual update

## 7. Presentation on CRD Housing Agreement Program

- John Reilly presented on the new CRD Housing Agreement Program (HAP) currently in development that will be presented to the Hospitals and Housing Committee (PPT attached)
- Comments:
  - New market housing becomes affordable over time because of resale controls
  - A brief discussion ensued about how the income threshold was selected
  - The HAP could be a good inducement to rezoning, but the process must be efficient
  - By administering sales/rentals of units, the CRD removes a potential barrier for developers who do not want to administer affordable units
  - The program is not mandatory and is left to the municipalities to negotiate
  - The program is also open to non-profits as well as for-profit developers
- CRD will create an HAP package for municipalities to provide to developers

*Jarret Matanowitsch left the meeting*

## 8. Roundtable – Sharing of priorities by each RHAC member

### Summary of Priorities:

- Municipalities are either working on the HNA independently or are in the progress of obtaining council approval for the CRD to manage the project on their behalf
- Saanich has created a new Mayors Standing Committee on Housing Affordability and Supply
- Oak Bay is planning a Secondary Suites study
- GVCEH is focusing on the five year *Community Plan* to end homelessness
- Victoria is working on renewing its *Housing Strategy* and updating housing targets
- VREB is planning transition to one MLS system for all of Vancouver Island
- BCH is looking for developers etc. to come to the table with land opportunities for supportive housing program

**9. Next Meeting** November 28, 2019 from 2:00-4:00 pm

- Langford has offered to host the next RHAC meeting – CRD to confirm
- **Affordability Definitions** and **CMHC Market Forecast Report** will be presented for discussion at the next meeting (November)
- **Student Housing** – Speakers from UVIC and Camosun College housing programs will be asked to speak at the January 2020 meeting about their programs and ongoing housing needs
- **Provincial Report** - John Reilly, Jarret Matanowitsch and Matthew Baldwin to meet this fall to review the 'Development Approvals Process Review' Report and will present information at the January 2020 meeting
- **City of Victoria Presentation** – Will be re-scheduled for January 2020 meeting

**10. Adjournment**

**MOVED** by Kelly Roth, **SECONDED** by Hollie McKeill.

That the meeting be adjourned.

**CARRIED**

The meeting was adjourned at 4:00 pm