



Making a difference...together

**Minutes of a Meeting of the Regional Housing Trust Fund Commission  
Held April 3, 2017 in Room 107, 625 Fisgard St., Victoria, BC**

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**PRESENT: Commissioners:** Charlayne Thornton-Joe, Alicia Holman, Olga Liberchuk, Karel Roessingh, Moralea Milne, Tara Ney, Leif Wergeland, Barbara Fallot, Ron Mattson, David Howe, Wayne McIntyre

**ABSENT: Commissioners:** Celia Stock, Brenda Parkinson

**Staff:** Kevin Lorette, General Manager, Planning and Protective Services; Christine Culham, Senior Manager, Regional Housing; John Reilly, Manager, Housing Planning and Programs; Gina Dolinsky, Administrative Coordinator, Housing Planning and Programs (recorder)

### **1. WELCOME AND INTRODUCTIONS**

The meeting was called to order at 1:05pm. Kevin Lorette welcomed the Commission members and introductions were held around the table.

### **2. ELECTION OF CHAIR AND VICE CHAIR**

Kevin Lorette called for nominations for the position of Chair of the Regional Housing Trust Fund (RHTF) Commission for 2017.

Commissioner Charlayne Thornton-Joe was nominated and the nomination was accepted.

Nominations were called for a second and third time and as there were none, nominations were closed and Commissioner Charlayne Thornton-Joe was declared Chair of the Regional Housing Trust Fund for 2017 by acclamation.

Kevin Lorette called for nominations for the position of Vice-Chair of the Regional Housing Trust Fund Commission for 2017.

Commissioner Leif Wergeland was nominated and the nomination was accepted.

Nominations were called for a second and third time and as there were none, nominations were closed and Commissioner Leif Wergeland was declared Vice-Chair of the Regional Housing Trust Fund for 2017 by acclamation.

Commissioner Thornton-Joe assumed the Chair and welcomed members.

### **3. APPROVAL OF AGENDA**

The agenda was amended as follows:

- Discussion on orientation for new members added as Item 5.

**MOVED** by Commissioner Milne, **SECONDED** by Commissioner Howe  
That the agenda be approved as amended.

**CARRIED**

The Chair commented on Rosalie's Village grand opening. She described the property and some of the good work being done to support the residents.

#### 4. APPROVAL OF MINUTES OF NOVEMBER 29, 2016

**MOVED** by Commissioner Howe, **SECONDED** by Commissioner Roessingh  
That the minutes be approved.

**CARRIED**

#### 5. RHTF COMMISSION ORIENTATION

Orientation binders were provided to new Commissioners. Orientation binder updates were provided to Commissioners who received the orientation in 2016 and they were asked to add/replace the handouts in their binders.

An orientation session lunch and learn will be convened prior to the next RHTF Commission meeting. Gina will send an invitation to all Commissioners.

Commission meeting dates were discussed. Some commissioners preferred a June date instead of July. June 26, 2017 was suggested and the majority of Commissioners agreed. Gina will send out a meeting notice as follows:

June 26, 2017, 12:00-1:00pm:	Orientation Lunch and Learn
June 26, 2017, 1:00-3:00pm:	RHTF Commission meeting

#### 6. UPDATE ON EXISTING PROJECTS

John Reilly updated the Commissioners on the following funded RHTF projects:

- The Aranza, Sidney (Greater Victoria Rental Development Society - GVRDS): 56 unit affordable rental workforce housing for singles and couples. Construction has begun and the foundation has been poured.
- Townley Place, Saanich (Greater Victoria Housing Society - GVHS): After postponement by Saanich Committee of the Whole, the GVHS will be returning to Saanich council in the next few weeks for rezoning application.
- Wilson Walk (Cool Aid): 108 units, has been open for a few months and is fully occupied.
- Rosalie's Village: 42 units, recently opened.
- 1950 Blanshard St (GVRDS): 54 unit workforce housing for low income singles. Estimated late fall occupancy.
- Siem Lelum 120 Gorge Rd (Victoria Native Friendship Centre): 2 units of supportive housing in Phase 2. Construction is nearing completion, the developer is expecting occupancy to take place sometime in the summer.
- Cottage Grove (BC Housing, with operation agreement by Cool Aid): 45 units of supportive housing for older generations. Currently open.

The Chair commented that the housing system is improving in its response to Indigenous people. The CRD, funded by the federal Homelessness Partnering Strategy, received a proposal from Victoria Cool Aid Society, the Aboriginal Coalition to End Homelessness and Island Health to house 20 Indigenous people who are experiencing homelessness and who have experienced persistent challenges accessing the current system. Cool Aid is using 20 units that are being vacated by residents who are transitioning into Cottage Grove. The Aboriginal Coalition to End Homelessness is providing culturally appropriate supports and activities and Island Health is providing health supports.

Questions and comments about the update:

- Commissioners requested that staff provide a tabulation of this summary. **Action:** John Reilly to follow up.
- Commissioners appreciated knowing more about the people being served.
- Question: Are residents from the region prioritized for these units, and how are residents chosen? **Action:** Staff will ask housing providers how they prioritize waitlists and report back to the Commission. Note that if a housing provider participates on the BC Housing waitlist, potential tenants are required to have lived in the region for one year.
- Question: Is there an influx of homeless people moving to Victoria from outside BC? Staff stated the Point in Time (PiT) Count completed in 2015 indicated that over 72% of homeless people surveyed had lived in the region longer than one year, and over 87% were residents of BC. **Action:** The PiT Count document will be forwarded to Commissioners.
- Question: Are refugees arriving in Victoria in ways similar to how they are arriving in other parts of Canada? Staff responded there is no evidence of this taking place in the region at this time.

## 7. LETTERS OF INTENT

### a) **Island Women Against Violence (IWAV): Croftonbrook, 132 Corbett Road, Salt Spring Island**

John Reilly presented the report and an overview of the Regional Housing First Program (RHFP) as a background to the Letters of Intent. In general, RHFP affordable rental projects are intended to house singles, couples, and families who can't afford market rent, and most tenants are usually working. There is a big rental housing gap for low to moderate income households in the region.

John presented the Letter of Intent for the IWAV project Croftonbrook. This is an expansion of existing housing for low income seniors. Of 52 new units, 18 will be at shelter rate, and 34 will be low cost rental units under application to the RHTF.

John responded to questions from the Commissioners.

### b) **Victoria Cool Aid Society: Cedar Grove, 210 Gorge Rd East, Victoria**

The Victoria Cool Aid Society is requesting funding from the RHTF for 50 units of low to moderate income housing. This is a strategic re-development of an existing property with funding from Island Health for supports on site. Victoria Cool Aid Society is working with Island Health on supporting clients who will move offsite during construction. This property will require rezoning.

Some concerns and questions were raised about the project. Victoria Cool Aid Society will be able to maintain its agreement with Island Health for support services, which will be outlined in the RHTF application. Access to units will be through the Coordinated Assessment and Access System, currently being developed through the partnership between the CRD, BC Housing and Island Health.

Discussion

These two projects will exceed the amount of RHTF funding available in 2017. The next step is to convene the RHTF Advisory Committee to review the LOIs and provide a recommendation on asking these two projects to adjust their budgets.

Commissioners discussed whether to fully fund these two projects or to hold back and have funds available for future projects. The priority for the RHTF is on RHFP funded projects, and these are the first two going forward. Another RHFP Expression of Interest will be issued in the fall which will bring forward more applicants in 2018.

The CRD will only advance RHTF grants and BC Housing will only advance construction financing at the building permit stage.

Commissioner Wergeland highlighted that the City of Victoria also has a housing fund.

**MOVED** by Commissioner Ney, **SECONDED** by Commissioner Holman

That the Commission receive these Letters of Intent as information and recommend that proponents work with CRD staff to prepare and submit full grant applications for review by the RHTF Advisory Committee.

Discussion:

- The mortgage rate for Croftonbrook will be set by BC Housing, which is approximately 3.5%
- Other sources of funding available may include charitable fundraising and contributions from foundations. The organizations will be expected to adjust some of the project elements to address the levels of funding available. The affordability criteria range is based on the Housing Income Limits (HILS) laid out by BC Housing.

The full proposals for these two applicants will be brought forward to the Commission.

Commissioners asked about the applicants' pet policies. **Action:** John Reilly will inquire and respond to Commissioners.

**CARRIED**

**8. ADJOURNMENT**

**MOVED** by Commissioner Ney, **SECONDED** by Commissioner Milne  
That the meeting be adjourned.

**CARRIED**

The meeting adjourned at 2:25 pm.

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Chair