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**Minutes of a Meeting of the Regional Housing Trust Fund Commission  
Held June 26, 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, Leif Wergeland, Barbara Fallot, Ron Mattson, David Howe, Wayne McIntyre, Brenda Parkinson, Celia Stock

**ABSENT: Commissioner:** Tara Ney

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

## **1. WELCOME AND INTRODUCTIONS**

The meeting was called to order at 1:11 pm. Chair Thornton-Joe welcomed the Commission members and introductions were held around the table.

## **2. APPROVAL OF AGENDA**

The agenda was amended as follows:

- Item 3a *Update on Existing Projects* was added to the agenda

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

**CARRIED**

## **3. APPROVAL OF MINUTES OF APRIL 3, 2017**

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

**CARRIED**

### **3a. UPDATE ON EXISTING PROJECTS**

John Reilly provided updates to the Commission for the following RHTF-funded 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): waiting to come forward for zoning approval.
- The Azzurro, 1950 Blanshard St (GVRDS): 65 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 almost complete, and the building should be opening late summer or early fall.

#### 4. RHTF PROJECTS REQUIRING RECOMMENDATION FROM THE COMMISSION:

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

Janis Gauthier, Consultant, and Dana Peace, Executive Director of IWAV described the project concept in a PowerPoint presentation and responded to questions from the Commission. The project will be developed in phases and will result in a total of 52 new units, 34 of which would be supported by the RHTF grant as affordable rental units. The location is close to transportation, a major shopping centre and the hospital.

A well has been drilled on the property and a request for water license has been submitted. Testing exceeded requirements and the capacity is adequate for the proposed number of units. If possible, rainwater catchment for irrigation and toilet flushing will be done. Other environmental considerations are solar energy (preliminary solar assessment completed), re-use of grey water, provision of bus passes and/or car-sharing, and construction of a pathway to increase walkability.

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

Kathy Stinson, CEO, and Alan Rycroft of Cool Aid presented the proposed redevelopment of the property at 210 Gorge Rd East. The existing structure will be demolished and rebuilt to contain a total of 82 new units, 50 of which would be supported by a RHTF grant as affordable rental units. Current residents will receive help to find a new home during construction and all will be offered a unit in the new building.

Commissioners questioned Cool Aid about neighbourhood consultation, parking allocations, tenant mix, the pet policy and the overall capital budget.

#### 5. RHTF PROJECT DISCUSSION AND DECISIONS

The Commission discussed the staff recommendation for funding each project and John Reilly advised that awarding \$15,000 per unit exceeded the budget available in 2017 for grants and that CRD financial policies restrict the Commission to approving grant amounts that are within the existing fiscal year's budget. Hence, staff followed the recommendation of the RHTF Advisory Committee in recommending an equitable approach of granting \$12,000 per unit for each of the applicant projects.

**MOVED** by Commissioner Milne, **SECONDED** by Commissioner Stock

That the Regional Housing Trust Fund (RHTF) Commission recommends to the Capital Regional District (CRD) Board:

That a grant in the amount of \$408,000 to Island Women Against Violence (IWAV) be approved to support the development of 34 units of affordable rental housing at 132 Corbett Road, Salt Spring Island, subject to meeting the terms of the RHTF Grant Funding Agreement.

**CARRIED**

And

**MOVED** by Commissioner Roessingh, **SECONDED** by Commissioner Liberchuk

That the Regional Housing Trust Fund (RHTF) Commission recommends to the Capital Regional District (CRD) Board:

That a grant in the amount of \$600,000 to the Cool Aid Society be approved to support the development of 50 units of affordable rental housing at 210 Gorge Road East, Victoria, subject to meeting the terms of the RHTF Grant Funding Agreement.

**CARRIED**

Prior to adjournment it was agreed that the next meeting of the Commission be devoted to the transition of the RHTF into the Regional Housing First Program so that the Commission is fully informed moving forward.

## **6. ADJOURNMENT**

**MOVED** by Commissioner Stock, **SECONDED** by Commissioner McIntyre  
That the meeting be adjourned.

**CARRIED**

The meeting adjourned at 2:30 pm.

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Chair