



Making a difference...together

**Minutes of a Meeting of the Housing Action Team
January 15, 2018, 9:30-11:30 am, CRD Building, Victoria, BC**

PRESENT: Lee King (Chair), Casey Edge, Coralie Breen, David Corey, Kathy Hogan, Elisabeth Lefrancois (via Skype), Jarret Matanowitsch, Kaye Melliship, Dan Parker, Danella Parks, Cameron Scott, Jesse Tarbotton, Tim Taylor
STAFF: Christine Culham, John Reilly, Emily Sinclair, Gina Dolinsky (recorder)
GUESTS: Marika Albert, Executive Director, Community Social Planning Council of Greater Victoria; Lorraine Copas, Executive Director, SPARC BC
REGRETS: Brandon Foreman, Don Elliott, Shannon Whissell, Kirsten Baillie

The meeting was called to order at 9:30 am.

1. Welcome and Introductions

2. Approval of Agenda

The agenda was approved as circulated.

3. Approval of Minutes

The minutes of November 14, 2017 were approved as circulated.

4. Regional Housing Affordability Strategy (RHAS) Consulting Team

- The Consulting Team presented the “Housing Demand Estimates 2016 to 2031” document which was distributed to HAT members. This document was based on scenario modeling through the Regional Growth Strategy and population projections from the CRD Planning department. This included expected future demand by:
 - housing type
 - housing tenure
 - income and affordability

Estimated housing demand annual production targets were also discussed based on:

- ground oriented and apartment units
 - ownership and rental units
 - income ranges and affordability thresholds
- Discussion
 - The gap will be updated with 2016 data. The gap/shortfall can't be modelled and is not included in the tables.
 - The Yellow Sheets show 6500 housing units coming online
 - New buildings coming online in the next 2-3 years may take care of the backlog of 6500 units. Land availability continues to be a problem.
 - Question regarding transit and density and when these figures will be available. Transportation could drive population and housing construction. Density could increase along a bus corridor/rapid bus lanes. Future planning could align with transportation.
 - The purpose of the RHAS is to guide and inform municipalities, and to determine the regional role regarding housing affordability.

- There is a critical shortfall of housing for first two income groups.
- Breaking down the data to small municipalities may create issues regarding impetus to build affordable housing. Be aware when communicating this information.
- Loss of rental stock is difficult to model. Strategies are needed here, related to identifying the gap, showing the shortfall and future demand.
- **Actions:**
 - The Consulting Team will check with the CRD Planning department regarding possible rounding errors in the Housing Type table, page 2.
 - Lee King asked CMHC representative Elisabeth Lefrancois: For 2018 Rental Market Surveys, Condominium Surveys and Health project surveys which are stratified: How is the survey universe defined? ie if 49% of the project is effectively market rental, is the project included? In other words, must all or the majority of units be operating as market rental?
Response: If we know a building is both condos and apartments, CMHC will split it and create two cards so that when the time comes, one part goes into the Rental Market Survey and the other part goes into the Condo Availability Survey. Tenure is determined at start although it can change on completion.
 - HAT members were asked to review the Housing Demand Estimates document and provide any further feedback to John Reilly.

5. Roundtable – Updates and Initiatives

- Coralie (N Saanich) – Affordable housing strategy and policy under development.
- Kathy (UDI) – Annual forecast lunch this week.
- John (CRD) – Southern Gulf Islands Housing Needs Assessment project report will be complete at the end of February 2018. The Homelessness Partnering Strategy program extension is still pending, waiting for word from the Government of Canada.
- Emily (CRD Planning) – The Regional Growth Strategy completed mediation successfully and is currently being referred to the municipalities. If all municipalities agree, it will be adopted in April 2018.
- Cameron (Saanich) – Working on Uptown Douglas Corridor and Nigel Valley. Also land use planning and transit, and legalizing garden suites.
- Jarrett (C Saanich) – Working on infill and densification strategy, which will inform the OCP.
- Jesse (City of Victoria) – Implementing the housing strategy. Working on rental revitalization and renter relocation policy. Expressed challenges related to CMHC funding for affordable market housing and stipulations on financing. Jesse will speak with Elisabeth on this issue.
- Danella (United Way) – 3 year granting cycle is underway. Some grant applications are related to supports for low income clients.
- Elisabeth (CMHC) – The National Housing Strategy was announced. An overview of the document can be found at [National Housing Strategy](#).
- Dave (VREB) – Busy start to the year. Working on new rules from the superintendent of real estate regarding dual agency.
- Tim (Kiwanis) – working on two projects.
- Casey (VRBA) – Crystal Ball Housing Forecast event is on Thursday. 15 municipalities in BC are interested in the Step Code.
- Dan – Shared information about housing the homeless in New Westminster and Coquitlam. He would like updates on housing the homeless in the region.

- Christine (CRD) – Shared information about BC Housing's modular housing program. Require land in the region to take advantage of this program. The Province has made investments in the Tally Ho and Super 8 motels, and spent \$35 million in the region in the last 2 years. The CRHC is working on two developments: Westview in Saanich and Drake Road on Salt Spring Island, as well as two re-developments. The Regional Housing First Program will be releasing an Expression of Interest in late January or early February.
- Kaye (GVHS) – Working on two projects. Hired a new development manager.

6. Adjournment

The meeting was adjourned at 11:30 am.

Next Meeting: February 20, 9:30-11:30am, Room 107, CRD Offices

Distribution List:		
Lee King (Chair)	David Corey	Kirsten Baillie
Brandon Foreman	Elisabeth Lefrancois	Jesse Tarbotton
Casey Edge	Don Elliott	Tim Taylor (Vice-chair)
Coralie Breen	Jarret Matanowitsch	John Reilly
Dan Parker	Kathy Hogan	Christine Culham
Danella Parks	Kaye Melliship	Kevin Lorette
Shannon Whissell	Emily Sinclair	Heidi Hartman
Cameron Scott		