



Making a difference...together

**Minutes of a Meeting of the Regional Housing Action Team
March 20, 2018, 9:30-11:30 am, CRD Building, Victoria, BC**

PRESENT: Lee King (Chair), Casey Edge, David Corey, Kathy Hogan, Elisabeth Lefrancois (via Skype), Jarret Matanowitsch, Kaye Melliship, Dan Parker, Cameron Scott, Jesse Tarbotton, Don Elliott, Caroline Donelle, (United Way Community Investment)

STAFF: Kevin Lorette, General Manager, Planning & Protective Services; Christine Culham, Senior Manager, Regional Housing; John Reilly, Manager Housing Planning & Programs; Emily Sinclair, Research Planning, Regional Planning; Colleen English (recorder)

GUESTS: Lorraine Copas, Executive Director, SPARC BC

REGRETS: Brandon Foreman, Shannon Whissell, Kirsten Baillie, Danella Parks, Coralee Breen, Tim Taylor, Heidi Hartman

The meeting was called to order at 9:35 am.

1. Welcome and Introductions

2. Approval of Agenda

The agenda was approved as circulated.

3. Approval of Minutes

The minutes of January 15, 2018 were approved as circulated.

4. Regional Housing Affordability Strategy (RHAS) Consulting Team

The Consulting Team presented information on housing demand estimates to 2038 based on two scenarios: Scenario A based projections on historical data maintaining the current 67% / 33% split between ownership and rental, and Scenario B reflected a shift to a stronger rental housing demand, based on 40% ownership and 60% rental demand, plus added incremental supply to address the estimated shortfall of 6,200 rental units.

The two scenarios were further broken down to demand estimates by housing type and income/affordability levels.

Development targets are substantial over the time frame, and it was suggested that the numbers be reviewed annually and adjustments made if appropriate.

Discussion

- There has been a strong supply response to the rental shortfall, with 1,800 units currently in development.
- In-migration, retirements and student accommodations impact the demand for rental housing.
- Transit-oriented development makes sense when increasing density.
- To date increasing density has not resulted in lower rents because of the high demand and a communications strategy would be helpful for the public's information.

- Definitions within the RHAS should be made very clear.
- The CRD has a coordination role in the Strategy but has no authority to enforce.
- Senior government taxation and policies impact affordable housing development.
- A communications plan would be beneficial when taking the RHAS to municipal councils for their consideration.

Actions:

- Staff will connect with members of HAT based on the meeting's conversations.
- The draft RHAS will be presented to the CRD Hospitals and Housing Committee meeting in April.

5. Adjournment

The meeting was adjourned at 11:30 am.

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		