



Making a difference...together

**Minutes of a Meeting of the Regional Housing Action Team
April 25, 2018, 8:30-10:00 am, CRD Building, Victoria, BC**

PRESENT: Lee King (Chair), Kathy Hogan, Elisabeth Lefrancois (via Skype), Jarret Matanowitsch, Dan Parker, Cameron Scott, Jesse Tarbotton, Danella Parks (United Way Community Investment), Kirsten Baillie
STAFF: John Reilly, Manager Housing Planning & Programs; Matija Ivaz (recorder)
GUESTS: Lorraine Copas, Executive Director, SPARC BC
REGRETS: Brandon Foreman, Shannon Whissell, Coralie Breen, Tim Taylor, Heidi Hartman, Christine Culham, David Corey, Don Elliott, Kaye Melliship, Kevin Lorette, Emily Sinclair

The meeting was called to order at 8:35 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. Response to Draft Regional Housing Affordability Strategy (RHAS) – Discussion

Casey Edge of the Victoria Residential Builders Association has elected to step down from the HAT.

Discussion

- There was a recommendation to consider replacing VRBA member with someone from the Vancouver Island chapter of the Canadian Home Builders Association
- There was concern expressed that some of the content in RHAS is setting taxation policy that may prejudice elected officials in the future.
- It was clarified that all of the RHAS content as it relates to provincial policy came from BC Housing's 30-point plan.
- Staff are aware of some overlap with respect to the provinces' Poverty Reduction Strategy initiative and possibly other initiatives.
- There was a suggestion that the disclaimer be made larger and appear in bold in order to emphasize it within the document.

5. RHAS Implementation within Existing CRD Planning Structures

Actions

- HAT members presented with slideshow on Board Priorities

Discussion

- The implementation approach was reviewed with HAT members.
- There was a question regarding the manner in which targets will be reported, whether region-wide, or more focused municipal approach. Some concerns expressed that region wide may be problematic in that there is already difficulty reporting on development of housing on the municipal level. There were suggestions for standardization as there is a large range in unit costs as well, from core need to near market.
- RHAS targets were created based on demand estimates and estimated population growth. Demand estimates are inextricably tied to expected growth.
- There was a suggestion to consider setting up a contingency plan to deal with shortfalls arising from increased costs (to the tune of 10%) of construction.

6. Identifying Key Priorities to Support CRD Service Planning

- Work on defining targets and gauge them in a consistent manner to obtain an accurate picture of on-the-ground realities.
- Leverage RHFP and RHTF capital and grants to keep building housing units.
- Formalize ways of bringing the targets and potential strategies to municipal councils, as they are responsible for regulatory matters.
- Look at prototypes to attract the use of municipal land and consider reviewing a rental viability model spreadsheet that has been used in the past.
- Examine examples within and outside of CRD for more streamlined approval processes in order to get affordable housing built. Example of extra council meetings in certain CRD municipalities was cited as a type of bureaucratic hurdle.
- Sustain current CRD efforts for a regional response to the homelessness issue.
- Monitor impacts of operating agreements expiring, and explore ways to support the preservation of existing stock through new/renewed investments.
- Support initiatives to build community support for affordable housing, and identify additional information and research needed to support this cause.
- It will be worthwhile to look at growth strategy estimates in a year's time.

7. Adjournment.

The meeting was adjourned at 10:00 am.

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