



RENTAL, SOCIAL AND AFFORDABLE HOUSING TASK FORCE

Virtual Meeting – Tuesday, June 30, 2020

7:00 – 9:00 pm – MS TEAMS AND TELEPHONE

Public is invited to attend and observe via MS Teams – link provided at www.dnv.org

MINUTES

Present: Kelly Bond
Keith Collyer (by 7:14)
Bruce Crowe (By Telephone)
Ian Cullis
Hesam Deihimi (left at 8:10)
Katherine Fagerlund (Chair)
Heather Fowler (Vice-Chair)
Derek Holloway (by 7:14)
Michael Sadler(audio only)

Regrets: Phil Dupasquier
Ellison Malin

Staff: Natasha Letchford, Senior Community Planner
Mary Jukich, Committee Clerk

1. Welcome

The Chair called the meeting to order at 7:05 p.m. with a minimum quorum of seven members. Keith Collyer and Derek Holloway connected to the meeting at 7:14 p.m.

2. Adoption of Agenda

Mr. Crowe moved and Mr. Sadler seconded
To adopt the agenda.

CARRIED

3. Adoption of Minutes

Mr. Crowe moved and Mr. Sadler seconded
To adopt the June 16, 2020 minutes.

CARRIED

4. DNV Update

Natasha Letchford reported that at this time, there is still no definitive direction on committee meetings. Currently, meetings are being held on a “one-at-a time” basis and if the Task Force requires a further meeting, the request will need to be put to senior management.

Council meeting dates are beginning to be mapped out and, in terms of the report from the Task Force, it is expected that the report would go in October. This would be based on the report being reviewed by staff, the comments brought back for review by the Task Force by September and then subsequently brought to Council at either at a workshop or at a Council meeting.

On discussion, it was suggested whether consideration be given to bringing the report to Council in July; however, it was noted that October was the date provided to staff, as there could be other competing priorities for Council's review in July.

5. Review Interim Report and resolve all comments

During the review of the interim report, the following comments were provided:

- The recommendations go to 29 and there is no indication what goal the recommendations are associated with. It was suggested that it may be beneficial to develop a numbering system to categorize the recommendations.
- Under the "Lands and process" section, the Task Force discussed whether to make a recommendation that gentle densification in single-family neighborhoods be explored. The OCP already has language permitting gentle infill. Further, gentle infill such as coach houses and secondary suites may not meaningfully move the dial on affordability in the District.
- Another area to focus on is to ensure that new developments include a percentage of units that are below market. The District is starting to see that many market developments are coming through with approximately 10% of units as non-market.
- Currently, BC Housing is inviting proposals through the Building BC: Community Housing Fund to address the "missing middle" to deal with and help people who are middle-income earners. Under this program, projects must include 30% of the homes rented at less than market rates, 50% of the homes provided at the "rent-geared-to-income" rate, and 20% of units rented at a deep subsidy to persons on income assistance. These are the types of projects that are needed, otherwise we are just increasing market rental units that will not allow lower and middle income families to live in DNV.
- The Task Force voted agreement with going with the first version presented today for the priority recommendations of the interim report.
- Not to include a cover letter because the cover letter disappears and the report remains. As well, it was suggested not to repeat the same message twice as it takes away from its importance.
- The report be structured so that the priority actions are in the front, then an overview of what the Task Force found, investigated, and then goals so that the important parts of the report for Council and staff is the "message to Council" and "where we are now". The remainder of the report is interim review of the work to date, where we are now, update on the original goals and recommendations and a summary of next steps.
- For clarity, avoid using an acronym for the Task Force and instead include the complete name, Rental Social and Affordable Housing Task Force.

- There was a discussion on item 5b with respect to temporary modular on lands that are left empty for a long time. The Task Force agreed there is enough in there, but some questions around how this could be executed. It was suggested to leave the item as is and that staff may have some suggestions and the Task Force could revisit this item.
- A comment was made that the interim report document as presented may be somewhat confusing for senior staff to review with all the comments included. Members were requested to indicate whether it might be beneficial for clarity to remove the comments. On discussion, it was suggested that the comments be removed and that staff be provided with a “clean copy” of the interim report, as well as a version of the document that included the comments.

Action: A clean copy of the interim report and a copy with comments will be forwarded to senior staff; a copy of both the clean and the comments copy of the report will be forwarded to the Task Force for reference.

Ms. Fowler moved and Mr. Crowe seconded

To forward a clean copy of the interim report with the comments removed to senior staff

With the expectation that the report would be returned to the task members within a couple of weeks.

CARRIED

6. Review RTRAP (Revisions to Residential Tenant Relocation Assistance Policy)

Members reviewed the Residential Tenant Relocation Assistance Policy document as presented, and discussed whether the document needed further review and input from the Task Force. Some concerns were raised that the document as structured with the comments included could be confusing. It was suggested to separate the comments from the policy and change the wording to become action oriented. As well, some concern was raised that members may not have had sufficient time to review the document; however, it was noted that the document had previously been provided to the Task Force, and little input was received. So as not to further delay the submission of the Policy with the interim report, and as there were few revisions from the original version, it was suggested to submit the Policy document as is to staff.

Ms. Fagerlund moved and Mr. Crowe seconded

To send the Residential Tenant Relocation Policy document to staff as is.

CARRIED

7. Any Other Business

In terms of scheduling the next meeting, Natasha Letchford reported that if the interim report is received by senior staff by the end of this week (July 3), that approximately two to three weeks would be necessary for senior staff to complete their review and provide

feedback. It was suggested that it may be useful that staff attend a meeting with the Task Force in order to provide context around their feedback and comments on the interim report.

8. Next Meeting

The next meeting will be scheduled once staff have reviewed the interim report and provided comments on the document.

9. Adjournment

The meeting was adjourned at 8:48 pm.