



## RENTAL, SOCIAL AND AFFORDABLE HOUSING TASK FORCE

Virtual Meeting – Thursday, June 4, 2020

7:00 – 9:00 pm – MS TEAMS and telephone

### MINUTES

---

**Present:** Kelly Bond  
Keith Collyer  
Bruce Crowe (by phone only)  
Hesam Deihimi  
Phil Dupasquier  
Katherine Fagerlund (Chair)  
Heather Fowler (Vice Chair)  
Derek Holloway  
Ellison Malin  
Michael Sadler (by phone only)

**Regrets:** Ian Cullis

**Staff:** Tina Atva, Manager of Community Planning (left at 8:00 pm)  
Natasha Letchford, Senior Community Planner  
Mary Jukich, Committee Clerk

---

#### 1. Welcome

After staff overcame the technical difficulties, the Chair called the virtual meeting to order at 7:17 pm.

#### 2. Adoption of Agenda

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

**CARRIED**

#### 3. Adoption of Minutes

- February 21, 2020

Mr. Holloway moved and Mr. Collyer seconded  
To adopt the February 21, 2020 minutes.

**CARRIED**

- March 5, 2020

Mr. Crowe moved and Mr. Collyer seconded  
To adopt the March 5, 2020 minutes after a reminder that the minutes said “Once a new draft is received from the technical writer, the document will be distributed to the Task Force for comment.” This had not been done for the recent revisions until May 28, 2020.

**CARRIED**

#### **4. Covid-19 and the DNV**

Tina Atva, Manager of Community Planning provided an update on the impact of Covid-19 and the DNV. Committee meetings, public hearings, Meet the Mayor sessions, Council workshops and Council meetings were put on hold since the beginning of the pandemic. However, there have been two Council meetings recently, the first on April 20 and the second on May 11, and the videos have been posted on the DNV website. At this time, there is no public entry into the Hall, and some adaptations are underway to accommodate the public who may wish to come in to pay property taxes. There were some committee meetings that continued and these were groups that were looking at time sensitive items such as community service grants and child care grants. Although the Task Force meetings were put on hold, members were able to continue their work through Basecamp, email and staff keeping up to speed on conversations and inquiries. Staff also realized that the Task Force were working full force on the interim report and accordingly were able to accommodate the virtual meeting. The DNV has taken a cautious approach on the municipal response to Covid-19, and at this point, little information is available on whether regular meetings could commence, and what that could look like. Information on the DNV website is regularly updated and members were thanked for their ongoing understanding and patience as adaptations are developed.

Natasha Letchford, Senior Community Planner, also provided some thoughts on possible impact of Covid-19 to the Task Force recommendations. Covid-19 may have highlighted that homelessness is a community problem, and that the pandemic may have been a catalyst for finding housing for the homeless. With respect to road space and how to allocate road space with needing to have more people walking and biking and having to create the two-metre space, the importance of public parks and plazas continues to be considered. As well, in this kind of pandemic, density married with poverty is a problem but town centres continue to support public plazas and greenways.

A question was raised on whether there was a sense of when Council would wish to receive the report from the Task Force. In terms of completing the report, there was a sense that the report may go to Council in September, and it was suggested that the report be completed and polished enough so that the Task Force is comfortable sending it to Council.

#### **5. Election of Chair and Vice Chair for July 1 to September 30 at 7:45**

The following members were acclaimed for the position of Chair and Vice Chair for July to September 30, 2020:

- Ian Cullis – Chair
- Hesam Deihimi – Vice-Chair

#### **6. Review Interim Report**

As a prelude to the interim report review, a suggestion was presented that the Task Force should reconcile some of the comments. As well, with respect to the recommendations, the writer has commented that there may be too much cross over of the recommendations

and that it may be worthwhile to consolidate them. The recommendations may lose their value if there are repeated throughout the report.

Ms. Fagerlund introduced the Task Force to the recent revisions that were made to the report. Some further suggestions were as follows:

Some members of the Task Force requested the immediate priority actions be at the front of the report with some words that indicate “we think you can do this now” as this was felt to be closer to the expectations made in the March report versions. Also, since it is a progress report, it was suggested that details of the meetings held should be put back into this draft, and portions of the report can be left in draft form for future work.

- Indicate in the report that there has been a lack of progress on housing for all incomes, particularly those making less than \$80,000.
- In terms of numerical data, it may be more beneficial to include an executive summary with items that can be done immediately.
- Having some sort of KPI (Key Performance Indicators), may be missing in terms of number of market rental and how to shift that.
- The housing continuum ties back to something that Council has already seen, and if we want to get a message, need to make it as simple and clear as possible, and part of what we can do is reference things that Council has already seen and interpret it so that Council is not overwhelmed by data.
- The Task Force may wish to state that there is an imbalance in the continuum and the targets that were developed in 2011. When talking about housing continuum, if the median income is \$77,000, 46% in 2011 earned below the median income, now only 38% are below the medium income, 62% are above it. We need to focus on the very needy but we also talk in the report about the low to moderate income levels and they may be in market rental but not in the same market rental of someone who earns \$100,000.
- We do have information about searching for other sources of funding, but in the immediate priority actions, the only thing that speaks to this is to seek a high-ranking position to search for funds.
- The recommendation was split to indicate the Task Force’s recommendation to establish a high-ranking position responsible for rental social affordable housing issues to animate the issues raised in this report and to source lands for rental social affordable housing.
- The Task Force agreed to move the recommendations for immediate priority actions to the executive summary but there is uncertainty whether repeating those

recommendations in the summary and immediate priority section is beneficial as this seems to be redundant. The goal is to not write the full report in the executive summary section.

- The writer has been through the report and has had two/three conferences with the chair and vice chair as a way of understanding the material/comments. The report is at the point where the writer has completed her part and now needs Task Force input on the “comment document”.

**Action: Members were requested to look at the comments, with the goal to close out the comments and address any outstanding items. Members should provide the feedback back to Katherine or Heather by June 11, and a meeting scheduled June 16 to go through the report again.**

**7. Any Other Business**

No other business was presented.

**8. Next Meeting**

The next meeting was scheduled for Tuesday, June 16<sup>th</sup>, at 7:00 pm.

**9. Adjournment**

The meeting was adjourned at 9:00 pm.