



The **Agenda** of the **Mission Sustainable Housing Committee** meeting to be held in Conference Room 2 at the Welton Common Building, 7337 Welton Street, Mission, BC on Thursday, August 8, 2019 at 3:00 pm.

**1. CALL TO ORDER**

**2. ADOPTION OF AGENDA**

**3. MINUTES FOR APPROVAL**

- (a) Minutes of the Mission Sustainable Housing Committee meeting held on June 6, 2019. Page 2

**4. NEW BUSINESS**

- (a) Letter from Selina Robinson, Minister of Municipal Affairs and Housing Page 7
- (b) Update on Housing Needs Assessment
- (c) Committee Membership
- (d) Zoning Bylaw Review
- (e) Land Trust
- (f) Tenant Focus Group Option
- (g) Meeting Minutes Policy

**5. NEXT MEETING**

Thursday, September 5, 2019 at 3:00 pm in Conference Room 2 at 7337 Welton Street.

**6. ADJOURNMENT**



The **Minutes** of the **Mission Sustainable Housing Committee** meeting held in the conference room at the Economic Development Office, 7337 Welton Street, Mission, BC on Thursday, June 6, 2019 commencing at 3:00 pm.

Members Present: Judith Ray, MASH – Chair  
 Carol Hamilton – Councillor, District of Mission  
 Kirsten Hargreaves - Manager of Social Development, District of Mission  
 Jennifer Ortman – Social Development Contract, District of Mission  
 Ken Bourdeau – Manager of Long Range Planning, District of Mission  
 Mike Dickinson – Senior Planner, District of Mission  
 Dragana Djordjevic – Fraser Health, Healthy Built Environment  
 Leesa Kelly – Poverty Reduction, Ministry of Social Development  
 Tracy McCarthy – Mission Community Social Services  
 Emily Hunn – Fraser Health – Community Health  
 Kelsey Stele – Fraser Health  
 Dawn Hein – Mission Association for Community Living

Debbie Sanderson - Administrative Assistant, District of Mission  
 Jennifer Russell – Deputy Corporate Officer, District of Mission (left meeting at 3:10 p.m.)

### 1. CALL TO ORDER

The Chair called the meeting to order.

### 2. ADOPTION OF AGENDA

Add to the Agenda:

- e) BC Housing \$15M for Shelter and Housing Project – update
- f) Land Trust – J. Ray
- g) Review Process and Procedure of Committee Meetings - Jennifer Russell

Allow g) to be the 1<sup>st</sup> item on the list.

Moved and seconded.

CARRIED

### 3. MINUTES FOR APPROVAL

Moved and seconded,

That the minutes of the Mission Sustainable Housing Committee meeting held on April 11, 2019 be approved.

CARRIED

#### 4. NEW BUSINESS

##### a) Affordable Housing Strategy – J. Ortman

J. Ortman gave a power point presentation regarding the Affordable Housing Strategy (AHS) 2020 and the Housing Needs Assessment that the District of Mission is undertaking. Part of the AHS is the Housing Needs Report that has been mandated by the Provincial Government.

The Housing Needs Report will identify the housing unit projections for affordable housing, seniors, special needs, single parent families, etc. The Social Development and Planning Departments have jointly applied for a Provincial Grant of \$30,000 to help cover the costs of the work to complete the Housing Needs Report. The results of the Grant Application should be available by the end of July 2019.

The Affordable Housing Strategy Review will be worked on simultaneously with the Housing Needs Report.

It was identified that the District of Mission staff has the ability to collect and analyse the data for the Housing Needs Report.

##### b) Terms of Reference – J. Ortman, J. Ray and K. Bourdeau

The Mission Sustainable Housing Committee – Terms of Reference have been approved by Council at the May 6, 2019 Regular Council Meeting.

##### c) Zoning Bylaw Review Update – K. Bourdeau

K. Bourdeau reported that there were two Zoning Bylaw Review Public Open Houses:

- April 25, 2019 – Silverdale Elementary School 6-9 p.m.
- May 1, 2019 – Heritage Park Middle School 6-9 p.m.

He reported that attendance at the meetings was good. The local building community was very interested in the changes regarding Single Family Housing changes to the massing of dwellings. The method that was used to restrict the massing will be reviewed as there are other methods that may be more appropriate. The Parking reductions were misunderstood as they are only for Commercial and Multi-family properties and not for Single Family Residential.

The draft Zoning Bylaw is on the [engage.mission.ca](http://engage.mission.ca) website.

It is estimated that the draft Zoning Bylaw will be presented to Council at a meeting by the end of the summer.

##### d) Secondary Suite Policy Review – J. Ray

J. Ray suggested that an incentive pilot program be created for homeowners to rent to low-income people. The program would allow the double utility charge to be waived when renting to low income people. A reduction in the utility charges would allow landlords to provide affordable safe suites for woman & children, people with disabilities or seniors. A covenant could be placed on the property for them to be included in the Pilot Program and if no longer providing a service then double utilities would again apply.

ACTION ITEM: K. Bourdeau will take this suggestion to D. Sommer for information.

ACTION ITEM: D. Sommer will attend the next committee meeting to speak about the Secondary Suite Program.

##### e) BC Housing \$15 Million Funding Update

Discussion ensued regarding the \$15 million funding project for a new shelter and housing project in Mission. A site for the project needs to be provided by the District and approved by BC Housing. Progress is being made on this venture.

f) Land Trust – J. Ray

J. Ray explained the concept of a land trust to the Committee. People will sometimes choose to bequeath their property to a land trust for benefit of Affordable Housing Projects. The Committee is looking for support from Council to encourage the Committee to enquire about the program through Tom Armstrong. The land trust could be administered by his company.

J. Ray stated that there is a need to let people know there are options for to leave property to a land trust and how it would be used for Affordable Housing.

g) Council Committee Meetings Process and Procedure – J. Russell

J. Russell reviewed the process and procedure that is used for Council Committee Meetings. Some points that she identified are:

- Committee's carry out work for Council.
- Committee's do not Adopt or Approve.
- District staff will make requests to Council for special funds, etc. on behalf of the Committee.
- All Committee meetings are allowed to be observed by the public.
- The Committee meetings are advertised in the local newspaper and on the District website.
- Confidential items can be requested.
- Quorum for the committee is 50% of the members in attendance.
- Committee members are not allowed to abstain from a vote. If the member does not vote than it is deemed to be approved.

The Committee thanked J. Russell for providing this information to the Committee. J. Russell left the meeting at 3:10 p.m.

## 5. OLD BUSINESS & ACTION ITEMS

Resolutions and Action Items from Previous Meeting:

Below are the Resolutions and Action Items from the meeting held on June 6, 2019 and the follow up that has occurred:

- a) ACTION ITEM: J. Ortman and K. Bourdeau will create a list of potential landlords that may be interested in participating in the Committee. This has not been a successful method of attracting landlords to participate in the Committee. However, during the upcoming Affordable Housing Strategy review focus groups there may be opportunities to engage with landlords. It may be better to contact Property Managers rather than property owners for this Committee. – carry forward to next meeting.
- b) ACTION ITEM: J. Ortman and L. Kelly will create a list of potential tenants that may be interested in participating in the Committee. This also has not been successful.

There may be better opportunities through the focus groups for the Affordable Housing Strategy. – carry forward to next meeting.

- c) ACTION ITEM: L. Kelly will see if we can get an Indigenous Housing Representative through Mamele'awt Qweesome/To'o Housing Society that may be interested in participating in the Committee. J. Ray has spoken to the Executive Director who has shown interest in attending the meetings. J. Ray will follow up with the Executive Director. This item can be removed from the list.
- d) ACTION ITEM: K. Bourdeau and K. Hargreaves will write the report that needs to go to Council with the Terms of Reference. They will inform the Committee on the date that this report will be on the Council Agenda. The Terms of Reference were approved at the May 6, 2019 Regular Council Meeting. This item can be removed from the list.
- e) RECOMMENDATION: The Sustainable Housing Committee recommends that the Policy Pro.6 Municipal Property Sales be amended to include consultation with the Sustainable Housing Committee before municipal properties are sold – K. Bourdeau will speak to Mike Younie regarding the Sustainable Housing Committee's interest in being involved.  
J. Ray suggested that if there is property available it could be put into the Land Trust account when it is established.
- f) ACTION ITEM: J. Ray will contact Councillor Carol Hamilton regarding obtaining a list of existing properties owned by the District of Mission – J. Ray presented the inventory map to the Committee. This item can be removed from the list.
- g) ACTION ITEM: That the Committee support placing regulations within the new Zoning Bylaw to allow new rental buildings/units to be zoned rental tenure only – the rental tenure only zone will be presented at the Affordable Housing Strategy. This item will be dealt with at during the review of the Affordable Housing Strategy. This item can be removed from the list.

## 8. ROUND TABLE DISCUSSION

D. Hein, Mission Association for Community Living reported that they have purchased property for a youth home. Operations will begin in July 2019. It has been identified that there is an increase in families moving to Mission from other areas in the Fraser Valley. Referrals are double from last year.

T. McCarthy, Mission Community Social Services stated that there is a waitlist of 30 people and there are more seniors requesting services. Haven in the Hollow has to turn away people every night.

L. Kelly, Ministry of Social Development stated that there is an increase in young adults 18-20 on income assistance. Renovictions are an issue in Mission in basement suites. As well as people moving to Mission from other communities.

E. Hunn, Fraser Health stated that the My Health-My Community Survey is being done for a second time and will be launched in September. Most questions are related to housing and can inform the Affordable Housing Strategy.

K. Hargreaves, Manager of Social Development, District of Mission reported that growing concerns regarding the youth in Mission. Also, there are complex health needs for seniors and problems with the discharge policy at the hospital. She stated that hopefully there will be a replacement for the Executive Director at Community Services to replace S. Gulati in the near future. SARA for Women has no Executive Director at this time.

**9. NEXT MEETING**

Thursday, August 8, 2019 @ 3:00 p.m.

**10. ADJOURNMENT**

Moved and seconded,  
That the meeting be adjourned.

CARRIED

The meeting adjourned at 4:20 p.m.

FROM THE DESK OF  
**SELINA ROBINSON**  
MINISTER OF MUNICIPAL AFFAIRS AND HOUSING

Dear local government colleagues,

Summer has arrived and as I look upon my garden noting how much things have grown since spring, I am reflecting on all that we have accomplished together over the past several months. I continue to be impressed by your enthusiasm and willingness to work with us as partners to help make life better for the people of British Columbia.

Everywhere I travelled these past months, whether I was at a housing event, a local government gathering or a leadership academy seminar, I listened and took stock of all that you had to tell me. It's occasions such as these that give me the best opportunities to get a sense about what's happening in your communities.

Take housing affordability for example. That continues to be on the top of almost everyone's priority list. At the local level you are often the first to see the cost of unaffordable housing – issues in your community that have manifested in ways that most of us never imagined seeing in towns across B.C.

Strong partnerships are the answer.

We are investing more than \$7 billion over 10 years to build the kind of homes and supports people need, in every corner of the province. This investment comes with a commitment to working in partnership with local governments, First Nations governments and organizations, housing societies, developers, community groups and other agencies.

I'm pleased to report that in less than two years, we now have more than [20,000 homes completed or underway in communities throughout British Columbia](#) because of our investments, and the commitment of those working in partnership with us to address this crisis.

This has only been possible because of local leaders like you that are helping us rise to the challenge. We are working in partnership to build homes that people can afford in nearly 80 communities so far.

Whether it's people trying to get off the streets, or professionals looking for a home in the community they work in, or people who live in the 51,000 units of publicly funded and owned social housing in the province, we want to make sure everyone has a [comfortable, affordable and secure home](#) to live in.

The next opportunity for you to tap into the Province's [Building BC funds](#) is in 2020 and it is not too early to start preparing plans to apply for the next intake.

[Rental zoning](#) is another tool we introduced to address the housing affordability crisis. And it's another tool that came from listening to what you were asking us for – in this case, it was a request from UBCM. It is up to local governments to determine whether rental zoning will help address your housing needs, and where it should be applied.

Housing is the foundation of people's lives. We want to create a rental market where there are no surprises, renters and landlords are treated fairly, and there's better security for both sides. To make renting work better for everyone, we need to ensure both renters and landlords know their rights under the law and have a place to go when there's an issue with those rights. That's why we have [increased public education and bolstered enforcement](#) to better protect the rights of both renters and landlords. Our hope is that this will reduce the number of unnecessary conflicts for people in your communities.

We have new requirements for [Housing Needs Assessment reports](#) to help you and the Province better understand and respond to long-term housing needs specific to your communities. This is one more step we are hoping empowers local governments when working with us on housing solutions.

Underlying everything we do is an acknowledgment that we all have to manage the consequences of climate change. The challenges of climate change are global, but the impact is all too clear here in B.C. In February's budget, we announced new funding for [CleanBC](#) initiatives with over \$900 million over three years – making sure we can meet our climate commitments and protect our clean air, land and water.

And that's why ALL our partnerships are so important. Because we are all facing the same challenges, and the way forward isn't always easy – but together, it is possible.

Thank you for your knowledge, your support and your passion for making life better for your communities.

Looking forward to seeing you at the UBCM Convention in September!

Have a great summer,

Selina