



Making a difference...together

Minutes of a Meeting of the Regional Housing Advisory Committee

May 23, 2023, 10:00am - 12:00 pm, Virtual Meeting (Microsoft Teams)

PRESENT: Kathy Witcher (Co-chair), Don McTavish, Carolyn Gisborne, Bill Brown, Luke Mari, Carley Friesen (alternate, Saanich), David Corey, Kerriann Coady, Sylvia Ceacero, Louisa Garbo (Islands Trust, invited guest)

STAFF: Don Elliott, Nadine Kawata, Noah Brotman, Jelena Putnik (recorder)

REGRETS: Kirsten Baillie, Stirling Scory, Andrea Hudson

Meeting called to order at 10:04 am.

1. Territorial acknowledgement and Welcome

Co-chair Kathy Witcher offered a territorial acknowledgement of the Indigenous communities in the Capital Region.

2. Approval of Agenda

MOVED by David Corey, **SECONDED** by Kerriann Coady,

That the agenda be approved.

CARRIED

3. Approval of Minutes: none

4. Introduction to RHAC and new members – will be done individually.

5. Selection of Chair and Co-chair

Jelena Putnik called for nominations for the position of Chair of the Regional Housing Advisory Committee (RHAC) 2023.

Kathy Witcher was nominated, and the nomination was accepted.

As there were no further nominations, Kathy Witcher was declared Chair by acclamation.

Jelena Putnik called for nominations for the position of Vice-Chair of the Regional Housing Advisory Committee (RHAC) 2023.

David Corey was nominated but declined.

Nominations were called for a second.

Pam Hartling was nominated, but not in attendance to accept/decline. Direction was given to staff to follow up with Pam Hartling after the meeting for acceptance/declination. Pam Hartling accepted via email following meeting and was declared Vice-Chair by acclamation.

6. Business Arising from the Minutes: none

7. Topics for Discussion:

- **CMHC Accelerator Fund Presentation– Carolyn Gisborne**

- Presentation provided summary of fund:
 - \$4 Billion investment of incentive funding, expected to result in permits issued for 100,000 more housing units in Canada. Projects completed by 2026-27
 - Incentive funding (not operational), intended to drive transformational change and create conditions for more housing supply:
 - Remove barriers to housing supply
 - Accelerate the growth of supply
 - Support development of equitable, affordable, low carbon and climate resilient communities
 - Program requirements:
 - Develop an Action Plan
 - Commit to Housing Supply Growth Targets that increase the average annual rate of growth by at least 10%
 - Complete or update Housing Needs Assessment
 - Criteria for evaluation of Action Plan
 - Commitment to increase of housing supply (exceeding minimum growth expectations)
 - Relevance of proposed initiatives to objectives of HAF
 - Effectiveness of proposed initiatives to increase supply of housing
 - Presence of current housing needs report (created or updated in last 2 years)
 - HAF funds can be:
 - Base funding
 - Top-up funding
 - Affordable housing bonus
- Carolyn provided further details on what HAF funding can be used for, key dates, and how to apply.

Questions and Discussion:

Bill Brown: How should base line be calculated?

Answer: Communities can use Stats Canada data or their own building permit data, recognizing last two years may have experienced substantial growth for communities.

Luke Mari: Not all indigenous communities have had Housing Needs Assessments done. Is there still funding for them to do these or do they need to find their own funding?

Answer: Housing Needs Assessment are required. To apply, however, communities just need to indicate that they intend to get a HNA done within 2 years. HAF money can be used to create that HNA.

Luke Mari: If you are an Indigenous community that has never built housing, what baseline should be used to measure 10% increase?

Answer: We have specialized team dealing with indigenous applicants and Carolyn will connect Luke with that team.

Carley Friesen: How strict is the deadline for expending of funds? - - In consideration of a potential larger infrastructure project?

Answer: The deadline is strict. All money must be expended by 2026-27.

Nadine Kawata: The per-unit funding amount you noted in the slide had an astrix. Is this because there is a different amount per size of unit?

Answer: No, there is only one amount but it is competitive funding and the per -door amount might shift slightly based on the amount and strength of applications received.

Kathy Witcher: How are municipalities being informed about this fund?

Answer: Mixed approach: CMHC Outreach team reaching out to associations; Regional managers have had info sessions and individually reached out to municipalities/nations. Key message to get out is that this is mainly for new projects, but projects back to April 2022 could be accepted.

8. Roundtable:

Luke Mari: Has CRD had any engagement with Gov't of BC regarding upcoming changes under their Homes for People plan, and impact to internal and external CRD managed programs?

Nadine Kawata: Yes, we have had initial conversations, but since this program is still in development we do not have anything to report at this time.

Carley Friesen: Updated that Saanich has had two recent housing initiatives approved by Council: Small Apartment Infill Zone and Tenant Assistance Program. Both can be found on District of Saanich website.

Luke Mari: Pleased to see Saanich aligning income thresholds with provincial and federal funding and was wondering if there is any advocacy the CRD can do when developing programs to keep those thresholds aligned.

Nadine Kawata: Will review Saanich's income thresholds.

9. Next Meeting: TBD. CRD will send email prior to next meeting to solicit agenda ideas. Potential discussion: Changes stemming out of Homes for People Plan (i.e. Building code changes, etc.)

10. Adjournment

MOVED by Luke, **SECONDED** by Bill

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 10:49 am.