



MEETING MINUTES

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Committee:	Affordable Housing Committee		
Date:	November 28, 2019	Call to Order Time:	1:09 p.m.

Attendees:

Ebony Logins, Chair	P	Britt Santowski (arrived at 1:44 p.m.)	P
Nicky Logins	P	Ellen Lewers	P
Sherry Thompson	A	Lorna Clark	A
Andrew Moore	P		
Staff:			
Teunessa Evertse, Planner	P	Sarah Temple, Corporate Services Assistant	P

Approval of the Agenda:	Approved	Moved	EL	Carried	CU
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Approval of the Minutes:	Approved	Moved	NL	Carried	CU
<ul style="list-style-type: none"> February 28, 2019 March 28, 2019 meeting notes 					

Agenda Topic:	Housing Needs Report
<p>Ms. Evertse provided a brief overview of the Draft Housing Needs Assessment, including:</p> <ul style="list-style-type: none"> Current economic trends indicate that the population of low to middle income earners will continue to grow. High percentage of Sooke's workforce commutes outside of Sooke (71%) Dominate household size is 1-2 people and this is largest growing household type. Need for senior's housing, co-operative housing model suggested for health and social benefits. Projected population of 18,500 by 2031, annual growth of 2.3% (364 people per year) – most of these will be people over 65. 66% of Sooke's housing stock is single family dwellings. There is a limited supply of non-market housing, this includes the 245 BC Housing units to be built. 	

- Construction industry is challenged by inability to find worker due to high cost of housing. Labourer tend to be housing insecure.
- Need for purpose-built rentals is higher than purpose-built ownership.
- 81% of Sooke households don't qualify for a mortgage to purchase a single-family home at the average selling price of \$599,000.
- Primary housing needs are for the demographic of 45-54-year-olds and those aged 65+.
- The District received the Economic Analysis this week. Issues included in the analysis are underutilised commercial spaces, property tax rates and competitiveness, DCCs for industrial land and the impact of vacation rentals on the local economy and housing affordability/supply.

Staff have asked the consultant to provide more information on:

- Regional best practices regarding cash-in-lieu contributions.
- Underutilisation of land in zones R1 and R2.
- Specific recommendations regarding existing land i.e. Lot A.

Discussion:

- Challenges of building affordable housing with rising construction costs.
- Pilot project in Seattle with 45 tiny homes.
 - Tiny homes were not included in the report as a viable affordable housing option as they are land intensive and more expensive than mobile homes.
- Discussion of ways to address affordability including density and urban design.
- Small suites and "granny houses" are permitted in residential zones, tiny houses on wheels are not permitted as they are classified as recreational vehicles.
- Housing Action Plan suggested low-cost solutions for municipality that won't result in property tax increase. Most are regulatory changes.
- Retrofits can increase energy efficiency to make costs more affordable. Municipality could help people to find ways to do this affordably through grants or incentive programs.
- Encourage universal design in new builds to increase supply of accessible housing (for population 65+) and make retrofitting easier in the future.
- Economic development that creates job opportunities in Sooke will help address overall affordability.
- Short term vacation rentals take up 3-5% of Sooke's housing stock and have little impact on the price of housing.
- Discussion of cash in lieu and amenity contributions. How they work currently and how they could be improved to support housing affordability and creation of new AH units.
- An update that the DCC bylaw is being refreshed next year

Prioritization of strategies listed in the Housing Needs Report:

- Committee members reviewed the objectives and strategies listed in the Action Plan section of the Housing Needs report and offered comment on the prioritization levels given by the consultant. The committee agreed with all priority ratings except for strategy 10.4.2. where the first 4 bullet points should be reprioritized from "medium priority" to "high priority".

Public Input:				
<ul style="list-style-type: none"> • <u>P. Buchanan</u> asked for clarification regarding the need for market and non-market housing for specific demographics. Ms. Evertse responded that the Housing Needs Reports indicates that both market and non-market housing is needed for 45-54-year-olds and those aged 65+. 				
Resolution:				
<p>THAT the Affordable Housing Committee recommend that Council:</p> <ul style="list-style-type: none"> • Support the prioritization of strategies listed in the Housing Action Plan, except for the following: • The first 4 bullet points under 10.4.2 to be reprioritized from “medium priority” to “high priority”: <ul style="list-style-type: none"> ○ Continue to allow higher housing densities through secondary suites. ○ Facilitate the development of duplexes, triplexes, fourplexes and wood frame apartment buildings, which are more affordable compared to other dwelling types ○ Enhance the supply of manufactured homes, i.e. the development of MHP zoned lands which contains only 3 vacant parcels in the community. This would be the most efficient short-term way of enhancing the affordable housing supply in the community. ○ Consider a land bank (i.e. a large body of land held by a public or private organization for future development or disposal) 				
	Moved	AM	Carried	CU
Resolution:				
<p>THAT the Affordable Housing Committee recommend that Council:</p> <ul style="list-style-type: none"> ▪ Reprioritize housing in the Corporate Strategic Plan from the “later” category to the “next” category. 				
	Moved	EL	Carried	CU
Resolution:				
<p>THAT the Affordable Housing Committee recommend that Council:</p> <ul style="list-style-type: none"> ▪ Support the inclusion of a housing component on Lot A. 				
	Moved	BS	Carried	CU
Resolution:				
<p>THAT the Affordable Housing Committee recommend that Council:</p> <ul style="list-style-type: none"> ▪ Support housing developments that include aspects of health and social well-being, environmental sustainability and community connectedness. 				
	Moved	EL	Carried	C

Agenda Topic:	Next Steps <ul style="list-style-type: none"> • Discussion re: Future of the Committee and Actionable Items
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Discussion:

- Councillor Logins and Councillor St-Pierre will meet with representative of the Social Planning Council to discuss funding for a poverty reduction strategy, which is a new provincial requirement.
- Council had discussed transitioning to “housing committee” and perhaps addressing affordability in another manner. Could include findings from meeting with Social Planning Council.
- Specific advocacy efforts can be raised to Council by way of committee recommendations ie) Residential Tenancy Act.
- Should Council not strike a Land use or similar committee, the Affordable Housing Committee could be reconsidered.
- Feedback from BC Housing at November 25, 2019 Regular Council meeting was positive overall.

Resolution:
 THAT the Affordable Housing Committee recommend that Council:

- Form a Land Use Committee that includes a specific housing & housing affordability mandate in the Terms of Reference.

	Moved	EL	Carried	CU
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Resolution:
 THAT the Affordable Housing Committee recommend that Council:

- Discontinue the Affordable Housing Committee with housing and housing affordability to be addressed within the mandate of another Committee

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Resolution:
 THAT the Affordable Housing Committee meeting be adjourned at 3:14 p.m.

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 Chair

 Committee Clerk
