



The **Minutes** of the **Mission Sustainable Housing Committee** meeting held in **Conference Room 2** at 7337 Welton Street and by videoconference on Thursday, March 9, 2023 commencing at 3:00 pm.

Members Present: Dawn Hein, Mission Association for Community Living, Chair  
Carol Hamilton, Councillor  
Ana Sanchez Bardales, Fraser Health Authority  
Larry Jhaj, Ministry of Social Development and Poverty Reduction –  
left meeting at 3:44 pm  
Judith Ray, Citizen Representative  
Michelle Viola, Mission Community Services Society

Members Absent: Annie Charker, Citizen Representative  
Gerald Heinrichs, Heinrichs Developments  
Mission Association for Seniors Housing  
Indigenous Housing Provider  
Mission Association for Seniors Housing  
Mission Hope Central  
SARA for Women

Staff Present: Mike Dickinson, Manager of Long Range Planning and Special Projects  
Kirsten Hargreaves, Manager of Social Development  
Dena Kae Beno, Housing Coordinator  
Sandra Horvath, Administrative Assistant

## **1. CALL TO ORDER**

The Chair called the meeting to order, declaring no quorum was present. It was agreed by the members present that the meeting should proceed in a limited capacity so that the business and work of the Committee could proceed.

## **2. ADOPTION OF AGENDA**

There was no quorum present for the approval of the agenda of the March 9, 2023 meeting of the Mission Sustainable Housing Committee.

## **3. MINUTES FOR APPROVAL**

There was no quorum present for approval of the minutes of the February 9, 2023 meeting of the Mission Sustainable Housing Committee.

## **4. NEW BUSINESS**

### **(a) Affordable Housing Strategy Implementation**

- i. Housing Coordinator Updates

M. Dickinson and D. Kae Beno provided the Committee with updates.

- The City will be retaining a consultant for approximately three months to provide an economic analysis on housing affordability relative to density bonusing, and will be used to form the new Density Bonus Program.

The economic analysis will inform the following priority strategies within the Affordable Housing Strategy:

1. The creation of an Affordable Housing Reserve Fund (AHRF), which will aide in understanding the total buildout potential in Mission. This will help Council to identify priorities within the criteria of what type of housing or income group that Council wants to prioritize with the reserve fund. The AHRF will coordinate funding from community amenity contributions, density bonus cash-in-lieu, and voluntary sources.
  2. The creation of new policies for financial mechanisms to optimize community benefits, including affordable housing units, daycare space, and community services.
  3. Develop safe and secure housing policies as well as a standards of maintenance bylaw to ensure rentals are secured and preserved, and to minimize tenant displacement.
- On February 21, 2023 Council approved the amended Financial Contributions for Community Amenities Policy whereby 20% of all funds received will be apportioned to the City's Affordable Housing Reserve.
  - Workshops and "dialogue days" with faith groups are being planned in April and May to discuss potential partnerships related to parking, utilizing sites to construct units, or provision of other social services that relate to housing (short term and/or long-term).

#### **(b) Homeless Count Update**

K. Hargreaves reported that FVRD Homeless Count has been completed. The count is conducted every three years and is a 24-hour snapshot in time. Surveys have all been collected and given to the regional coordinator, who now has three months to report on all areas in the region. It is expected that there will be demographic changes to the results of the last count. It was noted that it is difficult to find places in Mission to be socially comfortable and safe where substances aren't used.

#### **(c) Missing Middle Housing**

A CBC video that explains the missing middle housing needs, different land uses, and competing interests was shown to the Committee.

#### **(d) Regulation of Recovery Homes**

At the March 6, 2023 Regular Council Meeting, a motion was passed for the Mission Sustainable Housing Committee to advise as to whether Mission needs to undertake a review of the Good Neighbour Bylaw and Zoning Bylaw and, if so, make policy recommendations to Council regarding the regulation of recovery homes in the City.

**ACTION ITEM:** M. Dickinson will provide some background information to the Committee in preparation for discussion at an upcoming meeting.

**5. ROUNDTABLE**

The Committee members provided various updates.

**6. NEXT MEETING**

Thursday, April 13, 2023 at 3:00 pm in Conference Room 2 at 7337 Welton Street, Mission, BC and by videoconference.

**7. ADJOURNMENT**

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 4:20 pm.