



The **Minutes** of the **Mission Sustainable Housing Committee** meeting held in **Conference Room 2** at 7337 Welton Street and by videoconference on Thursday, September 14, 2023 commencing at 3:00 pm.

Members Present: Dawn Hein, Mission Association for Community Living, Chair
Camilla Boisvert, Fraser Health Authority
Gerald Heinrichs, Heinrichs Developments
Judith Ray, Citizen Representative
Emily McDowell, Ministry of Social Development and Poverty Reduction
Sasha Iverson, Mission Association for Seniors Housing -
(left meeting at 3:12 pm)

Members Absent: Carol Hamilton, Councillor
Danny Plecas, Councillor, Alternate Council Representative
Michelle Puffer, SARA for Women Alternate Chair
Mission Hope Central Representative
Nate McCready, Mission Community Services Society
Danya Druckrey, Mission Friendship Centre
Annie Charker, Citizen Representative

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

Others Present: Blossom MacMillan, Resident

1. CALL TO ORDER

The Chair called the meeting to order.

2. ADOPTION OF AGENDA

Moved and seconded,

That the agenda of the Mission Sustainable Housing Committee meeting held on September 14, 2023 be approved as circulated.

CARRIED

3. MINUTES FOR APPROVAL

Moved and seconded,

That the minutes of the June 8, 2023 meeting of the Mission Sustainable Housing Committee be approved.

CARRIED

4. NEW BUSINESS

(a) Secondary Suite Program Update

M. Dickinson provided an overview of the progress of the Secondary Suite Program. During a Special Council meeting on August 28, 2023, Council received a report and presentation from staff that addressed several questions that had been raised by Council during the Special Council meeting on March 27, 2023, concerning the implementation of the Secondary Suites Program. Some of the highlights of the report include the guiding principles the Program, the framework of the Program, the \$200 annual fee, elimination of the maximum floor area restriction of 90 sq m, not allowing secondary suites in duplexes, townhomes, or fee-simple rowhomes for the time being, and incentivizing water meter installation.

A full communications rollout will be in November and December, suite registration will be from January to March; and by April/May, the program will be fully implemented.

Discussion ensued on the following:

- a recommended checklist for homeowners;
- upgrades to existing houses;
- a tenant relocation policy;
- a safe and secure rental policy;
- a standards of maintenance bylaw; and
- Incentivizing homeowners to come forward.

(b) Affordable Housing Strategy Implementation

i. Quarterly Update to Council

The Committee was provided with a copy of the staff report to Council dated August 21, 2023, "Affordable Housing Strategy Quarterly Report – Q2 2023", detailing the City's progress towards implementing the top 13 strategy areas of the City of Mission Affordable Housing Strategy (AHS) for the second quarter of 2023. M. Dickinson and D.K. Beno provided an overview of the report.

Discussion ensued regarding non-profit partnerships for new housing projects. Committee members are encouraged to provide the names of organizations to either D.K. Beno or M. Dickinson to be added to a "list".

The Standards of Maintenance Policy and Bylaw have been drafted and early engagement with City Departments has commenced in preparation of Council and external stakeholder engagement this fall. The drafts will be provided to the Committee beforehand. The Committee expressed interest in partnering with the City to provide input on what these events should entail to maximize the outcome.

ii. SARA for Women – Santa Rosa Project Update

There were no updates at this time.

iii. CMHC Housing Accelerator Fund Application

The City has made a submission to the CMHC Housing Accelerator Fund (HAF), a \$4B grant program to help municipalities increase housing supply and accelerate

the pace of development by creating (across Canada) 100,000 new units of low carbon, climate-resilient, affordable housing.

Eleven housing initiatives were included in the City's application:

1. Affordable Housing Reserve Fund;
2. Affordable Housing Density Bonusing (DB);
3. Safe and Secure Rental Housing Policies;
4. Affordable Housing Creation;
5. Resources and Capabilities Enhancement;
6. Innovative Focused Population Approaches;
7. Land Acquisition and Utilization;
8. Integrating Affordable Housing into Decision-Making;
9. Affordable Housing Innovation Lab;
10. Performance Measurement; and
11. Affordable Homeownership Strategy.

Applications will be assessed during the fall of 2023. Those awarded the grant will receive disbursement of funds in four, annual increments, where the first 25% is disbursed upon signing of a funding agreement. If the City's application is approved, CMHC will confirm the total amount of funding.

iv. Housing Coordinator Updates

D. Kae Beno's updates to the Committee include:

- Most of the policy foundation work has now been done and the focus now is working on the finalization of the financial analysis.
- BC Community Housing Fund is accepting proposals from until November 17, 2023 for the BuildingBC: Community Housing Fund (CHF) for non-profit, co-operative and municipal housing providers, and First Nations that have an interest in developing and operating new low- and moderate-income rental housing units within BC. Proposals must reflect the following mix of rents and income eligibility within a single building:
 - 30% of Units - Market Rent Unit
 - 50% of Units - Rent Geared to Income
 - 20% of Units - Deep Subsidy

5. ROUNDTABLE

The Committee members provided various updates.

6. NEXT MEETING

Thursday, November 9, 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 4:25 pm.