

Corporation of the Village of Cumberland

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Homelessness and Affordable Housing Select Committee Agenda

April 11, 2018 at 9 am
Council Chambers

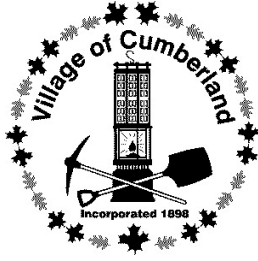
1. **Approval of Agenda**
2. **Adoption of Minutes**
 - 2.1 March 14, 2018 1
3. **Delegations**
4. **Unfinished Business**
 - 4.1 Rideout Construction; Development Permit and Development Variance Permit Application for 2727 Dunsmuir Avenue - Verbal Update
 - 4.2 Committee Terms of Reference amendment, Verbal update from April 9, 2018 Council meeting
Recommendation to Council:
THAT Council amend the Homeless and Affordable Housing Select Committee terms of reference to remove the following items from its scope of work:
 - (1) Explore the establishment and funding of a Cumberland not-for-profit housing corporation that is independent of the municipality.
 - (2) Facilitate partnerships, specifically with development and non-profit partners, to identify project opportunities for any type of housing in conjunction with the mayor and Village staff.
 - 4.3 RENT Conference (Regional Education, Networking & Tradeshow), April 12, 2018. 4
5. **New Business**
 - 5.1 Reports from Committee members

- 5.2 Draft Homelessness Response Protocol Policy..... separate package
- Review
 - Recommendations to Council

6. Upcoming meetings

May 16, 2018 from 9am
June 20, 2018 at 9am
July 18, 2018 at 9am
September 19, 2018 at 9am
November 21, 2018 at 9am

7. Adjournment



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Homelessness and Affordable Housing Select Committee Minutes March 14, 2018 at 9 am Council Chambers

Members Present:

Roger Albert, Chair
Kathy Duperron, Vice-Chair
Ian Cooper
Mark Fortin
Bobby Herron

Staff:

Rachel Parker, Deputy Corporate Officer

Guests:

Councillor Sean Sullivan

Regrets: Councillor Jesse Ketler

Mr. Albert called the meeting to order at 9:00 am.

1. Approval of Agenda

Duperron/Cooper: THAT the Committee approve the agenda with the addition of the Island Health Board of Directors meeting.

Carried

2. Adoption of Minutes: February 21, 2018

Fortin/Duperron: THAT the Committee adopt the minutes of February 21, 2018.

Carried

3. Delegations

3.1 Wayne Rideout, Rideout Construction; Development Permit and Development Variance Permit Application for 2727 Dunsmuir Avenue

Mr. Rideout presented the proposal 26 residential unit/commercial building at 2727 Dunsmuir Avenue. Mr. Rideout advised that the target rent is \$700 per month based on the new minimum wage, providing housing for retail workers. He further advised that any increase in costs would be applied to the rent. Discussion took place on the possibility of an affordable housing agreement and Mr. Rideout asked for numbers in order to consider.

4. Unfinished Business

None

5. New Business

- 5.1 Rideout Construction; Development Permit and Development Variance Permit Application for 2727 Dunsmuir Avenue

Cooper/Duperron: THAT the Committee recommend that Council consider entering into a housing agreement with Rideout Construction Ltd that would provide a variance for the parking requirements for the development at 2727 Dunsmuir Avenue in exchange for the rent of 30% of the units remaining at or below 30% of 80% of median income for 10 to 15 years to ensure their affordability.

Carried

Mr. Rideout left the meeting at 9:55 am.

- 5.2 Reports from Committee members

Mr. Cooper noted that the Island Health Board is meeting on March 29, 2018 at Crown Isle and the public has the opportunity to make submissions in advance of the meeting.

Mr. Cooper left the meeting at 10:00 am.

- 5.3 Draft Homelessness Response Protocol Policy

The draft protocol was received for review at the next regular meeting.

- 5.4 Membership on the Committee

- Council has asked that members of the Homelessness and Affordable Housing Committee choose to sit on the Committee or on the Cumberland Community Housing Society Board, but not both

Discussion took place on the misunderstanding that members believed the Committee would end in June of 2018 rather than June of 2019.

Fortin/Duperron: THAT the Committee recommend that Council amend the Homeless and Affordable Housing Select Committee terms of reference to remove the following items from its scope of work:

- (1) Explore the establishment and funding of a Cumberland not-for-profit housing corporation that is independent of the municipality.
- (2) Facilitate partnerships, specifically with development and non-profit partners, to identify project opportunities for any type of housing in conjunction with the mayor and Village staff;

Carried

5.5 RENT Conference (Regional Education, Networking & Tradeshow), April 12, 2018, Crown Isle Resort, Early Bird Registration by March 23, 2018, Confirm attendees & workshops, \$99 registration per person.

- Members will email RENT workshop preferences to staff by March 23, 2018 to be registered.

6. **Upcoming meetings:** April 11, 2018 from 9 am to 11am

7. **Adjournment**

The meeting was adjourned at 11:29 am.

Certified Correct:

Chair

Deputy Corporate Officer

 <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p><i>"A huge thank you to all the staff involved in putting together this RENT. Well done, excellent workshops and well worth the price. And the food was great too!"</i> — Willow Point Supportive Living Society</p> </div> <div style="text-align: center;"> <p><i>"I was impressed by the organization and the content of the RENT., and its members. It was an honour to assist an organization of groups that are stepping up to address one of the most serious and important issues of our time, the right to proper housing. I was informed and inspired by attending."</i> — RENT Sponsor: D'Ambrosio architecture + urbanism</p> </div> <div style="text-align: right;">  </div> </div>					
7:30	Registration				
8:00 – 9:00	Light Breakfast, Tradeshow & Networking				
9:00– 10:00	Traditional Welcome & Opening Plenary				
10:00– 10:30	Tradeshow & Networking Break				
	OPEN TO ALL	LEADERSHIP	OPERATIONS	ASSET MANAGEMENT	OPEN TO ALL
10:30 – 12:00		<p>Developing Affordable Housing on the Gulf Islands In this session, participants will explore the unique challenges of developments within the Islands Trust. The multi-jurisdictional framework draws on agencies including the Ministry of Transportation, Island Health and the Capital Regional District, making the development process difficult to navigate. And because communities in the Islands Trust are rural, development must be mindful of the amenities and environments that make them unique. The session will use case studies of affordable housing projects on three different Gulf Islands to walk participants through the process.</p>	<p>Increasing Housing Stability and Preventing Homelessness This session explores homelessness prevention frameworks at the community-wide level, as well as the available tools and best practices to support those strategies. Participants will learn what housing providers can do to increase housing stability for tenants and prevent damages, disturbances and evictions, and review the work of a community that recently developed a preventative and success-based pathway into housing. Discover how to shift policies away from eviction and instead implement successful – and promising – housing practices.</p>	<p>Creating a Capital Plan Capital planning is the key in preparing your organization for the eventual renewal of your building's various systems. This workshop will help provide an overview on what a capital plan is and why it is important to have one. Participants will also have a hands-on opportunity to explore Asset Planner software, sample data and BCNPHA's Capital Planning Template. As there will be a limited number of laptops, please feel free to bring your own.</p>	<p>Engage Your Association! Meet your BCNPHA regional representatives for a dialogue session geared to understanding the issues facing Vancouver Island non-profit housing providers, and to provide feedback on how your association could best support your work. Bring your questions, thoughts, challenges and ideas and join us in this exploratory discussion.</p>
12:00 – 1:30	Lunch Plenary & Tradeshow Housing Developments through Partnerships - Panel Discussion				
1:30 – 2:45	<p>Inspired Leadership Leaders are individuals who actively choose to make a positive contribution to the world they inhabit, which requires a commitment to self-awareness and conscious attention to how they show up in the world. In this course, brought to you in partnership with BC Housing and the Justice Institute of BC, you'll reflect on the values and beliefs that support your leadership style and engage in activities that encourage you to honestly explore your own strengths and challenges in the context of solid leadership competencies.</p>	<p>New Societies Act The New Societies Act came into force on November 28, 2016 and the 27,000 societies in BC will have two years to file their Transition Application. This workshop will provide useful information on the bylaw and policy changes necessary for your organization to effectively make the transition, including information specific to non-profit housing providers. Topics include: preparing for transition, the basics for BC Housing funded societies; overview and key changes; timelines; and resources</p>	<p>Professional Boundaries for Front-line Staff This session reviews the importance and purpose of workplace boundaries when providing services to homeless and at-risk populations, and other tenants in non-profit housing. The challenges of setting and maintaining effective workplace boundaries are explored and specific boundary issues such as; personal disclosure of information to clients from staff, client-staff relationships outside of work, dual relationships, gift-giving and gift-receiving, and confidentiality are discussed. This session is an interactive learning experience where participants have the opportunity to get involved in discussions and ask questions.</p>	<p>Are You Ready to Build? Are you concerned about the need for more affordable housing in your community? Do you want to know how to meet that need? Have you started the process, but not sure what to do next? This session will help you understand: key steps in the development process and who is involved on the development team; public and private sector partners; and, the basics of financial feasibility. If you are ready to learn more about housing development, join the Ready, Set, Build! full-day workshop on April 13 as well.</p>	<p>Housing Operations Programs: Earn \$, Save \$ BCNPHA program partners go the extra mile to support societies in their housing operations. Experts and BCNPHA staff will answer questions and offer solutions to your housing issues, including insurance, investments, benefits, communications, property management, repairs and the new building remediation program. Participants will learn about BCNPHA member programs and services that create revenue and save money for your housing society.</p>
2:45 – 3:15	Tradeshow & Networking Break				
3:15 – 4:30	<p>Inspired Leadership continued. **This session runs until 5 pm. **</p>	<p>The New Societies Act: Bylaws This session is targeted to those who have attended the introductory New Societies Act workshop and have questions about their bylaws. In this session we'll review key bylaw changes including membership classes, director's qualifications and others. Bring your questions and your bylaws, and (optional) your laptops.</p>	<p>Dementia Friends As the population of our province ages, we will all be affected by dementia - as friends and family members, neighbours and people in the labour force. The Dementia Friends workshop is an opportunity to enhance your knowledge of how to best support people living with dementia in your community. Learn how to recognize and build awareness of dementia among your tenants, staff and others in your housing environment. We can all play a role in making our community a great place to live for people with dementia.</p>	<p>Maintenance Planning Work Well Worth Doing - Good building management is about getting the right things done at the right time by making the best use of your available resources. Making just a few of your daily tasks more efficient can cut your annual operating costs by 25% or more and improve the quality of your buildings. The presenter will demonstrate planning tools for budgets, staffing and schedules, hiring contractors, managing tenants and dealing with fire and safety. The results? Happier occupants and a building that is healthier and more profitable.</p>	
5:00 - 7:00	CMHC & BC Housing Networking Social @ the Timber Room Bar & Grill - <i>Space is limited; please RSVP during registration process (Complimentary event)</i>				