

MINUTES OF THE
HOUSING AFFORDABILITY TASK FORCE MEETING
HELD TUESDAY, APRIL 28, 2015, 3:30 P.M.

1. THE CHAIR CALLED THE MEETING TO ORDER AT 3:30 P.M.

Task Force Members Present: Mayor Lisa Helps in the Chair; Councillors Ben Isitt and Jeremy Loveday, Kathy Hogan, Leonard Cole, Brenda McBain, David Hutniak, Marika Albert, Dylan Sherlock, Gene Miller, Franc D'Ambrosio, Yuka Kurakawa, Bernice Kamano, Todd Litman, Rob Bernhardt.

Staff Support: Henry Kampoff, Housing Secretariat, CRD; Andrea Hudson – Acting Director of Community Planning & Development; John Reilly – Senior Planner, Social Issues; C. Havelka – Administrative Support.

Absent: Peter de Hoog, Don Elliott, Kaye Melliship, Jeff Dean.

2. ADOPTION OF THE AGENDA

Action: It was moved by Councillor Loveday, seconded by Kathy Hogan, that the agenda be adopted.

CARRIED UNANIMOUSLY

3. WELCOME & THANKS

Mayor Helps welcomed and thanked the Housing Affordability Task Force (HATF) members for attending described three goals for the (HATF) in its quest to find solutions to issues associated with housing affordability:

1. To deliver concrete recommendations.
2. To deliver ideas on how to implement the recommendations.
3. Outline what is to be measured and how to measure success.

HATF members and staff introduced themselves and affirmed their interest in the HATF and experience in the field of housing.

4. MAPPING THE WORK & TIMELINES FOR THE TASK FORCE

Mayor Helps opened a discussion on the proposed meeting dates and suggested that by May 26 they would release targeted ideas for wider input:

May 05, 2015

May 12, 2015

May 19, 2015

May 26, 2015
June 09, 2015

The following points were discussed regarding a meeting to acquire broader input:

- Ensuring there are focused “home run ideas” for input; not an exploratory discussion but for “ground-truthing”.
- Is this group a broad enough representation for input or is more input required?
- The suggestion that each HATF member bring a few associates to the meeting to provide input.
- Concerns that this may take away from working sessions.
- Proposing a date for broader input pending the status of the “Home Run Ideas”.

It was agreed that June 9, 2015 evening town hall meeting for community “ground-truthing” would be acceptable. June 1, 2015 was also discussed as a possible date.

5. HOME RUN IDEAS

Mayor Helps asked for “Home Run Ideas”:

- Review the Zoning Regulation Bylaw to determine where the City can up-zone strategically and tie-in the inclusionary zoning policy.
- Looking at a spectrum of options for inclusionary zoning.
- Be open to density.
- Strategies to avoid large increases in property values when density is increased; lock-in affordability.
- What are the obstacles to building low-rise apartment buildings in Victoria, looking at factors such as density and height limits.
- Removing minimum unit size requirements in the Zoning Regulation Bylaw. There is a minimize size in neighbourhoods but not downtown. (micro housing tie in)
- Underused units on second and third storey buildings with the potential to create hundreds of housing units with minor incentives.
- An analysis of motels that have 850 – 1000 units that could be quickly converted to housing.
- Amend Schedule C in the Zoning Regulation Bylaw to lower the parking ratio.
- Amend the conversion bylaw to consider policy changes such as reducing the lot size.
- The lifecycle cost of a building; not just up front funding.
- Identify all surplus lands in the City, owned by the City, and make an inventory. It may include road right of ways, open spaces, SRW, etc, and use to determine dual use and other uses.
- Streamline the development process by giving staff more authority to make decisions.
- Review the City of Calgary’s affordable home ownership program; a fund to help lower income families.
- Time-limited re-zonings.
- Review the existing standard of maintenance bylaws and strengthen them to maintain affordable housing stock.
- Amend the Zoning Regulation Bylaw so rezoning is not required for garden suites.

- The City being “bridesmaid” in partnership with the development process; the City of Burnaby as an example.
- Amend the Zoning Regulation Bylaw to change duplex zoning to fourplex. Mayor Helps advised that she will refine these ideas and the HATF can dig into these ideas at the next meeting.

Parking Lot Ideas:

- Land value tax (province)
- Rent subsidies and affordable housing (province)
- What can be done to limit the number of vacant units in rental units and condos. (province)
- Derelict buildings (province)

General discussion ensued:

- The HATF is tasked with creating non-market rental housing stock; targeting minimum to living wage earners.
- The option to include home ownership models.
- BC non-profit housing has estimated rental housing needs at 250 non-market units per year for the next 30 years; 1000 units to fill the gap.
- The pros and cons of building inexpensive housing; the importance of high quality housing.
- Encouraging subsidized housing but also reducing the cost for the developer; what subsidized housing could look like.
- The notion that older housing provides medium-priced housing.
- The City's Official Community Plan and how it ties into incentives for non-market housing.

Mayor Helps summarized the discussion and advised she will take the Home Run Ideas and create overarching goals and principles to discuss at the next meeting. Franc D'Ambrosio provided a sketch that also summarized the discussion (attached).

ADJOURNMENT

Action: It was moved by Councillor Loveday, seconded by Franc D'Ambrosio, that the April 28, 2015 Housing Affordability Task Force meeting be adjourned at 4:52 p.m.

CARRIED UNANIMOUSLY