

**METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Housing Committee held at 1:05 p.m. on Friday, May 4, 2018 in the 28th Floor Committee Room, 4730 Kingsway, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Mayor Mike Clay, Port Moody
Vice Chair, Mayor Nicole Read, Maple Ridge
Mayor Jonathan Coté, New Westminster
Councillor Kerry Jang, Vancouver
Councillor Colleen Jordan, Burnaby
Councillor Jeannie Kanakos, Delta
Councillor Bob Long, Langley Township
Councillor Doug MacKay-Dunn, North Vancouver District (arrived at 1:29 p.m.)
Councillor Bill McNulty, Richmond
Councillor Tim Stevenson, Vancouver (arrived at 1:10 p.m.)
Mayor Richard Stewart, Coquitlam (arrived at 1:09 p.m.)
Councillor Judy Villeneuve, Surrey

MEMBERS ABSENT:

Councillor Linda Buchanan, North Vancouver City

STAFF PRESENT:

Donna Brown, General Manager, Human Resources and Housing Services
Carol Mason, Chief Administrative Officer
Janis Knaupp, Legislative Services Coordinator, Board and Information Services

1. ADOPTION OF THE AGENDA

1.1 May 4, 2018 Regular Meeting Agenda

It was MOVED and SECONDED

That the Housing Committee adopt the revised agenda for its regular meeting scheduled for May 4, 2018 as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

2.1 March 16, 2018 Regular Meeting Minutes

It was MOVED and SECONDED

That the Housing Committee adopt the minutes of its regular meeting held March 16, 2018 as circulated.

CARRIED

3. DELEGATIONS

No items presented.

4. INVITED PRESENTATIONS

No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Affordable Housing DCC Waiver Bylaw

Report dated April 20, 2018 from Heather McNell, Regional Planning and Electoral Area Service Director, Parks, Planning and Environment, providing information about, and an opportunity to provide feedback on, the draft GVS&DD Affordable Housing DCC Waiver Bylaw.

Members were provided with a presentation on the GVS&DD Affordable Housing DCC Waiver highlighting background, context, use of the waiver to date, bylaw development to date, and main policy issues.

1:09 p.m. Mayor Stewart arrived at the meeting.

1:10 p.m. Councillor Stevenson arrived at the meeting.

In response to questions, members were informed about:

- various tools being used by local governments to incentivize and encourage the development community to build affordable housing
- staff developing Frequently Asked Questions and implementation guidelines
- challenges with projecting rate structure impacts at this time
- a review of waiver use and associated finances planned for 2020
- regional-local staff efforts to work with developers on waiver applications
- focus being on contributing to the expansion of affordable housing stock and not on redefining affordable housing currently being explored in Vancouver

The Committee was requested to consider endorsing the establishment of a waiver bylaw and were informed that staff will present a bylaw to the Finance and Intergovernment Committee on May 18, 2018, and GVS&DD Board on May 25, 2018.

It was MOVED and SECONDED

That the Housing Committee endorse the GVS&DD to establish a waiver of Development Cost Charges for affordable housing bylaw as presented in the attached report, dated April 20, 2018 titled "GVS&DD Affordable Housing DCC Waiver Bylaw".

CARRIED

5.2 Mortgage Renewal – Alderwood Place

Report dated April 16, 2018 from Dean Rear, Director, Financial Planning and Operations, Financial Services/Deputy Chief Financial Officer, seeking MVHC Board authority to renew the mortgage for the Alderwood Place project in accordance with BC Housing Management Commission requirements.

It was MOVED and SECONDED

That the Metro Vancouver Housing Corporation Board pass the following resolutions as required by the British Columbia Housing Management Commission:

- a) that the Metro Vancouver Housing Corporation Board hereby irrevocably authorizes British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the mortgage presently held by Canada Mortgage Housing Corporation (the "Mortgage") for the Alderwood Place project located at 8700 General Currie Rd, BC (BCHMC File no. 18709/340/CMHC#17182809); and
- b) that any two officers or directors, or any one director together with any one officer of the Metro Vancouver Housing Corporation (MVHC); for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

CARRIED

5.3 BCHMC Grant Funding for Heather Place

Report dated April 16, 2018 from Dean Rear, Director, Financial Planning and Operations, Financial Services/Deputy Chief Financial Officer, seeking MVHC Board authorization to execute a forgivable mortgage agreement with British Columbia Housing Management Commission to secure grant funding for the Heather Place redevelopment project.

It was MOVED and SECONDED

That the Metro Vancouver Housing Corporation Board pass the following resolutions as required by the British Columbia Housing Management Commission:

- a) that the Metro Vancouver Housing Corporation (MVHC) borrow up to a maximum amount of \$6,700,000 from the British Columbia Housing

Management Commission (BCHMC) by way of a forgivable loan secured by a mortgage as required to facilitate the construction of the housing project (the "Project") for the property located at 755/785/799 14th Ave W, Vancouver, BC legally described as PID 007-043-899 Lot C Block 438 District Lot 526 Plan 19390 (the "Property"); and

- b) grant to BCHMC a covenant restricting the user of the Property in accordance with the Loan Commitment Letter; and
- c) that the MVHC execute and deliver all documents required by BCHMC or the lender of the monies, in such form and containing such terms, covenants, provisos and conditions as are satisfactory to or required by them, including without limitation a Section 219 covenant, a mortgage and affordable housing agreement (if applicable) and operating agreement; and
- d) that any two officers or directors, or any one director together with any one officer of the MVHC; for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Property and Project as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of BCHMC or the lender of the monies.

CARRIED

5.4 Kingston Gardens Update

Greg Smith, General Manager, Corporate Services, updated members on the status of Kingston Gardens highlighting the status of contract awards and request for proposals related to construction.

In response to questions, members were informed about project timing, contract awards, and updates to be brought forward to the Performance and Procurement Committee.

1:29 p.m. Councillor Mackay-Dunn arrived at the meeting.

5.5 2018 National Planning Conference Update

Councillor Judy Villeneuve, City of Surrey, updated members on her attendance at the 2018 National Planning Conference in New Orleans highlighting workshops and tours attended focused on: society inequity and social/culturally gaps; re-industrialization and redefining mixed use; housing policy shifts to address the urgent need to build housing; public safety; poverty; local planning efforts and management plans following Hurricane Katrina; challenges associated with and solutions to addressing impacts of significant growth, gentrification, and how displacement of immigrant and indigenous communities are having negative impacts on local economies.

Councillor Villeneuve spoke about housing issues in the Cities of Denver, San Francisco and Seattle, and policy tools being used to support the construction of

affordable housing and suggested that consideration be given to exploring creative ways to use policy to meet housing needs.

5.6 Manager's Report

Report dated April 27, 2018 from Donna Brown, Donna Brown, General Manager Human Resources and Housing Services, updating the Housing Committee on draft policy related to tenant relocation due to redevelopment, 2018 non-profit affordable housing property assessments, the Canadian Housing and Renewal Association's National Congress on Housing and Homelessness, Canadian Mortgage Housing Corporation meeting held in Ottawa in April 2018, and MVHC vacancy reports.

In response to questions, members were updated on:

- staffing changes in Housing Services
- the rationale behind the BC Assessment's decision to change valuation methods for non-profit properties with affordable housing rental restrictions
- recent meetings between Metro Vancouver and senior governments to discuss MVHC projects and priorities

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated April 27, 2018, titled "Manager's Report"

CARRIED

6. INFORMATION ITEMS

It was MOVED and SECONDED

That the Housing Committee receive for information the following Information Items:

- 6.1 Correspondence dated March 14, 2018 from the Ministry of Infrastructure and Communities addressed to Greg Moore, Chair, Metro Vancouver Board, regarding Metro's Transit-Oriented Affordable Housing Study
- 6.2 Correspondence dated March 8, 2018 from the Ministry of Municipal Affairs and Housing addressed to Greg Moore, Chair, Metro Vancouver Board, regarding Metro's Transit-Oriented Affordable Housing Study
- 6.3 Report dated March 27, 2018 to the Housing Committee regarding Metro Vancouver's *Public Engagement Policy*
- 6.4 Inter-Office Memorandum dated March 12, 2018 from the City of Burnaby Finance Department regarding non-profit affordable housing property assessments

CARRIED

7. OTHER BUSINESS

No items presented.

8. BUSINESS ARISING FROM DELEGATIONS

No items presented.

10. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

That the Housing Committee close its regular meeting scheduled for May 4, 2018 pursuant to the *Community Charter* provisions, Section 90 (1) (e) as follows:

“90 (1) A part of the meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (e) the acquisition, disposition or expropriation of land or improvements, if the board or committee considers that disclosure could reasonably be expected to harm the interests of the regional district.”

CARRIED

11. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED

That the Housing Committee adjourn its regular meeting of May 4, 2018.

CARRIED

(Time: 2:20 p.m.)

Janis Knaupp,
Legislative Services Coordinator

Mike Clay, Chair