

The **Minutes** of the **Mission Sustainable Housing Committee** meeting held via videoconference on Thursday, February 10, 2022 commencing at 3:00 pm.

Members Present: Dawn Hein, Mission Association for Community Living, Chair  
Carol Hamilton, Councillor  
Ana Sanchez Bardales, Fraser Health Authority  
Annie Charker, Citizen Representative  
Deanna Clark, Ministry of Social Development and Poverty Reduction  
Gerald Heinrichs, Heinrichs Developments  
Jennifer Breakspear, SARA for Women  
Judith Ray, Citizen Representative  
Michelle Puffer, Mission Community Services Society

Members Absent: Tia Everitt, Mission Association for Seniors Housing, Alternate Chair  
Indigenous Housing Provider  
Mission Hope Central

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

**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 February 10, 2022 be approved as circulated.

CARRIED

**3. MINUTES FOR APPROVAL**

Moved and seconded,

That the minutes of the January 13, 2022 meeting of the Mission Sustainable Housing Committee be approved.

CARRIED

**4. NEW BUSINESS**

**(a) Membership Update**

Council has reappointed Gerald Heinrichs (Housing Provider / Builder / Agency Representative) and Annie Charker (Citizen Representative) to the Committee, each

for a two-year term. Additionally, Judith Ray has been appointed for a two-year term as a Citizen Representative. Each of these terms started on February 7, 2022.

**(b) Local Area Planning**

The Committee was provided with the draft Stave Heights Neighbourhood Plan (previously called the Parr Local Area Plan) and accompanying staff report, as presented to Council on February 7, 2022 at their regular meeting. Council granted second reading to the amending bylaw to incorporate the Plan into the OCP; the public hearing will be on March 7, 2022. M. Dickinson provided a presentation to the Committee describing:

- consultation with various groups;
- public engagement strategies and responses;
- changes made to the Plan; and
- next steps.

Discussion ensued and M. Dickinson answered the Committee's questions regarding environmental setbacks.

**(c) Affordable Housing Strategy Update**

At the February 7, 2022 regular meeting of Council, the Affordable Housing Strategy was approved. The Committee was provided with the Strategy and accompanying staff report, as presented to Council at this meeting. M. Dickinson presented an overview of the Strategy to the Committee that included:

- information about the rising cost of housing;
- the need for purpose-built rental and affordable rental housing;
- other housing gaps in Mission;
- the top strategies within the plan; and
- the intended implementation schedule.

Discussion ensued regarding lock-off apartments and secondary suites, and the possibility of them being assigned a higher priority level within the Strategy. M. Dickinson explained that as implementation of the Strategy moves forward, some of the priorities within the Strategy may need to be shifted.

The Committee also discussed the high cost of building lock-off suites compared to building small suites, and how there needs to be incentives for builders to construct lock-offs.

The Committee expressed concern regarding the timeline for hiring the Housing Coordinator and how it may affect the speed of implementation of the Strategy.

**(d) Joint MSHC and DLC Sub-Committee Update**

At the February 7, 2022 regular meeting of Council, Council resolved to support the initiatives of the MSHC and the DLC to form a sub-committee to review and assist in implementing the recommendations of the Affordable Housing Strategy.

M. Dickinson explained that at this time, staff recommend that the two Committees meet informally.

Discussion ensued and the following summarized comments were provided:

- At the initial meeting with representatives from the two committees, both sides expressed commitment to progress with the best advice possible that would help non-profit and developer work happen collectively. The sub-committee will need to work quickly to determine the priorities, incentives, blockades, etc.
- M. Dickinson and K. Hargreaves can meet with the sub-committee to look at the work program, starting off with the priorities identified in the Strategy.
- Both the sub-committee and new Housing Coordinator will be needed to keep the Strategy moving forward.
- It is essential to get units into the ground, regardless of timelines, in order to achieve the rental and affordable housing goals set out in the Strategy.
- Council has directed staff to provide quarterly updates on how implementation of the strategy is progressing. The first quarterly report will be in June 2022.

**ACTION ITEM:** G. Heinrich and J. Ray will organize a meeting between the two committees to initiate the sub-committee work.

## **5. ROUND TABLE**

### **(a) J. Ray, Citizen Representative**

The Urban Development Institute is hosting a webinar on February 23, “Developing Below Market Housing: A Guide for Non-Profit Housing Providers” that Committee members may wish to register for.

**ACTION ITEM:** S. Horvath will send the webinar registration information to the Committee.

### **(b) A. Sanchez Bardales, Fraser Health Authority**

Until Dragana Djordjevic returns to represent Fraser Health Authority on this Committee, requests for support can be channelled through to Ms. Sanchez Bardales.

Fraser Health’s “Connect to Care” grants may be a beneficial resource to some organizations. Ms. Sanchez Bardeles will provide information to the Committee.

### **(c) M. Puffer, MCSS**

Different options are being considered to locate a permanent youth emergency centre. The adult supportive build is awaiting approval from the Ministry of Environment.

For anyone that has clients in need of financial housing assistance to keep them in their homes, they can contact Erin Barber, Program Coordinator for the Homelessness Prevention Program or Tracy McCarthy, Manager for Housing at Mission Community Services Society.

### **(d) J. Breakspear, SARA for Women**

BC Housing is moving forward with the new second stage housing at 2<sup>nd</sup> Avenue and Wardrop Street. SARA for Women has engaged Purpose Driven Development and Planning to prepare a funding application to the Canada Mortgage and Housing Corporation for the redevelopment of the Santa Rosa Housing.

**6. NEXT MEETING**

Thursday, March 10, 2022 at 3:00 pm via video conference.

**7. ADJOURNMENT**

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 4:15 pm.