



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF

THE AFFORDABLE HOUSING ADVISORY COMMITTEE

THURSDAY, APRIL 11, 2019

PRESENT: **VOTING**

Councillor Kelly Fehr, Chair
Councillor Kari Gares, Vice-Chair
Jake Russell, Community at Large representative
Annette Sharkey, Social Planning Council
Lianne Longdo, Community at Large representative
Nanette Drobot, BC Housing
Brad Stinn, Building representative

NON-VOTING

Councillor Paul Britton, City of Armstrong

ABSENT: Glory Westwell, Habitat for Humanity
Russ Balance, Interior Health Authority

STAFF: Craig Broderick, Manager, Current Planning
Natasha Kositsin, Legislative Committee Clerk

ORDER

The Chair called the meeting to order at 4:04 p.m.

**ADOPTION OF
AGENDA**

Moved by Councillor Gares, seconded by Nanette Drobot:

THAT the agenda for Thursday, April 11, 2019 for the
Affordable Housing Advisory Committee meeting
be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Councillor Gares, seconded by Annette Sharkey:

THAT the minutes of the March 14, 2019 Affordable
Housing Advisory Committee meeting be adopted.

CARRIED.

UNFINISHED BUSINESS:

**UPDATE ON THE
DISCUSSION ON
VERNON HOUSING
AND
HOMELESSNESS
STRATEGIES**

The Committee reviewed the update provided at last meeting from Matt Thomson of Urban Matters to the Attainable Housing and Homelessness Strategy and provided the following feedback:

- Affordable Housing Advisory Committee won't meet for a couple of months till Council has a chance to look over the report
- Partners in Action will be reviewing the homelessness section of the report to evaluate which recommendations they have the capacity to take on

Attainable Housing:

Investing:

- Hesperia and Highlands is an example of land that is designated for Attainable Housing
- PV Road- City owns the land but in partnership with BC Housing to build what the City wants on that land to keep the costs low for affordable housing
- N&T on 48th for example there is a Housing Agreement that has to stay as rentals for a period of time
- Developing in required land for BC Housing not necessarily for City Real Estate

Inclusion Zoning Contribution:

- Most developers do not want to get into this as it is too much management on their part

Explore Incentives (grant programs)

- To promote Rental Housing grants and Tax Incentive for developing in certain areas

Interest Capital Grants

- Council concerned where these funds would come from

Senior Government

- To ensure a good working relationship with BC Housing
- Applying to UBCM for housing needs assessment

Short Term Rentals

- Staff would like to see this happen

DCC Rebate

- Good incentive
- Done per square footage – smaller the unit the less DCC rebate
- We do not charge DCC to BC Housing (pools from gaming fund)
- Rental housing grant reduces DCC charge – depends on how many apply

Explore parking requirements on Non-profit

- Reviewing parking standards in the downtown core
- Increase for business and reduce for residential

Lockoffs:

- A time-share unit that must be able to be divided into two distinct dwelling units, gives the owner to choose to rent out entire unit or split them in half and rent out both halves

Secondary Suites:

- Incentives available to make them more accessible
- DCC is not charged on secondary suites
- Suites are not permanent as one owner may want to use whole house and another owner may want to rent out suite
- You get more leverage on financing at the bank as the income will be more
- Carriage homes is getting more popular but has to go to Council to approve height requirements

Infill rentals:

- Financial incentives and the tools to encourage more infills
- Strategic plan has included the downtown core
- Hard to find developers that want to take this on

Explore Home Ownership:

- Tiny Homes or Carriage Homes that can be put on an existing land
- Some in process of being built on 20th Street - studios that will be tiny
- People are starting to gravitate to smaller homes

Public Education:

- Requires a grant
- Develops outreach support
- Promoting to our community what programs we have and who has access to them

NEW BUSINESS:**SENIOR (65+)
COMMITTEE
POSITION**

The Affordable Housing Committee discussed the Senior (65+) Committee Position and provided the following input:

- Charles Wills resigned
- Advertisement for new position

**UPDATE 1970
CHANGES TO**

The Committee reviewed the update provided at last meeting to the 1970 changes to Federal Income Tax and provided the following input:

**FEDERAL INCOME
TAX**

- Was put forward to UBCM 2 years ago
- Federal Government is reviewing to see if this can be brought back
- Would like to see if can be done Provincially instead of Federally

INFORMATION ITEMS:

NEXT MEETING

The next meeting is tentative

ADJOURNMENT

The meeting adjourned at 4:55 p.m.

CERTIFIED CORRECT:

 _____ Chair