



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF

### THE AFFORDABLE HOUSING ADVISORY COMMITTEE

WEDNESDAY, JANUARY 13, 2021

PRESENT: **VOTING**

Councillor Kelly Fehr  
Councillor Kari Gares  
Jake Russell, Community at Large representative  
Kimberly Fuller, Community at Large representative  
Brad Stinn, Building representative  
Colleen McEwan, Interior Health Authority  
Annette Sharkey, Social Planning Council  
Catherine Lord, Seniors Rep.  
Nanette Drobot, BC Housing

ABSENT: Councillor Paul Britton, City of Armstrong  
Glory Westwell, Habitat for Humanity

STAFF: Roy Nuriel, Staff Liaison, Economic Development Planner  
Daniel Sturgeon, Long Range Planner  
Janice Nicol, Deputy Corporate Officer  
Jade Adams-Longworth, Secretary, Corporate Services

**ORDER** The Committee Clerk called the meeting to order at 4:04 p.m.

**ELECTION OF CHAIR AND VICE-CHAIR** Nominations for the position of Chair and Vice-Chair for 2021 were called for.

The Committee agreed to re-affirm Councillor Fehr as Chair and Councillor Gares as Vice-Chair for 2021.

**ADOPTION OF AGENDA**

Moved by Councillor Gares; seconded by Annette Sharkey;

THAT the agenda for Wednesday, January 13, 2021 for the Affordable Housing Advisory Committee meeting be adopted.

**CARRIED.**

**ADOPTION OF MINUTES**

Moved by Annette Sharkey, seconded by Councillor Gares:

THAT the minutes of the March 30, 2020 Affordable Housing Advisory Committee meeting be adopted.

**CARRIED.**

**UNFINISHED BUSINESS:****HABITAT FOR  
HUMANITY -  
UPDATE**

Deferred to next meeting.

**NEW BUSINESS:****HOUSING NEEDS  
ASSESSMENT -  
WORKSHOP**

Daniel Sturgeon, Long Range Planner, reviewed the Housing Needs Assessment and the Housing Policy Next Steps and noted that this document encompasses 13 years of work. The following points were included:

- It was thought that a workshop as part of this meeting would provide an opportunity for the Committee to provide feedback on the Housing Needs Assessment (HNA) to date
- Some highlights of the HNA include:
  - Vernon has a shrinking and aging population – more deaths than births, any growth coming from those moving to area
  - We are above the median age for both the province and country
  - Only 10% of Vernon renters can afford to purchase a home
  - Important to note that the required median income to purchase a home is out of range for most renters
  - Over 2,000 units are unaffordable to those living in them
  - City needs to be looking at encouraging 75% of the homes building in the next five years as affordable
  - The HNA taken to Council n December 14, 2020 and referred by Council to the Affordable Housing Advisory Committee to develop goals and develop a framework
  - Consultation with stakeholders will also be done then return to Council with recommendations.

*Nanette Drobot left the meeting at 4:29 pm.*

A Roundtable was held to determine what stood out for Committee members in the Housing Needs Assessment:

- Median age comparison compared to Vernon, BC and the country, large number of seniors which demonstrates a lack of affordable housing
- Zoning requirements and planning – people respond to certain areas as a ‘senior area’, important to integrate how we build and supply mixed uses to a variety of needs, be mindful of where we are placing developments, should not be based on income but more on integration

- Need a broader understanding of what senior population wants as well – some prefer to live in a gated community and some seniors welcome living close to or with families and children
- Need to manage various needs of seniors as they age, facilitate aging in place
- Focus on where in the city to locate housing and the availability of land; determine type of structure based on needs
- Backlog of 3, 330 units and growing, need to ensure we have the right development associations providing stakeholder input
- Data suggests that many older folks are occupying large homes simply because there is no other option, would like to downsize.
- We have a short-term plan but need to look at the longevity of any buildings constructed
- Danger with a housing strategy – paints everyone with same brush – various needs for many seniors – many in single family home are adding a suite which is the same as younger families needing a suite to get into housing market
- About 10% of children are in the low income bracket - important to note that families with children are struggling – lone parent families – need to put pressure on senior levels of government for subsidies

The Committee broke into groups for the workshop component at 4:58 pm with the goal of focusing on the following four themes. Is there a category missing? Which theme resonates the most to you? At the next meeting, Committee can assign specific actions and determine path.

1. Accessible housing for all stages of life
2. Rental housing
3. Attainable and appropriate
4. Capacity to deliver – break into groups to think big and focus on whether there is a theme missing. At next meeting, specific action and how do we get there.

*Colleen McEwan left the meeting at 5:18 pm. Jake Russell left the meeting at 5:28 pm.*

## **WORKSHOP OUTCOMES**

The Committee reconvened at 5:35 pm and reviewed workshop outcomes. The following was noted:

- Workshop provided good discussion, reviewed all themes and had additions for each

- Need to consider age groups and needs and explore retrofitting of existing inventory so it can be used for various ages. This will include changes to building code, permits and zoning bylaw.
- Rental housing – there is a need for more units to cover core needs and various age groups, need communication with development community to support the development of varied rental units
- Attainable – requires review of OCP and zoning to open up development areas to varied uses, incomes and densities.
- Need to include those with mental health issues and provide transitional housing, open communication with Interior Health
- Creating confidence amongst the building community – what can you build and where with zoning and incentives. Suites are driving the single family market
- It was felt that the categories work with the addition of ‘Confidence within development community’
- Will identify benefits which can translate into measurables as the next stage
- The documents, moving forward, will be circulated to the Committee.
- Thank you to everyone for participating.

Moved by Catherine Lord, seconded by Annette Sharkey:

THAT the Affordable Housing Advisory Committee receives the Memorandum titled “Housing Needs Assessment and Housing Policy Next Steps” dated January 8, 2021 from the Long Range Planner.

**CARRIED.**

**INFORMATION ITEMS:**

The Committee reviewed the Bullying and Harassment Policy and the Committee’s Terms of Reference.

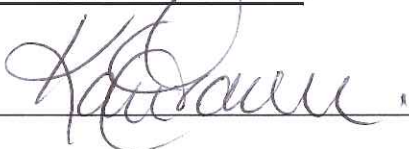
**NEXT MEETING**

The next meeting date to be announced.

**ADJOURNMENT**

The meeting adjourned at 5:51 pm.

**CERTIFIED CORRECT:**

 Chair