**Meeting Focus – to discuss current status of housing strategy creation project and next steps**

**Present:**

**Island Trust – Alex Allen**

APC - Wendy Burton, Joanne Ovitsland, Vicki Bale,

Community Profile Project - Angeleah Hoeppner

CVRD – Daniel Arbour

HDCHCS – Meredith McEvoy

HICEEC - Sheila McDonnell, Karen Ross, Donna Tuele,

HIHS – JoAnn Harrison, Sadie Chezenko, April Lewis

HIRRA – Regrets – Ashley Stotts

HISTRA – Regrets – Ray Thierrien, Angela Hudson

Past HIRRA reps - Daniel Siegel, Lynn Nunley

1. **Land Acknowledgement**
2. **Communication**

An acknowledgement of the different opinions about recommendations regarding STVR’s and a request to keep this meeting focussed on affordable housing and a housing strategy and for speakers to use respectful, non-inflammatory language.

1. **Islands Trust**

An amendment to the Agenda that was circulated: Alex Allen requested an opportunity to share a short Power Point presentation from the housing conference he recently attended: the Housing Summit and Rural and Northern Opportunities- See attached Power Point

* The Trust is trying to determine if the new provincial housing initiatives will apply to the Trust area.
* The Province has overridden municipal bylaws in some areas in regards to carriage houses being approved for long term housing. Two HICEEC reps gave strong approval for this initiative.
* Only a few of the Islands Trust LTC’s are advanced enough in their housing strategy planning to apply for the Housing Accelerator Fund grant. It is unknown if there will be another HAF intake.
* Island**s** Trust planners are creating a Housing Toolkit for Trust areas to use when working on their Housing Strategies.
* The Regional Planning Committee meets next week and will consider the possibility of organizing a housing forum.
* Question: did the topic of employer supported staff housing arise at the conferences?

Response: It did come up but mostly in relation to urban settings.

Examples were given of other communities’ initiatives:

* Whistler requires any new or expanding business to either provide staff housing or pay into a Housing Authority fund that supports workforce housing
* Ucluelet is considering allowing the use of RV’s for temporary housing in the summer
* Suggestion that the idea of employer supported housing is a fertile topic for discussion in the future. HICEEC suggested that housing, or contributions in lieu, would be appropriate.

It was noted that the Coop has had hiring challenges for the new Manager due to lack of affordable housing and that in the past, the Thatch provided staff housing and Ford Cove currently does so. KR Addition to minutes, Note: As does Sea Breeze, Fossil Beach, Lerena, Bradsdadland, Middle Mountain Meadery, Tribune Bay Outdoor Education Centre, Tribune Bay Campsite, & Heron Rocks Campsite, and farm WOOFERS.

1. **Hornby Island Housing**

The following announcement was screen shared:

**Hornby Housing Update**

**April 2023**

Hornby’s **Beulah Creek Housing Village** continues to move through provincial and federal funding approval processes. In the meantime, this spring we’ll be seeing the future Village advance with more detailed architectural design towards preparation of construction-ready drawings. Remaining approvals for water licensing and sewage treatment are being pursued as well.

**If you’re planning to apply to become a Beulah Creek Village resident, be sure to file your 2022 income tax return.** For eligibility, Notices of Assessment from Canada Revenue Agency are required for proof of income.

Hornby Housing and M’Akola Housing Society will keep the community updated as the next key milestones are achieved!

* BCH made a decision to provide a Cost Pressure Grant that will fill the gap between the cost of subsidizing the project and funding normally available. $2 million. (and point of clarification for myself: Does BCH make grant decisions? Or is it the Provincial Government? Who administers the Cost Pressure Grant? )
* HIHS thanks Daniel Arbour and the CVRD for their support and will send a thank you to MLA Josie Osbourne for her advocacy on behalf of the Beulah Creek Project.

**Question:**

*There are several Hornby Island community members who have applied for housing on the BCH registry. If they twice refuse housing that is offered elsewhere before Beulah Creek is ready for occupancy, will they be removed from the registry? The need to clarify this information is critical.*

**Response:**

HIHS has been told that BCH requires that any applicant on the list check in every 6 months to confirm registration details in order to remain on the list. They will not be removed from the list if they turn down offers of housing. It is too early to apply for housing at Beulah Creek as even if all requirements are met and final approval given, the units would not be ready until early in 2025.

1. **Questions submitted re: current housing projects – Beulah Creek, Crown Lands,**
2. *HICEEC proposal for crown land acquisition*
   1. *where on the sketch sent in January is the proposed building site*

The specific site is not designated as there are many models of housing and funding sources being considered. Ex. workforce housing for non-profits and businesses, , co-housing, seasonal housing – getting mortgages, participant and commercial basis, investment from businesses.

* 1. *K'omoks Nation treaty process open house advised us the Nation and the provincial and federal negotiators are still looking for land, specifically Crown Land, for the Nation. Have they been advised that a proposal is coming?*

It is premature to approach he K’omoks First Nation as the project isn’t far enough along to have details. HICEEC has reached a welcoming hand in the direction of the new Council, and an overture towards a relationship.

**5. Questions submitted re: current housing projects – Beulah Creek, Crown Lands,**

1. *HICEEC proposal for crown land acquisition*
   1. *what is the status of the proposal? Pre-application? If so, where can that pre-application be viewed*

This project is in very preliminary stages and much more consultation is needed before a business plan and application can be submitted. Community input is very welcome. Photos of what buildings could potentially look like, and a potential property mapwere presented at the Vision session. The focus was to start the public dialogue and to make people aware of the idea of the project. Also to solicit interest and participation. The graveyard committee has also requested a boundary adjustment. Information and materials will be shared as soon as they become available.

* 1. *releasing Crown Land that is already designated PU requires extensive community consultation and agreement. What role does HIRRA play in this process?*

No official HIRRA representatives were present. HICEEC and HIRRA have had a collaborative approach to the Vision process and will continue to work together. They have not been approached to work on this project, but access the HIRRA membership is valuable to helping inform the public Angeleah Hoeppner requested that the background information be sent to the three new HIRRA Executive members. (Ashley, Angeleah and

HICEEC emphasized that all levels of community need to be involved perhaps with continuing meetings with the Central Area occupants - including HIRRA, HIAA, Preschool, School, Fire Department, and SPARK ie traffic flow in the area

* 1. *What is the name of the person in Victoria who has been hired to facilitate HICEEC's proposal?*

Katherine found consultant Ross Birchall who has an impressive group of colleagues and who is working on a contingency basis to find funding for a pre-feasibility and feasibility study.

* 1. *what are the plans for tackling the "water license/system" issue for a mobile home park*

How water and septic regulations need to be applied to any of the proposed housing models will be included in the pre-feasibility and feasibility studies.

At the Coastal Communities conference, there was unanimous support for streamlining water license applications. There needs to be strong advocacy from all communities. Anticipate that rainwater collection will be implemented.

1. *What ideas does the Network have about increasing density on R2 lots to accommodate multi-residence development? Are there any fledgling proposals percolating?*
2. *What is the status of the Beulah Creek Project?*
   1. *should those who put themselves on the BC Housing list remove themselves or stay on the list* See above.
3. *Can we get an update on the Housing Strategy document*

*A document listing all the recommendations gathered to date will be presented prior to the next meeting.*

1. **Community Profile – Housing Information**

Angeleah Hoeppner presented a multi-layered map that identifies the zones, lot lines, BC assessment information about each lot, aquifers including vulnerability, registered wells and empty lots.

She has also been able to calculate the residential tax base for the islands. It is unknown at this time what classification each lot is taxed under.

There has been a population increase on the island: an increase of 20.6% - 1016 in 2016 to 1225 in 2021 and a change in the number of dwellings: an increase of 1.16% - 1104 in 2016 to 1117 in 2021, 595 occupied year round as of 2021, 585 in 2016. Daniel explained that the revenue raised from taxes actually decreases when there are more year round occupied houses as those home owners are eligible for the home owner grant.Daniel will work with Angeleah around the mill rate for the various services **to calculate tax levied amounts**

**Community Profile – Housing Information**

**What else do we need to know to create a housing strategy? Please send feedback to Angeleah.**

* What types of housing is needed? (Not just small units, there are families in need as well).

The Community First Report and The Village applicant list has unit size identified. More data will need to be gathered.

* More information about the economy. (Karen will email suggestions to Angeleah)
* Use a percentage of growth and compare with the Valley and the Province. The islands are much higher meaning that there are more people per capita needing housing and less housing available.

What are the project deliverables? – Community profile and data bases for both Hornby and Denman.

1. **May 5th LTC meeting**

Sadie explained that the Trust planners had suggested that HIHS request a delegation to the May 5th LTC meeting, but HIHS will decline to do so until we have a housing strategy to present.

1. **Housing Strategy grant deadline**

HIHS will ask for an extension to the grant deadline due to the delay in the LUB and OCP review process.

1. **Discussion of APC housing density recommendations - see attached**

The APC Chair reviewed the rationale for the recommendations around STVR’s as it relates to their recommendations to increase the housing density allowed in various zones. The intention of the recommendations was to balance the need for residential tenure and future STVR operators. Even though the APC believe that a business license process is desired for STVR operators, that mechanism is not in place resulting in reliance on the TUP process with all its limitations. It was suggested that it would be good to compare the benefits and disadvantages of a business license process/TUP process, should the option become viable. Ex. Cumberland STVR operators have to apply for a business license every year, identify their occupancy cap and prove septic and water capacity.

The APC is also recommending that the Trust request that the Province designate the aquifers supplying water to the subdivisions be designated as A1, in recognition of the vulnerability due to density.

The APC has also recommended correcting the Trust administrative error that omitted trades and services as permitted activities in Public Use zoning. This would permit community housing in the PU zones.

Responses

Daniel Arbour reported that there is more pressure on the CVRD to create a business license process as there more STVRs appearing in other rural areas of the CVRD where they are not permitted uses. A licensing system is years away, but the CVRD is considering the empty home tax. The IT council may ask for the Trust area to continue to be exempted from that tax.

The CVRD is reviewing priority areas around septic with a political appetite to move forward on the issue. Hornby has been noted as having red zones as there is vulnerability around septic and water in high density areas. This concern is raised in the annual meetings with the Islands Trust. It is unlikely that there will ever be a “septic system” for the island. The water system on Denman, despite a $1.2 million grant will cost home owners $4400/yr. Daniel will provide the report done for the region on septics.

1. **Discussion of APC housing density recommendations cont’d**

One of the key factors to consider in recommending that permitted use of STVR be removed in all zones and new ones required to apply for a TUP, is the ability to be able to identify carrying capacity, given that there is no licensing process under the CVRD and IT.

The CVRD is collaborating with the CV Ending Homelessness Coalition around an application to the Housing Accelerator Fund.

The CVRD supports the “hamlet” project and is happy to collaborate with them in looking at the Housing Accelerator Funding.

Daniel mentioned that the Provincial focus for funding and locating Affordable Housing is in areas that are Affordable to live. In particular those with land near public transit, access to support services, etc. Hornby is not an affordable place to live, so this is challenging.

1. **Co-housing option – see attached**

For information for future discussion.

1. **Items for future discussion**

* Review housing recommendations from several sources: APC, Pat Maloney Planning report to the Island Trust, Mayne Island, Trouble in Paradise, Nine Point Housing Plan, HICEEC
* Co-housing project
* Employer supported housing

1. **Minute Taking**

A request from the HICEEC representative for a new minute taker to be engaged, with thanks to April for doing the minutes so willingly, in order to ensure that minutes are recorded from a neutral perspective and to allow everyone with knowledge present to participate without distraction A suggestion to record the meetings was put forward. Tabled to next meeting.

1. **Next meeting**

Sadie will circulate a Doodle poll to set the date and will send out the list of all housing recommendations gathered to date to the HHN members prior to the next meeting.