**Meeting Focus – to discuss current housing needs data, identify what else we need,**

**look at housing continuum and strategy template**

Hybrid meeting using OWL technology at Room to Grow:

Chair - JoAnn Harrison

ZOOM host – Angeleah Hoeppner

Minutes – April Lewis

1. **Land Acknowledgement –** JoAnn Harrison
2. **Introductions and welcome to new members**
3. **Clarification:**

* There will be a rotating chair.
* Anecdotal minutes only will be taken. Hybrid meetings will be recorded as well.
* Members present and absent will not be included in the minutes but will be available upon request.
* Attendees are asked to clarify if they are speaking for themselves or for the group they represent.
* Member groups are asked to identify one spokesperson for their group to ensure that all voices are heard and the speaking time shared equitably.

1. **Additional data needed:**

* # of families and children needing housing
* Estimate of people to come
* # of seasonal employees needing housing (HICEEC to gather stats from businesses & non-profits)
* # of year round employees needing housing (HICEEC to gather stats from businesses & n0n-profits)
* Point in Time count - how could we do that for both summer and winter
* How to include the housing needs of those of do not wish to be counted
* Range of needs
* Different levels and categories of housing needs and solutions and numbers in each
* Range of solutions
* Current regulations
* Changes over time in various age demographics
* Reasons for leaving
* Who are the people moving through
* Stats about the mismatch between island affordability and wages
* Who are the landlords
* Who are the renters
* Barriers to renting and to being a landlord
* Identify supports for both renters and landlords
* Water Stewardship data
* Septic and composting toilets regulations

1. **Additional data needed:**

* Potential changes at the provincial level to the designation of island aquifers
* Hornby Island Groundwater report
* Septic report from the CVRD
* Current OCP and non-profit regulations – what is already possible re: housing
* Historical context, need and solutions (learn from past)
* Transportation implications with any density increase

1. **Strategy Suggestions**

* Remove the barriers to renting
* Marry those folks with housing who need help to those who need housing
* Educate community about current regulations, context and factors to consider
* Frame the strategy through an environmental & climate change lens with a focus on water conservation and septic capacity
* Provision of local amenities to reduce car dependence
* Host focus group meetings for those interested in various solutions, ie co-housing

1. **Actions**

* Tony and Sadie will co-create a draft for feedback from the HHN including current regulations; the recommendations currently on the Trust project charter; the barriers to developing small lots; short term, mid term and long term priorities
* Tony and Sadie will send out a timeline for developing the housing strategy including a community consultation process
* Angeleah and Joanne O. will provide data as needed
* Wendy will send data on needs identified to her
* Wendy will send the APC regulations and rationale
* Request an extension to the existing moratorium on illegal secondary dwellings
* Establish liaison with Denman Housing group
* Define the target and intent of the housing strategy
* Sadie will circulate a Word version of her current draft
* Sheila will liaise with the Gulf Islands Economic group re: housing

1. **Eligibility for Beulah Creek**

JoAnn circulated a draft document specifying the criteria for eligibility to live at Beulah Creek. The document is not for broad circulation at this point. HHN Members will provide feedback to HIHS, prior to the document being submitted to M’akola.

1. **Next Meeting Date**

End of July or early August, depending on how far along the draft housing strategy is. A Doodle Poll will be circulated along with the strategy development timeline.

The HHN will decide at the next meeting whether or not to request that HHN submit a request to the IT for a delegation from the HHN to be included at the September Islands Trust meeting.