

The Corporation of the
CITY OF WHITE ROCK



Housing Advisory Committee
AGENDA

Tuesday, July 27, 2021, 4:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M192 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

T. Arthur, Director of Corporate Administration

	Pages
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
RECOMMENDATION THAT the Housing Advisory Committee adopt the agenda for July 27, 2021 as circulated.	
3. ADOPTION OF MINUTES	3
RECOMMENDATION THAT the Housing Advisory Committee adopts the minutes of the April 28, 2021 meeting as circulated.	
4. INTRODUCTIONS	
Roundtable introductions to take place.	
5. REVIEW OF THE COMMITTEE TERMS OF REFERENCE AND COMMITTEE MANDATE	9
Manager of Planning to provide a presentation on the Committee Terms of Reference and mandate.	

6.	PRESENTATION OF DRAFT HOUSING NEEDS ENGAGEMENT SUMMARY REPORT	18
	Representatives from CitySpaces Consulting to provide a presentation of the draft Housing Needs Engagement Summary Report.	
7.	2021 - 2022 WORK PLAN	69
	The Committee to discuss potential items for the 2021-2022 Work Plan. This information will be provided to Council for their endorsement.	
	Note: Previous Committee Action Tracking Document provided for reference purposes.	
8.	OTHER BUSINESS	
9.	INFORMATION	
9.1.	COMMITTEE ACTION TRACKING	74
	Corporate Administration provides the action-tracking document to the Task Force for information. This spreadsheet will be updated after each meeting and provided to members for information.	
10.	2021 MEETING SCHEDULE	
	RECOMMENDATION	
	THAT the Housing Advisory Committee approves the following schedule of meetings (taking place from 4:00 p.m. to 6:00 p.m.):	
	<ul style="list-style-type: none"> • July 27, 2021; • September 28, 2021; • October 26, 2021; and, • November 23, 2021. 	
11.	CONCLUSION OF THE JULY 27, 2021 HOUSING ADVISORY COMMITTEE MEETING	



Housing Advisory Committee

Minutes

April 28, 2021, 3:30 p.m.

Via Microsoft Teams

PRESENT:	C. Harris, Committee Member M. Sabine, Committee Member G. Duly, Committee Member A. Mangain, Committee Member R. Bayer, Non-Voting Member
COUNCIL:	Councillor A. Manning, Chairperson (non-voting) Councillor E. Johanson (non-voting)
GUESTS:	Mayor D. Walker (non-voting) (departed the meeting at 4:58 p.m.) Mayor M. Hurley, City of Burnaby and Chair of Metro Vancouver Housing Committee (departed the meeting at 4:04 p.m.) H. McNell, General Manager of Regional Planning and Housing Services, Metro Vancouver (departed the meeting at 4:04 p.m.)
ABSENT:	C. Bowness, Committee Member U. Maschaykh, Committee Member
STAFF:	G. Newman, Manager of Planning C. Richards, Committee Clerk K. Sidhu, Committee Clerk

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 3:31 p.m.

2. ADOPTION OF AGENDA

2021-HAC-007: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopt the agenda for April 28, 2021 as circulated.

Motion CARRIED

3. ADOPTION OF MINUTES

2021-HAC-008: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the March 24, 2021 meeting as circulated.

Motion CARRIED

4. ADDRESSING AFFORDABLE HOUSING PRESENTATION

Mayor Mike Hurley, City of Burnaby and Chair of the Metro Vancouver Housing Committee, and Heather McNell, General Manager of Regional Planning and Housing Services, Metro Vancouver, presented on the topic of addressing housing affordability in Metro Vancouver.

Mayor M. Hurley departed the meeting at 4:04 p.m.

H. McNell departed the meeting at 4:04 p.m.

5. DEFINING AFFORDABLE HOUSING IN THE CITY OF WHITE ROCK CORPORATE REPORT

The Manager of Planning and Development Services summarized a corporate report on defining affordable housing in White Rock, titled *Defining "Affordable Housing" in the City of White Rock*.

It was noted that that the recommendation could be amended to include the source of the average rents definition, which is provided by the Canada Mortgage and Housing Corporation (CMHC).

Mayor Walker departed the meeting at 4:58 p.m.

2021-HAC-009: It was MOVED and SECONDED

THAT the Housing Advisory Committee recommend the following resolution to Council:

WHEREAS White Rock Council has directed staff to define affordable housing; and,

WHEREAS the Housing Advisory Committee (HAC) is tasked with providing advice to Council regarding potential housing and affordable housing policies, tools, incentives and partnerships that support a range of housing options and affordability levels in the City of White Rock; and,

WHEREAS staff have been working with members of the HAC to prepare a draft definition of “affordable housing” that not only reflects approaches undertaken by higher levels of government, housing agencies, and other industry partners, but is also reflective of local considerations; and,

WHEREAS many agencies including the Canada Mortgage and Housing Corporation (CMHC), Metro Vancouver, and BC Housing recognize “affordable housing” as being that for which “shelter costs”, commonly including rent or mortgage payments, property taxes, strata fees, heating costs, and in some cases internet fees, do not exceed 30 percent of the before tax (gross) income of the household; and,

WHEREAS roughly 67 percent of all households in the City (6,720 homes) have a gross income of less than \$90,000, being the income threshold generally needed to purchase a home at the lower end of the local ownership market while respecting the 30 percent threshold; and,

WHEREAS approximately 40 percent of all households (3,955 homes) have incomes of less than \$50,000, being the household income needed to afford the average market rent in White Rock (i.e., \$1,191 per month in 2020 as identified by CMHC), while staying within the 30 percent threshold; and,

WHEREAS variability in household income is such that many low-to-moderate income households in the region do not have the financial capacity to enter into the ownership market nor do they have income sufficient to cover the costs of market rental housing in the City of White Rock;

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare affordable housing definitions for the Official Community Plan considering factors including gross household income, the tenure of the household, and the costs associated with maintaining a home, and to focus on ensuring policies for affordable housing

are directed toward increasing the supply of rental housing for “very low income households” and “low income households,”; and,

BE IT FURTHER RESOLVED THAT Council direct staff to base the definition of “affordable ownership housing” on a 30 percent income-to-shelter-cost ratio, and to base the definition of “affordable rental housing” on housing where the rent is 20 percent below the average rents, by unit type (number of bedrooms), of purpose-built rental apartments in the city.

Amendment Motion Number: 2021-HAC-010: It was MOVED and SECONDED AMENDING MOTION:

THAT the Housing Advisory Committee amend the following resolution to Council to include acknowledgement of CMHC being the source of the average rents definition.

Motion CARRIED

Question was called on the Main Motion as Amended and it was CARRIED

Motion with Amendment Now Reads as Follows:

WHEREAS White Rock Council has directed staff to define affordable housing; and,

WHEREAS the Housing Advisory Committee (HAC) is tasked with providing advice to Council regarding potential housing and affordable housing policies, tools, incentives and partnerships that support a range of housing options and affordability levels in the City of White Rock; and,

WHEREAS staff have been working with members of the HAC to prepare a draft definition of “affordable housing” that not only reflects approaches undertaken by higher levels of government, housing agencies, and other industry partners, but is also reflective of local considerations; and,

WHEREAS many agencies including the Canada Mortgage and Housing Corporation (CMHC), Metro Vancouver, and BC Housing recognize “affordable housing” as being that for which “shelter costs”, commonly including rent or mortgage payments, property taxes, strata fees, heating costs, and in some cases internet fees, do not exceed 30 percent of the before tax (gross) income of the household; and,

WHEREAS roughly 67 percent of all households in the City (6,720 homes) have a gross income of less than \$90,000, being the income threshold generally needed to purchase a home at the lower end of the local ownership market while respecting the 30 percent threshold; and,

WHEREAS approximately 40 percent of all households (3,955 homes) have incomes of less than \$50,000, being the household income needed to afford the average market rent in White Rock (i.e., \$1,191 per month in 2020 as identified by CMHC), while staying within the 30 percent threshold; and,

WHEREAS variability in household income is such that many low-to-moderate income households in the region do not have the financial capacity to enter into the ownership market nor do they have income sufficient to cover the costs of market rental housing in the City of White Rock;

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare affordable housing definitions for the Official Community Plan considering factors including gross household income, the tenure of the household, and the costs associated with maintaining a home, and to focus on ensuring policies for affordable housing are directed toward increasing the supply of rental housing for “very low income households” and “low income households,”; and,

BE IT FURTHER RESOLVED THAT Council direct staff to base the definition of “affordable ownership housing” on a 30 percent income-to-shelter-cost ratio, and to base the definition of “affordable rental housing” on housing where the rent is 20 percent below the average rents (the source of the average rents definition being from CMHC), by unit type (number of bedrooms), of purpose-built rental apartments in the city.

6. OTHER BUSINESS

None

7. INFORMATION

7.1 COMMITTEE ACTION TRACKING

Corporate Administration provided an action-tracking document to the Task Force for information. This spreadsheet will be updated after each meeting and provided to members for information.

8. **2021 MEETING SCHEDULE**

No scheduled meetings at this time.

9. **CONCLUSION OF THE APRIL 28, 2021 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:10 p.m.

A. Manning, Chairperson



C. Richards, Committee Clerk

UNAPPROVED

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



POLICY TITLE: **TERMS OF REFERENCE:**
HOUSING ADVISORY COMMITTEE
POLICY NUMBER: **COUNCIL POLICY 164**

<i>Date of Council Adoption: April 26, 2021</i>	<i>Date of Last Amendment: July 12, 2021</i>
<i>Council Resolution Number: 2019-316; 2020-155; 2021-336; 2021-275</i>	
<i>Originating Department: Planning and Development Services</i>	<i>Date last reviewed by the Governance and Legislation Committee: June 14, 2021</i>

1. Mandate

The White Rock Housing Advisory Committee will provide input to Council regarding local-level policies, programs, and incentives that may be used to support a range of housing options and affordability levels in the City. The work of the Committee will include:

- Collecting and evaluating information made available by federal, provincial, and regional agencies (e.g., Statistics Canada, Canada Mortgage and Housing Corporation, Ministry of Municipal Affairs and Housing, BC Housing, Metro Vancouver, etc.) as they relate to housing and potential trends applicable to the City of White Rock.
- Identifying municipal approaches to supporting housing initiatives through measures such as policy incentives (e.g., density bonusing), alternative zoning standards (e.g., parking reductions), direct municipal contributions, and private-public partnerships.
- Preparing summary materials for discussion including options that identify the underlying issue, opportunities to address the issue, and potential constraints or resource needs.
- Reviewing draft policies, reports, and other materials prepared by the Planning and Development Services Department. This may include a review of updates to the Official Community Plan, Council Policies related to housing matters (e.g., Community Amenity Contribution, Secondary Suites, Tenant Relocation, Renovation and Relocation, etc.), alternative regulatory controls such as residential rental tenure zoning, and emerging strategies (actions) that may be used to address areas of local housing need as identified in the preparation of a White Rock Housing Needs Report.
- Members bring the strengths of their individual networks to improve the Committee outcomes. This may include consulting with community stakeholders, government and non-profit agencies, potential partners and the public to develop strategic goals and actions to protect and maintain the City's rental housing stock while creating new opportunities along a housing continuum (e.g., homeless shelters, transitional housing, affordable (non-market) rental housing, market rental and ownership housing, etc.).

The Committee may also be tasked with evaluating other housing-related matters referred to it by Council, the Chief Administrative Officer, or Staff Liaison.

2. Annual Work Plan

Council will participate in a workshop with staff prior to the Advisory Body / Committee (AC) appointments being made where they will give input that would be developed to bring forward to the AC regarding elements of work that the AC would include in it as annual work plan to support Council's Strategic Priorities. This would not be intended to limit the AC from undertaking other initiatives that are in line with Council's Strategic Priorities but rather to assist the AC in more efficiently developing an effective work plan that would assist Council in accomplishing their Strategic Priorities in a timely manner.

The annual work plan will be prepared by the AC for their term and submitted to Council within two (2) months of its appointment by Council. It is recognized that other work items may arise during the course of the term and that additions to the work plan may be recommended by Council, staff or the AC itself. Additional items requested to be added to the work plan by the AC should not require additional meetings from their meeting schedule. The purpose of the AC is to advise Council on items linked directly within their mandate, which correlate to Council's Strategic Priorities.

Any amendment to the AC's approved work plan must be approved by Council.

3. General Terms

Appointments will be made by Council for a two (2) year term. The term appointments will not exceed the current Council term.

Subsequent appointments by Council to the AC's will be preferred to address the replacement of members who resign mid-term. The Chairperson and Vice-Chairperson will determine if it is necessary that further recruiting is required for anything other than mid-term appointments.

4. Membership

The Housing Advisory Committee will consist of up to seven (7) voting members some of which will bring expertise / experience in areas applicable to the mandate of the AC and some will be representatives of the community-at-large. Members of the Committee with backgrounds in the following fields / sectors would be considered an asset:

- Non-market (not-for-profit) housing provider / developer;
- For-profit developer;
- Realtor or other professional engaged in the land sale / development sector;
- Supportive services sector (e.g., care to seniors, supports for those with developmental disabilities, etc.); and
- Institutional sector (e.g., employee of Peach Arch Hospital, medical services provider, etc.)

In addition, the City would welcome a representative of Semiahmoo First Nation to bring their voice to the Committee.

These members would be in addition to the two (2) Councillors, who will be named as Chairperson and Vice-Chairperson (non-voting members).

The membership will include the following members from community-based organizations (non-voting members):

- Options (BC Housing);
- Homeless to Housing (Rick Bayer);
- Member of Parliament Representative;
- Member of Legislative Assembly Representative; and
- Representative from Seniors Planning Table.

The following considerations will be made by Council when appointing members to the AC's: diversity including age, gender, ethnicity, etc.

Note: Anyone that has been removed from an AC, due to a breach in the Code of Conduct will not be considered for future appointments to an AC, under the current Council term.

5. Chairperson/ Vice-Chairperson

The two (2) members of Council on the Committee will serve as the Chairperson and Vice-Chairperson. The positions of Chairperson and Vice-Chairperson will alternate on an annual basis between the two (2) Councillors and will serve as non-voting members on the AC.

6. Meetings

- a) The AC will meet on a monthly basis.
- b) Corporate Administration will distribute a meeting schedule at the first meeting to be reviewed and adopted. The meeting schedule will be published and updated as needed by the Committee Clerk.
- c) The agenda will be created and distributed by Corporate Administration, including a standing item with a review of the AC's progress toward completion of its current term work plan, as endorsed by Council.
- d) If there are no agenda items for the meeting received by noon on the day that is one (1) week prior to the meeting, the meeting will be cancelled. The Committee Clerk will inform the Chairperson, Vice-Chairperson, staff liaison(s) followed by committee members.
- e) Staff will inform the Chairperson and Vice-Chairperson in the circumstance a meeting must be cancelled prior to an official notice going to the AC. A meeting may be called, cancelled or rescheduled by the Chairperson. Notice of a meeting, cancellation or rescheduling must be received by the Committee Clerk by 8:30 a.m. the day prior to the proposed meeting.

- f) AC members must advise the Committee Clerk of their intent to attend or to be absent from a meeting. If the majority of members indicate that they will not be attending the meeting, the Committee Clerk will cancel the meeting by first attempting to notify the Chairperson, Vice-Chairperson and staff liaison(s), followed by informing all members.
- g) On occasion, Corporate Administration may be required to cancel or reschedule meetings. On such occasions, notice will be given to all members following notification of the Chairperson and staff liaison, followed by all members.
- h) At the initial Housing Advisory Committee meeting:

An orientation process for new members will be prepared for presentation at the first meeting after appointments are made by Council. Including but not limited to within the orientation:

- Summary of the mandate;
 - Overview of the current or previous work plan;
 - Recent successes;
 - How the AC fits within the broader organization of the City;
 - Overview of the correlating supplemental material (ex: Master or Strategic Plans);
 - Summary of Council's Priorities in relation to the mandate;
 - Process and procedures in meeting conduct; and
 - Overview of the City's Code of Conduct, Respectful Workplace Policy and Anti-Racial Discrimination and Anti-Racism Policy;
- i) Due to the COVID-19 pandemic, meetings will be held only through electronic means. Once the COVID-19 pandemic/ related Provincial Health Orders permit then all meetings will be open to the public, and held in person unless designated as closed to the public pursuant to Sections 90 and 93 of the *Community Charter*, and held in person.
 - j) The public may attend meetings to observe only. Members of the public must maintain decorum at all times. Interruptions of any kind are not permitted while the meeting is in progress.
 - k) When deemed relevant to the discussion of a particular item of business under consideration, the AC will take into account the meeting business, the permitted time to conduct the remaining business and the Chairperson may, with majority consent of those committee members in attendance, give permission to a member of the public in attendance to speak to the item. The speaker will deliver their comment(s) within a limited time as determined by the Chairperson.
 - l) Meetings shall last no longer than two (2) hours, except under extraordinary circumstances as agreed to by the committee members present.
 - m) Members are expected to attend all regularly scheduled meetings. Corporate Administration will keep an attendance log and notify the Chairperson where there have been three (3) consecutive absences without knowledge/ reason. Council may determine that prolonged unexcused absences may result in the removal of the member.

- n) Any person with particular expertise, including staff, may be invited by the Chairperson or staff liaison(s) to attend a meeting in order to provide information or advice.
- o) An AC must hear and consider representations by any individual, group or organization on matters referred to the AC by Council.
- p) An AC does not have the authority to commit funds, enter into contracts or commit the City to a particular course of action.
- q) An AC cannot direct staff to act without the endorsement of Council. They cannot direct staff to take any action which is contrary to existing policies or directives or establish policies for the City.
 - i. Any such action must be referred to Council for consideration and adoption; and
 - ii. Staff liaisons may advise of existing policies or Council directives, and the need to refer the matter to Council prior to taking any action.
- r) On broader matters, such as organizing or setting up major/ unusual events or projects which do not have budget implications, the AC must receive prior approval from Council.
- s) Where a Member, their family, employer, or business associates have any interest in any matter being considered by the AC, that member will absent themselves from all aspects of consideration of that matter by declaring a Conflict of Interest. In this circumstance they are not to participate in any discussion nor the vote on the matter.
- t) Members are not permitted to speak directly with the media on behalf of the AC.
- u) Members will not represent themselves as having any authority beyond that delegated in the Terms of Reference approved by Council.

7. Meeting Quorum

- a) Quorum for meetings shall be a majority of all voting members. Quorum is the minimum number of voting members who must be present in order to conduct meeting business. Actions cannot be taken without quorum.

If during the meeting the Chairperson is aware that there is no longer a quorum present then they must announce the fact that quorum has been lost before taking a vote or presenting another motion and conclude the meeting.

- 7 members (majority) = four (4) voting members
- 6 members (majority) = four (4) voting members
- 5 members (majority) = three (3) voting members
- 4 members (majority) = three (3) voting members
- 3 members (majority) = two (2) voting members

- b) If there is no quorum present within 15 minutes of the scheduled start time, the Committee Clerk will:
 - i. Record the names of the members present, and those absent; and
 - ii. Conclude the meeting until the next scheduled meeting.

8. Meeting Minutes

- a) The meeting minutes will be action based and will only include:
 - i. Attendance
 - ii. Items discussed
 - iii. Resolutions that were adopted
 - iv. Action Items that were directed
 - v. Recommendations that were directed or adopted by the AC

9. Staff Support

- a) The relevant department(s) will provide the staff liaison(s) and technical support. Support functions include:
 - i. Participate in the orientation of AC members at the beginning of each term, and to new members as they are appointed, in regard to the mandate, work plan suggestions of Council, or adopted work plan, previous successes, how the AC fits within the organization and supplemental materials given for information purposes;
 - ii. Forward all agenda items to Corporate Administration at least one (1) week prior to the meeting date for agenda preparation and to post on the Public Notice Posting Place;
 - iii. Prepare reports on behalf of the AC;
 - iv. Review and return draft minutes to Corporate Administration prior to adoption;
 - v. Report back with status updates agenda items as required; and
 - vi. Prepare an Annual Report to be submitted to Council for information. The report will be forwarded to the AC prior to going to Council so their feedback can be considered.
- b) Corporate Administration will provide meeting management and recording support. Support functions include:
 - i. Provide members with orientation at the beginning of each term, and to new members as they are appointed, in regard to meeting process and procedures including review of the City's Code of Conduct, Respectful Workplace Policy and the Anti-Racial Discrimination and Anti-Racism Policy;
 - ii. Receive and prepare correspondence;
 - iii. Maintain a list of outstanding issues for action (Action Tracking);

- iv. Organize and prepare meeting agendas, in conjunction with the Chairperson and staff liaison
- v. Receive and organize all agenda-related presentation materials and/or hand-outs;
- vi. Distribute agenda packages to members;
- vii. Post all notices, agendas and minutes for the public record;
- viii. Prepare and provide minutes to the Director of Corporate Administration and staff liaison;
- ix. Provide minutes, with recommendations, to Council;
- x. Update the Terms of Reference policy; and
- xi. Create, amend and post, as needed, the AC meeting calendar.

10. Procedures

Unless otherwise provided for in these Terms of Reference, the procedures of the Committee will be governed by the City's Council and Committee Procedure Bylaw.

Sub-Committees and Working Groups (as noted in the City's Council and Committee Procedure Bylaw)

- a) Sub-committees: A committee may appoint members to a sub-committee to inquire into matters and to report and make recommendations to the committee for a specific purpose. A sub-committee may be formed in the circumstance there is a heavy workload and there are items that can be broken down and worked on with the sub-committee's advice and recommendations coming back to the originating committee. Meetings of the sub-committee are open to the public (subject to statutory closed meeting matters under s. 90 *Community Charter*), must include agenda, meeting minutes and be posted as a AC meeting held by the City of White Rock.

Note: Dedication of resources may be difficult to provide in view of competing priorities by staff.

- b) Working Groups: A committee or sub-committee may form a working group (2 or 3 persons) as an alternate to sub-committees for the limited purpose of:
 - i. Gathering, summarizing or preparing a presentation of information, including research and analysis, to deliver to the originating Advisory Body of Council, or
 - ii. Carrying out a specific prescribed activity (e.g. parade float production, taking available information and placing it into a specified format for the originating AC).
- c) Due to the limited nature of the working group, they would perform their work on their own. If a working group provides advice and recommendations or an opinion on matters of policy to Council, an AC then may be characterized as a sub-committee and not a mere working group – this type of work is to be done in the committee or sub-committee format so the public have the opportunity to see and hear how recommendations to Council are formed. A working group does not meet in a formal circumstance (i.e. no agenda, meeting minutes, meeting notice is required).

11. Code of Conduct

AC members will be required to sign a statement agreeing that they have read, understood, and will conform to the City's Code of Conduct as defined in the Council policy regarding Code of Conduct for Committee Members, the Respectful Workplace and Anti-Racial Discrimination and Anti-Racism policies. This will be required immediately upon appointment. The statement / agreement for signature is attached to, and forming, part of this policy.

Note: Anyone that has been removed from an AC due to a breach in the Code of Conduct, under the current Council term, will not be considered for future appointments to an AC.

CITY OF WHITE ROCK COMMITTEE CODE OF CONDUCT STATEMENT / AGREEMENT

This will confirm that as of _____ (DATE), I have read the following policies adopted by City Council:

- Policy 164, Housing Advisory Committee Terms of Reference;
- Policy 120, Code of Conduct for Committee Members;
- Policy 405 Respectful Workplace Policy; and
- Policy 406 Anti-Racial Discrimination and Anti-Racism.

I understood the policies and I will conform to the City's Code of Conduct as outlined in these policies.

(PRINT NAME)

(SIGNATURE)

DRAFT ENGAGEMENT SUMMARY REPORT ON HOUSING NEEDS IN WHITE ROCK

Prepared by CitySpaces Consulting | July 2021

WHITE ROCK
City by the Sea!



ACKNOWLEDGEMENTS

On behalf of the City of White Rock, CitySpaces Consulting led the Housing Needs Engagement Process and was the author of this report. The City and CitySpaces are very appreciative of the support and contributions provided by community stakeholders, the public, and the Housing Advisory Committee during this process. We thank them:

- Stephanie Beck, Peace Arch Hospital Foundation
- Christine Lawlor, Peace Arch Hospital Foundation
- Alex Nixon, Business Improvement Association of White Rock
- Korine Deol, Fraser Health Authority
- Timothy Millard, Fraser Health Authority
- Tsitsi Watt, BC Housing
- Darryl Walker, Mayor of White Rock
- Kenneth Jones, Former City Councillor of White Rock and BC Tinnitus Association representative
- Councillor Anthony Manning, White Rock Housing Advisory Committee
- Councillor Erika Johanson, White Rock Housing Advisory Committee
- Abhishek Mamgain, White Rock Housing Advisory Committee
- Chris Harris, White Rock Housing Advisory Committee
- Greg Duly, White Rock Housing Advisory Committee
- Marine Sabine, White Rock Housing Advisory Committee
- Bernard Bowness, White Rock Housing Advisory Committee

- Ulee Maschaykh, White Rock Housing Advisory Committee
- Brent Tedford, IOM Property Group
- Rick Mann, IOM Property Group
- Raghbir Gurm, Local Developer
- Mahdi Heidari, Local Developer
- Morgan Brewster, 100 West Capital Partners
- Wendy Melendez, Porte Realty
- April Funk, Porte Realty
- Daniel Bar-Dayyan, Porte Realty
- Erik Hacker, Waterstock Properties
- Shawn Wilson, Baptist Housing
- Bobbi Sarai, YWCA Metro Vancouver
- Jessica Hayes, Metro Vancouver Housing Corporation
- Doug Tennant, UNITI
- Minakshi Bagai, Sources BC
- Jay Blaschuk, Sources BC
- Heidi Briggs, Evergreen Childcare Centre
- Renters Forum participants
- Members of the community who shared their lived experience

TABLE OF CONTENTS

INTRODUCTION.....	1
PART 1.....	1
PART 2.....	1
PROCESS OVERVIEW	2
ADAPTING ENGAGEMENT DURING A PANDEMIC.....	2
OUTREACH AND COMMUNICATIONS.....	2
INDIGENOUS ACKNOWLEDGEMENTS	3
ENGAGEMENT ACTIVITIES	3
ENGAGEMENT ACTIVITIES AT-A-GLANCE.....	6
WHAT WE HEARD	7
INSTITUTIONS AND EMPLOYERS.....	7
LOCAL BUILDERS AND DEVELOPERS.....	9
NON-PROFIT HOUSING PROVIDERS AND COMMUNITY-BASED ORGANIZATIONS.....	12
OWNERS OF LARGE LAND HOLDINGS	14
RENTERS	16
PERSONS WITH LIVED EXPERIENCE	18
KEY THEMES AND CONSIDERATIONS.....	22
PRIORITY GROUPS.....	22
HOUSING GAPS.....	24
OTHER OBSERVATIONS	25
IN CLOSING	27
APPENDIX A VIRTUAL ENGAGEMENT NOTES	28

INTRODUCTION

The City of White Rock has initiated the preparation of a Housing Needs Report for the community. The Draft Engagement Summary Report on Housing Needs is one of three reports being prepared as part of this process:

PART 1

- **Community Profile:** A companion report completed by Metro Vancouver on behalf of the City of White Rock which summarizes the required data, including recent demographics and housing trends. A public survey was also issued and summarized during this first stage.

PART 2

- **Engagement Summary Report:** This report, which summarizes the engagement activities and what was heard from the community and stakeholders with respect to their perspectives on local housing issues.
- **Housing Needs Report:** A companion report that will be written in the fall of 2021. The final Housing Needs Report will summarize key housing issues in White Rock and populations most challenged to afford housing in the local market, as well as housing types and tenures needed to accommodate current and future populations. The final Housing Needs Report will synthesize the evidence-based research from the Community Profile and the community observations obtained through engagement in order to prepare a *Statement of Need* for the City.

The Housing Needs Report process is a new legislative requirement under *Part 14* of the *Local Government Act*. The new regulation requires local governments to complete Housing Needs Reports by 2022, and every five (5) years thereafter. The purpose of the legislation is to: (i) enable the provincial government to gain an understanding of recent changes in demographics and housing and provide important context to plan for future housing needs; (ii) enable municipalities to better understand the current and future housing needs; and (iii) assist local governments in implementing policies and

bylaws that respond to current and projected housing needs. Highlights of what was heard from engagement are summarized in this report and aligns with the Ministry's requirements.

PROCESS OVERVIEW

ADAPTING ENGAGEMENT DURING A PANDEMIC

The COVID-19 public health emergency required engagement activities to be conducted in a virtual setting to ensure physical distancing and the safety of all participants.

OUTREACH AND COMMUNICATIONS

The City of White Rock's website, social media channels, and the *Talk White Rock* engagement platform were the primary tools used to inform the public about the Housing Needs Report process and spread awareness of how people could engage. The *Talk White Rock* platform provided a description of the process, timeline, and key updates. Registration to stakeholder workshops were also shared on the *Talk White Rock* platform.

In addition, direct invitations and advertisements were issued for key engagement events. This included displaying event posters in rental buildings for the Renters Forum and newspaper advertisements for the Community Open House. Stakeholders were directly invited via email to attend virtual workshops.

The City of White Rock's communications team maintained the *Talk White Rock* engagement platform and uploaded key documents as they became available for the public and stakeholders to review and reference.

INDIGENOUS ACKNOWLEDGEMENTS

The City of White Rock acknowledges that these engagement activities took place on the traditional, unceded territories of the Semiahmoo First Nation and the broader territory of the Coast Salish Peoples. Representatives from the Indigenous communities were invited to participate in the engagement process on housing needs in White Rock.

ENGAGEMENT ACTIVITIES

A total of 720 people and 20 organizations were engaged during the White Rock Housing Needs Report process. A summary of activities is provided on the following pages.

VIRTUAL PUBLIC OPEN HOUSE

A virtual public open house was held on April 13th, 2021 to launch the Housing Needs Report process. Participants had the opportunity to receive an introduction to the project by City staff and information on housing research completed to date. A total of 5 participants attended the virtual open house and asked questions of City staff and the consultant team.

VIRTUAL STAKEHOLDER WORKSHOPS

Four virtual stakeholder workshops were facilitated to learn more about housing needs and gaps from representatives with local experience in White Rock.

- **Institutional + Major Employers Workshop.** A virtual workshop in June 2021 attended by representatives from a cross-section of employers which included the Business Improvement Association, the Fraser Health Authority, and BC Housing. A total of 5 participants attended the session, who had the opportunity to receive an introduction to the project by City staff as well as information on housing research completed to date. A facilitated discussion using an interactive virtual whiteboard provided the space for participants to share their thoughts on housing needs and gaps.

- **Local Builder + Developer Workshop.** A virtual workshop in June 2021 attended by representatives from the local builder and developer community, residential property managers, and realtors. A total of 9 participants attended the session, who had the opportunity to receive an introduction to the project by City staff as well as information on housing research completed to date. A facilitated discussion using an interactive virtual whiteboard provided the space for participants to share their thoughts on housing needs and gaps.
- **Non-profit + Community Based Organizations Workshop.** A virtual workshop in June 2021 attended by representatives from a cross-section of community organizations including the Metro Vancouver Housing Corporation, the YWCA, Semiahmoo House/Uniti, the Baptist Church, Sources, and the BC Tinnitus Association. A total of 7 participants attended the session, who had the opportunity to receive an introduction to the project by City staff as well as information on housing research completed to date. A facilitated discussion using an interactive virtual whiteboard provided the space for participants to share their thoughts on housing needs and gaps.
- **Owners of Large Land Holdings Workshop.** A virtual workshop in June 2021. Invitees included owners of large land holdings in the City, with the aim to discuss opportunities for potential residential development. A total of 5 participants attended the session, representing a cross-section of institutions and community organizations including the Peace Arch Hospital Foundation, Evergreen Childcare Centre, and Sources. Participants had the opportunity to receive an introduction to the project by City staff as well as information on housing research completed to date. A facilitated discussion using an interactive virtual whiteboard provided the space for participants to share their thoughts on housing needs and gaps.

VIRTUAL RENTERS FORUM

A virtual renters forum was held on June 10th, 2021. Advertisement for this event targeted local renters, given that the perspective and lived experience of renters in White Rock was less known at the onset of this process. Participants had the opportunity to receive an introduction to the project by City staff as well as information on housing research completed to date. A total of 12 participants attended the Renters Forum and asked questions of City staff and the consultant team.

INTERVIEWS WITH PERSONS WITH LIVED EXPERIENCE

An important perspective on the White Rock housing situation is the lived experience of members in the community. One-on-one conversations with 12 community members were conducted, representing a variety of lived experience and identities including:

- Low-income households;
- Single-parent households;
- Seniors;
- Persons with disabilities;
- Immigrants (new immigrants and people who immigrated to Canada decades ago);
- Persons who previously experienced homelessness; and
- Persons who previously experienced substance use issues.

ENGAGEMENT ACTIVITIES AT-A-GLANCE

720 people and 20 organizations were engaged during this process.



STAKEHOLDER FOCUS GROUPS

4 stakeholder focus groups were held engaging 23 people.



COMMUNITY SURVEY

An online survey engaged with more than 650 people.



INTERVIEWS WITH LIVED EXPERIENCES

Conversations with 12 members of the community.



HOUSING ADVISORY COMMITTEE

9 people representing long term residents of White Rock, Councillors, and volunteers.



RENTERS FORUM

1 renters forum was held, engaging 12 people.



PUBLIC OPEN HOUSE

A total of 5 people attended the virtual public open house.



WHAT WE HEARD

INSTITUTIONS AND EMPLOYERS

The following section contains paraphrased comments from participants who attended the institutions and employers workshop, organized by theme:

- **People most in need of housing in White Rock:** Young families; single parent families; people with disabilities; seniors, including mobile/active seniors and frail seniors; young adults and young professionals; and low-wage income earners. Participants in this workshop described their observations of challenges experienced by these groups. For example, young people in White Rock often need multiple jobs and/or multiple roommates in order to make housing more affordable. We also heard that it is common for residential strata buildings to be age-restricted (e.g., 19+), which limits the housing options for families with children. We heard that seniors are experiencing difficulties maintaining their homes while trying to age in place, and this is particularly difficult for seniors who have mobility issues.
- **Housing missing or needing more of in White Rock:** Secondary suites; ground-oriented multi-unit housing (e.g., laneway homes/carriage homes, duplexes, triplexes, townhouses); family-friendly units in multi-unit buildings (e.g., 3+ bedroom units in apartments/condominiums); mid-rise multi-unit buildings (e.g., 4 or 5 storeys); mixed-use residential buildings; accessible housing; seniors supportive housing; smaller units for single person households and couples (e.g., 1- and 2-bedroom units); affordable homeownership options (e.g., 2-

"We need housing diversity to meet a wide variety of needs. Every municipality does"

-Quote from stakeholder

"Most families need 3 bedrooms and more than 1 bathroom"

-Quote from stakeholder

"Old rental buildings don't work for families, they end up going to Surrey"

-Quote from stakeholder

and 3-bedroom units for purchase price of less than \$650,000); purpose-built rental housing; subsidized rental housing; and mixed-tenure residential buildings (e.g., low-end of market rental and market rental housing). Additional rooms for hobbies, crafts, student homework, and working from home were also mentioned as important for housing livability in White Rock.

- **Examples from elsewhere:** Participants shared examples of housing types and tenures that could potentially work well in White Rock. These include Morgan Crossing (Surrey), which illustrates low and medium density multi-unit residential development with a mixed-use commercial centre; and stacked townhouses (Squamish), which offer a variety of unit sizes and configurations in one building as well as a shared courtyard.
- **Livability, transportation and density:** Participants conveyed additional details on housing needs in White Rock. This included: consideration for livability; increasing and integrating density better in mature/established neighbourhoods; and the need to locate housing in close proximity to public transit, services, amenities, parks/waterfront, and places of employment. Ensuring that households have the opportunity to live near the water or have water views and/or balconies for fresh air and wellness was mentioned as being an important consideration for housing. The relationship between housing and transportation was mentioned as a key concern, and participants shared stories about workers having to commute far distances between their home (sometimes outside of White Rock) and their place of employment (in White Rock). Participants expressed concern over community opposition to affordable housing and high-density residential projects, citing NIMBYism as a critical obstacle to addressing housing needs in White Rock.

“Density is important. It gives people an opportunity to live in White Rock”

-Quote from stakeholder

“We need to think about the costs associated with environmental construction standards that can affect housing affordability”

-Quote from stakeholder

- **Other concerns and suggestions:** Participants in this workshop identified a number of other concerns and suggestions relating to housing. These include: the need to integrate housing and services (e.g., medical services for seniors); addressing the increasing number of persons experiencing homelessness in White Rock; and considering environmental issues and climate change in site planning and construction techniques.

“There is inequity between the rich and the poor. Some people have inheritance, or the bank of mom and dad for a down payment. Others have nothing”

-Paraphrased quote from stakeholder

LOCAL BUILDERS AND DEVELOPERS

The following section contains paraphrased comments from participants who attended the local builders and developers workshop, organized by theme:

- **People most in need of housing in White Rock:** Families; young adults; entry-level/first-time homebuyers; seniors, including low-income seniors; and the general workforce. Participants described some of the challenges experienced by population groups in White Rock relating to finding and affording housing, including seniors experiencing difficulty maintaining their home/aging in place. Participants mentioned that many families end up leaving White Rock to find family-oriented housing in neighbouring Surrey because the old rental buildings in White Rock are not suitable to meet their needs.
- **Housing missing or needing more of in White Rock:** Seniors supportive housing and assisted living; family-friendly homes, including family rental units (3+ bedrooms and 2+ bathrooms); and generally, a need for a diverse housing supply to meet the needs of a wide variety of people, ages, and income levels/financial situations. Participants made suggestions on high potential areas to accommodate new housing development, including: the North Bluff Corridor; Johnston Road Corridor; Marine Drive; lots located East of the

“A lot of stratas will be 19+ or seniors-oriented. Tough for families with 2 children”

-Quote from stakeholder

hospital; along arterial roads; and in close proximity to transit routes and generally transit-oriented areas. Participants discussed the opportunity to create mixed-use communities by locating high density development near amenities, businesses, and transit.

- **Growing inequity:** Participants shared insight into the growing inequity between “the rich and poor” in White Rock. We heard that the younger cohort is a growing demographic in White Rock, yet their incomes are insufficient to afford the purchase of a home in White Rock and they typically do not have enough savings to afford the minimum down payment. Young adults and young families who are able to enter into homeownership have additional financial sources, such as inheritance and gifts from family (e.g., “the bank of Mom and Dad, and grandparents”). Participants suggested that intergenerational wealth also plays a role in the White Rock housing market, where homebuyers decades ago have made substantial equity gains and can afford to make investment into housing for their adult children. For newcomers to White Rock, or for households who do not have access to equity from family housing investments, the barrier to purchasing a home is much more difficult.
- **A need to attract a younger demographic:** Participants suggested that the City of White Rock could consider a population rebalancing with respect to attracting more young people to the community, rather than continuing the trend of becoming a predominantly seniors-oriented community (65+). They indicated that exploring economic development opportunities such as supporting new industries and amenities to attract young people to White Rock will be key for the long-term vibrancy of the City.
- **Evaluating development opportunities:** Participants conveyed some of the specific considerations when evaluating opportunities to develop housing in White Rock. These include: land costs and cost of construction; ability to secure financing (e.g., need to show minimum 15% return on investment); and costs associated with the development approvals process (e.g., community amenity contributions). Participants expressed challenges with various aspects of the

“We need a minimum number of suites with accessible units”

-Quote from stakeholder

development process in White Rock, such as: waiting time for permits (adds carrying costs to projects); discrepancy between OCP designation and rezoning approvals (e.g., Council does not approve rezoning application when it aligns with the OCP designation and other land use policies); as well as the perception of inconsistent voting patterns by Council. Participants mentioned that the uncertainty surrounding the rezoning process makes it difficult for developers to anticipate risk and limits the opportunity to meet the housing needs of the community. Participants also expressed concern over losing development rights and downzoning properties.

"Seniors need housing in central White Rock to be able to access daily needs without a car"

-Quote from Renter

"Every year service users increase at the emergency weather shelter"

-Quote from stakeholder

"As housing sites age, we may need to increase capacity for tenant relocation during redevelopment"

-Quote from Stakeholder

- **The role of the City:** Participants made suggestions on how the City could potentially support increasing rental housing in White Rock. These suggestions included: encouraging a diversity of project scales and configurations (such as increasing height); provide more certainty and clarity on development expectations; improve processing times (e.g., permit times); protect zoned projects; and prioritize rental housing development as much as possible. Participants also suggested that the City may want to consider incentivizing affordable housing projects by relaxing regulations such as height limits, and to consider providing additional density to make affordable housing projects more financially feasible.
- **Other concerns and suggestions:** Participants in this workshop identified a number of other concerns and suggestions relating to housing. These concerns included the perspective that long-time homeowners in established neighbourhoods are not particularly welcoming of young people or other housing typologies. Participants mentioned that there is a general aversion to increasing density in White Rock. From their perspective, increasing the housing supply

should help alleviate housing issues. Participants further expressed the issue of developers not being welcomed by residents in some parts of White Rock, and suggested that developers may invest in other communities (such as Langley and Surrey) if community opposition and inconsistent political decisions, continue.

NON-PROFIT HOUSING PROVIDERS AND COMMUNITY-BASED ORGANIZATIONS

The following section contains paraphrased comments from participants who attended the non-profit housing providers and community-based groups workshop, organized by theme:

- **People most in need of housing in White Rock:** New immigrants, including new immigrant single moms; families, especially low-income families, single parents, single moms, and single parents with adult children; persons with disabilities, including persons with intellectual disabilities; first-time home buyers; youth; students; seniors, including downsizing seniors, active/mobile seniors, seniors with tinnitus, and other disabilities or medical conditions; low to moderate-income renters; persons experiencing homelessness; survivors of violence and women fleeing abuse; and persons with substance use issues and overcoming addictions.
- **Housing missing or needing more of in White Rock:** Seniors-oriented housing; supportive housing for persons who are unable to live independently, including seniors supportive housing; housing that can accommodate end of life (not necessarily hospice); accessible housing for persons with disabilities, including intellectual disabilities; larger units that can accommodate multi-generational households; homes with 4+ bedrooms; starter housing for home buyers (e.g., 1-, 2- and 3-bedroom units); rental housing; deeply subsidized rental housing; transitional housing; and mixed-tenure housing that can accommodate households with a range of income levels.

"We need sanctuary homes, not institutions"

-Quote from Stakeholder

"Friends who grew up here are leaving the area, they can't find housing"

-Paraphrased quote from

- **Livability and inclusivity considerations:** Participants conveyed additional details on housing needs with respect to creating a livable and inclusive White Rock. These suggestions included: housing in walkable communities; ground-oriented housing with gardens; sanctuary homes (not institutional); peaceful homes in quiet areas and stress-free environments with sound-barriers; and housing located in close proximity to public transportation. Participants suggested that White Rock would benefit from having diverse housing options to reflect the diverse population.
- **Capacity:** Organizational capacity and resources to meet the needs of clients and referring clients to housing was discussed. Key insights learned included: a need for more information on opportunities; desire for collaboration and partnerships with other non-profits (for sustainable operations), with private developers (e.g., to acquire units in new residential development projects); and working closely with the City on housing initiatives. Participants suggested ways that the City could support the non-profit sector, such as utilizing Community Amenity Contributions for affordable housing or an affordable housing reserve fund; utilizing city owned land for affordable housing; and reducing fees (such as development cost charges) for affordable housing development projects. Participants also suggested that the City could explore facilitating match-making between private developers and non-profit housing operators.
- **Other concerns and suggestions:** Participants in this workshop identified a number of other concerns and suggestions relating to housing. These include: long wait lists for affordable housing units; NIMBYism; and rising costs including land and amenities. Participants shared insight on the complexities of developing housing in a funding environment that prioritizes capital investment and with limited funds available for operations and management.

“Doctors come here for a period of time, looking to relocate families”

-Quote from Stakeholder

“Rent increases displaces existing renters who were already spending 50% of income and couldn’t take on more expense. They end up living in less safe housing, more risky situations as a result”

-Quote from Renter

OWNERS OF LARGE LAND HOLDINGS

The following section contains paraphrased comments from participants who attended the workshop for owners of large land holdings and follow-up key informant interviews, organized by theme:

"NIMBYism is a big issue"

-Quote from stakeholder

- **People most in need of housing in White Rock:** Healthcare workers, including support staff, medical technicians, lab service staff, cleaning staff, housekeeping, infection control staff, administrative staff, doctors, nurses and specialists; single parents; professionals; seniors, including seniors looking to downsize, seniors on fixed income, and seniors experiencing homelessness intermittently; persons experiencing homelessness; teachers; low-income wage earners and service industry workers (e.g., waitresses); people with disabilities; and singles, couples, and families.
- **Housing missing or needing more of in White Rock:** Temporary accommodation for short-term workers (e.g., 1-to-2-year contract nurses); affordably priced bachelor, 1-bedroom and 2-bedroom units; 1-level condos for seniors; market and non-market rental housing; affordable homeownership; small single detached homes; and low-cost campers or trailer parks as an alternative to urban camping.
- **Livability and inclusivity considerations:** Participants conveyed additional details on housing needs with respect to creating a livable and inclusive White Rock. These suggestions included: housing in walkable neighbourhoods; ensuring beautiful sites, streets, and parks; addressing parking issues; and locating housing in close proximity to public transportation. One participant suggested that considering rain, wind, and other adverse weather conditions is important when siting new residential projects in White Rock.

"When trying to find a house, my dad tried looking at all the different apartments but they were all too small. I need room for my power wheelchair. It took a year to find a place"

-Paraphrased quote from person with lived experience

- **Other concerns and suggestions:** Participants in this workshop identified a number of other concerns and suggestions relating to housing, including unsafe living conditions for vulnerable populations and issues related to being forced to share accommodation with strangers. Participants also commented on new residential properties being too expensive for low- and moderate-income households. Discussion with this group revealed that some old rental units in White Rock are in extremely poor condition and unlivable (e.g., bug infested homes, in disrepair). However, these homes tend to be the only affordable housing option for low-income and highly vulnerable populations. Participants shared insights that vulnerable populations often experience discrimination from potential landlords based on their appearance, and trade-off their safety and well-being for low quality living conditions. Participants in this workshop expressed concern for single people, couples, and low-income families with children living in these poor living conditions. Participants also shared stories about friends, family members, and colleagues who left White Rock for neighbouring communities to find housing that is more affordable and in better condition.
- **Development interest:** One large landowner indicated that they are in the preliminary stages of planning to redevelop their site into a mixed-use residential building, possibly with affordable housing and assisted living units as well as housing for the workforce. They are open to communicating with the City on potential partnerships.

"I had to give my puppy away to get a rental unit"

-Quote from Renter

"Mixed-use can bring people closer to their place of work, services, medical offices and addresses accessibility issues"

-Quote from stakeholder

RENTERS

The following section contains paraphrased comments from participants who attended the renters forum, organized by theme:

- **Rental housing situation:** Renters described the current rental housing situation in White Rock. From their perspective, there is a lack of suitable housing, and limited availability of housing within a reasonable budget. They also shared examples of challenges for renters such as the prevalence of renovictions, rent increases and displacement, and a lack of housing that feels safe. Renters who are displaced and/or cannot afford typical rental prices find themselves living in less safe accommodation. Renters who attended this forum also indicated that housing challenges adversely impact low-income households, families, single parents, and seniors - some of whom grew up in White Rock and are leaving the City to find affordable and suitable housing in communities such as Chilliwack, Langley, and Abbotsford. Renters described the hardship experienced when close friends and family members leave White Rock due to housing affordability issues.
- **Barriers to finding a home to rent in White Rock:** Renters provided examples of typical barriers when searching for a home to rent. These include: classism; ageism; ableism; age-restricted buildings; pets not allowed; and not enough bedrooms to accommodate all members of a household. Older rental buildings lack accessibility features such as elevators, and this is problematic for seniors, people with disabilities, and others who have limited mobility. Renters suggested that White Rock could benefit from a diverse range of housing options at different price points. Renters also suggested that there is a need for affordable, safe, and private 1-bedroom units for seniors, 2- and 3-bedroom units and flex space, and 3-bedroom units that allow pets.

"Poor condition places are often rented to persons experiencing homelessness, even if unfit for people to live. They have cockroaches"

"I wish people knew how hard it is to think about the future when you are so exhausted, constantly fatigued from not sleeping when you are homeless"

Some participants suggested that 2- and 3-bedroom units do not need to be large if amenities are provided on-site, including storage.

“It is awful to get foul looks and comments. I didn’t ask for this. I lost everything”

-Quote from person with lived experience

- **Housing and community amenities:** Renters who participated in the forum suggested that older rental buildings often lack amenities. For example, families in a rental building sharing a single washing machine with other families is not practical. Renters made suggestions on the types of community amenities that should be located in close proximity to rental housing: grocery stores; coffee shops; playgrounds; parks and outdoor space; green space; recreational facilities; schools; and public transit. Incorporating public spaces that support community connection, activities, and walkability were all cited as important during this session.
- **Other concerns and suggestions:** Renters raised the issue of expiring operating agreements of affordable housing projects operated by the non-profit housing sector, and the concern that non-market housing units are being converted to market rents and are no longer affordable to low-income households. Renters also expressed concern about housing being used as an investment rather than as true homes. Renters who attended this forum suggested that the community would benefit from the creation of a central listing service or inventory to support renters searching for affordable and suitable housing.

PERSONS WITH LIVED EXPERIENCE

The following section contains paraphrased comments from members of the community who shared their stories of lived experience, organized by theme:

- **Key reasons for needing affordable housing:** The need to access affordable housing came about for a wide variety of reasons amongst community members who shared their stories. These reasons included: previously experiencing homelessness; family/caregiver responsibility in a low-income family; family breakdown/relationship loss; crisis situation leading to losing all possessions and depleting financial resources (e.g., job loss); medical/health issues; substance use issues leading to being unable to secure or maintain housing; immigrating to Canada decades ago and experiencing barriers ever since; relocating to White Rock from a community outside the lower mainland and encountering rental prices much higher than accustomed to; relocating to White Rock to be closer to family; and looking for housing that better aligns with values and community needs (e.g., faith-based community housing). People who shared their stories were most commonly low-income and said it is difficult to find a home that is affordable.

They also experienced being on an affordable housing wait list for a long time. These stories included a person who has a disability whose income assistance was not enough to cover the cost of housing in the community; and another who works a side job but still does not earn enough income to cover the cost of housing and basic necessities. Some community members who shared their story described the precarious housing situations they lived in, including: a motel; a mobile roadside RV; squatting; and tents/in bushes.

"I came back to Canada after living abroad but was broke upon return. I'm on basic income assistance and living in an RV for the past 4 years"

-Paraphrased quote from person with lived experience

"CPP was \$250 but rent was \$600 per month. I became homeless for 7 years"

-Quote from person with lived experience

- **Unique experiences:** Some people who shared their stories indicated that financial literacy was not their strong suit and that they could benefit from education on finances so they can confidently gain responsibility over their financial situation and ability to afford housing. Some people shared stories of hardship: low-income and insecure housing leads to feeling of despair, hypervigilance, boredom, exhaustion, sleeplessness, fatigue, poor nutrition and health issues, living to survive, loss of confidence, and feelings of hopelessness about the future. Others described specific events that deeply impacted them and compounded their experience, such as getting divorced or being assaulted. People who had previously experienced addiction issues described how this situation preoccupied their mind and made it difficult to take action on finding support and addressing their housing needs. Others described the discrimination they endured, such as receiving foul stares and degrading comments from other citizens in White Rock.
- **What is home:** People shared examples of what an ideal home means to them, such as: private and a place to be independent. Specific attributes shared included: a self-contained one-bedroom unit with a bathroom (e.g., 500 square feet); a stove, shower, and own space with a door to lock; and to be close to services and on a bus route. One person who valued their privacy indicated that an ideal home for them would be an RV; another said a safe enclosed lot under a tarp, and that they are not interested in an apartment at this time. Another person said they would like to have access to affordable housing that costs 30% of their income, and that they prefer to be homeless rather than being accommodated in a shared rooming house. Most people who shared their stories prefer to live alone, and some said that they would like their own unit but access to a shared dining hall to interact with others at their convenience. People who shared their stories also commented on how the COVID-19 public health emergency has adversely affected their lifestyle and created

"I was a family caregiver and lost a relationship, and had issues with alcoholism all at the same time. I went to rehab and after I left I lived in the bush"

**-Paraphrased quote from
person
with lived experience**

situations of isolation and disconnection from their neighbours and broader community. People who shared their stories commented that they desire life to be more carefree if possible.

- **Accessibility needs:** Persons with intellectual disabilities indicated that they would like to live within a community and have onsite support, and that access to parks and the ocean is important for well-being. Some youth and young adults with disabilities described their desires to live on their own with supports, and for some this would mean moving out of their parents' homes for the first time. Some persons with disabilities described their experience of searching for housing, but the units were too small to meet their needs. They indicated that housing close to their friends, transit, groceries, the mall, parks, and amenities, as well as near support services (e.g., Semiahmoo House), would suit their needs. Some said a small home with a guest room, another said a house with a roommate, and another said their own apartment. Cooking facilities and accessibility features were cited as important within a home, including accessible outdoor green space (e.g., accessible parks) and accessible infrastructure (e.g., sidewalks/ramps).
- **Single parent needs:** single parents were interviewed and shared insights on their unique experiences. We heard that having housing with play space for children is important, as well as common areas to build relationships/community with other tenants. Single parents shared the desire to live in housing located in safe family-oriented neighbourhoods close to nature, parks, schools, fitness centres, and stores.
 - One parent expressed challenges affording a home with enough space to accommodate two kids. This person indicated that they would prefer a three-bedroom home, ideally a rancher house with a garden as well as storage for sports equipment. However, she can only afford to rent a 2-bedroom basement suite that lacks storage, does not have yard space, and does not have

"I am a divorced with 2 kids and can only afford a 2-bedroom suite. When my kids stay with me, I makeshift the dining room into a bedroom."

**-Paraphrased quote from
person
with lived experience**

enough bedrooms for everyone in the home. This single parent rearranges the dining room into a bedroom to “make it work” and pays for an offsite storage locker.

- Another single parent identified as having a disability and also has a child with a disability. They currently live in second stage transitional housing and are looking to find an affordable home, but places that meet their needs are too expensive compared to their income. Having a home with a yard, more than one bathroom, closets with shelving, good ventilation, heat and air conditioning, windows/natural lighting, and near transit were all considered important for this family, but out of reach.

“It’s very expensive to live in the lower mainland, especially as a single mother. The actual wages one gets is barely enough for accommodation.

-Quote from person with lived experience

KEY THEMES AND CONSIDERATIONS

PRIORITY GROUPS

The following list of priority groups in White Rock is based on the experiences, observations, and input from stakeholders and members of the community:

FAMILIES

- Families (including young families, single parent families, low-income families, single parents, single moms, single parents with adult children and new immigrant single moms) were identified as challenged to find affordable and suitable housing in White Rock. There is a need for more affordable family-friendly housing options (2- and 3- or more-bedroom units) to accommodate these households in White Rock.

PEOPLE WITH DISABILITIES

- People with disabilities (including physical disabilities and mobility limitations, intellectual disabilities, and medical/health limitations) were identified as experiencing challenges finding accessible housing in White Rock that is affordable and meets their needs. People with disabilities are in need of accessible housing that is available within their income level.

SENIORS

- Seniors (including mobile/active seniors, downsizing seniors, frail seniors, seniors with disabilities and/or with mobility issues, seniors with medical/health issues, low-income seniors, and seniors experiencing homelessness intermittently) were identified as experiencing challenges finding seniors-oriented housing in White Rock that is affordable and meets their needs. Seniors are in need of affordable, seniors-oriented housing ranging from rental to ownership and from independent seniors housing to semi-supportive and supportive seniors housing.

YOUNG ADULTS

- Youth and young adults (including young professionals, minimum wage and low-wage income earners, and students) were identified as a group experiencing challenges affording housing in White Rock. This includes young adults trying to enter the homeownership market. A common experience of this cohort is having low income levels that are insufficient to afford the typical cost of rental housing in White Rock. They need more affordable rental housing to meet their needs.

THE WORKFORCE

- The general workforce, of all ages and household configurations, who earn low to moderate incomes (in most cases) were identified as experiencing challenges finding and affording housing to meet their needs. This includes teachers, retail, and food and beverage sector workers; healthcare workers (support staff, medical technicians, lab service staff, cleaning staff, housekeeping, infection control staff, administrative staff, doctors, nurses and specialists); and service industry workers. The housing needs of this group is wide ranging given their diversity, from low end of market rental housing to market rental housing and affordable homeownership.

VULNERABLE POPULATIONS

- A diverse range of vulnerable populations were identified as in need of affordable, suitable, and safe housing in White Rock. These include immigrants (new immigrants and immigrants who came to Canada decades ago but who still experience barriers and discrimination); persons experiencing homelessness; persons with substance use issues and overcoming addictions; survivors of violence and women fleeing abuse; and people experiencing a crisis (e.g., family breakdown, job loss). This diverse group would benefit from a variety of affordable housing in White Rock, such as transitional housing, supportive housing, and non-market rental housing.

HOUSING GAPS

The following list of housing gaps in White Rock is based on the experiences, observations, and input from stakeholders and members of the community:

MULTI-UNIT HOUSING

- Ground-oriented multi-unit housing including: secondary suites; laneway homes/carriage homes; duplexes; triplexes; and townhouses. Mid and high-rise multi-unit housing including: 4- and 5-storey buildings; mixed-use residential buildings; and 1-level living condos for seniors and persons with disabilities. Low-cost campers or trailer parks as an alternative to urban camping was also suggested.

A MIX OF UNIT SIZES AND TENURES

- A range of unit sizes to accommodate the diverse housing needs in the community, that includes bachelor, 1-, 2-, 3- and 4+bedroom units. Specifically, participants suggested there is a need for more bachelor and 1-bedroom units for single person households; a need for more 1- and 2-bedroom units for couples; more 2-, 3-, and 4-bedroom units for family households, as well as homes with more than 4 bedrooms to accommodate large families/multi-generational households. A mix of tenures were suggested, including: affordable homeownership options; purpose-built rental housing; non-market and subsidized rental housing; mixed-tenure residential buildings (e.g., low-end of market rental and market rental housing); deeply subsidized rental housing; transitional housing; and mixed-tenure housing. Special housing features conveyed by people who were engaged in this process include: accessible housing and additional rooms for hobbies, homework, and working from home. Small single detached homes were also suggested.

HOUSING ORIENTED TO SPECIFIC POPULATIONS

- Family-friendly housing; housing for multi-generational households; seniors-oriented housing; seniors supportive housing and assisted living; supportive housing for persons who are unable to live independently; housing that can accommodate

end of life; housing for persons with disabilities, including intellectual disabilities; and temporary accommodation for short-term workers (e.g. 1- to 2-year contract nurses).

OTHER OBSERVATIONS

Participants in this engagement process identified several observations on core obstacles and what is needed to make housing meet the needs of people in White Rock:

ACCESSIBILITY

- A common theme heard from engagement activities is the need for accessible housing for person with disabilities; seniors; and persons with mental health issues or post-traumatic experiences (e.g., persons re-housed after experiencing homelessness and women fleeing violence). Examples of accessibility needs include homes that can accommodate mobility limitations (e.g., elevators, ramps, wide corridors); and homes that work well for persons with cognitive or intellectual disabilities and that support healing after adverse experiences (e.g., quiet and calm places, low stimulating environments).

LIVABILITY

- Participants described various aspects of livability as integral to meeting housing needs of the community. Livability in the context of housing meant different things to different people, including housing that fosters: health and well-being; safety; and access to natural light, fresh air, and nature. To participants, livable housing also means housing in good condition, large enough to accommodate all members of a household, and flexible space for their lifestyle needs (e.g., crafts, hobbies, storage). Participants linked livability of residential buildings with the broader aspects of neighbourhood livability, such as developing housing in walkable neighbourhoods with access to nature, parks, quiet areas, grocery stores, and places they can connect with friends and the broader community.

INTEGRATED LAND USE PLANNING

- Participants described the type of housing and neighbourhood environment that would best meet their needs. Much of what they described aligns with integrated land use planning, such as: mixed-use development; transit-oriented development; co-locating housing with amenities; and purposefully planning housing with other land uses such as parks, nature, recreation, shopping, schools, healthcare, services, and places of employment. Within this key theme, participants from a number of engagement sessions suggested that increasing density and integrating density in mature/established neighbourhoods is an opportunity to address housing needs in the City of White Rock as well as provide low-income households access to the high-quality neighbourhoods that they currently cannot afford to live in. Integrating land use planning, particularly housing and transportation, was consistently raised by participants as a way to reduce commute times, reduce the cost of living, and have better access to frequently visited destinations.

WELCOMING + INCLUSIVENESS

- Participants from a number of engagement activities discussed the need to create a more welcoming and inclusive White Rock. Concerns raised under this theme include: the prevalence of age-restricted residential buildings; low-income households, or people whose appearance may look 'poor' are discriminated against accessing good quality housing; and people experiencing homelessness feeling unseen and unheard by their fellow citizens. NIMBY ("not in my backyard") was cited consistently throughout the engagement process as a key barrier to addressing housing needs in White Rock. Several examples of NIMBYism were shared by participants, including proposed housing projects being opposed by residents and not supported by Council. Participants aspire to live in a community where housing is recognized as a basic human right; where housing is affordable, suitable, and available to everyone; and where the broader community supports new affordable housing development, even if that means making room in their own neighbourhood to welcome others.

IN CLOSING

This report, along with the recently completed Community Profile, will be used to inform the next step of completing the final deliverable: the *White Rock Housing Needs Report*. The final report will synthesize the key data indicators as well as insights and observations shared by stakeholders and the broader public and summarize the *Statement of Need* for the City. The final White Rock Housing Needs Report will be a key resource for the City for subsequent planning and policy initiatives, and can also be referenced by local builders/developers, non-profit housing providers, and other organizations pursuing housing initiatives in the City.

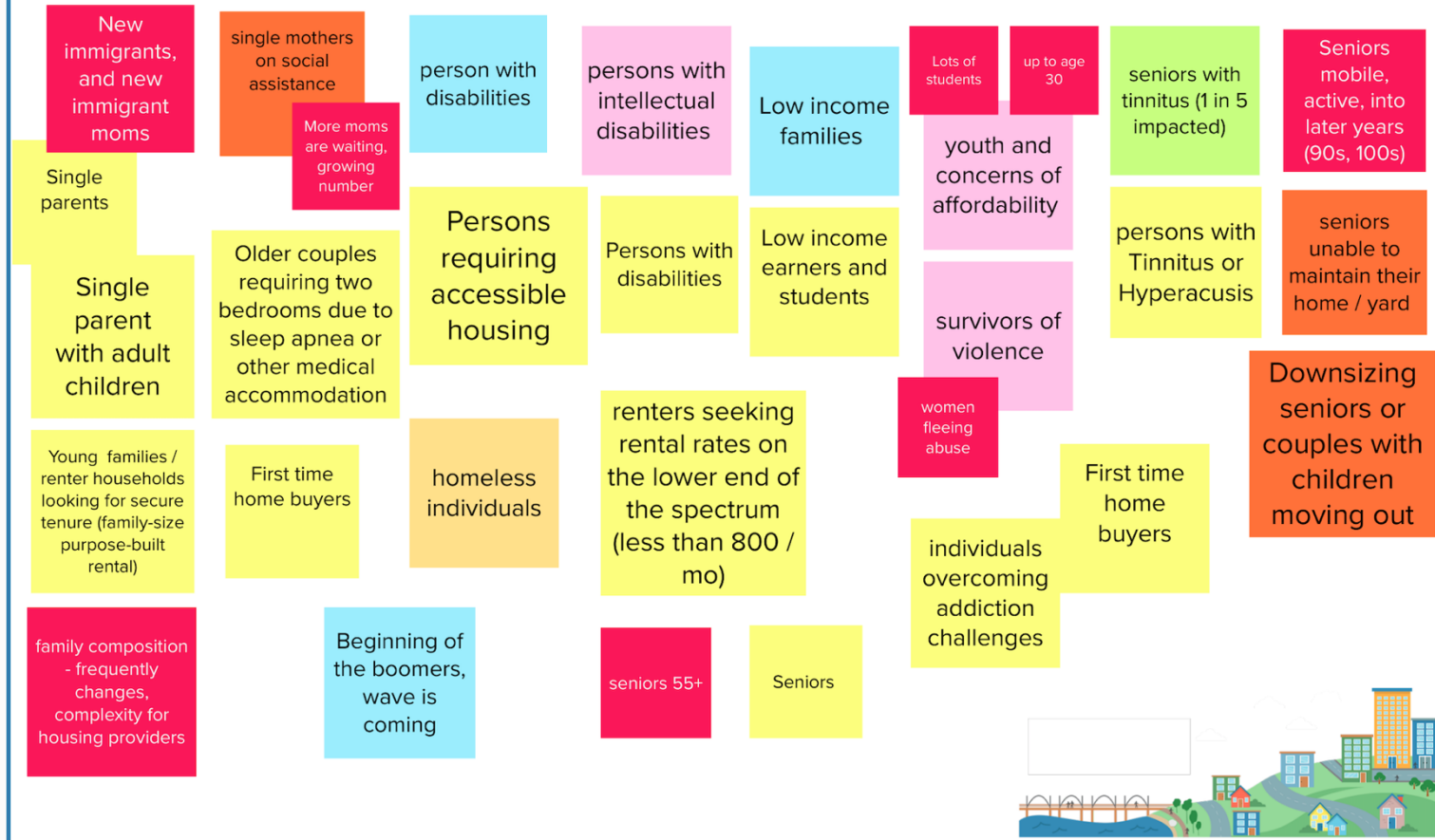
APPENDIX A

VIRTUAL ENGAGEMENT NOTES

WHO IS EXPERIENCING THE GREATEST CHALLENGE

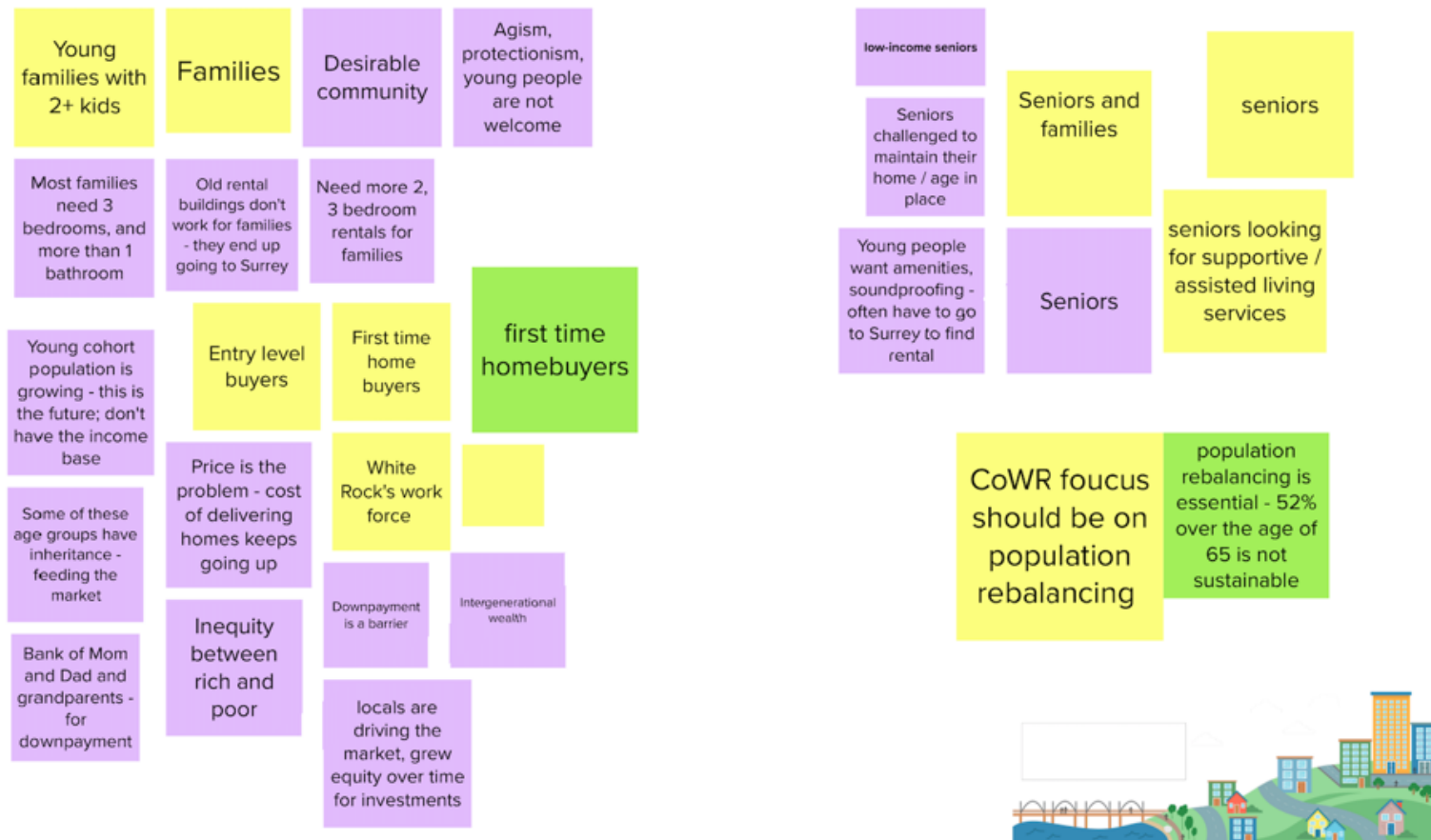
Discussion: Housing Needs and Gaps

Who is experiencing the greatest challenge finding housing to meet their needs?



Discussion: Housing Needs and Gaps

Who is experiencing the greatest challenge finding housing to meet their needs?



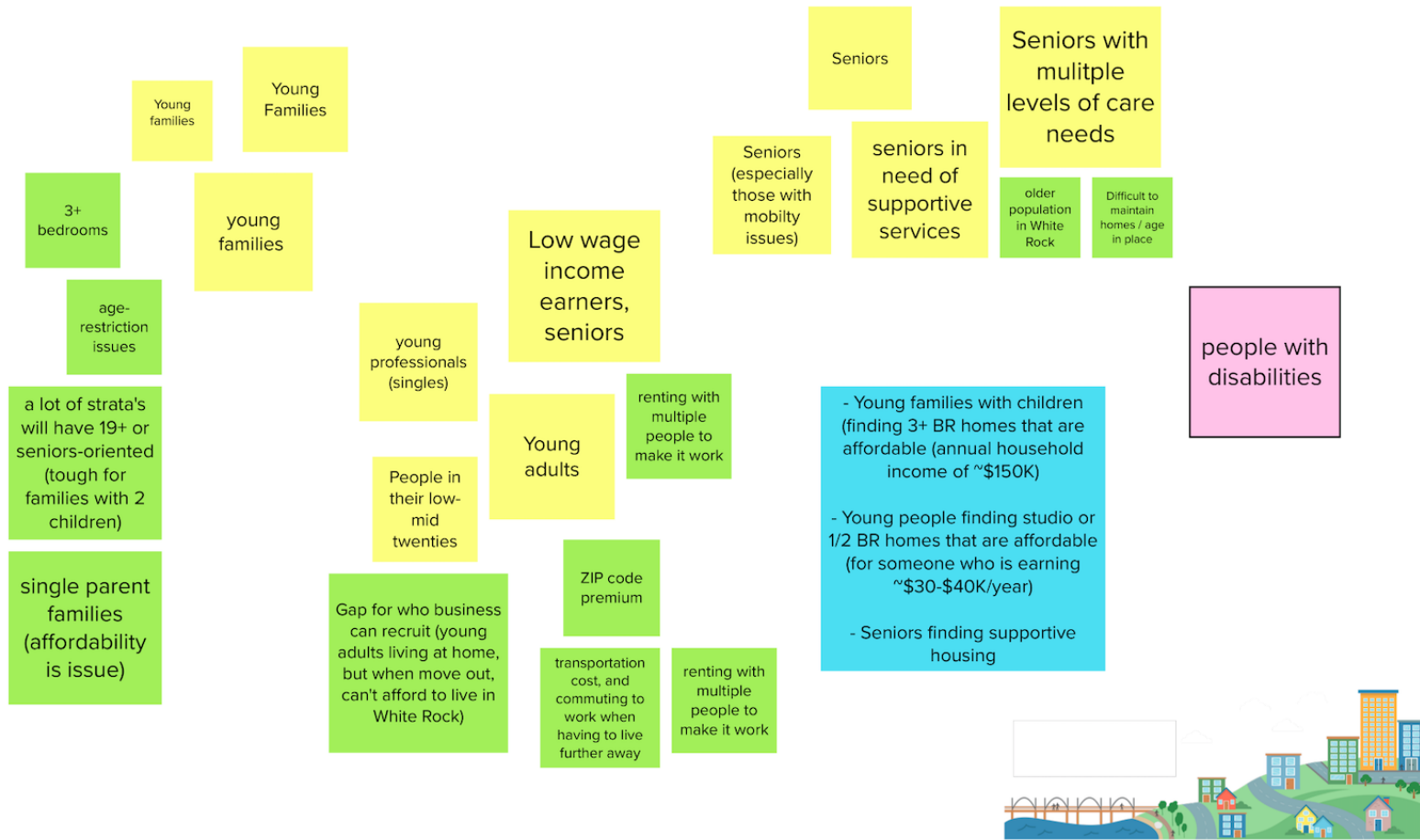
Discussion: Housing Needs and Gaps

Who is experiencing the greatest challenge finding housing to meet their needs?



Discussion: Housing Needs and Gaps

Who is experiencing the greatest challenge finding housing to meet their needs?



WHAT TYPE OF HOUSING IS MISSING IN WHITE ROCK?



DEVELOPERS AND BUILDERS

Discussion: Housing Needs and Gaps

What type of housing is missing in White Rock? In the downtown/core? In established neighbourhoods?

Need more 2, 3 bedroom rentals for families

Micro units - good for singles

Need housing diversity to meet wide variety of needs

Accessible housing with ramps

Accessible design, buildings

Affordable rental for young people

Smaller units, better amenities

Working from home - people are looking for space to work from home

Land costs limit feasibility of non-market / supportive projects

supportive housing for seniors: The market is competitive. Land prices are prohibitive. Supportive housing may not be feasible in CoWR.

Townhomes/Rowhomes (sub \$1mill)

willing to spend more time outside in close proximity

Walkability, complete neighbourhoods, 15 min city - important for housing context

Need subsidies, private sector limited to meet this need

entry level strata units

Townhouses less than \$1mil is hot market

Other level of government subsidized housing i.e., CMHC, BC Housing



Discussion: Housing Needs and Gaps

What type of housing is missing in White Rock? In the downtown/core? In established neighbourhoods?



Discussion: Housing Needs and Gaps

What type of housing is missing in White Rock? In the downtown/core? In established neighbourhoods?



OTHER ISSUES



Discussion: Housing Needs and Gaps

Are there any clients/ former clients with lived experiences who may be willing to share their story with us?

Reaching Home
Greater Vancouver
Community Advisory
Board has a
representative
member with lived
experience of
homelessness

SOURCES staff
and possible a
client with lived
experience of
homelessness

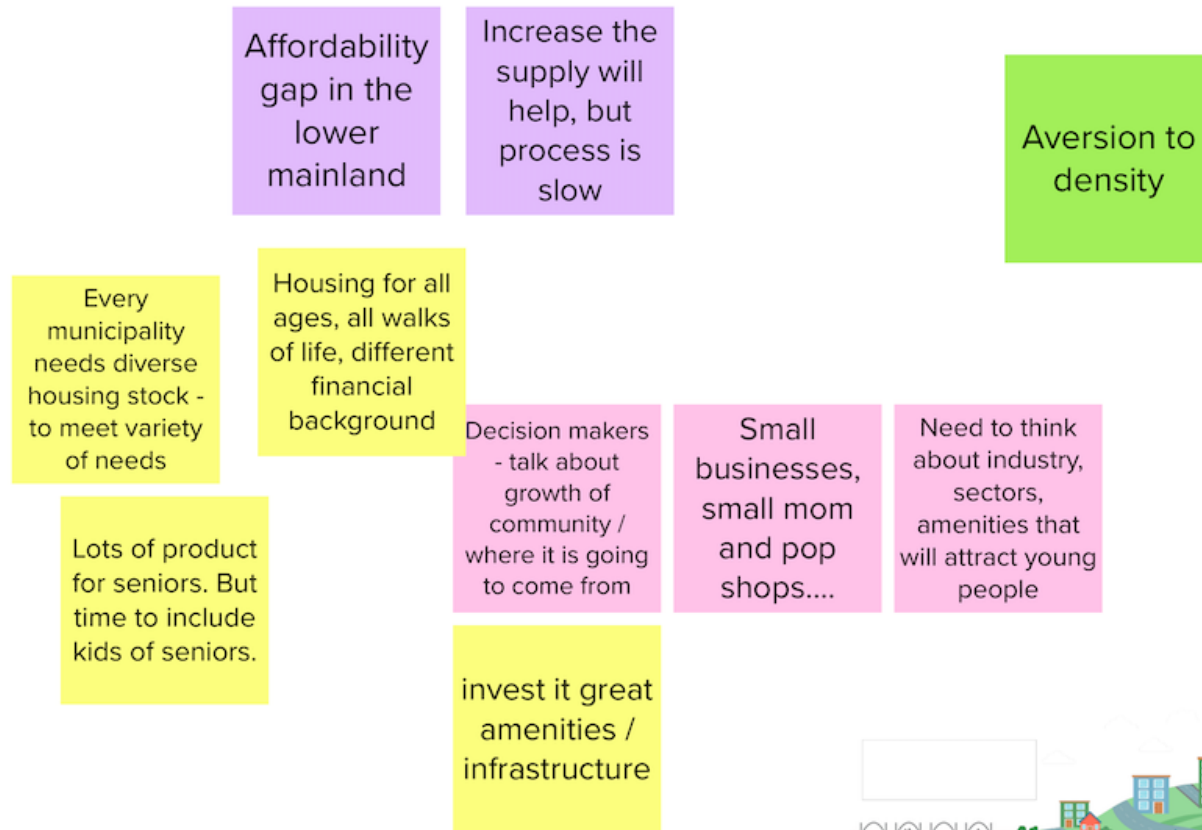
Middle income
households,
and the
average
person

Uniti Staff



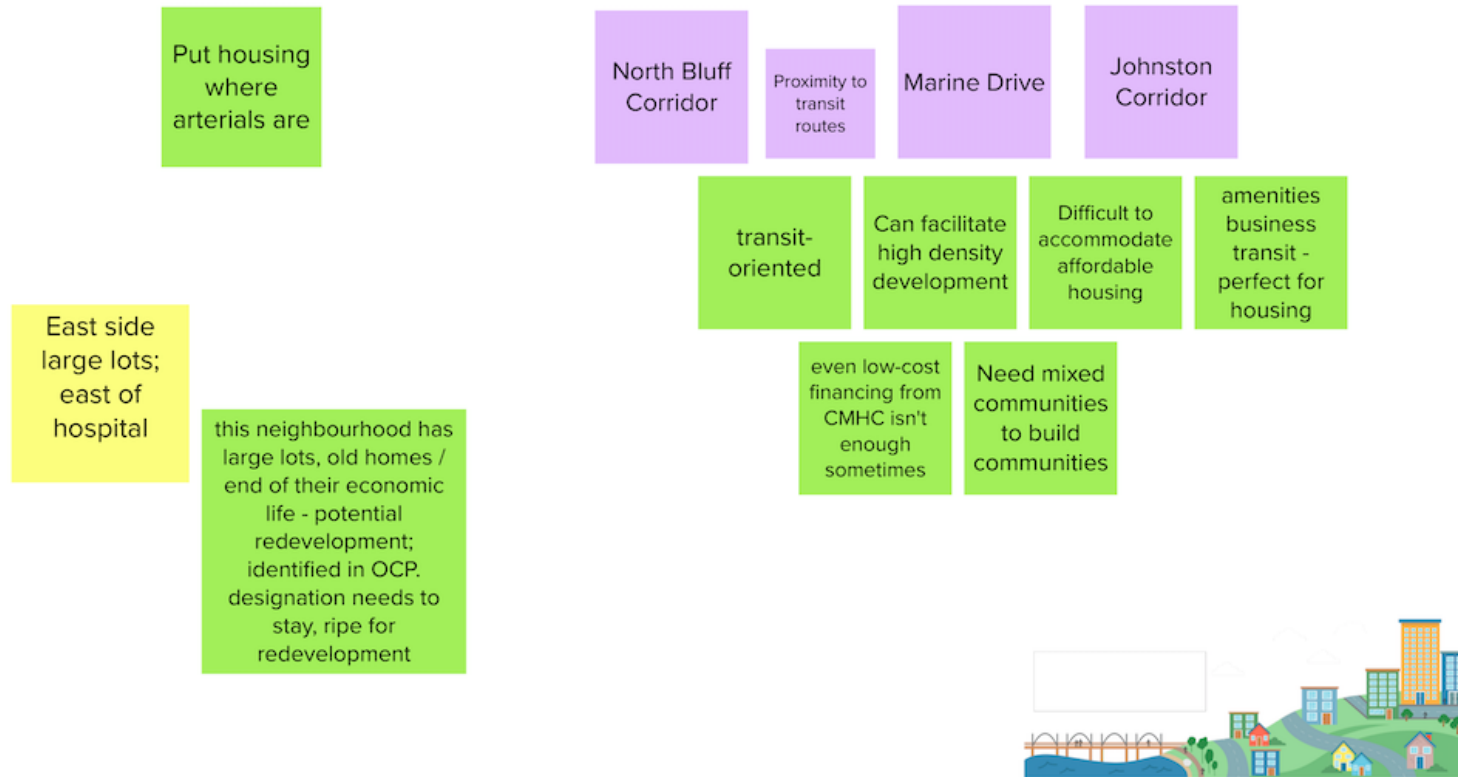
Discussion: Housing Needs and Gaps

Are there any issues related to housing that we should be aware of?



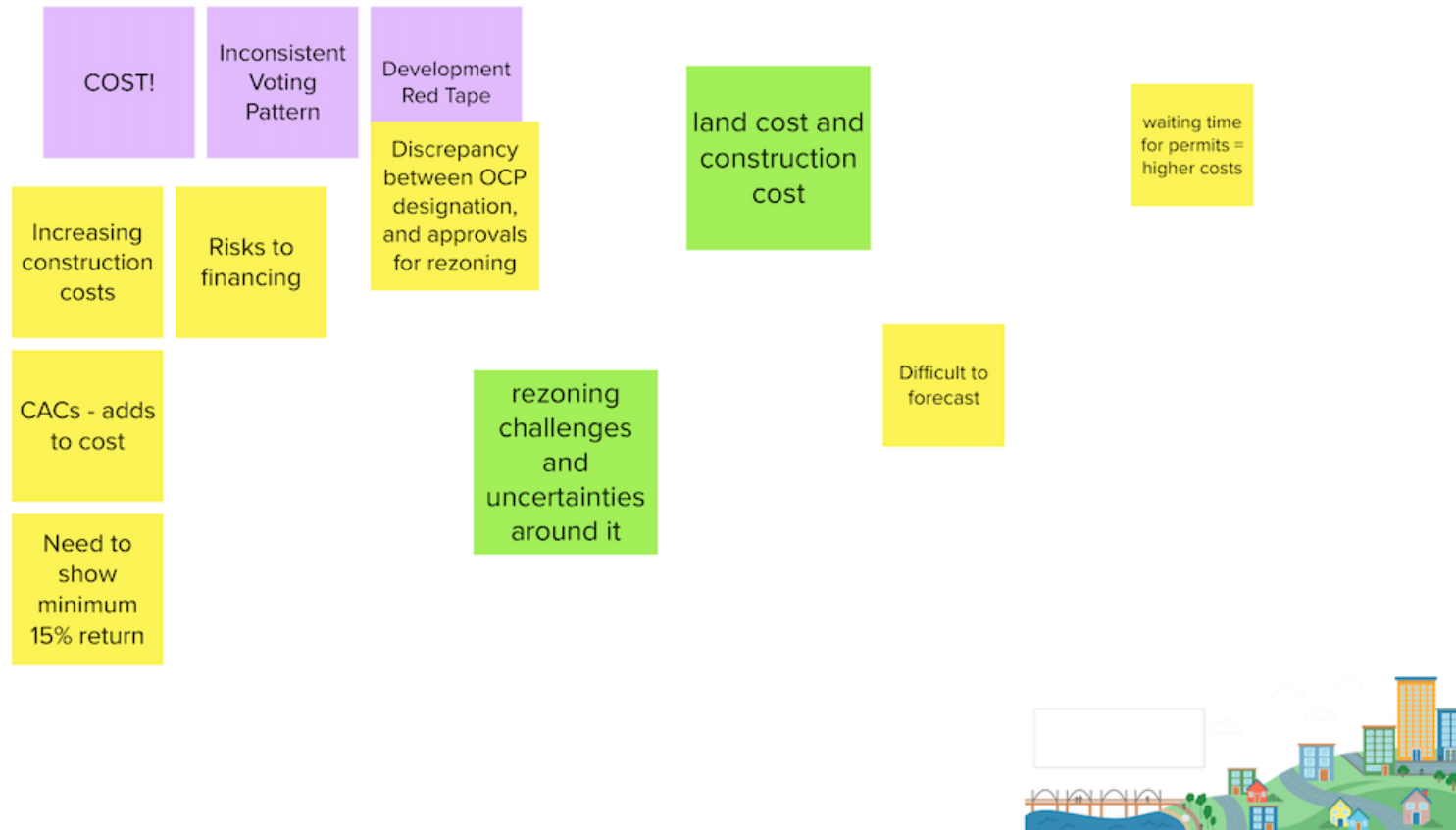
Discussion: Housing Needs and Gaps

Are there specific areas/neighbourhoods that have high potential for new housing development?



Discussion: Housing Needs and Gaps

What are some specific considerations that you take into account when evaluating these opportunities, that the City should be aware of?



Discussion: Housing Needs and Gaps

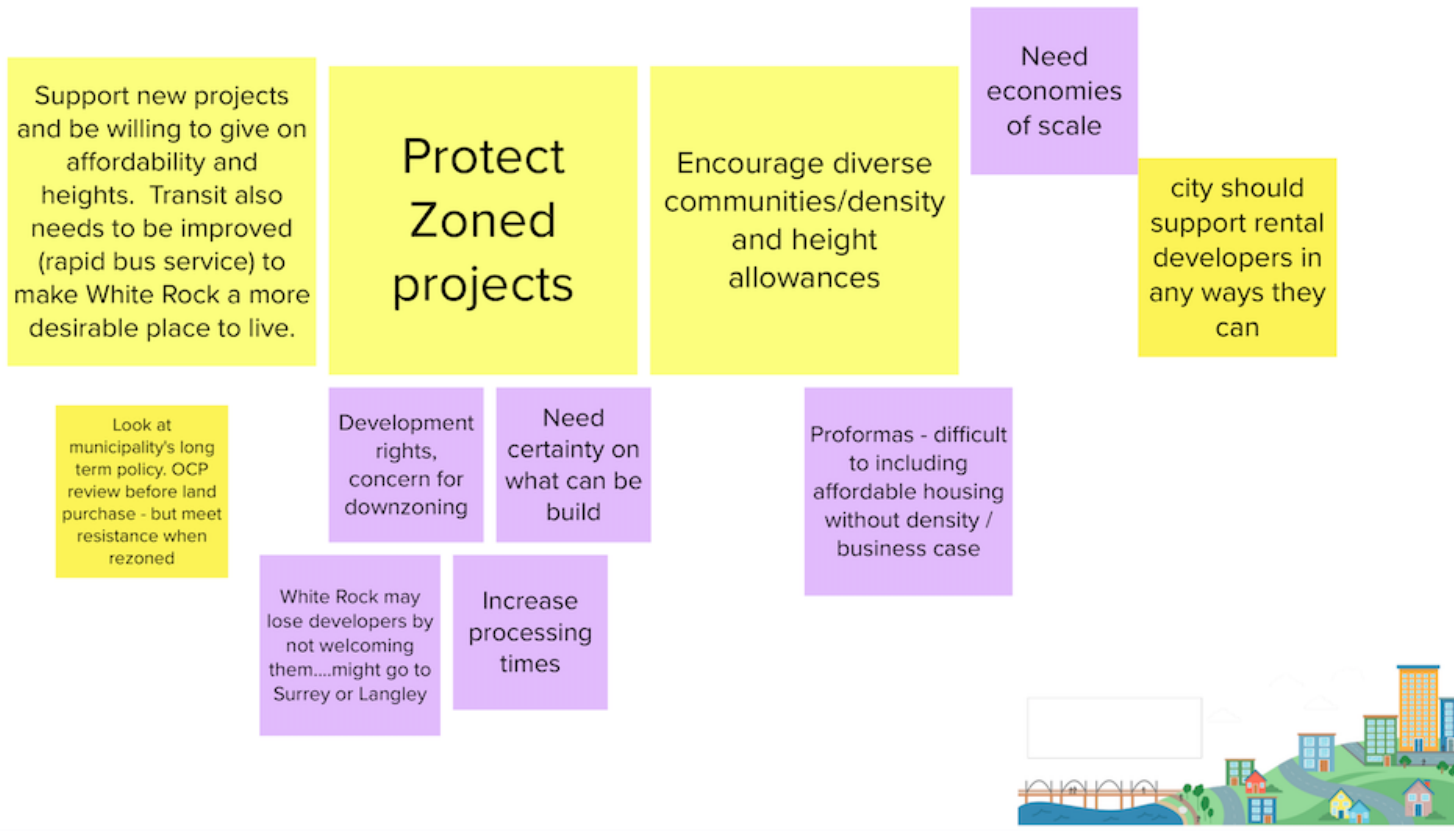
What are some of the hurdles to delivering the types of housing projects you are interested in pursuing?

The city needs to be more forward thinking and supportive of developers who want to build rental housing. More supply will open up more affordable units in older buildings. Blocking new projects because it may displace tenants with low rents is shortsighted. (I have to get going shortly but wanted to leave these comments.)



Discussion: Housing Needs and Gaps

What role do you think the City should play in supporting increased rental housing in White Rock?



Discussion: Housing Needs and Gaps

Are there any issues related to housing that we should be aware of?



Discussion: Housing Needs and Gaps

Are there any issues related to housing that we should be aware of?

will want to engage rep. of Peace Arch Hospital to see if their employees have exp any local housing challenges

new or upcoming environmental related housing standards that can affect housing affordability

climate change

Housing and accessibility to the water - play factor (balconies....how development is setup, access to the views)

age restrictions

33 people identify as experiencing homelessness (2020)

Need for transportation options (transit, cycling and walking)

need for services (i.e. medical services for seniors)



Discussion: Housing Needs and Gaps

Are you challenged to recruit and train staff because of wages/ cited affordability issues, competition with other industries, or other reasons?

multiple jobs
to afford
rent

Jobs and
transportation,
close to
housing



WHITE ROCK

City by the Sea!

CITY  SPACES



Issued on: July 27, 2021
Approved by: Council

2021 WORK PLAN

Council will participate in discussion with staff prior to the Advisory Body/ Committee (AC) appointments being made where they will give input that would be developed to bring forward to the AC regarding elements of work that the AC would include in it as annual work plan to support Council's Strategic Priorities. This would not be intended to limit the AC from undertaking other initiatives that are in line with Council's Strategic Priorities but rather to assist the AC in more efficiently developing an effective work plan that would assist Council in accomplishing their Strategic Priorities in a timely manner.

The annual work plan will be prepared by the AC for their term and submitted to Council within two (2) months of its appointment by Council. It is recognized that other work items may arise during the course of the term and that additions to the work plan may be recommended by Council, staff or the AC itself. Additional items requested to be added to the work plan by the AC should not require additional meetings from their meeting schedule. The purpose of the AC is to advise Council on items linked directly within their mandate, which correlate to Council's Strategic Priorities.

Any amendment to the AC's approved work plan must be approved by Council.

Task/Activity	Objective	Action Steps	*Priority Level	Target Due Date	Completion Date	Referred by Council?	Expectation from Council:	Assigned Member

*Priority: High, Medium, Low (items referred by Council should be of the Highest Priority)

2019/2020/2021 HOUSING ADVISORY COMMITTEE MEETING ACTION TRACKING

Meeting Date	Motion #/ Action Item	Agenda Item # & Title	Committee recommendation/ Action item	Staff/ Member Assigned	Status or Completion Date <i>(Red indicates Completed Items)</i>
2019-11-25	Action Item	Item 5 – Terms of Reference	Staff to provide information on the Community Amenity Contribution (CAC) Forum to the Committee for information	Committee Clerk	Emailed January 8, 2020
2019-11-25	Action Item	Item 8 – Housing Advisory Committee 2020 Meeting Schedule	Staff to provide alternate meeting date options in March to the Committee for consideration	Committee Clerk	Emailed January 30, 2020
2020-01-29	Action Item	Item 6 – White Rock in 2020: Today's Reality	Staff to provide the Committee with the following information. <ul style="list-style-type: none"> An up to date number of current rentals, secondary suites, and short-term rentals (e.g. Airbnb) in White Rock; and Provide the number of rental units anticipated in current developments for the next three (3) years. 	Manager, Planning	January 29, 2020 Meeting
2020-01-29	Action Item	Item 8 – Housing Continuum	Staff to provide the Committee with the range of income levels within the City.	Manager, Planning	February 26, 2020 agenda item 5
2020-01-29	Action Item	Item 11 – 2020 Committee Meeting Schedule	J. McMurtry to send Committee Clerk homelessness presentation to be distributed to the Committee for information.	J. McMurtry, Committee member / Committee Clerk	completed
2020-02-26	2020-HAC-005	Item 4 – Short Term Rentals (STRs) & Secondary Suites	THAT the Housing Advisory Committee request that Council direct staff to incorporate the following as a mission statement for a future short term rental and secondary suite policy: Will support homeowners in developing short or long terms rentals that are safe and affordable for whomever is going to be occupying the unit(s).	Manager of Planning	April 6, 2020 Regular Council – ENDORSED / Staff working on
2020-02-26	2020-HAC-006	Item 4 – Short Term Rentals (STRs) & Secondary Suites	THAT the Housing Advisory Committee request that Council direct staff to explore opportunities for partnerships in non-market housing.	Manager of Planning	April 6, 2020 Regular Council – ENDORSED / Staff working on

Meeting Date	Motion #/ Action Item	Agenda Item # & Title	Committee recommendation/ Action item	Staff/ Member Assigned	Status or Completion Date <i>(Red indicates Completed Items)</i>
2020-02-26	Action Item	Item 5 – Number of Households by Household Income Data	To include the following list of important vulnerable populations to consult regarding affordable housing on the next agenda for discussion: <ul style="list-style-type: none"> Seniors on fixed income. People on low income. People with health issues (mental or physical). Indigenous people. Youth. Addiction/ mental health issues. 	Committee Clerk	On the March 12, 2020 Committee Agenda
2020-03-12	2020-HAC- 009	Item 4 – PH2H Presentation	THAT the Housing Advisory Committee request that Council direct staff to provide more information on the City working with Peninsula Homeless to Housing (PH2H) on an affordable housing project in White Rock.	Manager of Planning	April 20, 2020 Regular Council -
2020-03-12	Action Item	Item 5 – Update on the City of White Rock Housing Needs Report	Staff to undertake high-level screening of lands that may be candidates for “up-zoning” to accommodate low-rise, medium density, housing such as townhomes, looking specifically at North Bluff Road and other arterial/collector roads that may provide for transition (scale) between higher density (high-rise) housing and lower density (low-rise) housing.	Manager of Planning	Update on November 25, 2020 Meeting
2020-03-12	Action Item	Item 6 – Definition of Affordable Housing	Staff to send the Committee the City of Kingston’s definition of “affordable” housing as outlined in their Official Community Plan.	Manager of Planning	Emailed on March 13, 2020
2020-03-12	Action Item	Item 7 – Community Amenity Contributions (CACs)	Staff to include the corporate report going to Council on March 30, 2020 as an item for discussion on the next agenda.	Committee Clerk	Added to November 25 Meeting
2020-03-12		Item 9 – Vulnerable Populations & Affordable Housing	Staff to move this item to the next meeting for discussion and add “women” and “people aging out of foster care” to the list of vulnerable groups.	Committee Clerk	Added to November 25 Meeting
2020-03-12	2020-HAC- 010	Item 11 – 2020 Committee Meeting Schedule	THAT the Housing Advisory Committee request that Council consider the City of Vancouver model for the bed and breakfast bylaw.	Committee Clerk	April 20, 2020 Regular Council -
2020-11-25	Action Item	Item 6 – City of White Rock’s Definition of Affordable Housing	The Manager of Planning was to provide the “Part 1” Housing Needs Report from Metro Vancouver (second draft) to the Committee for feedback by December 11, 2020.	G. Newman	Completed November 25, 2020

Meeting Date	Motion #/ Action Item	Agenda Item # & Title	Committee recommendation/ Action item	Staff/ Member Assigned	Status or Completion Date <i>(Red indicates Completed Items)</i>
2020-11-25	2020-HAC-013	Item 6 – City of White Rock’s Definition of Affordable Housing	THAT the Housing Advisory Committee recommends to Council to direct staff to define affordable housing	Staff	Added to January 11, 2020 Council Meeting
2021-01-27	Action Item	4. City of White Rock Definition of Affordable Housing	Staff to prepare a definition of affordable housing, that recognizes affordability along a spectrum of household incomes and is in general alignment with thresholds established by Metro Vancouver.	Staff	Staff provided draft at February 24 Meeting
2021-02-24	Action Item	Item 4 – Draft Definition of Affordable Housing in White Rock	The Manager of Planning to invite members from City Spaces to attend the next Housing Advisory Committee.	Manager of Planning	May 10, 2020 Regular Council – ENDORSED / Staff working on



Housing Advisory Committee Action & Motion Tracking Document

Term: July 2021- October 2022
Updated: July 2, 2021

ACTION ITEMS

ACTION ITEM	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS

MOTIONS

RECOMMENDATION	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS