

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: December 9, 2024

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: 2023 and 2024 Annual Report – Housing Advisory Committee

RECOMMENDATION

THAT Council receive for information the corporate report dated December 9, 2024, from the Director, Planning & Development Services, titled “2023 and 2024 Annual Report – Housing Advisory Committee.”

EXECUTIVE SUMMARY

The 2023 and 2024 activities and highlights of the Housing Advisory Committee (HAC) are detailed in this Report. The City’s Select Committees are required to submit an annual report to the Chief Administrative Officer by December 15. The annual report includes the following information:

- a) Membership list;
- b) List of the chair, vice chair and staff members who are a part of the committee;
- c) Number of meetings held during the year;
- d) Activities of the committee, including highlights and accomplishments and outstanding items;
- e) Breakdown of budgeted amounts (total funds and total expenses for various events), if there are funds assigned to the committee;
- f) Initial work program for the following year, if applicable;
- g) Involvement of other persons or organizations with the tasks of the committees (such as sponsors, service clubs, organizations, donors, etc.); and
- h) Any other general comments.

PREVIOUS COUNCIL DIRECTION

Council Policy 117 requires an Annual Report for Select Committees. Council Policy 164 provides the Terms of Reference for the Housing Advisory Committee (HAC). The HAC Policy contained in the Terms of Reference is:

“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”.

INTRODUCTION/BACKGROUND

The intent of this report is to provide a standardized format to submit annual reports for Select Committees. The HAC provides 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.

Membership List

(i) Council Representatives (non-voting)

- Councillor Cheung, Chairperson (2023)
- Councillor, Chesney, Vice-Chairperson (2023)
- Councillor Lawrence, Chairperson (2024)
- Councillor Cheung, Vice-Chairperson (2024)

(ii) Committee Members (voting)

- TJ Dhillon, Community Member
- Greg Duly, Community Member
- Shari Green, Community Member
- Rick Mann, Community Member
- Bhagwant Virk, Community Member
- Sharon Greysen, Community Member

Number of Meetings

The Committee had eleven (11) meetings in total this term, four (4) occurring in 2023 and seven (7) occurring in 2024. The meeting dates in 2023 and 2024 are as follows:

2023

- July 19, 2023
- September 20, 2023
- November 2, 2023
- November 15, 2023

2024

- January 30, 2024
- February 21, 2024
- March 21, 2024
- April 18, 2024
- June 29, 2024
- September 26, 2024
- November 20, 2024

Highlights and Accomplishments and Outstanding Items

July to December 2023

- Recommended that Council direct staff to work with the Committee to revisit the July 13, 2022 Affordable Housing Framework report, for the purpose of reviewing and bringing back recommendations to Council that are aligned with their Strategic Priorities.
- Recommended that Council direct staff to make recommendations regarding which municipally owned properties would be most appropriate for a community hub and/or market and non-market rental housing project.

- Invited the CEO of UNITI to provide an overview of the role that UNITI plays in the local community, and present some challenges faced by non-profit affordable housing providers when going through the process of developing affordable/non-market housing projects.
- Shifted from the Affordable Housing Pillars approach (this approach was not endorsed by Council) and opted for the following three key categories to guide the development of new strategies within the new affordable housing framework based on the July 13, 2022 staff report:
 1. *Municipal Tools*
 - Inclusionary Zoning and Density Bonus Policy.
 - Reducing Costs by Streamlining Approvals and Other Incentives: not rated as it was noted that work on this tool is already underway.
 - Covenant Tools: not rated as it was noted that work on this tool is already underway.
 2. *Partnerships – Land & Financing*
 - Municipal Land and Land Trusts.
 - Non-profit Owned Land.
 - Housing Funds.
 3. *Capacity Building – Organizations & The Community*
 - Housing Organization and Building Capacity.
 - Housing Strategy.
 - Engagement and Communication.

January to November 2024

- Recommended that Council endorse the following six (6) strategies to create a long-term affordable housing framework that forms the capacity to provide affordable housing in multiple ways:
 1. Use the City's regulatory tools to encourage a diverse mix of housing types.
 2. Incorporate Inclusionary Zoning in White Rock.
 3. Maximize use of City resources and financial tools.
 4. Facilitate and strengthen partnership opportunities.
 5. Build capacity with non-profit housing and service providers.
 6. Increase advocacy, awareness, and education roles.
- Recommended that Council direct staff to review the process to streamline the development application process for affordable housing within the Planning Procedures Bylaw.
- Developed the City's long-term Affordable Housing Strategy document for Council endorsement:
 - Through review and discussion over the HAC's 2024 term, the Committee established 21 specific affordable housing actions and 60 initiatives for the six (6) strategic priorities (noted above). The actions focused on regulatory, policy, and financial measures to increase the supply of affordable rental and ownership units within the City.
 - The HAC created an implementation plan and prioritized each of the 60 initiatives, from short to long-term, aimed at addressing White Rock's housing needs over the next 10 years.

The HAC's Action and Motion Tracking Sheet is in Appendix A.

Outstanding Item

- Review the final draft of the Affordable Housing Strategy document, and if supported, recommend Council endorsement (November 20th HAC Meeting)

BREAKDOWN OF BUDGETED AMOUNTS

The HAC does not have a budget, all requested expenditures are approved by Council.

CONCLUSION

This corporate report is submitted in accordance with the reporting requirements of the Terms of Reference for the committee.

Respectfully submitted,

Reviewed and Approved by,



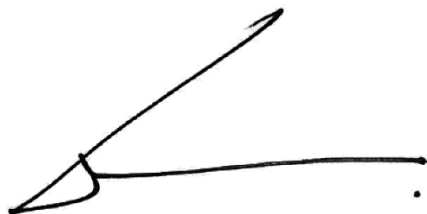
Neethu Syam
Planning Division Lead



Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Housing Advisory Committee's Action and Motion Tracking Sheet