

---

**PRESENT:** Councillor Sinclair, Chairperson  
Councillor Fathers, Vice-Chairperson  
R. Borutski  
D. Darrell  
N. Emmott  
B. Holm  
A. McCorkell  
D. McLean (arrived at 5:25 p.m.)

**ABSENT:** D. Bar-Dayan

**GUESTS:** Naomi Brunemeyer, Director, Regional Development, Development  
Services, BC Housing  
Lance Jakubec, Innovation Fund Consultant, Canada Mortgage and  
Housing Corporation  
2

**STAFF:** C. Isaak, Manager, Planning, Planning and Development Services  
L. Sym, FOI & Committee Clerk

---

**1. CALL TO ORDER**

The Chairperson called the meeting to order at 4:00 p.m.

**2. ADOPTION OF AGENDA**

**It was MOVED and SECONDED**

THAT the White Rock Rental Housing Task Force adopts the October 12, 2016 agenda as circulated.

**CARRIED**

**3. ADOPTION OF MINUTES**

a) September 14, 2016

It was requested that the word “mixed” be replaced with the word “inclusive” under Item 5, first paragraph.

**It was MOVED and SECONDED**

THAT the Rental Housing Task Force adopts the September 14, 2016 meeting minutes as amended.

**CARRIED**

---

**4. DISTRIBUTION OF DRAFT RENTAL HOUSING TASK FORCE “REPORT OUTLINE” AND NEXT STEPS – CARL ISAAK**

Staff reviewed the draft Rental Housing Task Force report outline with Task Force members and noted that it will be expanded to a full draft prior to the next meeting and will reference the Metro Vancouver Regional Affordable Housing Strategy. Members acknowledged the community’s need for housing that is affordable for the workforce and young families.

Staff will send the revised draft report to the Task Force for additional review and comments.

It was agreed to resume discussions on this item at the November 9, 2016 Rental Housing Task Force meeting.

**5. CANADIAN MORTGAGE AND HOUSING CORPORATION (CMHC) PRESENTATION – LANCE JAKUBEC**

Mr. Jakubec provided a presentation on several CMHC programs which are new or have been enhanced in the 2016 federal budget, including low cost financing for rental housing, seed funding from \$50,000 to \$200,000 for “soft costs” related to affordable housing development, and a new Affordable Rental Innovation Fund. The criteria to apply for seed funding is that projects must meet certain minimum conditions, including: having at least five (5) affordable units, being modest in size and design, and not requiring long term federal assistance. The funds must also be spent over five (5) years. Local governments are able to apply for seed funding in order to offset fees that might otherwise apply to affordable housing projects.

The federal and provincial governments have also signed an agreement for three (3) years of investment to support new affordable rental housing projects. Affordable rental housing is defined as rental housing that is modest in terms of floor area and amenities, based on household needs and community norms, and is priced at or below average market housing rents or prices for comparable housing in a community or area, and is provided to individuals or families of low and moderate income. Local governments are able to provide a definition of “affordable” that is appropriate to their community’s context, and if a local definition is not available, CMHC can work with applicants to determine an appropriate definition based on CMHC data.

CMHC funding cannot be “stacked” with other federal funding programs, however in some cases it can be combined with programs offered by B.C. Housing.

It was noted that 30% of Canadians rent, and only 10% of new housing is for rentals.

**6. BC HOUSING PRESENTATION – NAOMI BRUNEMEYER**

Ms. Brunemeyer presented an update on BC Housing's current initiatives and recent provincial funding announcements. At the current time, BC Housing is leveraging its own housing stock by selling current stock to non-profit housing and reinvesting the proceeds in affordable housing.

In 2016, funding in the amount of \$855 million has been offered by the Province through BC Housing for affordable housing, and at this time the majority of the funds have been allocated. The City of White Rock and proponents within the City are encouraged to apply for future rounds of provincial investments.

BC Housing can provide financing for a rate of under 1% for construction financing, the project must be affordable.

Developers are currently partnering with non profits who own their own land. BC Housing can offer a ten (10) year financing term with a 35 year amortization at a lending rate of 2.5%.

There are two (2) rent supplement programs available through BC Housing, the Rental Assistance Program and the SAFER Program for the provision of affordable housing.

It was noted that, like many other Canadian communities, White Rock has a significant component of its rental stock in buildings constructed in the 1960s. Task Force members indicated that due to expiring operating agreements in White Rock and South Surrey, rents in some of the older buildings are now increasing up to \$650 or \$750 instead of \$375.

It was recommended that the City of White Rock creates policies that discourage conversion of apartments into high end condos, and ensures that developers have flexibility in how they deliver affordable units. If rental stock is lost, the municipality should be encouraging the creation of additional rentals to preserve or expand the rental housing supply. The importance of providing housing for young families and the workforce was noted.

Affordable rental housing should be on major transportation routes and close to services and schools.

**7. QUESTION AND ANSWER PERIOD**

**8. OTHER BUSINESS**

None.

**9. NEXT MEETING**

The next scheduled meeting is being held on November 9, 2016.

---

**10. CONCLUSION OF THE MEETING**

The Chairperson declared the meeting concluded at 5:55 p.m.

(No quorum at November 9, 2016 Rental Housing Task Force meeting.)

---

Councillor Sinclair,  
Chairperson

---

Lorraine Sym  
FOI & Committee Clerk

Unapproved