

**MINUTES OF THE
RENTERS' ADVISORY COMMITTEE MEETING
SEPTEMBER 20, 2022**

1. Ryan Moen called the meeting to order at 6:31 pm.

Committee Members (7): Ryan Moen (Chair)
Carrie Chapple
Heather Kirkham
Leslie Robinson
Trevor Premack
Ramya GN Reddy (leave at 7:30)
Stefanie Hardman

Regrets: Azmina Janmohammed
Neha Cradle
Councillor Andrew

Councillors Present: Councillor Potts

Staff Present: Rory Stever – Tenant Assistance Planner
Andrew Cusack – Senior Planner, Housing Policy
Julie Edney – Housing Planner
Justine Wendland – Planning Secretary

2. Approval of Agenda

Motion:

It was moved by Heather Kirkham, seconded by Stefanie Hardman,
that the September 20, 2022 Agenda be approved.

CARRIED UNANIMOUSLY

3. Adoption of Meeting Minutes

June 21, 2022, Meeting Minutes

Motion:

It was moved by Trevor Premack, seconded by Ryan Moen,
that the June 21, 2022 Meeting Minutes be adopted as presented.

CARRIED UNANIMOUSLY

4. Rental Incentives

Andrew Cusack, Senior Planner – Housing Policy, presented the Rental Incentives Project for information and feedback.

The committee discussed:

- Incentivization for private sector developers.
- Support for City resources to be put toward non-profit and Co-op housing. Request for subsidies for housing are supported by the province and non-profits. City of Victoria programs support low-rent type housing, Rent Bank, etc. This project looks to support medium to low-income renters and incentivise developers to include more affordable units in new developments.

- Desire for more parking for rental buildings such as special needs and handicap parking to be prioritised. There are requirements in place to support this for parking in new buildings.
- Incentives for non-profits to help support affordable housing.
- There is city-owned land that is leased free of charge and used for affordable and low-income housing.

Motion:

It was moved by Leslie Robinson, seconded by Ryan Moen,

The Renters' Advisory Committee makes the following recommendations to City Council in response to the current proposal for a Rental Incentive Project:

1. No City funds be directed, nor fees waived nor taxes waived, for private developers as incentives to build affordable and market rental housing.
2. The City of Victoria direct all money designated for support of rental housing to non-profit housing.

For: Ramya GN Reddy, Carrie Chapple, Heather Kirkham, Leslie Robinson

Opposed: Ryan Moen, Trevor Premack, Stefanie Hardman

CARRIED: 4/3

Ramya GN Reddy left the meeting at 7:15pm.

5. Housing Strategy Annual Review

Rory Stever, Tenant Assistance Planner, and Julie Edney, Housing Planner, presented the Housing Strategy Annual Review for informational purposes.

The committee discussed:

- Is the intended outcome of presenting to RAC for advice? This was on the agenda for information only.
- *Rental Property Standards of Maintenance Bylaw* (RPSOM) is going to RAC for information prior to it going to Council. Engagement through the Connect Newsletter regarding the RPSOM bylaw, and some other communication formats. Request to include the emergency heating issue in extreme weather events. Looking to address those gaps regarding heating and cooling conditions for inclusion with the bylaw.
- Does the City collect information on property purchases? The Victoria Real Estate Board collects this information. How does this apply to the housing of homeless individuals, and that this should be included in the strategy? Been relying on the Greater Victoria Coalition to End Homelessness statistics they collect. Working with Bylaw to include data in the future.

Motion:

It was moved by Carrie Chapple, seconded by Leslie Robinson,

The Renters' Advisory Committee makes the following recommendations to City Council in response to the current proposal for a Rental Incentive Project to direct staff to connect with the SAFER Program and Rental Assistance Program administrators to ask they review the assistance ceilings and make the assistance more commensurate with the current housing costs.

CARRIED UNANIMOUSLY

6. Renters' Advisory Committee Agenda Procedures Update

Staff provided an update on recommendations from the June 2022 meeting motion.

The committee discussed:

- Request the agenda package be sent 2 weeks in advance and expedited via Canada post.

7. Parking Lot

The committee discussed:

- New membership at end of November, their first meeting will be at the January 2023 meeting.
- Co-chair Election for next Panel.

8. Adjournment

Motion:

It was moved by Heather Kirkham, seconded by Carrie Chapple,

that the Renters' Advisory Committee meeting of September 20, 2022 be adjourned at 8:25 pm.

CARRIED UNANIMOUSLY