



REGIONAL HOUSING NEEDS ASSESSMENT STEERING COMMITTEE MEETING

Prestige Lakeside Resort, Kootenay Room

701 Lakeside Drive in Nelson

Friday, February 21st, 2020

Attendees: There were twenty-nine (29) attendees; including two (2) representatives of Makola Development Services, three (3) RDCK staff, ten (10) elected officials, two (2) municipal staff, and twelve (12) service providers.

WHAT NEEDS TO BE ACHIEVED

What We Heard:

Strong Engagement. Good engagement is the baseline. We need to hear from people throughout the region across the housing spectrum, and we need to use their input in a valuable way that generates trust.

Regional Plan. The assessment needs to recognize the variables in different communities that impact housing need and that solutions are not one size fits all.

Information Sharing. This is a great opportunity to communicate and learn from each other, where we can have a collaborative relationship and work towards our shared priorities.

Clear Path to Results. The assessment should have high quality data and be easy to use by all audiences. The framework should lead the region towards implementation and the goal of developing housing for the region's communities.

Transcribed Notes:

- High turn-out in surveys – advertised well
- Good engagement is the baseline
- Elected official social media networks
- Newspaper – boosted social media ads
- High standard so it is trusted and well used
- Social organizations
- Regional plan but not one size fits all – not cookie cutter
- Consider geography
- Widespread sharing of results, information, resources, 'council of villages' but smaller
- Non-profit regional forum – strengths and challenges
- On-going implementation network
- Tell us what we need for builders, council to know – costs, bedrooms, typology

- Demonstrating housing problems exist in rural areas – solutions, funding models, situations are different than urban areas
- Coordinate with different areas – steering committee
 - ✓ Communication together, resources
- Work together – get in the same room
- Recognized broad group – should know that this group is the group to go to
- Get people talking – community awareness
- Recognize how transit affects housing choices
- Committee needs to be well publicized – public relations
- Launching point for advocacy – speaking with one voice
- Make sure we are all talking to the right people
- Like legitimizing as a formal agreement
- Build physical housing
- Collaborative relationship – access to non-profits
- One voice – talk to the right people
- Shared priorities – focused for advocacy
- Smaller groups – human engagement
- Critical to action to get public buy in next round
- Show people the value of engagement
- Creative ways to engage beyond surveys
- Measurable and good implementation
- Need to understand housing stock and housing quality
- Information sharing across groups and geography
- Housing as shelter and not an investment – ‘housing justice’ driven by return on investment
- Housing is a RIGHT – lived value
- Asset management
- Sharing lived value of the housing stock
 - ✓ Lived value score – what % of housing stock are primary residences
 - ✓ Set a target/goal – socially just
 - ✓ Show difference between communities
 - ✓ Education tool
- Value based strategic plan
 - ✓ Operationalizing assessment together NOT working in silos
- What values are guiding our decision making
- Take what we know to what next ten years looks like
- What do other communities (like Trail) look like
- Learning pods
- Clear understanding of where we are going
- Understanding what’s needed in each community – demographics, youth, seniors, families
- Have a game plan

- Who can do what
- What are the opportunities available – low hanging fruit
- Getting developers interested – incentives – advocacy role
- People affected are those that are motivated
- Prioritizing objectives
- Connecting opportunities – land, building, partnerships
- Clear affordable housing goals – clear definition of ‘affordable housing’ –reflective of mixed incomes
- Identify land resources – regional land trust
- Increased capacity regionally to develop community housing
- Bring data into a spatial framework (GIS) heat maps

WHAT IS THE BROAD VISION AND OBJECTIVES

What We Heard:

Results Focused. Affordability, adequacy and appropriateness are addressed for rural and urban communities alike.

Reflective. The research and engagement work to identify and understand root problems that lead to housing issues in our communities.

Representative. Equal attention given to all communities small and large and to all community members across the housing continuum allowing us to flourish as a region.

Useful. Any solutions offered or next steps are practical, flexible, innovative, actionable and unique.

Well shared. The report is useable for a wide audience and the public has trust in the process and the results.

Transcribed Notes:

- Ensure good communications across communities
- Flourish as a region
- Consider flexible creative solutions – co-housing, co-locating
- Opportunity to share learnings
- Insights for landlord/tenant leases
- Look at incentives for housing providers
- Practical outcomes – something we can action
- Results in advocacy
- Concern small communities get ignored – small sample size may not result in accuracy or verifiable data
- Create strategy that meets community needs of all sizes
- Identify and quantify needs and opportunities – especially for decision makers
- Identify geographic corridors
- Establish a network that captures the knowledge and skills of the region
- Understand interrelationships of housing issues across the region, opportunities and resources
- Satisfy Provincial requirements
- Gain perspectives on housing issues across region (temporary workers housing)
- Anticipating changes – demographic shifts (aging population), preferences for housing, (smaller homes), loss of independence

- Co-housing solutions – addresses other social needs
- Understand differences between communities and where the same
- Representation of all of the communities
- Be the convener of housing related issues
- Spark housing boom across the region and meeting diverse needs
- Distribute housing development skill sets
- Three As are addressed – affordability, adequacy and appropriateness
- Right people – captures diversity of voices
- Speak and advocate for the region effectively
- Adequate transit to connect housing
- Increase connectivity so people can access services
- Ensure common understanding
- Build trust
- Long term vision
- Exert pressure on other levels of government
- Open and inviting to other partners in the whole community – ongoing
- Open to new, creative, innovative solutions
- Flexible structure that can change – milestones not finish lines
- Work to identify root problems
- Coordinated effort to solve housing issues
- Leads to action – ‘shovels in the ground’
- Addresses inclusiveness ‘housing for all’
- Valuing the needs of people
- Understanding priorities
- Critical eye to ensure completeness and follow through
- Sense of responsibility and fairness (equality for smaller communities) – commitment to action
- Lived value versus market value
- Look at and prioritize non-market solutions – incentives, various planning tools
- Understand housing as keystone to community resilience
- Increase capacity and knowledge for housing project operations

WHO NEEDS TO BE INVOLVED

What We Heard:

The Advisory Committee can be a vehicle to increase communication and capacity building with our communities.

RDCK recognizes there was less representation in the room by builders and developers, Selkirk College and College of the Rockies, First Nations and the Real Estate Board. We will endeavor to better include these groups.

Transcribed Notes:

- Trusted community champions
- Interior Health Authority mental health and addictions
- School districts and local schools – engage high-school students
- Shelter staff and street outreach

- Regional Health in Cranbrook and Trail
- Supportive housing in adjacent areas (Lower Columbia)
- Council members (smaller municipalities)
- Provincial senior's advocate Isabel McKenzie
- BC Housing for funding
- CBT youth network – youth centers and Freedom Quest
- Community Futures – workforce housing
- Chamber of Commerce
- Salvation Army and Gleaners
- Local food banks
- Faith groups
- Key employers that have provided staff housing (Ainsworth, Sunshine Logging, Sockeye Enterprises)
- First time home buyers/rental tenants
- Landlord tenancy branch, West Kootenay Landlord Association, non-member landlords
- Seasonal workers/farm worker housing
- Builders and developers
- Selkirk College – student housing, healthy campus coordinator
- Real estate board
- Health practitioners – home health care, public health nurses, community paramedics
- Government land – province, regional, local, First Nations
- Applicable provincial ministries
- Rights holders, First Nations, on and off-reserve
- Surveyors and engineers
- Rural Development Institute for data and input – indicators
- Neighboring regional districts – East Kootenay, Kootenay Boundary, Columbia Shuswap
- Imagine Kootenays, Kootenay Lake Tourism
- Economic development commissions
- Those in precarious housing
- Service providers

Advisory Committee Specific

- Be action oriented – reach out to those who want and have capacity to actively participate
- Make clear that it is a working committee and that it be endorsed by the RDCK and resourced
- Coordinated approach to membership
- Build relationships and partnerships
- Help build local capacity
- Drive implementation by directing data, resources and act in a coordinating role (not operational)
- Help build capacity in rural areas – prioritize resources and needs

HOW DO WE ENSURE WE ARE EFFECTIVE

What We Heard:

Data based decision making. The assessment includes quality data that is verifiable and replicable, and decisions made are based on the data.

Measurable Results. Goals can be implemented with tangible results, and success can be tracked and measured.

Inclusive. Opportunity to bring together of all those involved in housing including developers, levels of government, funders, nonprofits, housing providers and residents.

Strong communication channels. Coordinated communication and action within and between groups.

Transcribed Notes:

- Vacancy – housing stock rising
- Communication – education and advocacy
- Using survey to affect change
- Make predictions based on data –testable
- Regional coordination for developers (non-profit, affordable market and non-market
 - ✓ Support through development process
 - ✓ Underlying development strategy
 - ✓ Long term picture regionally
- Affordable transportation options
- Developers part of development strategy – consider developer goals
- Build trust and listen to diverse viewpoints – build relationships
- Mutual accountability – municipalities and rural areas – accountable to each other and with needs
- Data – verifiable and replicable
- Decisions based on data
- Comprehensive set of metrics
- Ensure opportunities for regional discussion across the RDCK
- Ensure homeless are aware of the study
- Steering committee to communicate with residents in two way information flow
- Adequate responses and focus groups
- Shovels in ground
- Stop competing internally – speak with one voice
- Structure after project ends
 - ✓ Mechanism for groups to keep meeting with government
 - ✓ Structure for next steps – not silos – shovel in ground projects
- More communication on how to address challenges
- Annual forum to measure progress and see where we are at – celebrate successes!
- Steering committee – guidance going forward – no more struggling individually
- Needs assessment ready to go for new projects
- Putting in the time to get the right data
- Shifting housing need – define responsibility (senior – dependent)
 - ✓ Connecting with assisted living, Interior Health

<ul style="list-style-type: none"> ✓ Structure to support them ✓ Transitions of need • Opening up who is included in the community • Municipal buy in to findings – clear recommendations and policy gaps • Coordinated communication and action within and between groups • Insure the actors are all present • Ongoing regional housing board or organization – beyond Housing Needs Assessment • RDCK facilitators – regional with surrounding areas • Small communities sharing information and knowledge • Advisory council of rural sub-communities • Keep communication lines open – municipal supports • Avoiding duplication – two areas do not struggle through the same thing • Relevant to the communities • Buy in from broad spectrum of players – ownership • Attract provincial funding and support • Needs assessment title too vague – need clear rationale and goals (new units) • Improvement in housing in one community will open new opportunities in others • Explain how the study will be effective – make the story understandable –shouldn't over promise • RDCK work plan to support and coordinate group • Compensate and support to avoid burn out of volunteers • Develop – resource – build capacity with development knowledge • Clarity of housing need and demand that local communities can use and awareness at a local level – get involved!
<p>SUGGESTED SURVEY LOCATIONS Community Services, High Schools, Selkirk College, College of the Rockies, Salvation Army, Senior Centers, Emergency Shelters, Chamber of Commerce, Food Banks, Faith Organizations, BC Ferries</p>

WHAT CAN YOU COMMIT TO DOING TO SUPPORT THIS PROCESS?

Anything asked of me to further the study and efforts toward community housing (AH)

Ongoing commitment to keep assessment 'alive' in local government planning process, help support engagement...maybe facilitate small group discussion, provide health lens to assessment report (KH)

Participate! Promote! Facilitate!

Publicize the survey and assessment process electronically, attempt to invigorate society advisory committee (most initial members quit)

Be a 'Communication Bridge' between RDCK, Nelson Committee on Homelessness and Nelson Housing Committee (RM)

Helping share assessment results with Nelson Community (RM)

Volunteer for Advisory Committee (KP)

Press release- aim for maximum survey responses

We would like to continue on the Steering Committee and would like to commit to trying to promote the surveys - possible focus group for the Slocan Valley (at least Slocan South) (SVSHS)

Will encourage people in our area to fill out surveys. See if the local high school students want to participate in anecdotal data gathering. Would like to be informed of Housing Needs Assessment progress over the next months (KHS)

I can commit to liaising with Village of Silverton - I will make every effort to attend meetings or provide an alternate (LM)

I commit to pull in community champions to assist with outreach (GJ)

Acquire necessary coordinator and interact more with them - raise awareness in my community of the survey and assessment initiative - share existing information with project contacts

I see myself informing my other board members and encouraging action on getting out the surveys and getting them filled on-line then support this advisory as it evolves