



RENTERS ADVISORY COMMITTEE

MINUTES

November 18, 2020

A meeting of the Renters Advisory Committee was held on Wednesday, November 18, 2020, at 5:38 pm, by electronic means.

PRESENT: Taylor Fleming, Co-Chair
Jacint Simon*, Co-Chair
Louise Chivers*
Matt Damaro
Megan Morrow
Anne Vavrik

ABSENT: Melissa Penner (Leave of Absence)

ALSO PRESENT: Councillor Jean Swanson, Council Liaison
Councillor Pete Fry, Council Liaison
Jennifer Hales, Social Planner, Homelessness Services
and Affordable Housing Programs, Staff Liaison

CITY CLERK'S OFFICE: Irina Dragnea, Meeting Coordinator

*Denotes absence for a portion of the meeting.

Welcome and Roll Call

Taylor Fleming, Co-Chair, acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations and we thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

Leave of Absence Requests

MOVED by Taylor Fleming
SECONDED by Anne Vavrik

THAT the Renters Advisory Committee approves a leave of absence for Melissa Penner, for this meeting.

CARRIED UNANIMOUSLY
(Louise Chivers and Jacint Simon absent from the vote)

Approval of Minutes – September 23, 2020

MOVED by Taylor Fleming
SECONDED by Matt Damario

THAT the Renters Advisory Committee approves the Minutes from the special meeting of July 15, 2020, as circulated.

CARRIED UNANIMOUSLY
(Louise Chivers and Jacint Simon absent for the vote)

1. Sharing is Caring

The Committee members shared, via roundtable discussion, a brief check-in.

2. 2021 Meeting Schedule

MOVED by Megan Morrow
SECONDED by Anne Vavrik

THAT the Renters Advisory Committee approve the following meeting dates for 2021:

Month	Day	Time	Meeting Type	Room
January	27	5:30 pm	Regular	Electronic (WebEx)
February	17	5:30 pm	Working Session	Electronic (WebEx)
March	17	5:30 pm	Regular	Electronic (WebEx)
April	21	5:30 pm	Working Session	Electronic (WebEx)
May	12	5:30 pm	Regular	Electronic (WebEx)
June	9	5:30 pm	Working Session	Electronic (WebEx)
July	14	5:30 pm	Regular	Electronic (WebEx)
August	No Meetings.			
September	15	5:30 pm	Regular	Electronic (WebEx)
October	13	5:30 pm	Working Session	Electronic (WebEx)
November	10	5:30 pm	Regular	Electronic (WebEx)
December	8	5:30 pm	Working Session	Electronic (WebEx)

CARRIED UNANIMOUSLY
(Louise Chivers absent for the vote)

3. Liaison Updates

Councillor Swanson discussed the following items:

- Memo - shelter capacity has been reduced by 30%; and
- Upcoming motion entitled “Protecting Tenants from Real Estate Investment Trusts”.

Councillor Fry discussed the following items:

- Funding towards the Vancouver Affordable Housing Endowment Fund (VAHEF);
- Rent prices lowering and the effects; and
- The approved report entitled “Climate Emergency Action Plan”.

Committee members enquired with the Council Liaisons for further clarification of the City’s definition of social housing and affordability. The Council Liaisons mentioned this clarification will be made in upcoming staff reports.

Jennifer Hales, Staff Liaison, discussed the following items:

- Community-based renter centres and engagement with the Renters Advisory Committee; and
- The City’s Renter Office [newsletter](#) sign-up.

Committee members enquired with the Staff Liaison on how the City’s Renter Office is conducting its outreach to renters during COVID and if it’s able to act as an advocacy body for renters on issues such as the Province re-instating the ban on evictions. Staff noted that the City’s Renter Office newsletter is one of the ways it is reaching out to renters, as well as being a source of knowledge for numerous renter enquiries and directing renters to the appropriate resources that can best help. Additionally, staff mentioned that the Renter Office works in collaboration with other City departments, which are constantly working directly with the Province on renter issues.

4. Co-Chair Updates

None.

5. Report of Activities

Taylor Fleming, Co-Chair, noted the Committee is required to produce an annual report of activities, which describes the advisory body’s accomplishments for the year, and includes reference to priorities and future goals. Taylor agreed to draft the document and distribute to the rest of the committee members for their input before submitting it to the City Clerk’s Department for the January 8, 2021, deadline.

6. Feedback on Creating and Renewing Non-Profit Social and Co-op Housing

MOVED by Megan Morrow
SECONDED by Matt Damario

WHEREAS

1. The Renters Advisory Committee received a presentation on COVID-19 Housing Recovery Plan & Fall Council Agenda at their meeting held on September 23, 2020;
2. The Renters Advisory Committee had the following feedback to provide on the above noted presentation:
 - The Tenant Relocation Plan should secure the same rent value as the tenant previously had before having to be relocated due to the development;
 - The intention of the policy needs to be more clear on whether it is protecting existing housing, or if its sole focus is on new housing developments;
 - The policy should also include RS zones, not just RM zones;
 - The initial rent should be guaranteed long term past just the first tenant;
 - Ensure that social housing is clearly defined and that the requirement for affordability is higher than 30%;
 - The policy should enforce 50/50 social-mix housing; and
 - Messaging around definitions should be very clear.

THEREFORE BE IT RESOLVED THAT the Renters Advisory Committee submit the above-noted feedback to staff.

CARRIED UNANIMOUSLY
(Jacint Simon absent for the vote)

7. Feedback on Rental Replacement in Commercial-Zoned Areas

MOVED by Louise Chivers
SECONDED by Matt Damario

WHEREAS

1. The Renters Advisory Committee received a presentation on COVID-19 Housing Recovery Plan & Fall Council Agenda at their meeting held on September 23, 2020;
2. The Renters Advisory Committee had the following feedback to provide on the above noted presentation:
 - Supportive of the policy's proposal for one to one replacement of rental housing in commercial-zoned areas;
 - Ensure that there is only one entrance for both owners and renters; and
 - Find ways to assure that maintenance is not being neglected.

THEREFORE BE IT RESOLVED THAT the Renters Advisory Committee submit the above-noted feedback to staff.

CARRIED UNANIMOUSLY
(Jacint Simon absent for the vote)

8. New Business

(a) Enquiries

Taylor Fleming noted that in the future the City could require non-profit housing to have the BC Residential Tenancy Act applied to its tenants. Staff to confirm.

Matt Damario noted that the city is majorly zoned for single family housing and in the future the City should explore expanding the zoning in the city to bring in 6-storey rental developments.

ADJOURNMENT

MOVED by Matt Damario
SECONDED by Megan Morrow

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: January 27, 2020
TIME: 5:30 pm
PLACE: WebEx (electronic)

The Committee adjourned at 6:55 pm.

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