

Vernon Housing Action Team Meeting – November 17, 2022

CMHC Rapid Housing Initiative

CMHC Funding - Rapid Housing Initiative Round 3 launching Dec. 12, the application window will be open from December 12, 2022 to March 15, 2023.

- Project stream: open to municipalities, non-profits, etc.
- Mandate is to support individuals who have severe housing need. Individuals who could possibly be homeless or impending homelessness.
- Priority populations such as indigenous, women, children, LGBTQ2, black Canadians.
- Under the project stream there is \$1B, want the funding in place within 18 from submission.
- Looking to support projects, loan to cost determined what the project would cost.
- Modular build, conversion of existing facilities to residential, or buildings in disrepair.
- The projects that will get selected will have the overlying notion that they will be able to deliver the housing.

Non-profits must provide confirmation from a government source that operating and/or program/support subsidies have been secured to support the project's long-term viability. Groups that will be self-subsidizing any portion of their project are required to demonstrate the financial capacity to do so. They will also need to demonstrate their ability to withstand unexpected cost increases/overruns.

Contact Rob Jaswal CMHC - rjasawal@cmhc.ca for any questions, and before submitting application to make sure that the project meets the eligibility criteria and is ready to be submitted.

[Rapid Housing Initiative Funding – Projects Stream | CMHC \(cmhc-schl.gc.ca\)](#)

Fill out form for email updates/notifications.

Webinar coming up.

Land Requirements for the Non-profit Housing Sector

Former council has instructed administration to acquire land when funds are available.
Supportive housing on some city owned land possible.

Housing Non-profits:

- Let Brett/Barbara (City of Vernon) know what specific projects you are interested in and how much land you need. City will provide the city-owned land by lease.
- Proposing to look downtown so it's walkable and close to services.

- Non-profits need to make a point of approaching the city to request land.
- Centrally located is important.
- Question to Non-profits: If it's on a bus route, would it be okay if it's a little further away from downtown?
- Keep bus routes in mind when looking for land.

- VDACL is look at partnering with other non-profits on developing land near Kin Racetrack (14 acres).

- Let the city know placement preferences and what the requirements are in regards to transportation. It will be helpful for the city to know in regards to inclusionary zoning areas when they go over the city plan.

Inclusionary zoning:

- Single family zoning is an example of *exclusionary zoning*: was originally designed to keep certain people out and to keep the neighbourhood a certain way.
- Inclusionary zoning is opening it up to low-cost housing and multi-family housing.
- Can be negotiating with market developers for using some units for inclusionary housing.
- Goal: multi-income neighbourhoods.

Parking requirements:

- Affordable housing residents typically have less parking needs, often one vehicle per household.

City of Vernon

Rolling out Housing Action Plan, finalized in September.

Key point: Built on the documents that came before it.

Council endorses all the plans that are connected to the HAP.

- Within the planning department, bringing onboard a housing planner. Onboard by next summer.
- Proposing allowing secondary suites in duplexes, triplexes, etc.

Roundtable Updates

Vernon Native Housing

- Project on 25th expected completion date August or September. All units are 30% of income.
- 85 Unit complex with indigenous transition house on 6th floor and daycare on 8th floor. Land already owned by VNH.
- Accepted offer on another piece of land for another housing project.
- Complex care looking to open up next year.

Cindy Masters

- Okanagan Landing road coming along really well - 13 units.

CLBC

- Creating a housing department.

Turning Points

- Crossings - working through the list of deficiencies.
- Willows planning ongoing.
- Motel program - 92 people, 21 children, ongoing until March 2023.
- Working on developing a scattered site program. Engaging with community and potential landlord to see if landlords are willing to rent with supports from Turning Points.
- Fixing up older housing complexes that they have purchased.
- Staffing challenges. Shelter operating at capacity. Motel program at capacity.
- Housing Central Conference coming up.
- Warming Bus is operating from 10pm-6am.

Next Housing Action Team meeting will take place on January 19th from 10-12.