

## **Multi-Family Affordable Rental Housing Project Info Session #2 Summary**

**Wednesday, May 22<sup>nd</sup>, 5:30pm – 8:00pm at MIB Cultural Centre**

**Community attendees:** 27 adults, 3 kids/babies

**Staff presenting:** Lorna Stewart, Housing Manager; Norman Point, Floor Manager of Lands, Capital & Housing; Denis Loeppky, Housing Consultant; Kim Guerin, A/Lands Manager; Dena Klashinsky, A/Lead, Policy & Planning; Larissa Grant, Referrals, Research & Engagement Coordinator; Courtenay Gibson, Floor Manager of Community Services; Jessica Carson, Community Planner; Tanja Oswald, UBC Planning student researcher, Lesli Boldt, communications consultant

### ***Session Overview***

After a hearty shared meal, the engagement team gave a presentation beginning with a high level summary of topics discussed at the previous session such as the Musqueam Land Use planning process, the ongoing development of the Musqueam Land Code, and a summary overview of the multi-family development and community feedback we heard from members that attended Information Session 1. The second portion of the presentation provided a review of site studies, testing, and assessments (geotechnical, archeological, environment, civil engineering, and traffic) that have been completed to date, prior to overviews of the next steps. Please refer to the presentation materials in the MIB Member's Section of <https://www.musqueam.bc.ca/> for more information.

During and after the presentation, attendees were encouraged to ask questions and provide feedback. High-level notes from the discussion are summarized below, grouped into themes.

### ***Details about Proposed Project***

- MIB was successful in application to BC Housing for affordable rental housing project on IR #2 - the 1<sup>st</sup> time ever that such funding available for on reserve housing. MIB project is the highest-value on reserve project selected in first round.
- approx. 74 units proposed - all rental for MIB members and their families, 1-4 bedrooms, apartments and townhouses, on Crown Place.
- will include daycare facility that will accommodate TBD number of children.
- affordable rental housing funded by Province - as per BC Housing requirements, rent will be geared to income - based on 30% of gross household income; units will be determined by family size.

### ***Q. When is this project going to be completed?***

A. We hope to break ground by early 2020 but first, we are conducting due diligence and holding community engagements in order to gather information. Then, a summary report will be presented to the Land Code Cttee and Chief & Council (including community feedback, results of studies, and recommendations) for direction to inform the final development application. If the application is approved, the project team will hold additional engagements to solicit input re: project development, including designs and operations.

The duration of the project is not confirmed, but it is estimated that construction will take a minimum of 24 months.

***Q. Will you designate a certain number of units for Elders, people with disabilities, and young families?***

A. The proposed project will have at least 10% accessible units and other special needs will be examined, in collaboration with the Health Department, as part of review and design process.

A diversity of unit types and sizes will be made available to accommodate family sizes. There will be units ranging from 1-4 bedrooms, and allocated based on family size, (e.g. 2 parents with one child would get a 2 bedroom unit).

***Q. Who approved the land use plan designations?***

Land use plan designations are captured in the Land Use Plan (LUP). The development of the LUP was directly informed by input from community members, staff, and leadership during the original 2011 Comprehensive Community Plan (CCP) process. The Land Use Plan was approved by membership in 2014.

***Q. Is this project already approved?***

A. The project was initiated when Council passed a motion for Administration to develop an application to the Indigenous Housing Fund for multi-family housing at Crown Place, and we have received conditional funding approval from BC Housing. This means that we have support to conduct due diligence and further develop the proposed project. Next steps are subject to final approval by both Council and BC Housing.

***Q. What say does BC Housing have? What are their conditions?***

To meet the conditions of BC Housing, the development needs to address meeting the issue of affordable housing. BC Housing have designed the building standards that they have developed over the years to ensure that projects are built to a high standard, and are finished to satisfy long term maintenance needs.

***Q. How are members receiving information updates? What will happen with this information?***

Information about the community information sessions and multi-family housing development is updated regularly and made available in the Member's Section of <https://www.musqueam.bc.ca/>. You must register in order to access the Members Section of the website. Information is also distributed through an e-mail list: if you would like to receive email updates, please let us know by contacting us at [multifamily@musqueam.bc.ca](mailto:multifamily@musqueam.bc.ca).

The input and feedback from membership has been recorded and will be shared with Chief & Council to inform their decision-making.

***Q: Have you talked with Elders around the old gym site?***

A: We have listened to and spoken with Elders that have attended the past two information sessions; Information session #1 was held on April 24<sup>th</sup>, and Information Session #2 on May 22<sup>nd</sup>. We have also read the petition circulated by an Elder regarding the Crown Place site. In the coming months, we are planning to engage more in depth with neighbouring residents and Elders.

## **Management and Enforcement**

**Q. Who will be selecting residents, and by what process?**

A. The Musqueam Housing Authority (MHA) will manage the units. The applications for tenancy will be reviewed according to a clear and fair process established by the MHA, in alignment with BC Housing guidelines.

**Q. Will you be working with BC Housing and Aquilini on creating the policies? Do we have input?**

Policies will be developed and implemented by the Musqueam Housing Authority (MHA), directly informed by input from community members and best practices. The Authority will create rules and policies, based on BC Housing policies and customized to Musqueam. Aquilini will not be involved in informing policy for the multi-family affordable rental housing development.

**Q. Will BC Housing employees be live-in landlords?**

A. No. While this is a project supported by BC Housing, it will be managed by the Musqueam Housing Authority (MHA), and staffed by MHA employees. A building manager will be on site to collect rents and make sure everyone is following rules.

## **Site**

**Q. How did we arrive at using Crown Place as the site for multi-family?**

A. Crown Place was designated for multi-family development in the Musqueam Land Use plan (2014), Comprehensive Community Plan (2011), and the recent update of the Comprehensive Community Plan (2018).

**Q: Have you already made up your mind that it the multi-family development will be built on the Crown Place site?**

A: No.

**Q: Can the Chief & Council motion be rescinded?**

A: Yes.

**Q: Why don't they build the Elders' Centre at Crown Place?**

A. Staff have been mandated by Chief and Council to assess the viability of Crown Place for the multi-family housing development. Crown Place was designated for multi-family land use development in the Musqueam Land Use Plan, and both 2011 and 2018 iterations of Musqueam's Comprehensive Community Plans.

**Q: It's my understanding that we have other lands like Ladner. Do we have money for infrastructure there?**

We do have band lands in Ladner however, there is currently no service (sewer and water) infrastructure existing on those lands. Building the necessary service infrastructure required to support any development would be extremely costly and unlikely due to its rural location and surrounding

Agricultural Land Reserve lands. With this in mind and in consideration of other existing site factors, the Ladner lands are not a viable option for the multi-family affordable rental housing development.

### **Community Member Attendee Statements**

- We need to step back and think about planning for the future.
- People who want housing need to listen to membership's concerns. I don't want to see this project go belly up like Celtic Shipyards.
- I want to thank you for doing what you're doing. I remember doing all the surveys during the planning engagements. I haven't been coming out to meetings recently because I've given up. I've been living off-reserve for 10 years in BC Housing. Aren't we supposed to love our community members? It's so hard for me to be separated from my community.
- People living alone out there might not make it. We need to consider all those people who need to come home and want to come home.
- We can't make decisions for all the members who live off reserve and want to come home. It's not up to us to say "no you can't come home." I am excited about these opportunities—we are going to take care of this opportunity, and each other.
- I have nothing against member housing on those lands, but they should be used to generate revenue so we can acquire more lands.
- You guys are all misunderstanding me. I'm not against it, I'm for moving it. I do want it. Why do you want it so bad up there?
- Trying to save money to buy a house one day. I'm happy to see this development stuff happening. Over these past 5 years, I've been trying to find a place to call home. I'm on the housing list. I'm no spring chicken- I'm trying to save for my retirement. Over the years being off and on, I want a place I can stay and call home
- You might look at this meeting and say it's terrible, but it's not. I'm glad you can speak with compassion.. In the past, in my dad's time, we couldn't do it and didn't have a voice, but we do now. Make your point and then let others speak their mind. We all have that right, so use it. When everything is all said and done, we have to live together
- I respect all the work that everybody's doing on this project. I'm against this site. I hope you listen to the voices of the elders.