
TO: ACTING CITY MANAGER **DATE:** 2021 March 29

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 16000 20

SUBJECT: RESIDENT RECONVENING WORKSHOP AND RECONVENING THE MAYOR'S TASK FORCE ON COMMUNITY HOUSING

PURPOSE: To provide Council with a summary of the outcomes from both the Resident Reconvening Workshop (2021 February 11) and the reconvening of the Mayor's Task Force on Community Housing (2021 March 1).

RECOMMENDATIONS:

1. **THAT** Council receive this report for information.
2. **THAT** a copy of this report be provided to each member of the Mayor's Task Force on Community Housing.

REPORT

1.0 BACKGROUND

Starting in February 2019, the 18-member Mayor's Task Force on Community Housing (Task Force) had an ambitious mandate and timeline and met 10 times within six months.

During the first half of 2019, the Task Force engaged over 2,600 people through the award-winning *Your Voice. Your Home.* process, the most ever reached through a City engagement process. As shown in **Figure 1** (next page), both the Task Force meetings and the *Your Voice. Your Home.* process were grouped into two phases.

- Phase 1 – *Generating Ideas*, concluded with an Interim Report released in May 2019 with 10 quick starts.
- Phase 2 – *Trade-Offs and Solutions*, resulted in the Final Report in July 2019 with 18 recommendations.

Both the Task Force meetings and the *Your Voice. Your Home.* process were facilitated by SFU's Morris J. Wosk Centre for Dialogue. The resulting Burnaby housing dialogue was unique in three ways:

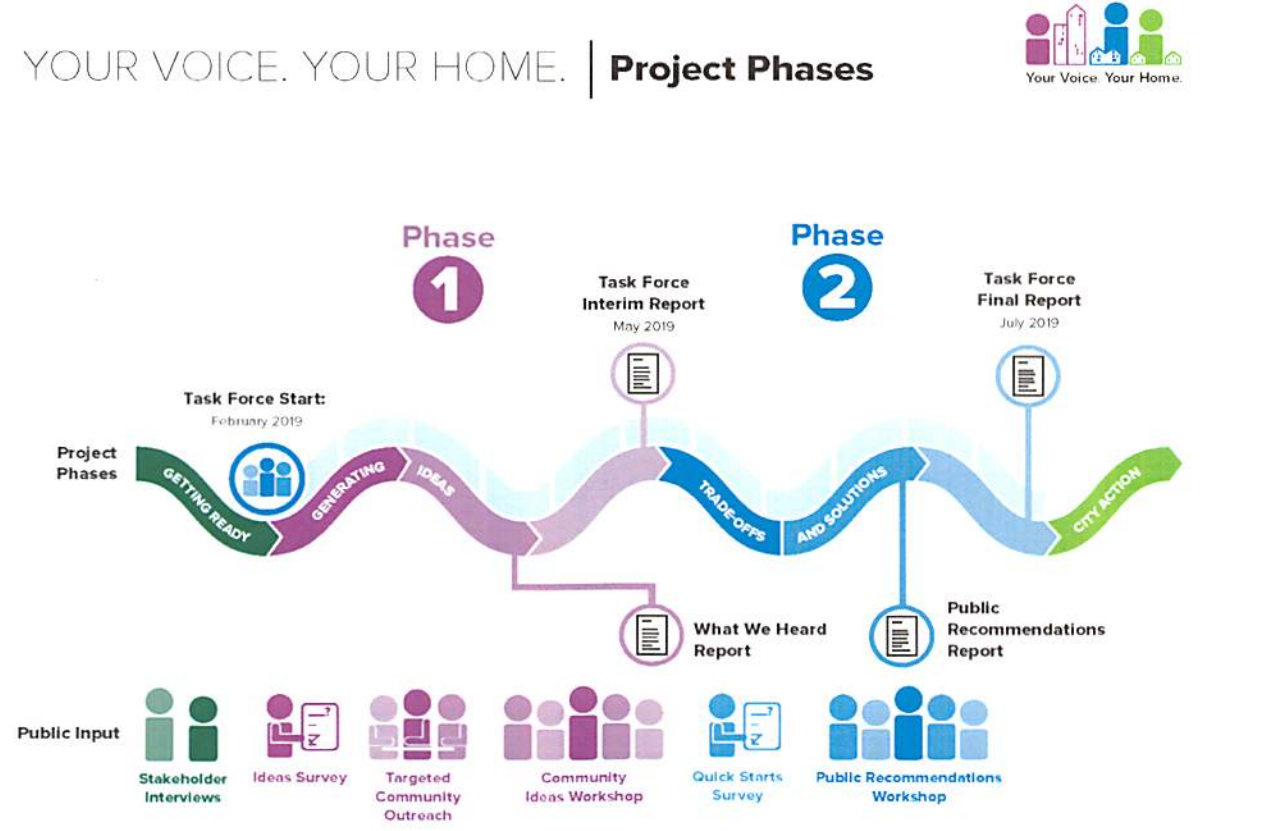
- it started with the needs of the people of Burnaby, rather than looking at housing forms or building types;
- it combined the resident engagement process with the Task Force deliberations; and,

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- it recently brought back both the residents and the Task Force to evaluate progress 18 months later to ask an important question: *How is the City doing so far?*

The process used to engage the community and stakeholders through the Mayor's Task Force on Community Housing and *Your Voice. Your Home.* was transformative in how the City works with members of the public to shape policy. The Task Force's 10 quick starts and 18 recommendations aimed to expand housing options and improve housing affordability for Burnaby residents. Collectively, the recommendations frame a new approach to housing, in which the City plays a more direct role in encouraging affordability and choice.

Figure 1: Task Force and Your Voice. Your Home. Process Diagram – Phases 1 and 2



Since the release of the Task Force recommendations in July 2019, the City has been working hard to make headway on implementing the quick starts and recommendations including taking the following actions to improve housing affordability and accessibility:

- Adopting one of the most robust and progressive tenant assistance policies in Canada, ensuring people can stay in their neighbourhood at the same rent.
- Adopting BC's first rental-use zoning policy which requires a minimum of 20% below-market rental housing in most new developments, city-wide.

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- Identifying and initiating pre-zoning of five City-owned sites for 1,150+ units of non-market and affordable housing, which would increase non-market housing in Burnaby by 20%.
- Adopting a regulatory and enforcement framework to better manage short term rentals.
- Establishing a rent bank to support renters to continue living in their existing rental units and help prevent homelessness.
- Partnering with BC Housing to open two shelters (one emergency, one temporary) and a supportive housing facility for people experiencing or at risk of homelessness.

A progress report titled, *Mayor's Task Force on Community Housing: One-Year Progress Report*, was received by Council on 2020 October 5. It can be found online at www.burnaby.ca/yourvoice-housing.

The City continues to strive to listen to the voices of all residents to create a more inclusive and welcoming community. In February 2021, SFU's Morris J. Wosk Centre for Dialogue reconvened some participants from the May 2019 Community Recommendations Workshop to share their feedback and input on the progress made to date and provide additional perspectives on their experience with housing in Burnaby.

To further the conversation, the Task Force was also reconvened on 2021 March 1 to share their feedback on progress to date and their insights to advance housing initiatives for City residents.

The purpose of this report is to provide Council with a summary of the outcomes from both the Resident Reconvening Workshop (2021 February 11) and the reconvening of the Mayor's Task Force on Community Housing (2021 March 1).

2.0 POLICY CONTEXT

The housing recommendations provided by the Task Force are supported by a number of City policies, including the *Official Community Plan (OCP)*, *Burnaby Economic Development Strategy*, and *Burnaby Social Sustainability Strategy*, as well as the following goal and sub-goals of the *Corporate Strategic Plan*:

- **An Inclusive Community**
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
 - Healthy life – Encourage opportunities for healthy living and well-being
- **A Dynamic Community**
 - Community development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

3.0 TWO EVENTS – TWO PROGRESS REPORTS

3.1 Resident Reconvening Workshop (2021 February 11)

On February 11, 2021 a group of 13 residents who participated in an all-day Community

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Recommendations Workshop in May 2019 as part of the *Your Voice. Your Home.* process were reconvened to review the City's work in delivering on their Community Recommendations. These 13 residents were all previously nominated by the other participants at the May 2019 Community Recommendations Workshop to represent their table in reviewing the City's progress in future. The residents were also joined by Mayor Mike Hurley, City staff, and staff from the Centre for Dialogue.

The purpose of the Resident Reconvening Workshop was to have the residents review and evaluate the City's progress on implementing the community recommendations, receive updates from the City, and represent the perspectives of Burnaby residents.

To help report out on the progress made so far the City created two progress reports. The first was called the *Community Recommendations Progress Report* and it was created to share the progress made on their six themes and two additional findings. This progress report shows that significant progress has been made on five of these items and the other three have all been started. The progress report also notes that all eight have been advanced through the creation of the *HOME: Burnaby's Housing + Homelessness Strategy* ("HOME Strategy"). The *Community Recommendations Progress Report* can be found appended to *Attachment A* and online at www.burnaby.ca/yourvoice-housing.

The outcomes of the Resident Reconvening Workshop are summarized in *Section 4.0* of this report and reported in detail in the *Resident Reconvening Workshop: What We Heard Report* located in *Attachment A* and online at www.burnaby.ca/yourvoice-housing.

3.2 Mayor's Task Force on Community Housing (2021 March 1)

On March 1, 2021, all 18 members of the Task Force reconvened 18 months after their Final Report was presented to Council to review the City's progress on their 18 recommendations.

To help update the Task Force members, the City created a second report to share with the Task Force members on the progress made on their 10 quick starts and 18 recommendations. The *Mayor's Task Force on Community Housing Progress Report* can be found appended to *Attachment B* and online at www.burnaby.ca/mtfch. This report shows there has been:

- significant progress on all 10 quick starts;
- significant progress on eight of the 18 recommendations;
- action started on other 10 of the 18 recommendations, and,
- four quick starts and 13 recommendations have been advanced through the creation of the HOME Strategy.

The outcomes of the Task Force meeting are summarized in *Section 4.0* of this report and reported in detail in the *Reconvening the Mayor's Task Force on Community Housing: What We Heard Report* located in *Attachment B* and online at www.burnaby.ca/mtfch.

4.0 WHAT WE HEARD

This section provides a high-level summary of the some of the key messages that were voiced by the residents and/or the Task Force members.

4.1 Common Themes from Both Groups – Residents and Task Force

Both residents and Task Force members:

- were keen to re-engage and participation rates were high;
- shared a wide range of views, maintained a respectful tone during the discussion, and contributed to positive meeting outcomes;
- voiced similar positive feedback, themes, and suggestions for improvement moving forward;
- were generally “satisfied”/“highly satisfied” about the City’s progress to date, considering the powers and constraints facing the City;
- were generally “confident”/“highly confident” when looking to the future and the direction the City is taking; and,
- shared a sense of urgency – the need to move quickly.

4.2 Key Messages from the Residents

The following are key messages that are unique to the residents, a diverse group of residents (tenure, income, age) who, despite their different perspectives, often spoke with a ‘common voice’:

- They had valued the opportunity to discuss issues with others who have different perspectives, formulate and present their recommendations to decision makers both in May 2019 and again in February 2021;
- Acknowledged it was a bold move for the City to invite an evaluation of progress;
- Provided a positive evaluation:
 - agreed with the overall direction;
 - were “satisfied”/“highly satisfied” with the work done so far, in most cases;
 - were “confident”/ “highly confident” about the future; and,
 - would like to engage again for another update on progress in the future.
- Had specific comments and questions about:
 - timing and how quickly things would be implemented;
 - maintaining neighbourhood livability;
 - mobility and accessibility;
 - future public engagement opportunities and initiatives;
 - laneway homes, small scale in-fill and densification;
 - safety and supports for those at risk or experiencing homelessness;
 - information and data; and,
 - HOME strategy, partnerships and collaboration with other levels of government.
- Felt empowered by the process:
 - valued the process;
 - many said the process was transparent; and,
 - keen for more opportunities to engage like *Your Voice. Your Home.*

4.3 Key Messages from the Task Force

The following are key messages that are unique to the Task Force members.

Quick Starts

As shown in **Figure 2** (below), the Task Force members felt there had been significant progress made on most of the quick starts.

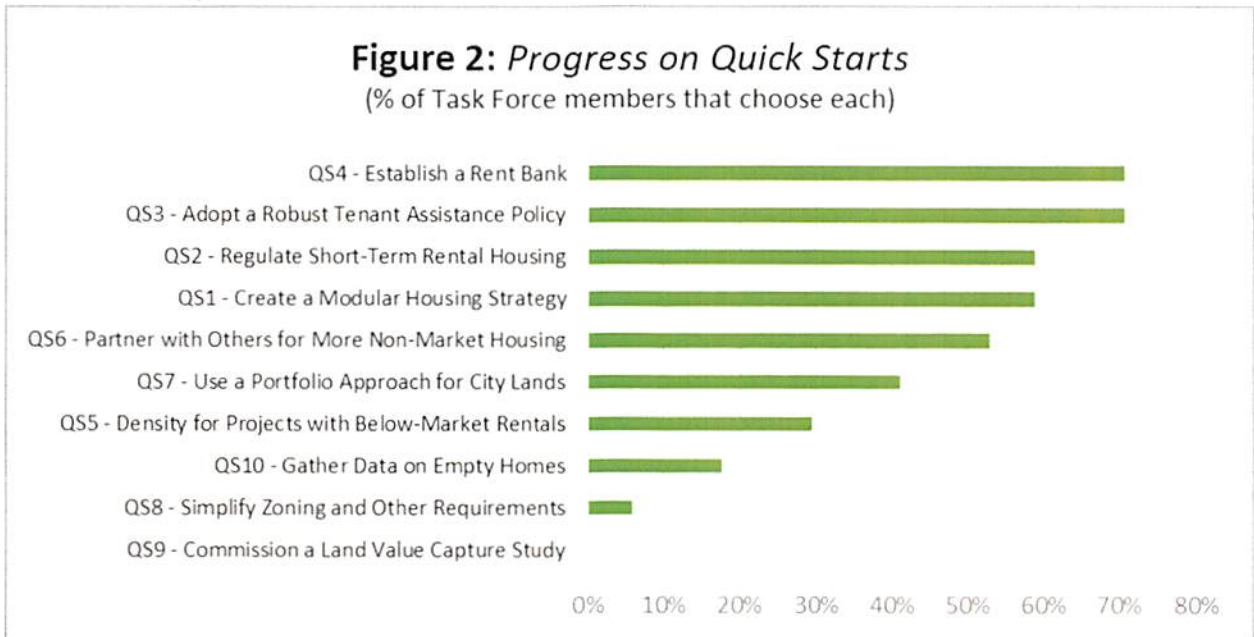
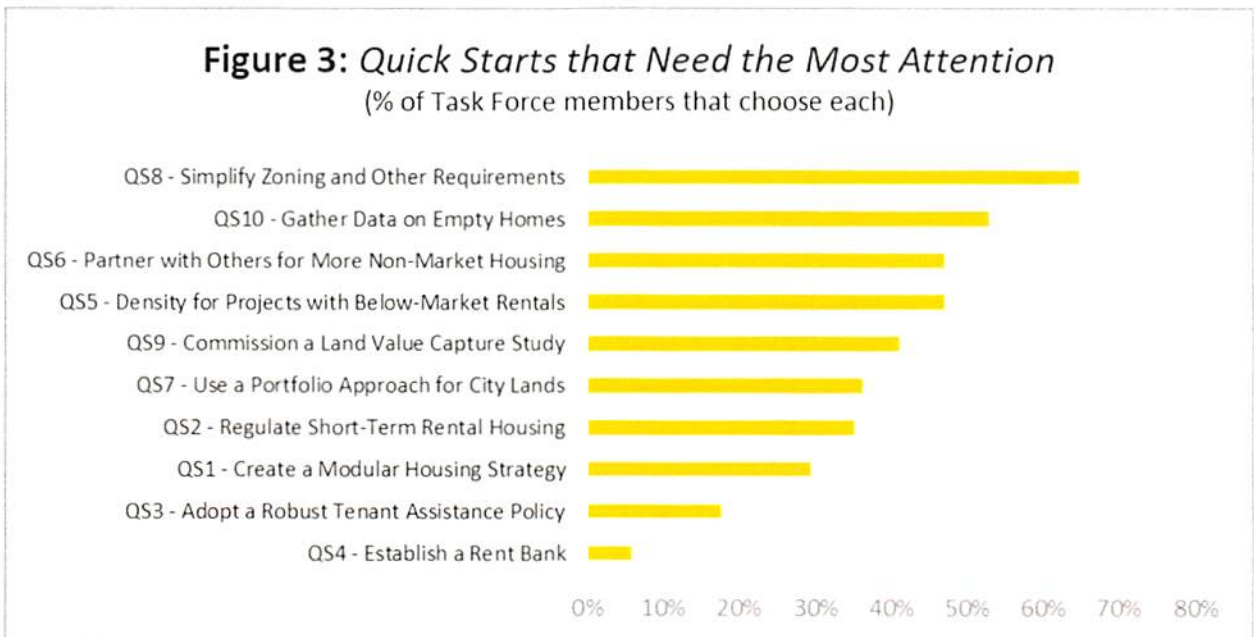


Figure 3 (below), shows which quick starts the Task Force members felt need the most attention and priority moving forward.



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As shown in **Figure 4** (below), the Task Force members felt there had been significant progress made on many of the recommendations.

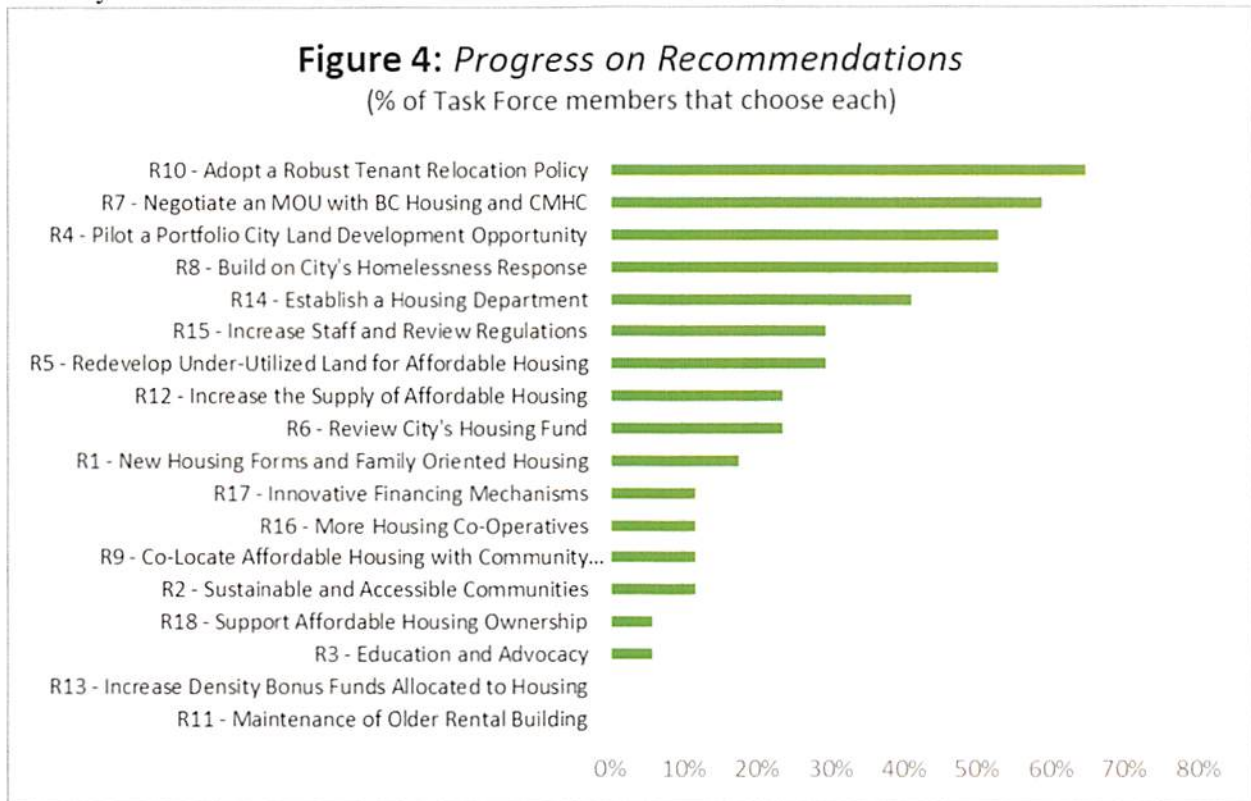
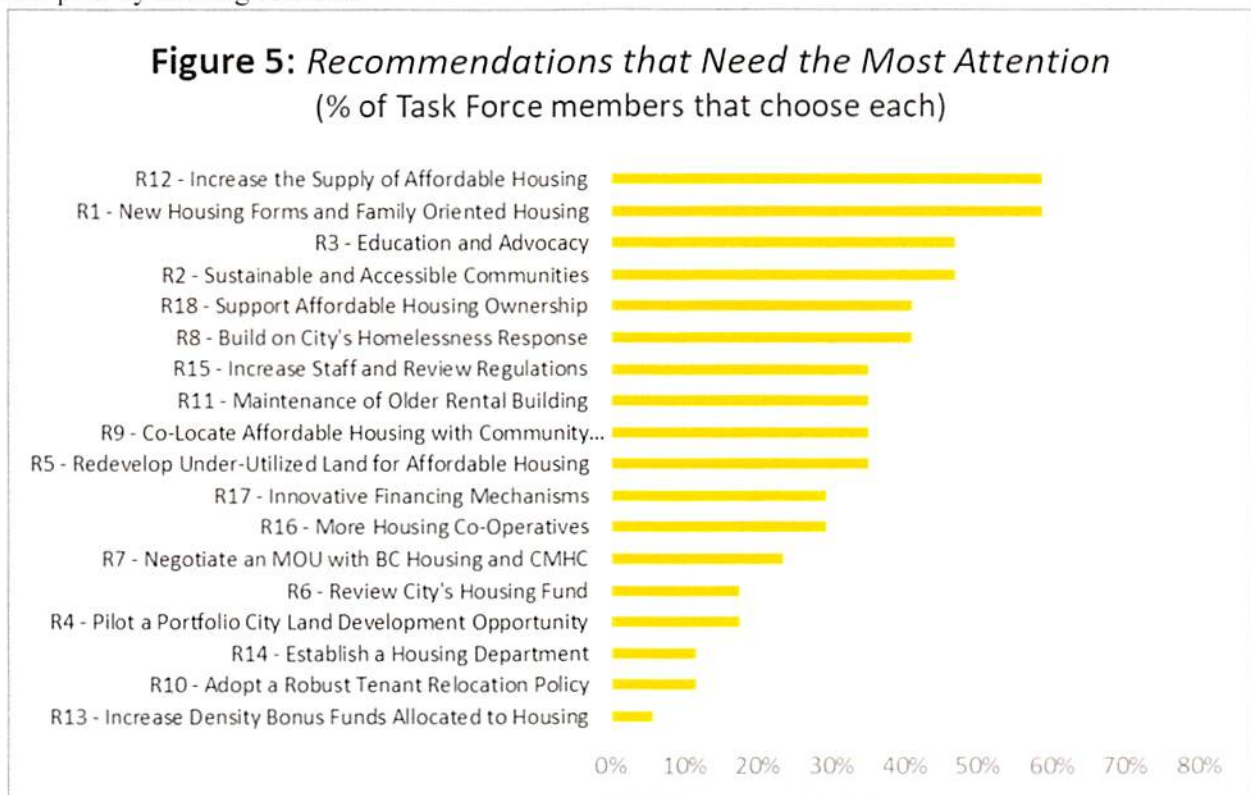


Figure 5 (below), shows which recommendations the Task Force members felt need the most attention and priority moving forward.



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Summary of the Meeting

To close the meeting, Task Force members were asked to respond to the following prompt: "*What is one line you want captured in our summary of this meeting?*" Specific comments from each Task Force member are included below, grouped by themes:

Progress

- Grateful for the many contributions made by the Task Force and the UBCM award recognizing this work;
- Breadth of work, good for all, community-wide body of work;
- City of Burnaby is totally committed to a complex issue;
- City is taking the lead regionally – Tenant Assistance Policy, homelessness, partnerships;
- HOME Strategy will cover the next 10 years, confident about the future;
- We have done a lot;
- Great start, looking forward to more affordable housing;

Senior Government Support

- All three levels of government are needed (2 members);
- Need additional Provincial and Federal support (2 members);

More, Faster

- Need to speed things up and expedite processes;
- Problem is acute, ingrained, so much more to do;
- Be bolder, faster, more ambitious;
- More, faster, keep working, work harder, increase supply;

Communications

- We have done a lot and we need to work to get the message out;
- More education about the work that has been done. We need to get everyone involved;
- Continued communications and leadership will be required to bring about change in communities;
- Need to get out in front of the issue;

Change

- We have to reimagine decades of existing housing policy. Things done here will inspire change in the City and beyond, leadership will be required, criticism may come, leverage, be bold, benefit residents the most;
- Challenges of affordability, developers, non-profits, missing middle, work force housing;
- We have been adapting to large changes during the pandemic. Restoring housing affordability is easier than what we have done to respond to COVID. It is possible. Let's get on with it;

Market Housing

- We have seen the destruction of market housing; and,
- We need the decommodification of housing.

5.0 NEXT STEPS

A process diagram of Phase 3 – Needs, Goals & Strategy; Phase 4 – Strategy Development; and Phase 5 – Strategy Review of the *Your Voice. Your Home.* process is shown in **Figure 6** (below).

Figure 6: *Your Voice. Your Home.* Process Diagram - Phases 3 to 5



5.1 Housing Needs Report

Figure 6 (above), shows the *Housing Needs Report* as an outcome of Phase 4.

In 2019, the province amended the *Local Government Act* to require all local governments to complete a Housing Needs Report by 2022.

Housing Needs Reports are intended to identify existing and projected gaps in the housing supply by collecting and analyzing quantitative and qualitative information on local demographics, economics,

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housing stock, and other housing-related factors. Once completed, they must be updated every five years.

Burnaby completed its Housing Needs Report in early 2021. The *Burnaby Housing Needs Report* combined lived experience shared by community members and stakeholders with statistical data from sources like Statistics Canada, Canada Mortgage and Housing Corporation (CMHC), BC Housing, and others to create a comprehensive picture of housing and homelessness needs in our community.

The key areas of local need identified for Burnaby include:

- youth aging out of care;
- post-secondary students;
- families;
- seniors;
- people who are currently homeless;
- people with accessibility needs;
- refugees and new immigrants;
- Indigenous people;
- women fleeing violence; and,
- people with intellectual and developmental disabilities.

These key areas of local need, in addition to other findings in the *Burnaby Housing Needs Report* have been incorporated in *HOME: Burnaby's Housing + Homelessness Strategy* to ensure actions are directed to meet the needs of these specific groups.

The *Burnaby Housing Needs Report* can be found at: www.burnaby.ca/housingneedsreport.

5.2 HOME: Burnaby's Housing + Homelessness Strategy

Figure 6 (previous page) shows *HOME: Burnaby's Housing + Homelessness Strategy* as an outcome of phase 5.

Building upon the success of the Task Force and the first two phases of *Your Voice. Your Home.* and the recently completed *Housing Needs Report*, the City is now working on the draft *HOME: Burnaby's Housing + Homelessness Strategy*, a comprehensive policy document that incorporates the Task Force's quick starts and recommendations into a framework to address challenges and opportunities across the entire housing system, including reducing homelessness. This will be Burnaby's first housing and homelessness strategy.

HOME will identify specific action items and guide City decisions on housing for the next 10 years. Extensive work and consultation on HOME occurred in 2020. A draft *HOME: Burnaby's*

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Housing + Homelessness Strategy was shared with the Planning and Development Committee at its 2021 March 30 meeting and with Council on this same agenda.

The upcoming release of the draft *HOME: Burnaby's Housing + Homelessness Strategy* – a 10-year housing action plan for the City - represents the next major community-wide public engagement opportunity in the *Your Voice. Your Home.* process.

6.0 CONCLUSION

The two most recent events - the Residents Reconvening Workshop on February 11, 2021 and the Reconvening of the Mayor's Task Force on March 1, 2021 - represent the last two in a long series of transformative, policy-shaping events in both streams of the *Your Voice. Your Home.* process. These two events are the first time the City has circled back to complete an evaluation of progress and is one of many 'firsts' for the City that SFU's Morris J. Wosk Centre for Dialogue has supported.

Both the residents and the Task Force members were enthusiastic about re-engaging to review the City's progress on housing and the City has benefited greatly from the many contributions made by the public, stakeholders, and the Task Force members at every stage of the *Your Voice. Your Home.* process.

As with other stages of the process, it was encouraging to hear positive feedback, similar themes, and suggestions for improvement moving forward being voiced by both the residents and the Task Force members. The City will be taking this latest input from the residents and the Task Force into consideration as it continues to implement the Task Force's quick starts and recommendations.



E.W. Kozak, Director
PLANNING AND BUILDING

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Attachments (2)

Copied to: Director Corporate Services
City Clerk