



MAYOR'S HOUSING COMMISSION

**Tuesday, July 8, 2014
2:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Mayor's Housing Commission
Tuesday, July 8, 2014**

Approval of Public Agenda

Minutes of the meeting held on June 12, 2014.

Administration Report

MHC14-12 Mayor's Housing Summit 2014

Recommendation

That members of the Mayor's Housing Commission provide input for the Mayor's Housing Summit set to occur the week of October 20, 2014.

Adjournment

AT REGINA, SASKATCHEWAN, THURSDAY, JUNE 12, 2014

AT A MEETING OF THE MAYOR'S HOUSING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Malcolm Neill, in the Chair
Councillor Bryon Burnett
Councillor Barbara Young
Robert Byers
Terry Canning
Blair Forster
Tim Gross

Regrets: Mayor Michael Fougere
Councillor Bob Hawkins

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director of City Planning & Development, Jason Carlston
Manager, Communications, Sheila Harmatiuk
Manager, Neighbourhood Planning, Yves Richard
Senior City Planner, Jennifer Barrett

APPROVAL OF PUBLIC AGENDA

Councillor Young moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Blair Forster moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 15, 2014 be adopted, as circulated.

ADMINISTRATION REPORTS

MHC14-10 Downtown Residential Tax Incentives Policy – Six-Month Update

Recommendation

1. That this report be received and filed and remain permanently closed.
2. That MHC13-1 be removed from the list of outstanding items for the Mayor's Housing Commission.

Tim Gross moved, AND IT WAS RESOLVED:

- 1. That this report be received and filed; and**
- 2. That MHC13-1 be removed from the list of outstanding items for the Mayor's Housing Commission.**

MHC14-11 Housing Statistics Update

Recommendation

This report be received and filed.

Councillor Young moved, AND IT WAS RESOLVED:

- 1. That this report be forwarded to City Council for information; and**
- 2. That the PowerPoint presentation received at the meeting be attached as an appendix to this report.**

ADJOURNMENT

Robert Byers moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:26 p.m.

Chairperson

Secretary

July 8, 2014

To: Members,
Mayor's Housing Commission

Re: Mayor's Housing Summit 2014

RECOMMENDATION

That members of the Mayor's Housing Commission provide input for the Mayor's Housing Summit set to occur the week of October 20, 2014.

CONCLUSION

In the past five years, Regina has experienced unprecedented economic growth and population increases and housing has become an important issue needing to be addressed. In 2013, the City of Regina made significant progress in addressing housing issues within the city including the completion of the *Comprehensive Housing Strategy* (CHS), organization of the Mayor's Housing Summit, and the creation of the Mayor's Housing Commission. In continuing to move forward on housing issues, the Mayor announced in February 2014 that a second Housing Summit would be held in October 2014. Planning for this summit has begun and Administration now seeks the input of the Mayor's Housing Commission to generate ideas for content, potential speakers, themes and format for this event.

BACKGROUND

The Comprehensive Housing Strategy was completed in the spring of 2013 and included 36 strategies to guide and affect housing issues within the role of the City. Strategies address the full continuum from homelessness to affordable housing to market housing. In total, the CHS enables the City to:

- Define and communicate the City's role in housing;
- Better align policies, programs and assets with current and future housing needs, including the new *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and with the housing policies and programs of the Government of Saskatchewan; and
- Define the best areas and methods to stimulate and facilitate the housing market within the City's role.

In June 2013, a Housing Strategy Implementation Plan was approved by Council. Since then, implementation of short- and medium-term strategies has begun; eight short-term strategies and eight medium term strategies have been addressed in full or in part.

Following the release of the CHS, the City of Regina hosted the first Mayor's Housing Summit held May 13 and 14, 2013. The theme of the Summit was "Housing in a Growing Economy: Supply of Rental and Affordable Housing, Innovation and Partnerships." The Summit attracted 250 delegates and 29 speakers from across Canada representing all levels of government as well

as the public and private sectors. The Summit agenda included presentations by public, private and non-profit housing providers, policy makers, program administrators, urban planners and others. In total, the two-day event provided a broad range of examples and case studies of housing programs, policies, data and housing innovation. The Summit ended with an afternoon interactive session with Summit delegates to provide feedback on housing issues and potential solutions in the context of Regina. A copy of the agenda from the 2013 Summit is attached to this report as Appendix A.

At the close of the Summit, the Mayor announced the formation of the Mayor's Housing Commission, which has become a formal committee of Council and met for the first time in October 2013. Since then, the Mayor's Housing Commission has addressed and reviewed a range of housing issues from revisions to the Condominium Policy Bylaw and housing incentives policies to examples of housing innovation such as a pocket suite project recently completed in the Heritage neighbourhood of Regina.

DISCUSSION

The second Mayor's Housing Summit is scheduled for October 20th or October 21st of this year. The purpose of the Summit will be to continue the conversation since the 2013 Housing Summit, and to discuss the progress realized with the creation of the Housing Commission and the start of implementation of the Comprehensive Housing Strategy (CHS). Following on the 2013 Summit, the event will bring together subject experts and stakeholders to further assess housing issues, needs and potential solutions. The Summit is expected to be a one-day event.

At this time, the Administration is seeking input from members of the Mayor's Housing Commission to help define the event including potential speakers, case examples, possible themes and discussion topics as well as opportunities for interaction. Housing Summit themes might include innovative housing practices, new models for housing diversity or housing for a changing society. Topics and case examples could include, but are not limited to housing trends, housing diversity, sustainable and energy efficient housing, housing partnerships, mixed-income housing, adaptive re-use for housing, housing for specific needs, preserving affordable housing and housing for complete neighbourhoods.

In May 2014, several members of the Housing Commission, Administration and Council attended the annual housing conference hosted by the Canadian Housing and Renewal Association (CHRA) held in Edmonton, Alberta. Several topics and presenters at the CHRA conference might also be valuable additions to the Housing Summit including municipal housing policy trends, unique models of affordable housing, housing and social enterprise, safe and inclusive neighbourhood practices and community education to support infill and affordable housing.

The outcomes of the Housing Summit are three-fold:

1. Further the discussion related to strategies of the Comprehensive Housing Strategy, *Design Regina: The Official Community Plan* and other policy objectives;
2. Assess current housing issues, challenges and opportunities for Regina; and
3. Continue the dialogue among partners including multiple levels of government as well as private, public and non-profit entities.

RECOMMENDATION IMPLICATIONS

Financial Implications

The Administration will bring a report to Executive Committee and Council detailing the required resources for the Mayor's Housing Summit.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The Mayor's Housing Commission and Mayor's Housing Summit contribute to the implementation of the Comprehensive Housing Strategy and to advancing the conversation on and decisions related to housing issues affecting Regina and its citizens.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A communications strategy will be an important component of the Summit and will be used to advertise, promote and bring awareness to housing issues locally, provincially and nationally.

DELEGATED AUTHORITY

This report is provided for informational purposes and is within the authority of the Mayor's Housing Commission.

Respectfully submitted,



Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Executive Director
City Planning & Development

Report prepared by:
Jennifer Barrett, Senior City Planner - Housing

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Mayor's Housing Summit Agenda

May 13 – 14, 2013

Themes: "Housing in a Growing Economy"



- Supply: Rental and Affordable Housing
- Innovation in Housing
- Partnerships

Day 1: Monday, May 13

7:30 – 8:30 a.m.	Registration/Breakfast
8:30 – 9:15 a.m.	Opening / Welcome Remarks Jim Nicol - Master of Ceremonies, Executive Director, <i><u>Governance and Strategy, City of Regina</u></i> Mayor Michael Fougere, <i><u>City of Regina</u></i> Minister June Draude, Minister Responsible for <i><u>Saskatchewan Housing Corporation</u></i>
9:15 – 10 a.m.	Overall Summit Theme: Housing in a Growing Economy Housing in Context John Lewis, <i><u>Intelligent Futures</u></i> <i>Housing is an issue that affects, and is affected by, a wide range of factors. John Lewis will explore the world of housing, investigating the complexity of this issue and challenging participants to look at solutions from a broader perspective.</i>
10 – 10:15 a.m.	Networking Break
10:15 – 11 a.m.	Panel: Diversity of Housing Options Dr. Denis Jones, <i><u>Homes by Deveraux</u></i> <i>The benefits and cost of modular construction. The quality of construction and speed to market in both multi-family developments and single family homes.</i> Dennis Carr, <i><u>City of Vancouver</u></i> <i>Vancouver is ranked as one of the most livable cities in the world, but it is also rated one of the least affordable cities in Canada. High demand and limited supply of land has created significant housing challenges for all income levels. Senior governments, who traditionally provide capital and operational funding to create affordable housing, are playing an increasingly smaller role. In the face of these challenges, the City of Vancouver is committed to improving affordability and diversity at all points along the housing continuum. In this presentation we'll hear of the initiatives the City of Vancouver is undertaking to address affordability.</i> Jill Beatty, CEO, <i><u>Eden Care Communities Inc.</u></i> Bonny MacLintock, Property Manager, <i><u>Eden Care Communities Inc.</u></i>

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	<p><i>We are excited we have been given this opportunity to tell you Milton Height's stories – a bit of our past history, some current and present issues we are dealing with, and our dreams and plans for the future. Our stories will touch on the creation of partnerships, some serendipitous innovations we have discovered, and some of the difficulties and joys inherent in affordable rental housing (for example, funding). We've learned a lot, and given the chance to do it again we'd do some things differently. But we would do it again.</i></p>
11 – 11:30 a.m.	<p>Theme: Partnerships Forging New Partnerships for Change Mayor Susan Fennell, City of Brampton, Co-Chair of Big City Mayors' Caucus (BCMC) Working Group on Housing <i>A secure housing market that meets a range of needs that Canadians can afford is essential to a strong and growing economy. Brampton Mayor Susan Fennell and FCM CEO Brock Carleton will discuss challenges and opportunities facing Canada's housing market and the pressing need for governments to work together to fix cracks in the system and build the foundations for housing affordability and economic growth.</i></p>
11:30 a.m. – 12 p.m.	<p>First Nations Housing Perspective: Namerind and Silver Sage Housing Corporation Theme: Partnerships Maynard Sonntag, General Manager, <u>Silver Sage Housing Corporation</u> Robert Byers, President and CEO of <u>Namerind</u></p>
12 – 1:15 p.m.	<p>Keynote Luncheon: "The Power of Why: Simple Questions that Lead to Success" Amanda Lang, Senior Business Correspondence, <u>CBC News</u></p>
1:15 – 2 p.m.	<p>Theme: Partnerships / Innovation City of Regina: Housing Strategy Jason Carlston, Deputy City Manager, Community Planning & Development, <u>City of Regina</u> Diana Hawryluk, Director, Planning, <u>City of Regina</u></p>
2 – 2:45 p.m.	<p>Theme: Partnerships It Takes Two to Tango Keith Hanson, Chairperson, <u>SaskHousing</u> In August of 2011, the Government of Saskatchewan released <i>A Strong Foundation – The Housing Strategy for Saskatchewan 2011-2019</i>. This precedent-setting strategy involves the entire housing sector and relies on successful partnerships to achieve its goals. This presentation will focus on the elements of successful partnerships utilized to develop housing.</p>
2:45 – 3:45 p.m.	<p>Housing Stakeholders Panel Discussion Jason Carlston, Deputy City Manager, Community Planning & Development, <u>City of Regina</u> Don Allen, Assistant Deputy Minister, Housing Division, <u>Social Services</u> Malcolm Neill, Vice President, Residential Services, <u>Ranch Ehrlo</u> Stu Niebergall, President & CEO, <u>Regina and Region Home Builders' Association</u></p>

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3:45 – 4:30 p.m.	Cost Drivers of New Housing Stu Niebergall, President & CEO, <i><u>Regina and Region Homebuilders' Association</u></i>
4:30 - 5 p.m.	Affordable Housing Gord Archibald, Executive Officer, <i><u>The Association of Regina REALTORS Inc</u></i>
6:30 – 9 p.m.	Mayor's Reception and Dinner: Hotel Saskatchewan

Day 2: Tuesday, May 14

8 – 8:30 a.m.	Breakfast
8:15 – 8:30 a.m.	Overview of Day 1 Jim Nicol, Master of Ceremonies
8:30 – 9 a.m.	Theme: Supply HeadStart on a Home Program Rhonda Young, Senior Director, <i><u>HeadStart on a Home</u></i> <i>An overview of the HeadStart on a Home Program and cover information as it relates to how builders and developers can make applications under the program and how each municipality is involved in the process. The presentation will also include an update on results achieved to-date and how the City of Regina has been involved in the Program and how the Program works with our partnering Credit Unions.</i>
9 – 9:30 a.m.	Theme: Innovation Affordable and Flexible Housing Options Jonathan Tinney, Economist and Urban Planner - <i><u>AECOM</u></i> <i>In order to successfully address issues related to environmental sustainability and housing affordability in our cities, new and more innovative forms of development will need to be designed and implemented as our communities grow and redevelop. Along with efficiency, flexibility will need to be a key aspect of these new forms as we shift our built environment toward models that better respond to changing demographics, technology, ownership models. This presentation will discuss flexibility as a key piece of the sustainability discussion and highlight a number of examples of new, more flexible housing forms which can support greener and more accessible outcomes in our communities</i>
9:30 – 10:15 a.m.	Theme: Innovation in housing Shipping Container Housing Janice Abbott, CEO of <i><u>Atira Women's Resource Society</u></i> <i>In 2009 Atira Women's Resource Society under the leadership of its CEO embarked on an epic journey to bring affordable housing constructed from recycled shipping containers to Vancouver, the first Canadian city to embrace the possibility. As we write, twelve shipping containers are being converted into affordable housing for women in Vancouver's Downtown Eastside and will be ready for occupancy in July. Atira's CEO will speak about the process of bringing this vision to fruition and the women and programming who will benefit.</i>

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10:15 – 10:30 a.m.	Networking Break
10:30 – 11 a.m.	Pocket Suites - An alternative to Rooming Houses Paul McNeil, <i>MMM Group Limited</i> <i>Pocket Houses are small, two-storey apartments designed to look like single family houses, each with eight self-contained 250 square-foot suites. Four pocket houses (32 units) were built on 30-foot wide infill lots in older neighbourhoods in Winnipeg to provide affordable accommodation for low income single persons as an alternative to rooming houses.</i>
11 – 11:30 a.m.	Theme: Supply Sustainability and the non-profit sector Dennis Carr, <i>City of Vancouver</i> Dallas Alderson, <i>Canadian Housing & Renewal Association</i> (CHRA) <i>An insufficient supply coupled with an increasing demand for rental housing has created upward pressures on rents over a sustained period of time in Canada. This, along with low and stagnating incomes for many Canadians, has made rental housing unaffordable for many households. At the same time, both social housing and homeownership on opposite ends of the housing spectrum are increasingly out of reach, due to declining funding and rapidly increasing prices, respectively.</i>
11:30a.m – 12 p.m.	Housing Density Panel Brent Toderian, <i>UrbanWORKS</i> Paul Moroz, <i>Dundee Developments</i> <i>What Brent calls "Density Done Well" is a key to proactively addressing our housing challenges in Regina, and in every Canadian city. This talk will draw from Vancouver's experience with EcoDensity, smart mobility, the challenges of affordable and housing diversity, and innovation in housing at all scales in varying contexts. Brent will discuss how strategic densification can support economic, environmental, and quality-of-life success, address issues ranging from climate change to public health costs, all while adding choice in the housing market.</i>
12 – 1:30 p.m.	Theme: Innovation Keynote Luncheon Marc Bovet, President, <i>BONE Structure</i> <i>BONE Structure's purpose is to revolutionize all aspects of the residential construction industry, from the client experience to design and technology.</i>
1:30 – 2:15 p.m.	Theme: Partnerships Mortgaging Financing Options: CMHC Liane Dagenais, Corporate Representative for CMHC for the Province of SK <i>Canada Mortgage and Housing Corporation</i> (CMHC) <i>For more than 60 years, CMHC has been Canada's national housing agency and a source of objective, reliable housing information for consumers and the housing industry. CMHC has created an extensive collection of research and data on a variety of housing related topics ranging from sustainable housing and communities to best practices in housing technology, construction and design. If you are looking for information and assistance to address your community's affordable housing needs, CMHC's Affordable Housing Centre should be your first stop to access the most comprehensive range of affordable housing information,</i>

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	<i>tools and resources that can help you to develop affordable housing in your community. Liane will be pleased to provide information on CMHC's Affordable Housing Centre where you will find our collection of affordable housing project profiles, an essential checklist of steps that will help get your organized and guide you through the development process, as well as affordable housing development fact sheets that provide tips and practical information on some of the important activities in the process such as conducting a needs assessment, developing business plans, fund raising and generating community support.</i>
2:15 – 2:45 p.m.	Homelessness Case Study / Solutions Model Tim Richter, <i>Canadian Alliance to End Homelessness</i>
2:45 – 3:15 p.m.	Human rights and housing: making the connect Barbara Hall, Chief Commissioner, <i>Ontario Human Rights Commission</i> <i>Chief Commissioner Barbara Hall will talk about taking steps to bring down the barriers to affordable housing caused by discriminatory neighbourhood opposition. She will share the Ontario human rights experience, and include many steps that can be applied across Canada. Areas of interest include the municipal planning role, human rights obligations, zoning for inclusion, educating communities about human rights responsibilities, and rental housing licensing issues. Hall will also provide overviews of the Ontario Human Rights Commission's guide, In the zone: Housing, human rights and municipal planning, and its newest publication, Room for everyone: Human rights and rental housing licensing.</i>
3:15 – 4:45 p.m.	Delegates Interactive Session: Outcomes/Next Steps of Themes
4:45 p.m.	Closing Remarks by Mayor Fougere
	Media Conference

MayorsHousingSummit@regina.ca for more information.

Event background:

Housing issues are a priority for the City of Regina's Mayor Fougere and City Council. As Regina and Saskatchewan's economy continues to thrive and its population continues to grow, housing is more so than ever, an urgent issue that needs to be addressed.

Housing needs are complex, covering the continuum from homelessness to affordable, rental, attainable housing to market-driven housing. All stakeholders recognize that the issue cannot be resolved by any one government or stakeholder alone. Further collaboration and partnerships are required from municipalities, the provincial government, the federal government, private sector and non-profit stakeholders.

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While the City of Regina recognizes that the responsibility for housing falls mainly under the purview of the federal and provincial governments, there is a growing sense of urgency for municipalities to contribute to collaborative solutions to address housing issues. Municipalities have, and will continue, to partner with the Saskatchewan Government's housing policies and programs; however, more needs to be done. With these factors in mind, Mayor Fougere is hosting a Housing Summit May 13 – 14 of this year. The purpose of the Summit is to bring together senior levels of government, private industry and the non-profit sector to provide input, make recommendations and resolve practical issues with innovative initiatives and global best practices. The Summit will feature speakers offering expert knowledge, experience and fact-based analysis on various housing aspects.

The Summit will use a collaborative solutions-based approach and will not point fingers or blame between senior levels of government or other stakeholders involved. All housing stakeholders have a role and responsibility to ensure citizens have access to safe and affordable housing options.

The Housing Summit is the starting point for resolving this multi-faceted, complex issue. The goal of the Summit is also to align and coordinate housing challenges and opportunities with the City of Regina's Comprehensive Housing Strategy recommendations on a local basis and to continue the dialogue necessary to address housing concerns on a provincial and national basis.

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Mayor's Housing Summit - Delegates Interactive Session

May 14, 2013



The delegates' interactive session provided an opportunity for the delegates to engage in a conversation regarding the state of housing both current and future. In this session the delegates offered solutions, focused on ideas of how to move the housing agenda forward. The text below is the raw text from the interactive session as noted in delegate feedback forms and recorded by the facilitators.

1. How do we continue this conversation on housing?

Themes (Large Group Responses):

Education & Communication

- Education between the non-profits and government need a space to learn from each other
- Communicate – speaking/educating and listening to more people and expanding the consultation
- Opportunity for public input (i.e. Design Regina)
- Continued dialogue/creative problem solving
- Use the strategy to communicate back on implementation
- Talk to somebody else 'inform' and 'educate'

Event/Gathering

- Housing solution coalition
- Council to have summits annually/semi-annually
 - Housing initiatives committee (builders, developers, partners)
- Committee of Council on housing

Take Action

- Stop talking – Action – try something out
- Champion/lead a task force for this to continue
- Pick tangible actions
- No more studies and reports use best practice and learn from others
- Pilot projects to reflect changed needed

Delegates Small Group Responses:

Education & Communication

- Conversation
 - Get local/North Central summit
 - Community = big
 - No 'us' vs 'them'
 - Define conversation = do something
 - Different areas/organizations with together (NGO, Private, Government)
- Information on the web

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- Communicate between groups – mechanism to share
- Education – types of housing, etc...
- Social media – like Design Regina consultations
- City of Regina website – give people a voice
- Social media solution box

Partnership

- Advocate with the Federal and Provincial Governments
 - Everyone
 - Encourage a National Housing Strategy
 - Address social housing needs
- Resolve disconnect between designers and community groups – initiate a forum
- What role do businesses play in providing housing?
- Include the province and federal government
- Judge level of public engagement necessary

Event/Gathering

- Mutual
 - Share speaker resources (City of Regina)
 - Could be every year, more often, doesn't need to be big
 - Council give updates (City of Regina) – educate, not so reactive
 - Just posting information doesn't mean it exists
 - Outreach/open house; educate about reality not scare tactics; planning
- Annual Event
- Open house events for the public
- Public forum

Take Action

- Implementation of the Comprehensive Housing Strategy
- Inclusive process
- Someone to lead conversation – idea: City/Council
- Follow up on strategies – stakeholders (volunteer)
- Role of Council – find ways to engage their ward
- Invite people who are homeless to speak – i.e. Carmichael and other organizations
- Expand beyond 50 groups consulted
- Share reports and presentations
- More opportunities for non-profits to access city-owned land
- Quarterly open meetings
 - One-line (local)
 - The narrow the focus and they meet
- Make sure committed and go beyond housing to capture barriers to housing (mental health, addictions, poverty, supportive housing needs)
- Report card
 - Set of measures for our community
 - What gets measured gets managed
- Set clear goals
- Coordinated set of statistics
- Process to capture solutions from community and then report back

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- What regulations mean?
 - Can't seem arbitrary
 - Intent
 - Performance-based
- Monitor/track actions – noticeable results
- Realistic goals – do them well
- Build housing now
- Review outdated bylaws

2. What is one strategy you think is important to addressing housing issue in the next 1-2 years?

Themes (Large Group Responses):

Partnership

- Partnership with other levels - creation of a task force (Mayor)

Event/Gathering

- Set a date for the next gathering and the chance to report back on the progress made of the work

Homelessness

- Systems to end homeless rather than stop gap measures
 - Homelessness strategy
 - Process to manage

Take Action

- Explore the options for development and bylaw changes
- Updating the local regulations and bylaws
- City reduce red tape (change bylaws) (focus on safety)
- Streamline bureaucracy = move faster
- Rewriting bylaws and design
- A communicated vision to guide regulations, changes and plans
- 10 year plan – built together (non-profit, government, private)
- Have a number of a variety of pilot projects started and study them after
- Land use
 - Severely underutilized land
 - Tax land based on its potential
 - City taking a stance
- Housing first - existing but something City of Regina does
- Greenfield development in cost-effective ways so to not increase housing costs

Delegates Small Group Responses:

Partnership

- Partnership with other levels
 - Creation of a task force (Mayors) including government

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- Concentrate stakeholders to make land and resources available

Event/Gathering

- Set the date for the next gathering
- Provide feedback on the conference to the attendees
- Identify all the partners (database) (Who was missing?)
- Report back on the progress of the work

Innovation

- Encourage innovation (systems and technology)
- Secondary suites, laneway/garden (intensification) and incentives
- Shipping containers
- Using existing infrastructure for development opportunities
- New paradigm
 - Address problems inside the home not just outside
- New ideas/forms to the market from industry

Take Action

- Housing first – everyone's responsibility
 - Dispel "myth"
 - New development seems okay
 - Old development, I don't know, so scared
- Mobile workers
 - Need for mobile homes for temporary living, fast access, motor homes – affect rental market
 - Construction and seasonal workers impact housing
 - Not necessary
- Look at the City's development standards and zoning bylaws
- City employees talk the same
 - Willingness to intensify - is there City flexibility (it's not there)
 - CHS + PROV + MHS = Δ - develop some principles; are all linked in regulations and approvals
 - "open"
- 10 year plan (CAEH)
 - All in
 - \$\$ to manage not to get out of it
- Social programs to support the needs of the tenants
- Review City codes and bylaws and take out inconsistencies
- Develop some incentives to encourage rental accommodations (for profit and non – profit)
 - Includes existing and new development
 - Development of a homeless strategy
- Set targets for the creation of rental
- Policy and regulations changes
 - Strong City role
 - Variety of land uses, standards
- Incentives – remediation, etc. and providing community amenities
- Moving product quickly

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- Add to rental supply (we can't all be home owners)
- Land availability is key
- Money and outreach resources to keep people in place
- Increase density, don't build around problem areas
- Funding accessible/applications clear
- Children focus communities
 - Healthy, safe – criteria Saskatchewan supplement for housing costs and health, basic needs

3. What is one thing you would take away from the Summit that you could help implement – either in our municipality/region or in partnership with others?

Themes (Large Group Responses):

Partnership

- Continue the summits but more at a community level (non-profits, private and government currently are working in isolation)
- Keep working with Regina Qu'Appelle Health District and Social Services
- Chamber of Commerce will provide housing articles in their publications (quarterly)
- Cooperation stakeholders (be strategic/coordinated)
- City taking the lead
 - Facilitate the process
 - Housing needs to be connected to other issues
 - Community consultations

Innovation

- Support the psyche on innovation
- Emphasize innovative design (all industries)
 - Pilot projects (container homes, pocket homes)

Take Action

- Housing first (for everyone)
- Human Rights – information and awareness
 - Pass the message along – awareness and eliminate barriers
- Encourage positive attitude towards housing issues
- Housing first approach
- Share good examples (not just bad ones)
- Education

Delegates Small Group Responses:

Partnerships

- Linkages
 - NGO's – YMCA has a 10-year plan on the horizon – 'out of systems'
 - Developers – increase supply, continue to talk to the City of Regina
 - City of Regina - be 'open', pocket housing, regulations, pilot(s) projects

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- Engaging community
 - Being creative, focus on human needs
- Bring people needing non-market housing into conversation (i.e. families, lone parents)

Innovation

- "Psyche of Innovation" vision
 - Innovative in not "me know" its "teach me"
 - Need to ensure existing can handle the innovation
 - Innovation for our existing neighbourhoods

Take Action

- Neighbourhood watch
- Eliminate regulatory barriers (innovations)
- Diverse neighbourhoods and rental
- Alternative housing initiatives
- More housing options (form)
- NIMBY vs QIMBY (focus) – educate and communicate
- Communicating design (grocery stores, daycares)
- Grassroots solutions for the community

4. What is your vision for the state of the housing market in 10 years?

Themes (Large Group Responses):

Diversity, Responsive, and Density

- More diverse neighbourhoods
- Revitalize neighbourhoods
- Stability
- Housing for everyone
- Importance of neighbourhood: walkable, know your neighbourhood and have places to go
- Greenfield development should be "smart"
 - Higher density, energy efficiency, etc.

Variety

- Increase, balance and variety of rental and market housing
- Variety, quality of housing and forms
- Choice in the market (balance ownership/rental) at 3% vacancy
- Variety within neighbourhoods
- No one chooses not to come/or leave due to the housing issues
- Healthy mix of condo's, single-family, senior housing options

Vacancy Rate

- 3.5% vacancy rate
- 3% vacancy rate

Homelessness

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- Reduced rate of homelessness

Delegates Small Group Responses:

Diversity, Responsive, and Density

- Diversity expected + permitted + encouraged
- Flexible/responsive/evolve
- Can't wait, we are already ½ way through the boom or the problem takes longer to solve
 - City's responsiveness and psyche of innovation
- Density along the corridors
 - Multi-modal transport
 - Complete neighbourhoods
- More diverse neighbourhoods
- Throughout Regina
- Mix housing type
- Include stronger enforcement
- Better mix of social/market/community housing
- Tenants will be better educated (engage them)
- Increase supply
- Maintain housing prices on par with national housing costs
- Less sprawl
- Opportunities – the right schools, facilities
- Home ownership accessible to all
 - Cost is reasonable
- Low income families moving towards ownership
- Balanced rental market
 - Not to many units
 - Affordable for all
- Smaller house sizes
- Variety of rental unit types (1 bedroom, studio, 2 or 3 bedroom)
- More social housing
- Quality housing – not just quantity
- Greater variety in housing forms (ideas, best practices)
- Facilitate secondary suites
- Subsidize
- Multi-modal model
- Balance choice/affordability
- Have at-risk groups as part of community
- Flexible/reflective of immigration trends
- Address vulnerable neighbourhoods
- City making/offering low-cost land
- Flexibility in housing
- Diversity of housing
 - Size, location, type, tenure

Vacancy Rate

- 3.5% vacancy rate

APPENDIX A

- 3% vacancy (for different types of accommodations)

Homelessness

- Reduced rate of homelessness
- Program refocused to provide housing and wrap around services
- Less homelessness