

# City of Port Moody

## Minutes

### Seniors Focus Committee

Minutes of the meeting of the Seniors Focus Committee held on Thursday, April 7, 2022 via Zoom.

#### **Present**

Councillor Diana Dilworth – Chair  
Yolanda Broderick  
John Crowther  
Malcolm Harkness  
Leanne Lange  
Wilhelmina Martin  
Grace McKeown  
Constance Meisner

#### **Absent**

Councillor Amy Lubik – Vice-Chair

#### **In Attendance**

Angela Blackall – Recreation Coordinator  
Esin Gozukara – Committee Coordinator  
Liam McLellan – Social Planner

#### **Also In Attendance**

Mimoun Amakrane, Community Programs Supervisor, SHARE Society  
Gina Hortelano, Director of Programs and Services, SHARE Society

#### 1. Call to Order

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#### **Call to Order**

1.1 The Chair called the meeting to order at 7:02pm.

#### 2. Adoption of Minutes

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#### **Minutes**

#### 2.1 SFC22/007

Moved, seconded, and CARRIED

**THAT the minutes of the Seniors Focus Committee meeting held on Thursday, March 3, 2022 be adopted.**

#### 3. Unfinished Business

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**SHARE Society –  
Seniors  
Programming**

4. New Business

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4.1 Presentation: Gina Hortelano and Mimoun Amakrane, SHARE Society

Gina Hortelano, Director of Programs and Services, SHARE Society, and Mimoun Amakrane, Community Programs Supervisor, SHARE Society gave a presentation on SHARE Society – Seniors Programming and noted the following:

- the Better at Home Program, overseen by SHARE Society, encourages seniors to remain independent and provides help with daily activities;
- a number of services are provided free of charge and supported by volunteers, including food support for seniors registered with the Food Bank;
- housekeeping services are available for a fee that is calculated based on household income, and supplies are provided by the homeowners;
- food bank items are delivered to seniors by volunteers if they are unable to pick up; and
- there are other programs, including subsidized housing, rent bank, and English Practice Groups, that serve seniors.

Ms. Hortelano and Mr. Amakrane noted the following in response to questions from the Committee:

- through 43 Housing Society, SHARE Society provides 288 units of social housing in Coquitlam and Port Coquitlam;
- SHARE Society obtains information about seniors in need of housing through BC Housing and to be considered for a subsidized unit, seniors must register with BC Housing;
- over 400 seniors are served by Better at Home alone;
- seniors typically find out about the services offered via the SHARE Society website, Fraser Health, care home referrals, and flyers are placed throughout Tri-Cities; and
- registration for the programs can be done through the SHARE Society website and over the phone.

The Chair noted the following:

- the breadth of support provided to seniors by SHARE Society is impressive, and subsidized housing opportunities should be promoted widely;
- the Seniors Friendship Society could be contacted to promote SHARE Society's programs; and
- with purpose-built rental units opening in Suter Brook

Village and a request for redevelopment of Kyle Centre with a new community centre and affordable housing, dedicated affordable housing units are becoming available in the city.

Ms. Hortelano and Mr. Amakrane left the meeting at this point and did not return.

## **Housing Needs Report**

### 4.2 Presentation: Liam McLellan, Social Planner

The Social Planner gave a presentation on Housing Needs Report and noted the following:

- a Housing Needs Report is provincially mandated to be prepared every five years;
- transitional supportive assisted living housing is in low supply in Port Moody;
- residents in other cities can spend up to 50% of their income on housing but Port Moody residents may not spend as much on housing due to residents typically having higher incomes and home ownership rates;
- unit mix is fairly balanced, and unit mix over time data indicates a decrease of single-detached houses in the last two decades;
- data for benchmark sales prices and affordable sales is already out of date and will be updated in the Housing Action Plan;
- rental prices are also increasing but long-term tenants tend to pay less, bringing the rental affordability numbers down;
- the number of purpose-built rental units is increasing;
- people experiencing homelessness statistics are calculated for the entire Tri-Cities, indicating a trend rather than providing exact numbers;
- people sleeping rough usually go to Coquitlam or Port Coquitlam to get the services they need;
- for two high-level scenarios of potential housing capacity, it is important to consider the pace of development;
- with many units coming online and being produced, the City is on track to meet the Metro Vancouver Regional Growth Strategy Estimates; and
- the Housing Action Plan is scheduled to be presented to Council in July 2022, and the Committee will have an opportunity to provide input for this Plan.

The Chair noted the following:

- there are several projects with affordable housing that are becoming available in the city but not included in the Report;

- some of the purpose-built rental buildings are restricted from stratifying;
- extreme weather response shelters are sometimes used by people experiencing homelessness;
- this Report provides an evidence-based approach for Council when reviewing development applications;
- for the Broadway Subject Project, a memorandum of understanding was signed, mandating a certain number of density around the Project, and there was no similar obligation for the Evergreen Line;
- the City has a temporary policy of asking for 15% below-market rental units from developers, and it needs to be negotiated for every application based on many different factors like childcare spaces, office spaces, and affordable housing;
- rental housing projects are being asked a 60-year tenure or tenure in perpetuity, and rental buildings are often managed by the developer(s) or non-profit organizations;
- the City is not close to meeting the affordable units target, and it is not easy to track progress; and
- seniors' housing is a priority for Council.

The Social Planner noted the following in response to questions from the Committee:

- Metro Vancouver's Regional Growth Strategy makes projections for the future, and regional government does not have any power to force the targets indicated for the municipalities;
- even if a rental housing project reaches tenure, Council approval will be required for the building to be stratified; and
- 2040 population targets are likely to be reached depending on household formations and provincial and/or federal policies.

## 5. Information

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### Staff Updates

- 5.1 The Recreation Coordinator noted that the Age Friendly Recreation Facility Survey is available on Engage Port Moody until May 2, 2022 with hard copies available at the City Hall and the Port Moody Public Library, and invited Committee members to participate.

6. Adjournment

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The Chair adjourned the meeting at 8:45pm.



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Councillor Diana Dilworth,  
Chair



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Esin Gozukara,  
Committee Coordinator