

Attachment 2: Detailed Background

The following tables provides an overview of the history of the project to develop an Affordable Housing Policy & Implementation Plan (AHP) and links to relevant Committee and Council reports and meetings.

Timeline	Overview/Resolution	Link and/or Meeting and Item #.
December 2020	<ul style="list-style-type: none"> • Resolution: <i>"THAT the motion "That Council direct staff to work with the Cowichan Housing Association to develop an affordable housing policy and implementation strategy" be referred to staff for a future report to Council."</i> 	December 16, 2020, Council Meeting , see item 10.1.
June 2021	<ul style="list-style-type: none"> • Resolution: "THAT Council direct staff to: <ol style="list-style-type: none"> (1) Include the items substantially as set out in Table 1 of the Planning Manager's June 16, 2021 report within the draft OCP currently being prepared. (2) Prepare a draft Housing Policy, containing items substantially as set out in Table 2 of the Planning Manager's June 16, 2021 report, working with Cowichan Housing Association and other stakeholders as needed, for Council's subsequent review. (3) Provide options and implications for implementing items set out in Table 3 of the Planning Manager's June 16, 2021 report within a future staff report accompanying a draft Housing Policy." 	June 16, 2021, Council Meeting , see item 10.1.2
August 2022	<ul style="list-style-type: none"> • Council adopted North Cowichan Official Community Plan Bylaw No. 3900. • Chapter 5 Attainable Housing: Diverse Housing Mix & Affordability of the Official Community Plan codifies many of the recommendations from December 2020 as set out in June 2021. 	Official Community Plan

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May 2023	<ul style="list-style-type: none"> • Staff provided an update to CoW on Affordable Housing issues. • Resolution: <ul style="list-style-type: none"> “THAT the Committee of the Whole direct staff to: <ol style="list-style-type: none"> 1. Bring forward an Affordable Housing Policy and Action Plan as outlined in the staff presentation to Committee of the Whole dated May 2023...” 	May 9, 2023, Committee of the Whole Meeting , see item 6.1
July 2023	<ul style="list-style-type: none"> • The draft Affordable Housing Policy and Implementation Plan was presented to COW. • Resolution (Council, July 19, 2023): <ul style="list-style-type: none"> “THAT Council direct staff to refer the draft Affordable Housing Policy and Implementation Plan, as attached to the July 11, 2023 report from the Project Planner, to the following organizations for comment: <ul style="list-style-type: none"> ▪ Cowichan Housing Association; ▪ Economic Development Cowichan; ▪ Co-operative Housing Federation of BC – Community Land Trust; and, ▪ BC Housing; <p>AND THAT staff proceed with the public engagement plan [for the policy] as presented in the July 11, 2023, report.</p> <p>AND THAT staff bring the Affordable Housing Policy and Implementation Plan back to Council to consider adoption at the September 6, 2023 Regular Council meeting.”</p> 	July 11, 2023, Committee of the Whole Meeting , see item 6.1
Summer 2023	<ul style="list-style-type: none"> • Public Engagement on AHP. 	Connect North Cowichan

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September 2023	<ul style="list-style-type: none"> • Presentation of “what we heard” report for Public Engagement on AHP and recommended revisions to the policy. • Resolution: <ul style="list-style-type: none"> “THAT the Committee of the Whole direct staff to wait to bring forward the draft Affordable Housing Policy to Council for consideration until the report from Mulholland & Parker Land Economists regarding development economics in North Cowichan has been received and staff has had an opportunity to make further revisions to the Policy.” 	September 12, 2023, Committee of the Whole Meeting , see item 6.2
December 2023	<ul style="list-style-type: none"> • Presentation of findings from Development Economics Financial Analysis (Mulholland & Parker Land Economists). 	December 12, 2023, Committee of the Whole Meeting , see item 6.1
October 2024	<ul style="list-style-type: none"> • Presentation of interim Community Amenity Contribution (CAC) policy, which requests developer contributions towards a short-term infrastructure fund and the affordable housing reserve fund, to be negotiated as part of zoning amendment applications. • Resolution: <ul style="list-style-type: none"> “THAT Council directs staff to: <ol style="list-style-type: none"> (1) Develop an engagement plan for the draft Interim Community Amenity Contribution Policy included with the Project Planner’s report dated October 8, 2024 as Attachment 3, and, (2) Use the draft Interim Community Amenity Contribution Policy as a basis for negotiations for new and in-stream Zoning Amendment Applications while the public engagement on the policy is ongoing.” 	October 8, 2024, Committee of the Whole Meeting , see item 6.1 (Attachment 9) October 16, 2024, Council Meeting , see item 11.2

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Winter 2024/ Spring 2025	<ul style="list-style-type: none"> The engagement plan for the Interim CAC Policy was presented to Council on November, 20, 2024. Public Engagement on the Interim CAC Policy took place in March-April. 	November 20, 2024, Council Meeting , see item 9.5 Connect North Cowichan
July 2025	<ul style="list-style-type: none"> Presentation of revised AHP for consideration of adoption. 	August 12, 2025
Summer 2025	<ul style="list-style-type: none"> Presentation of “what we heard” report for Public Engagement on Interim CAC Policy. 	Meeting Date TBD