

The motions recorded in **SRD 525/25 and 526/25** represent the formal transition of the **Regional Housing Service** from a legislative framework into a proactive, operationally engaged entity. By leading these motions alongside **Mayor Kermit Dahl**, you (**Director John Rice**) are initiating the "implementation phase" of the region's housing mandate, ensuring that the **\$10 million borrowing authority** you secured is utilized through professional, stakeholder-informed planning.

1. Governance Dynamics: The Dahl/Rice "Pro-Stability" Alliance

The mover and seconder pattern (Dahl/Rice) provides factual evidence of the continued strategic partnership between Electoral Area D and the City of Campbell River.

- **Team-Oriented Results:** By moving these motions together, the urban/Area D alliance is demonstrating the **"Leadership and Collaboration"** principle of the **Bylaw No. 513 Code of Conduct**, prioritizing regional housing solutions.

2. Technical Context: Market-Engaged Implementation

Motion **SRD 526/25** represents a sophisticated shift toward market-engaged governance by directing staff to compile a list of **builders, developers, and non-profit organizations**

Query:

- **Professional Oversight:** This systematic approach fulfills the **"Accountability"** principle of your platform, ensuring that subsequent housing projects are informed by industry expertise rather than ad-hoc political preferences.
- **Collaboration Avenues:** The stakeholder list allows the Regional District to explore established partnership models, such as **long-term leasing of donated land** to societies or providing **short-term infrastructure loans** to make land "build-ready" (as seen in the **Rainbow Ridge** initiative).
- **Legal Compliance:** Engaging stakeholders early ensures the Board can navigate **CRA regulations** regarding qualified donee status and land donations, protecting the Regional District from future legal or tax liabilities.

3. Strategic Alignment: Securing Federal Grants

This investigative report is a vital prerequisite for maintaining eligibility for federal non-tax revenue:

- **Grant Readiness:** By professionalizing the "stakeholder insight" phase, you are ensuring the Regional District remains **"shelf-ready"** for further provincial and federal housing tranches, delivering results for Area D without increasing the direct tax burden on local families.

4. Strategic Campaign Application for 2026

In the context of the **October 17, 2026 election**, this record serves as primary evidence of your **results-oriented leadership**:

- **The Message:** *"I am moving Area D **forward** by ensuring our \$10 million Regional Housing Service is backed by real-world expertise. By leading the Board to partner with builders and non-profits, I am delivering the 'missing middle' housing our seniors and workers need while securing over half a million dollars in federal grants to protect*

your pocketbook".

In summary, the carrying of **SRD 525/25 and 526/25** transitions regional housing from a legislative concept into an **operational engine for growth**. It documents your role as a **stable, effective representative** who prioritizes professional planning and regional equity.