

**METRO VANCOUVER REGIONAL DISTRICT  
HOUSING COMMITTEE**

**REGULAR MEETING**

**September 11, 2019  
1:00 P.M.**

**28<sup>th</sup> Floor Committee Room, 4730 Kingsway, Burnaby, British Columbia**

**REVISED AGENDA<sup>1</sup>**

**1. ADOPTION OF THE AGENDA**

**1.1 September 11, 2019 Regular Meeting Agenda**

That the Housing Committee adopt the agenda for its regular meeting scheduled for September 11, 2019 as circulated.

**2. ADOPTION OF THE MINUTES**

**2.1 July 3, 2019 Regular Meeting Minutes**

That the Housing Committee adopt the minutes of its regular meeting held July 3, 2019 as circulated.

**3. DELEGATIONS**

**4. INVITED PRESENTATIONS**

**5. REPORTS FROM COMMITTEE OR STAFF**

**Revised**

**5.1 Affordable Housing Proposed Partnership Funding Model**

*Designated Speaker: Ravi Chhina, General Manager, Parks and Housing Services*

That the MVRD Board direct staff to include in the 2020 Affordable Housing budget a \$4.0M tax requisition for the purpose of dedicated funding for new MVHC affordable housing development projects on lands owned by MVRD member jurisdictions.

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<sup>1</sup> Note: Recommendation is shown under each item, where applicable.

**5.2 Mortgage Renewal for 2626 Watson Street, Vancouver (Claude Douglas Place)**

*Designated Speaker: Dean Rear, Acting General Manager, Financial Services / Chief Financial Officer*

That the MVHC Board:

- a) hereby irrevocably authorizes British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the mortgage presently held by Peoples Trust (the "Mortgage") for the Claude Douglas Place project located at 2626 Watson Street, Vancouver, BC (BCHMC File no. 90251/3159); and
- b) directs any two officers or directors, or any one director together with any one officer of the Metro Vancouver Housing Corporation (MVHC); for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

**5.3 Metro Vancouver Housing - 2018 Report**

*Designated Speaker: Jason Hingley, Division Manager, Planning and Finance, Housing Services and Aaron Robinson, Senior Policy Advisor, Intergovernment Relations, External Relations*

That the MVHC Board receive for information the report dated July 24, 2019, titled "Metro Vancouver Housing – 2018 Report."

**5.4 Manager's Report**

*Designated Speaker: Ravi Chhina, General Manager, Parks and Housing Services*

That the Housing Committee receive for information the report dated August 20, 2019 titled "Manager's Report".

**6. INFORMATION ITEMS**

**6.1 Housing Needs Report – A Regional Approach**

**6.2 Housing Agreements Workshop 2019**

**6.3 Land Value Capture and Opportunities for Regional Transportation and Transit-Oriented Affordable Rental Housing**

**6.4 Transit-Oriented Affordable Housing Study Phase 3 – Scoping**

**7. OTHER BUSINESS**

**8. BUSINESS ARISING FROM DELEGATIONS**

**9. RESOLUTION TO CLOSE MEETING**

That the Housing Committee close its regular meeting scheduled for September 11, 2019 pursuant to the *Community Charter* provisions, Section 90 (1) (e) and (k) as follows:

“90 (1) A part of the meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (e) the acquisition, disposition or expropriation of land or improvements, if the board or committee considers that disclosure could reasonably be expected to harm the interests of the regional district;
- (k) negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the board or committee, could reasonably be expected to harm the interests of the regional district if they were held in public;

**10. ADJOURNMENT/CONCLUSION**

That the Housing Committee adjourn/conclude its regular meeting of September 11, 2019.

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Membership:

Hurley, Mike (C) - Burnaby

Morden, Mike (VC) - Maple Ridge

Bond, Mathew - North Vancouver District

Buchanan, Linda - North Vancouver City

Coté, Jonathan - New Westminster

De Genova, Melissa - Vancouver

Dingwall, Bill - Pitt Meadows

Long, Bob - Langley Township

McNulty, Bill - Richmond

Storteboom, Rudy - Langley City

Walker, Darryl - White Rock

Wilson, Chris - Coquitlam

**METRO VANCOUVER REGIONAL DISTRICT  
HOUSING COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Housing Committee held at 1:02 p.m. on Wednesday, July 3, 2019 in the 28<sup>th</sup> Floor Committee Room, 4730 Kingsway, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Chair, Mayor Mike Hurley, Burnaby  
Vice Chair, Mayor Mike Morden, Maple Ridge (arrived at 1:08 p.m.)  
Councillor Mathew Bond, North Vancouver District (arrived at 1:05 p.m.)  
Mayor Jonathan Côté, New Westminster  
Mayor Bill Dingwall, Pitt Meadows  
Councillor Bob Long, Langley Township  
Councillor Bill McNulty, Richmond  
Councillor Rudy Storteboom, Langley City  
Mayor Darryl Walker, White Rock  
Councillor Chris Wilson, Coquitlam

**MEMBERS ABSENT:**

Mayor Linda Buchanan, North Vancouver City  
Councillor Melissa De Genova, Vancouver

**STAFF PRESENT:**

Ravi Chhina, General Manager, Parks and Housing Services  
Carol Mason, Chief Administrative Officer  
Genevieve Lanz, Legislative Services Coordinator, Board and Information Services

**1. ADOPTION OF THE AGENDA**

**1.1 July 1, 2019 Regular Meeting Agenda**

**It was MOVED and SECONDED**

That the Housing Committee adopt the agenda for its regular meeting scheduled for July 3, 2019 as circulated.

**CARRIED**

**2. ADOPTION OF THE MINUTES**

**2.1 May 1, 2019 Regular Meeting Minutes**

**It was MOVED and SECONDED**

That the Housing Committee adopt the minutes of its regular meeting held May 1, 2019 as circulated.

**CARRIED**

**3. DELEGATIONS**

No items presented.

**4. INVITED PRESENTATIONS**

No items presented.

**5. REPORTS FROM COMMITTEE OR STAFF**

**5.1 2019-2022 Board Strategic Plan**

Report dated June 26, 2019 from Ann Rowan, Program Manager, Corporate Strategies, External Relations, seeking endorsement of the proposed Housing Services strategic directions for the *2019-2022 Board Strategic Plan*.

1:05 p.m. Councillor Bond arrived at the meeting.

1:08 p.m. Mayor Morden arrived at the meeting.

Members were provided with a presentation on the *2019-2022 Board Strategic Plan*, highlighting vision and mission, housing services strategic directions, and next steps.

Presentation material titled "2019-2022 Board Strategic Plan – Housing Services" is retained with the July 3, 2019 Housing Committee agenda.

**It was MOVED and SECONDED**

That the Housing Committee endorse the Housing Services Strategic Directions as presented in the attachment dated June 25, 2019, titled "Strategic Directions: Housing Services".

**CARRIED**

**6. INFORMATION ITEMS**

No items presented.

**7. OTHER BUSINESS**

No items presented.

**8. BUSINESS ARISING FROM DELEGATIONS**

No items presented.

**9. RESOLUTION TO CLOSE MEETING**

No items presented.

**10. ADJOURNMENT/CONCLUSION**

**It was MOVED and SECONDED**

That the Housing Committee conclude its regular meeting of July 3, 2019.

**CARRIED**

(Time: 1:10 p.m.)

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Genevieve Lanz,  
Legislative Services Coordinator

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Mike Hurley, Chair

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To: Housing Committee

From: Ravi Chhina, General Manager, Parks and Housing Services

Date: August 21, 2019

Meeting Date: September 11, 2019

Subject: **Affordable Housing Proposed Partnership Funding Model**

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### **RECOMMENDATION**

That the MVRD Board direct staff to include in the 2020 Affordable Housing budget a \$4.0M tax requisition for the purpose of dedicated funding for new MVHC affordable housing development projects on lands owned by MVRD member jurisdictions.

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### **PURPOSE**

To seek MVRD Board approval to establish annual funding through a property tax requisition to facilitate new MVHC housing development projects in partnership with MVRD members on lands owned by member jurisdictions.

### **BACKGROUND**

On July 26, 2019, the MVRD approved the *2019 – 2022 Board Strategic Plan*, outlining strategic directions for each of the organization's functions. Key directions for Housing Services include; developing a Metro Vancouver Housing 10-Year Plan to support MVHC's role in providing affordable housing in the region, fostering collaboration, and ensuring financial sustainability through evaluating opportunities for increasing MVHC's portfolio and considering a tax requisition to support partnerships with member jurisdictions in the development of new housing supply.

To advance the Strategic Plan directions, the Affordable Housing function is developing a Metro Vancouver Housing 10-Year Plan. On July 3, 2019, the Housing Committee took part in a workshop to explore key issues and opportunities for the creation of this Plan. Among the topics discussed was consideration of a tax requisition to support new development of affordable housing on member owned lands. The Committee requested that staff prepare additional information on the options and implications of implementing a new program to support partnerships with members for the development of MVHC housing projects.

This report brings forward funding options and implications to be considered by the Housing Committee, the MVHC Board and the MVRD Board in conjunction with the 2020 annual budget and five-year financial plan deliberations.

### **AFFORDABLE HOUSING FUNCTION AND AUTHORITY**

In 1971 the MVRD (formally GVRD) requested the function of public housing and was granted that authority under Supplementary Letters Patent (SLP). The function was established to include all members as participants in the service with the purpose to undertake affordable housing pursuant to the provisions of the *Housing Act* and the *Housing Construction (Elderly Citizens) Act*. With that function came the authority to raise funds to deliver this service.

In 1974 the Board was also granted the authority to establish a Housing Corporation as a separate legal entity. The powers under this Supplementary Letters Patent included being:

*... empowered to take or cause to be taken all such actions as it shall deem necessary to cause the incorporation of one or more of such corporations and to invest in, expend on and lend to one or more of such corporations such moneys as it shall deem necessary.*

The majority of Metro Vancouver's housing stock was developed in the 1970s and 1980s through Federal funding programs (Section 27 and Section 95) while the remainder was developed through subsequent housing programs including federal/provincial Homelessness At Risk (HAR) and Provincial (Homes BC) program, or purchased directly by MVHC. The Metro Vancouver Housing portfolio currently includes 49 sites spread throughout 11 municipalities.

Limited government funding over the past 20 years has meant that little affordable rental housing has been built, by Metro Vancouver Housing or other housing providers. This, combined with steady regional growth and rising house prices, has led to a significant demand for affordable rental housing across the region. Beginning in 2016, both the provincial and federal governments made major commitments to affordable housing. While new funding programs are stimulating the development of new housing, years of backlog will require a significant amount of new affordable rental housing to meet demand.

As one of the largest affordable housing providers in the region, Metro Vancouver Housing recognizes both the need and opportunity to increase its housing portfolio to support regional housing need. At the same time, our buildings are aging and in need of ongoing capital maintenance and renewal. Much of our existing funds will need to be invested in renewing and maintaining existing housing rather than creating new housing.

This report explores the option of using the MVRD Affordable Housing function to assist in funding new MVHC affordable housing development projects on member owned land.

#### **MVHC HOUSING REDEVELOPMENT FUNDING MODEL**

Metro Vancouver's financial model relies on tenant revenues, grant funding and a dedicated MVRD property tax requisition to both support the operation and maintenance of the MVHC housing stock and to support the redevelopment of this housing stock as it depreciates over time.

MVHC rental revenues support operations and maintenance. The revenue potential is restricted by the subsidy model where approximately 30% of the portfolio is geared to tenant incomes (30% of the tenant's gross household income) while the remainder are rented at low end of market. This model is only sufficient to meet the direct operating, maintenance and debt service requirements associated with the existing 49 housing complexes and does not allow for any significant funding of the capital costs of construction. While Metro Vancouver Housing has a comprehensive asset management program to maintain existing housing, the housing stock is aging, and the need for redevelopment is inevitable.



### **MVRD Affordable Housing Function**

To support redevelopment of priority properties within the MVHC portfolio, in 2017 the MVRD Board approved the introduction of a \$1.0M annual tax requisition to the Affordable Housing budget that could be used to leverage existing MVHC development funds and to attract provincial and federal funding to support redevelopment.

After many years without any redevelopment activity in Metro Vancouver's housing program, the implementation of the MVRD's Affordable Housing function resulted in a new focus on the redevelopment of aging MVHC housing stock. The first infusion of funding was realized in 2018 and this annual allocation of additional funding has been a catalyst for redeveloping MVHC sites including Heather Place Building A in Vancouver, Kingston Gardens in Surrey, and Welcher Avenue in Port Coquitlam.

While the program has been highly successful, the MVRD Affordable Housing function is limited in scope and is restricted to the existing MVHC housing portfolio. Consequently, there are insufficient funds in the existing Affordable Housing function to both redevelop existing MVHC housing stock and to add new housing stock on vacant land owned by member jurisdictions.

### **POTENTIAL PARTNERSHIPS WITH MEMBER JURISDICTIONS**

All MVRD members are participants in Metro Vancouver Regional District's Affordable Housing function and all Board members also sit as Directors on the MVHC Board. As a result, all jurisdictions within the region have a voice in defining Metro Vancouver's role in the future development of affordable housing within the region.

Due to its governance structure and long-standing track-record, MVHC is seen as a stable non-profit housing provider and there is a strong desire for partnerships to increase MVHC's existing portfolio. Given this track record, a number of member jurisdictions have expressed interest in partnering with MVHC to develop on municipal land. However, based on the current cost of development, new affordable housing requires a capital contribution to be financially viable, even if land is donated or leased at a nominal cost.

In order to take advantage of these potential opportunities, Metro Vancouver will require the pursuit of new funding mechanisms and innovative partnerships. The Metro Vancouver Housing 10-Year Plan will begin to set the path forward for pursuing these ventures and within this framework will be an opportunity to work directly with MVRD members to establish new partnerships to increase the housing stock.

### **Proposed Partnership Funding Model**

To support the necessary MVHC equity contribution towards new development projects on member jurisdiction lands, one proposed option is to use the MVRD authority to raise money through the Affordable Housing function.

A new annual requisition of \$4.0M is anticipated to provide sufficient equity to develop a minimum of 50 new units of affordable housing on bare municipal land, using MVHC's current affordability mix of 70% at the low end of market and 30% rent geared to income. This estimate assumes current

construction costs with standard site servicing requirements, interest rates of 4.5% and 50-year amortization.

With an additional \$4.0M in annual revenue, raised through the MVRD tax requisition dedicated to the construction of MVHC housing on member owned land leased to MVHC at a nominal cost, it is estimated that Metro Vancouver Housing can develop 500 new units of affordable housing on municipal lands over the next ten years. There is also the potential to leverage the \$4.0M annual equity and partner with other levels of government to construct more than 500 new units. An annual requisition of \$4.0M would have a regional impact of approximately \$4.00 per household.

If this approach was supported by the Board, it would enable Metro Vancouver to immediately take advantage of opportunities to partner with member jurisdictions in the development of new affordable housing across the region. As noted earlier in the report, currently Metro Vancouver Housing has complexes in 11 municipalities in the region. A request for proposals (RFP) would be prepared for release in early 2020 inviting MVRD members to submit expressions of interest. Metro Vancouver would then evaluate proposals and begin the process of short-listing preferred sites as the first step in implementing the Board's strategy of expanding affordable housing within the region.

#### **ALTERNATIVES**

1. That the MVRD Board direct staff to include in the 2020 Affordable Housing budget a \$4.0M tax requisition for the purpose of dedicated funding for new MVHC affordable housing development projects on lands owned by MVRD member jurisdictions.
2. That the MVRD Board direct staff to include in the 2020 Affordable Housing budget a \$2.0M tax requisition for the purpose of dedicated funding for new MVHC affordable housing development projects on lands owned by MVRD member jurisdictions, increasing to \$3.0M in 2021, and \$4.0M in 2022.
3. That the MVRD/MVHC Board receive for information the report dated August 21, 2019, titled "Affordable Housing Proposed Partnership Funding Model" and provide alternate direction.

#### **FINANCIAL IMPLICATIONS**

If the Board approves alternative one, staff will include in the 2020 annual budget an amount of \$4.0M under the Affordable Housing function that will be used as a dedicated funding source for new affordable housing projects on member jurisdiction lands. This funding can be combined with federal and provincial affordable housing grant programs to leverage MVHC's financial inputs. A \$4.0M tax requisition through MVRD's Affordable Housing function will have an average impact of \$4.00 per regional household.

Under alternative two, the Board may wish to phase in a budget amount over three years beginning with \$2.0M in 2020 and reaching \$4.0M by 2022. For each \$1.0M raised, it translates into approximately \$1.00 per household across the region. This approach will bring on new affordable housing at a more gradual pace.

Under either alternative, it is anticipated that the full implementation of the affordable housing partnership strategy will be determined by the timeline of the RFP issuance, selection of candidate sites, negotiation of property agreements, preparation of detailed designs and timeline for obtaining municipal development approvals.

Under alternative three, the Board may wish to provide direction to seek alternative funding models to pursue member jurisdiction partnerships.

### **SUMMARY / CONCLUSION**

As identified in the Board Strategic Plan, the Affordable Housing function is developing a Metro Vancouver Housing 10-Year Plan that will establish a path forward to define Metro Vancouver's role in providing new affordable housing across the region. On July 3, 2019, the Housing Committee took part in a workshop to explore key issues and opportunities for the creation of this Plan. The Committee requested that staff prepare additional information on the options and implications of implementing a tax requisition to support new development of MVHC housing on member owned lands.

All MVRD members are participants in Metro Vancouver Regional District's Affordable Housing function and members of the MVHC Board and have a voice in defining Metro Vancouver's role in the future development of affordable housing within the region. A number of member jurisdictions have expressed interest in partnering with MVHC to develop on municipal land. However, based on the current cost of development, new affordable housing requires a capital contribution to be financially viable, even if land is donated or leased at a nominal cost.

In order to take advantage of these potential opportunities, Metro Vancouver will require the pursuit of new funding mechanisms and innovative partnerships. The Metro Vancouver Housing 10-Year Plan will begin to set the path forward for pursuing these ventures and within this framework will be an opportunity to work directly with MVRD members to establish new partnerships to increase the housing stock.

One proposed option is to use the MVRD authority to raise money through the Affordable Housing function. A new annual requisition of \$4.0M would provide sufficient equity to develop a minimum of 50 new units of affordable housing on bare municipal land using MVHC's current affordability mix of 70% at the low end of market and 30% rent geared to income. This estimate assumes current construction costs with standard site servicing requirements, interest rates of 4.5% and 50-year amortization and a long-term lease at a nominal cost.

With an additional \$4.0M in annual revenue (representing approximately \$4.00 per household), it is estimated that Metro Vancouver Housing can develop 500 new units of affordable housing on member owned lands over the next ten years. There is also the potential to leverage Metro Vancouver's equity and partner with other levels of government to construct more than 500 new units.

If this approach is supported by the Board, it would enable Metro Vancouver to immediately take advantage of opportunities to partner with member jurisdictions in the development of new

affordable housing across the region. Currently Metro Vancouver has housing complexes in 11 municipalities in the region, however under the proposed model, over time all member jurisdictions could come forward with vacant land as potential opportunities for new development. This approach would also provide a very strong position for discussions with the provincial and federal governments on opportunities to partner on projects that would increase the supply of affordable housing.

Staff recommend that the Board support the recommendation as presented under alternative one which will provide the greatest opportunity to expand the MVHC housing stock to provide more affordable homes to residents within the region.

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To: Metro Vancouver Housing Corporation Board

From: Dean Rear, Acting General Manager, Financial Services/Chief Financial Officer

Date: August 20, 2019 Meeting Date: September 11, 2019

Subject: **Mortgage Renewal 2626 Watson Street, Vancouver (Claude Douglas Place)**

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**RECOMMENDATION**

That the MVHC Board:

- a) hereby irrevocably authorizes British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the mortgage presently held by Peoples Trust (the "Mortgage") for the Claude Douglas Place project located at 2626 Watson Street, Vancouver, BC (BCHMC File no. 90251/3159); and
- b) directs any two officers or directors, or any one director together with any one officer of the Metro Vancouver Housing Corporation (MVHC); for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

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**PURPOSE**

To obtain authority to renew the mortgage for Claude Douglas Place, owned and operated by MVHC, located at 2626 Watson Street, Vancouver, B.C.

**BACKGROUND**

MVHC is in a 60-year land lease with the Metro Vancouver Regional District (MVRD) for Claude Douglas Place.

Claude Douglas Place is funded under the BCHMC Homeless at Risk Agreement and its mortgage comes up for renewal on November 1, 2019. The principal balance at the time of this upcoming renewal is estimated to be \$2,053,976.

**FINANCING DETAILS**

Details on the existing financing arrangement are as follows:

Current Lender	Peoples Trust Company (through BCHMC)
Remaining Principal	\$2,053,976, as at November 1, 2019
Amortization Period	22 years, beginning November 1, 2014
Interest Rate	2.27%
Term	5 years
Annual Principal and Interest Payments	\$145,619

The current and prior mortgages were organized and authorized by BCHMC. BCHMC chooses an approved Canadian Mortgage and Housing Corporation (CMHC) lender, makes all decisions regarding the terms of the mortgage and handles all necessary requirements to secure the mortgage renewal. Interest rates have historically been as favourable, if not lower, as any the MVHC could obtain elsewhere from outside lenders.

## FINANCING OPTIONS

Financing renewal options are as follows:

1. BCHMC Arranged Financing – This is the existing arrangement. BC Housing routinely tenders mortgage portfolios to the open market on behalf of affordable housing providers under operating agreements. Interest rates have historically been as favourable as any the MVHC could obtain elsewhere from outside lenders. The estimated renewal rate for this option is 2.20% for 10 years.
2. Market Financing - A traditional commercial mortgage could be obtained for the remaining principal balance of \$2.05 million. However, the up-front costs of this option could be significant. Lenders typically require surveys, property appraisals and environmental and building assessments to be completed on each property. In addition, there are legal fees, possible mortgage insurance underwriting fees and an application fee. It is unlikely, based on historical rates, that MVHC would be able to achieve a more favorable rate than could be arranged by BCHMC. This mortgage may still be subject to BCHMC's approval.
3. MVRD Internal Financing - The MVRD can provide MVHC with financing under its general corporate powers, under subsection 176(1)(c) of the *Local Government Act*, in that it "provides assistance for the purpose of benefiting the community or any aspect of the community". The form of security would be a first mortgage for Claude Douglas Place under terms consistent with the current arrangement. The current internal lending rate is 2.55%.

The mortgage would require renewal every five years, and would provide the MVHC with good administrative flexibility, but a higher estimated interest rate. The mortgage would be registered on title with the Land Titles Office.

4. MFA Debenture Financing - MVHC cannot borrow directly from MFA, but could borrow through the conduit of MVRD, similar to the GVWD and GVS&DD. The interest rate would be higher (current rate is 2.39%) and the security for MVRD is the same. However, there is limited flexibility with debenture debt to change terms, or pay off debt early.

## ALTERNATIVES

1. That the MVHC Board:
  - a) hereby irrevocably authorizes British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the mortgage presently held by Peoples Trust (the "Mortgage") for the Claude Douglas Place project located at 2626 Watson Street, Vancouver, BC (BCHMC File no. 90251/3159); and
  - b) directs any two officers or directors, or any one director together with any one officer of the Metro Vancouver Housing Corporation (MVHC); for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the

Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

2. That the Housing Committee receive for information the report dated August 20, 2019 titled "Mortgage Renewal 2626 Watson Street, Vancouver (Claude Douglas Place)" and provide alternate direction.

### **FINANCIAL IMPLICATIONS**

Should the Board approve alternative one to authorize BCHMC to act on MVHC's behalf, the mortgage will be renewed with a competitive interest rate with no constraints on Metro Vancouver resources. The estimated renewal rate of 2.20% is slightly below the current mortgage rate of 2.27% and would result in savings from the lower interest rate. This will reduce MVHC's debt servicing costs and thereby increase the ability for higher contributions for capital replacement.

Ensuring the lowest servicing costs for MVHC long-term debt, financial flexibility and the mitigation of current and future financial risk are objectives of the *Financial Management Policy*. The approval of alternative one is consistent with these objectives.

Should alternative two be selected with MVHC securing its own lender, approval of BCHMC may still be required yet would provide no assured improvement in interest rates and require additional expenditures to secure the financing.

### **SUMMARY / CONCLUSION**

The mortgage for Claude Douglas Place needs to be renewed for November 1, 2019. As presented in alternative one, it is recommended that BCHMC act on behalf of MVHC as this allows for a competitive interest rate with no impact on Metro Vancouver resources.

The approval of alternative one is consistent with the objectives of the *Financial Management Policy*.

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To: Housing Committee

From: Jason Hingley, Division Manager, Planning and Finance, Housing Services  
Aaron Robinson, Senior Policy Advisor, Intergovernment Relations, External Relations

Date: July 24, 2019 Meeting Date: September 11, 2019

Subject: **Metro Vancouver Housing – 2018 Report**

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**RECOMMENDATION**

That the MVHC Board receive for information the report dated July 24, 2019, titled “*Metro Vancouver Housing – 2018 Report*.”

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**PURPOSE**

To inform the MVHC Board about the *Metro Vancouver Housing - 2018 Report*.

**BACKGROUND**

Creating a branding and background document for Metro Vancouver Housing was a key action identified in the 2019 Metro Vancouver Housing Work Plan. The *Metro Vancouver Housing - 2018 Report* highlights Metro Vancouver Housing’s strategic objectives, operational activities, community engagement programs, financial performance and achievements in 2018. The report provides a comprehensive summary of Metro Vancouver Housing’s goals, activities and accomplishments for the year.

**METRO VANCOUVER HOUSING – 2018 REPORT**

The *Metro Vancouver Housing - 2018 Report* highlights Metro Vancouver Housing’s strategic objectives, operational activities, community engagement programs, financial performance and achievements.

The report promotes the organization as a long-standing, trusted, and leading affordable housing provider. It is designed to be read by a wide range of audiences both internally and externally and is intended to raise awareness of the brand among the non-profit housing sector, other orders of government, member municipalities and residents.

The *Metro Vancouver Housing – 2018 Report* will be published on the Metro Vancouver website and made available in print for distribution to key stakeholders including potential partners, member jurisdictions and other orders of government and at tradeshow events, conferences and other public events to educate and build awareness and engagement about Metro Vancouver Housing.

The *Metro Vancouver Housing – 2018 Report* will be used as a guide to align staff efforts and accomplishments with Metro Vancouver Housing’s key overall business objectives.



**ALTERNATIVES**

This is an information report. No alternatives are presented.

**FINANCIAL IMPLICATIONS**

Staff time to prepare the document is the only expenditure associated with this report; there are no other anticipated incremental costs.

**SUMMARY / CONCLUSION**

This report introduces the *Metro Vancouver Housing - 2018 Report*, a communications product that was identified as a key action in the 2019 Metro Vancouver Housing Work Plan. The intent of the *Metro Vancouver Housing - 2018 Report* is to communicate Metro Vancouver Housing's brand narrative to a wider audience while highlighting operational activities, community engagement programs, strategic objectives, financial performance and achievements. The *Metro Vancouver Housing - 2018* report supports Metro Vancouver Housing's direction to increase its brand exposure, enhance its reputation, and to create opportunities for increased partnerships.

**Attachment**

Metro Vancouver Housing - 2018 report

30729371



A photograph of a family in a suburban neighborhood. A young girl in a pink outfit and helmet is riding a bicycle on a paved sidewalk. Behind her, a man and a woman are walking. The man is wearing a dark jacket over a white shirt and jeans, and the woman is wearing a dark jacket over a floral shirt and dark pants. They are walking on a sidewalk that runs alongside a row of houses with light-colored siding and dark roofs. A large, mature tree with a thick trunk is on the right side of the sidewalk, casting a shadow. The scene is brightly lit, suggesting a sunny day.

# Metro Vancouver Housing 2018





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# Who We Are

The Metro Vancouver Regional District is a federation of 21 municipalities, one Electoral Area and one Treaty First Nation. We provide core utility services to more than 2.5 million people. Our essential services include drinking water, sewage treatment and solid waste management, along with related services like regional parks, air quality monitoring, and affordable housing, which help to keep the region one of the most livable in the world.

The Metro Vancouver Housing Corporation (MVHC) is an incorporated entity wholly owned by the Metro Vancouver Regional District and one of the four entities that make up Metro Vancouver. The entity, which does its business as Metro Vancouver Housing, provides safe and affordable rental homes for more than 9,000 people on 49 sites across the region. Metro Vancouver Housing sites are diverse, mixed-income communities that include families, seniors, and people with disabilities.

Metro Vancouver Housing offers a range of homes, from single-room occupancy units to four-bedroom townhomes. These are offered at below-market rates and rates based on tenant incomes. Supported primarily by our tenant rents, we operate as a non-profit organization that has partnered with tenants, governments and service providers to support healthy and engaged communities since 1974.

Development of housing in the region is guided by strategies and plans like *Metro 2040* and the *Regional Affordable Housing Strategy* the latter of which is undertaken by the Affordable Housing program in the Regional District.









# Metro Vancouver Housing Profile

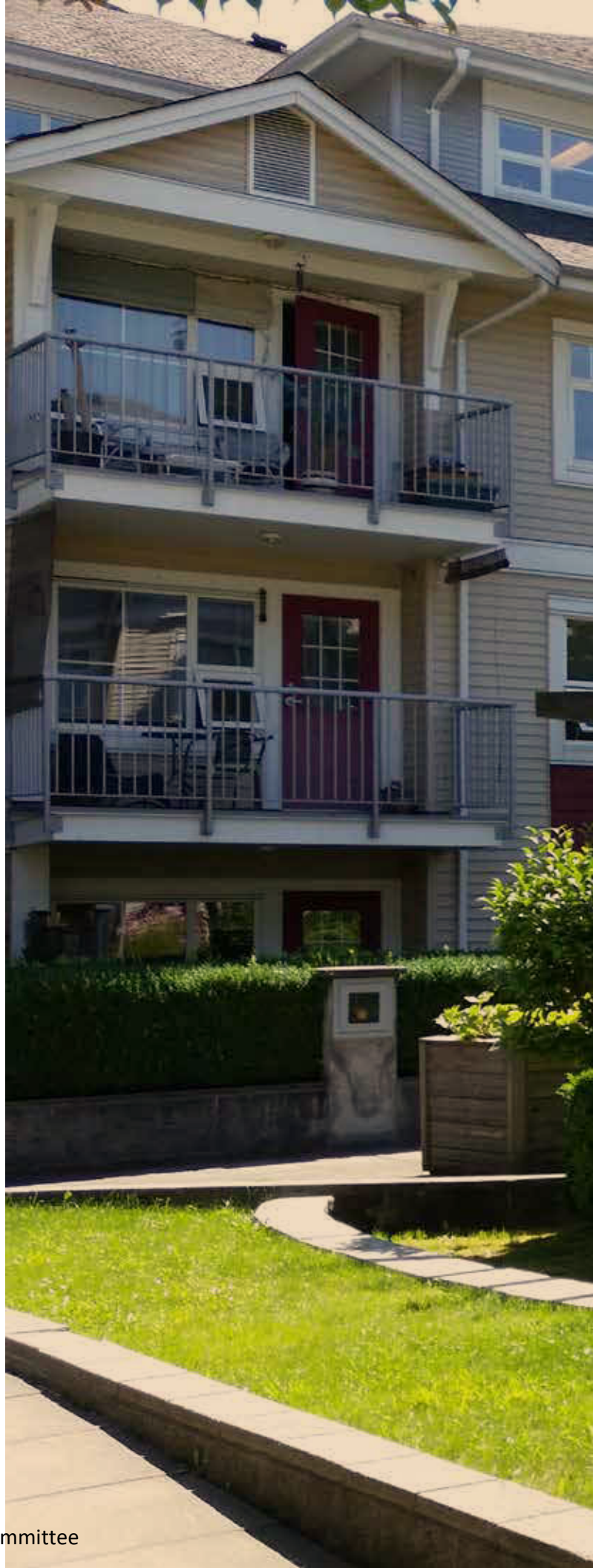
As one of the largest affordable housing providers in British Columbia, Metro Vancouver Housing provides a range of affordable housing options to meet diverse needs across the region.

The Metro Vancouver Housing portfolio includes 49 sites spread throughout 11 municipalities. More than 80 percent of the 3,400 units are two- or three-bedroom homes, providing housing stock that can meet the needs of families with children or seniors.

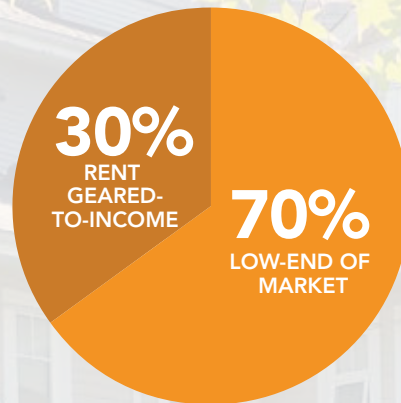
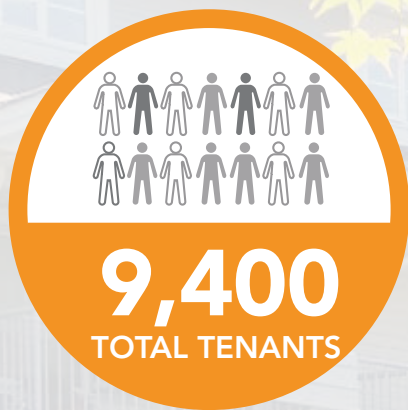
Approximately one-third of Metro Vancouver Housing units are rented out on a rent-geared-to-income basis to those on the BC Housing registry. The remainder of the portfolio is rented out at below-market rents.

With the oldest building built in 1906, and the newest building built in 2002, Metro Vancouver Housing buildings are 35 years old on average. With an aging portfolio, Metro Vancouver Housing employs an asset management program to maintain acceptable standards of living and evaluate whether redevelopment of a property is the best course of action. While meeting the needs of aging infrastructure can be demanding, the balance of rent-geared-to-income units and low-end-of-market units enables Metro Vancouver to address those challenges while maintaining affordability across the portfolio.

In 2018, our vacancy rate was 0.4%. This extremely low rate indicates the need for our affordable rental housing services.







0-1 BDRM  
18%

2 BDRM  
41%

3 BDRM  
40%

4 BDRM  
1%

**3400**  
UNITS

**67%**  
TOWNHOMES



**33%**  
APARTMENT  
BUILDINGS



**1.0%**

VANCOUVER CENSUS  
METROPOLITAN AREA  
RENTAL VACANCY  
RATE 2018 (CMHC)

**0.4%**

METRO VANCOUVER  
HOUSING  
VACANCY RATE 2018



# Financial Highlights

Metro Vancouver Housing is a unique affordable housing provider in that we are primarily funded by our tenant rents. The balance of low-end-of-market units with rent-geared-to-income units allows the organization to maintain financial sustainability in operations with minimal assistance from external funding sources while maintaining affordable rents across the portfolio.

Metro Vancouver Housing ran a net surplus in 2018. The surplus funds were committed to reserves to fund future capital maintenance and to be reinvested in the redevelopment of the housing portfolio.

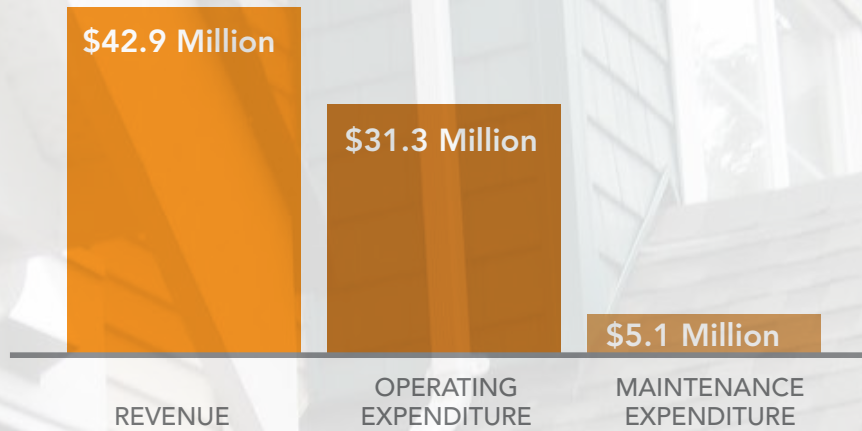
In 2018, Metro Vancouver Housing paid out five mortgages across the portfolio. This led to decreased debt servicing. Thirty mortgages are still on the books.

Metro Vancouver Housing's umbrella agreement with BC Housing ended on December 31, 2018 after six years. The umbrella agreement provided consolidated subsidy and mortgage assistance for 38 housing sites. Moving forward, Metro Vancouver Housing will continue to partner with BC Housing on eight housing sites operated under the Homes BC and Homelessness At Risk programs.

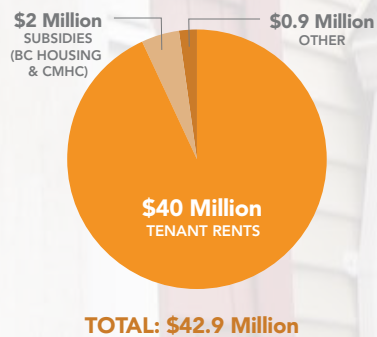
Metro Vancouver Housing invested in a number of major maintenance projects to preserve the long-term availability of affordable housing. Metro Vancouver Housing has applied for federal funding for some of these projects, including the major building envelope funding for the Kelly Court housing site through CMHC's co-investment repair fund.



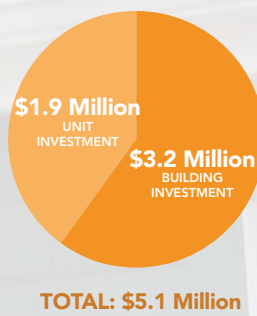
## 2018 REVENUE AND EXPENDITURES



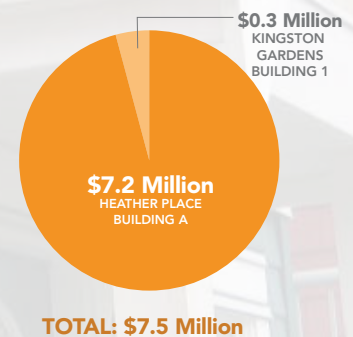
### 2018 REVENUE



### 2018 MAINTENANCE EXPENDITURES



### 2018 DEVELOPMENT EXPENDITURES



**\$923 Million**  
TOTAL ASSESSED VALUE  
METRO  
VANCOUVER  
HOUSING  
PORTFOLIO



# Strategic Directions

The 2015-2018 Board Strategic Plan outlined two Strategic Directions for Metro Vancouver Housing:

1. Evaluate diversifying revenue sources for MVHC
  - Examine the potential for partnerships involving Metro Vancouver and members regarding the expansion of affordable housing stock in the region.
2. Develop and implement an asset management strategy for the maintenance and replacement of existing MVHC housing stock.

In addition, there are four budget drivers that guide priorities for Metro Vancouver Housing:

- **Regional Growth:** The region's increasing population, projected to grow by about 35,000 people per year, will require core utility services and regional services, like Housing, to expand and optimize to respond to new growth.
- **System Stewardship:** Critical regional infrastructure must be sufficiently maintained or replaced to meet current and future service needs and to be resilient to impacts from seismic events, wildfires, power failures, and natural disasters.
- **Environmental Protection and Climate Change:** Our region is dependent on healthy, functioning ecosystems and requires actions to reduce pollutants, including greenhouse gases, to prevent waste and to conserve our natural ecosystems.
- **Regulatory and Legislative Environment:** Core utility services and regional services will anticipate and meet regulatory requirements and respond to legislative change.

Finally, we also provide a high level of service for our tenants through Tenant Associations and tenant programs.

STRATEGIC DIRECTIONS	Evaluate ways to diversify revenue sources for Metro Vancouver Housing	<ul style="list-style-type: none"> <li>Partnered with BC Housing for the redevelopment of Heather Place and Kingston Gardens</li> </ul>
	Develop and implement an asset management strategy for the maintenance and replacement of existing MVHC housing stock	<ul style="list-style-type: none"> <li>Completed site and building assessments</li> <li>Implemented new comprehensive approach to tracking and assessing capital maintenance requirements</li> <li>Approved new Metro Vancouver Housing Asset Management Policy</li> </ul>
BUDGET DRIVERS	Regional Growth	<ul style="list-style-type: none"> <li>Started construction on Heather Place Building A</li> <li>Started design phase for Kingston Gardens Building 1 redevelopment</li> <li>Assessed and planned for the redevelopment of Welcher Avenue properties</li> <li>Began portfolio review for opportunities to expand housing supply on Metro Vancouver Housing sites</li> </ul>
	System Stewardship	<ul style="list-style-type: none"> <li>Implemented materials standards for unit renovations and repairs to improve durability and sustainability of units</li> <li>Applied for CMHC funding for renewal of Kelly Court</li> </ul>
	Environmental Protection and Climate Change	<ul style="list-style-type: none"> <li>Established a greenhouse gas emissions baseline for Metro Vancouver Housing infrastructure</li> <li>Introduced standards for electric vehicle charging infrastructure implemented in new building designs</li> <li>Assessed feasibility for the addition of electric vehicle charging stations in existing facilities</li> </ul>
	Regulatory and Legislative Environment	<ul style="list-style-type: none"> <li>Implemented Metro Vancouver <i>Sustainable Infrastructure and Building Policy</i></li> <li>Implemented new <i>Cannabis Cultivation at Metro Vancouver Housing Sites Policy</i></li> </ul>
TENANT SERVICES	Tenant Associations	<ul style="list-style-type: none"> <li>Increased number of active tenant associations from 28 to 30</li> </ul>
	Tenant Programs	<ul style="list-style-type: none"> <li>Piloted a successful new wellness program</li> <li>Started engagement with local government waste coordinators to implement new recycling programs</li> <li>Renewed continuation of crime prevention programs</li> </ul>





A photograph of a living room interior. In the foreground, a green plastic storage bin sits on a light-colored carpet. Scattered around the bin and in front of it are numerous colorful plastic building blocks in red, yellow, blue, and green. To the left of the bin, a yellow stuffed animal is partially visible under a glass coffee table. The background shows a light-colored sofa and a tall wooden bookshelf filled with books. The lighting is warm and indoor.

**Metro Vancouver provides safe and affordable rental homes for thousands of residents.**

**Our sites house diverse communities that include families, seniors, and people with disabilities.**



# Building More Affordable Homes

Metro Vancouver Housing has been exploring ways to increase the amount of affordable homes within our portfolio, reflecting the goals and objectives set out in the *Metro 2040 Regional Growth Strategy* and the *Regional Affordable Housing Strategy*. In 2018, we initiated work on two projects that will help move towards this objective: Heather Place in Vancouver and Kingston Gardens in Surrey. These redevelopment projects are the first key steps towards providing more affordable housing in the region. Our tenants living in properties slated for redevelopment are offered relocation to other units in our portfolio and first right of refusal in the new buildings.

## Heather Place

Metro Vancouver Housing is undertaking the redevelopment of Heather Place in Vancouver. Built in 1983, it is an 86-unit complex of one-, two- and three-bedroom townhomes that occupies most of the entire block between Heather Street on the east, Willow Street on the west, 13th Avenue on the north and 14th Avenue on the south.

The project will replace 86 aging housing units with 230 new rental homes. The units will be oriented to a diverse population of families, couples, singles and seniors with a mix of incomes and will include disabled-accessible homes.

Partnering with BC Housing, construction on Phase 1 of the LEED Gold Heather Place Redevelopment started in March 2018. Phase 1 includes 67 homes of varying sizes, from studios to three-bedroom homes. Many of these homes will have rent geared to tenant incomes with rents starting as low as \$380 per month. The remaining will be low-end market rentals. This phase is expected to be completed in 2020.

<http://www.metrovancouver.org/services/housing/projects/heather-place/>

## Project at a glance



Cost: \$28.5 million



Estimated Completion: 2020



New Rental Homes: 67



**Redevelopment projects allow us to collaborate with member jurisdictions, the provincial and federal governments to provide even more high quality, affordable rental housing to the residents of Metro Vancouver.**

– SAV DHALIWAL, BOARD CHAIR, METRO VANCOUVER



### Kingston Gardens

Kingston Gardens, built in 1981, is a 192-unit townhouse development in Surrey that occupies just over 10 acres bound by 152 Avenue and 154 Avenue on the east and west, and 99 Street and 100 Street on the north and south. The complex consists of two- and three-bedroom homes.

In 2018, approval was given to move forward with the redevelopment of 24 units within the complex to create a new building with 85 new affordable rental homes. In partnership with BC Housing, these new units will offer one-, two-, three-, and four-bedroom units and will include accessible units. Many of these homes will have rent geared to tenant incomes with rents starting as low as \$380. The remaining will be low-end market rentals.

In 2018, we started the relocation of tenants within our portfolio and construction work will start on the redevelopment in fall 2019 with an expected completion date of 2021.

<http://www.metrovancouver.org/services/housing/projects/kingston-gardens/>

### Project at a glance



Cost: \$29 million



Estimated Completion: 2021



New Rental Homes: 85

# Operations & Maintenance

Metro Vancouver Housing's asset management program is critical to address the challenges of aging infrastructure. Over the past year, we have modernized the operations and maintenance of our housing properties through two initiatives: a new asset management policy and new maintenance tracking software.

Our new asset management policy brings greater value by allowing upgrades to occur across the portfolio instead of planning site by site. This integrated approach brings greater efficiencies by grouping projects across the portfolio.

New asset management software supports the policy by providing greater consistency in data and the ability to better plan and prioritize both regularly scheduled maintenance to our sites.

While all sites have regularly scheduled maintenance projects, there were 12 sites that saw major projects in 2018:

- Chateau de Ville (*Coquitlam*) – Boiler replacement, energy upgrades and domestic hot water replacement
- Earle Adams Village (*Vancouver*) – Landscaping and fencing replacements
- Guildford Glen (*Surrey*) – Exterior lighting replacements (new LEDs)
- Hemlock Court (*Vancouver*) – Roofing replacements
- Kingston Gardens I (*Surrey*) – Roofing replacements
- London Square (*New Westminster*) – Roofing replacements; exterior lighting replacements (new LEDs); exterior painting
- Maple Vine Court (*Richmond*) – Roofing replacements
- McBride Place (*New Westminster*) – Exterior painting
- Moffat Park (*Richmond*) – Roofing replacements
- Moray Place (*Port Moody*) – Parking improvements
- Somerset Gardens (*Surrey*) – Exterior lighting replacements (new LEDs)
- Strathearn Court (*Vancouver*) – Balcony improvements







# Tenant Associations

Tenant Associations keep tenants connected with their neighbours and the broader community. They also provide a way for tenants to work with us in an advisory capacity on matters affecting their housing community. We encourage tenants to organize associations at each of our sites, and work with the representatives that they elect.

Tenant Associations are key in determining community priorities and organizing events that foster community spirit. This is done through holiday events, community block parties and educational seminars. Staff meet with tenant associations regularly to address the needs of their communities and support them in engaging the neighbourhood.

Metro Vancouver Housing worked with 30 tenant associations in 2018.

## Active Tenant Associations

- Adelaide Court (Richmond)
- Cedarwood Place (Richmond)
- Chateau de Ville (Coquitlam)
- Crown Manor (New Westminster)
- Earl Adams Village (Vancouver)
- Epsom Downs (Surrey)
- Evergreen Downs (Delta)
- Fraserwood (Maple Ridge)
- Greystone Village (Burnaby)
- Guildford Glen (Surrey)
- Habitat Villa (Vancouver)
- Heather Place (Vancouver)
- Hemlock Court (Vancouver)
- Inlet Centre (Port Moody)
- Kingston Gardens (Surrey)
- London Square (New Westminster)
- Lynden Court (Delta)
- Malaspina Village (Coquitlam)
- Maple Vine Court (Richmond)
- McBride Place (New Westminster)
- Moray Place (Port Moody)
- Ozada Village (Coquitlam)
- Park Court (Coquitlam)
- Pinewood Place (City of North Vancouver)
- Ran Beamish Place (Burnaby)
- Somerset Gardens (Surrey)
- Strathearn Court (Vancouver)
- Sutton Place (Surrey)
- Tivoli Gardens (Vancouver)









## Tenant Engagement

Metro Vancouver Housing works to engage tenants in meaningful ways to build supportive and inclusive communities. Over the last year, Metro Vancouver Housing has worked with our tenant associations to better understand community priorities and help tenant associations run events and programming that support the needs of our tenants. Our tenants have consistently identified community safety and healthy living as priorities. Additionally, Metro Vancouver Housing is encouraging energy conservation to support greater affordability.

### Community Safety

Providing safe communities is always a high priority for housing providers. Metro Vancouver Housing fosters relationships between our tenants and local police departments through Block Watch programs, where tenants attend training sessions by their local police departments, and through the Crime Free Multi Housing (CFMH) Program. CFMH is an internationally recognized program designed to help property managers and residents of multi-unit rental properties to work with police and other agencies to keep illegal and nuisance activity off the property. Currently, half of Metro Vancouver Housing sites have received a CFMH designation.

### Healthy Living

Metro Vancouver Housing facilitates opportunities for healthy living alongside tenant associations through several programs, but the most visible is our community gardens. Community gardens benefit tenants in a number of ways, including promoting health and wellness, community engagement and connection to the environment. Gardening encourages food security by allowing participants to grow their own food and/or donate what they have grown. Additionally, gardening provides an outlet for physical activity, stress relief and creation of friendships through community involvement. There are currently 321 community garden plots at 29 Metro Vancouver Housing sites.



## Energy Conservation

In 2018, Metro Vancouver Housing partnered with FortisBC to promote energy conservation through an energy competition. Three Metro Vancouver housing sites in the North West Area competed to see who could reduce their heat and hot water consumption the most compared with the previous year. Kicked off in June, the competition ran until the end of May 2019. The building with the greatest reduction in consumption from the previous year won. Each household in the winning building received a \$25 gift card. Promoting energy conservation helps make sure that energy bills for tenants stay low and affordable while also promoting environmental consciousness.

## Community Wellbeing Pilot Project

Last year, Metro Vancouver Housing began a successful pilot for a Community Wellbeing Program at one of our seniors' housing sites in Richmond. Based on needs identified by residents, workshops and info sessions were organized in collaboration with community organizations. One series of sessions, accessible through Diabetes Canada, was Food Skills for Families, a six-week healthy eating program where participants met weekly to prepare, cook and share a meal together and strengthen their connections with their neighbours.



# Partnership & Collaboration

Metro Vancouver Housing recognizes the opportunity and need to increase the amount of affordable housing in the region and is pursuing development and redevelopment opportunities within the Metro Vancouver Housing portfolio and with its partners. We are also working to meet the challenges of aging infrastructure while meeting the increasing demand for affordable housing.

Metro Vancouver Housing has worked with many different partners over the years to build and operate 49 affordable housing sites across our region, including the federal and provincial governments, municipalities and not-for-profit organizations.

Partnerships with the following organizations have been an essential element of our success:

- BC Housing
- Canada Mortgage and Housing Corporation
- Vancouver Native Housing Society
- PHS Community Services Society
- Vancouver Coastal Health
- Fraser Health
- MPA Society
- McLaren Housing Society
- Atira Women's Resource Society
- Downtown Eastside Women's Centre
- Vancouver Resource Society

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In addition, numerous collaborations with local community organizations are key to providing services for our tenants in the pursuit of supportive and inclusive communities. In 2018, we worked with these organizations and others to deliver services and information to tenants:

- Alzheimer Society of BC
- BC Hydro
- BC Non-Profit Housing Association
- Burnaby RCMP
- Chimo Community Services
- City of Surrey
- City of New Westminster
- City of Port Moody
- City of Richmond
- Diabetes Canada
- Fortis BC
- Immigrant Link Services Society
- Immigrant Services Society of BC
- Journey Home Community
- Minoru Place Activity Centre
- New Westminster Police Department
- Place Maillardville and Jumpstart
- Richmond Fire Department
- Richmond RCMP
- Richmond Cares Richmond Gives
- Richmond Public Library
- Surrey RCMP
- Vancouver Police Department













Metro Vancouver is a federation of 21 municipalities, one Electoral Area and one Treaty First Nation that collaboratively plans for and delivers regional-scale services in the greater Vancouver region of British Columbia. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also provides affordable housing, regulates air quality, plans for urban growth and manages a regional parks system.

[www.metrovancover.org](http://www.metrovancover.org)

Housing Committee

To: Housing Committee

From: Ravi Chhina, General Manager, Parks and Housing Services

Date: August 20, 2019

Meeting Date: September 11, 2019

Subject: **Manager's Report**

### RECOMMENDATION

That the Housing Committee receive for information the report dated August 20, 2019 titled "Manager's Report".

### SUBSIDY UPDATE

Metro Vancouver Housing's affordable rental units include a mix of Low End of Market (LEM) rents and Rent Geared to Income (RGI). LEM unit rents for MVHC are 10-20% below the average rent for a comparable unit in the municipality. RGI rents do not exceed 30% of the gross monthly household income to accommodate those with low or fixed incomes.

Metro Vancouver Housing provided rental assistance to 1,118 households in July 2019, this represents 34% of Metro Vancouver Housing's portfolio.

	Units	RGI Units	% RGI
Total Rentable Units	3,313	1,118	34%
Units Unavailable due to Redevelopment & Renovation (*includes 39 at Heather Place Phase 1, 24 units at Kingston Gardens, 10 units at Tivoli Gardens and 1 unit at Cedarwood Place)	76		
<b>Total</b>	<b>3,389</b>		

### GAS ABSORPTION HEAT PUMP (GAHP) PILOT PROGRAM

The existing domestic hot water equipment at MVHC's Hugh Bird Residence is at the end of its serviceable life and is due for replacement. Hugh Bird Residence has been approved for participation in a FortisBC pilot program aimed at validating hot water energy savings using Gas Absorption Heat Pump technology. All design, equipment, installation, and pilot (testing and validation) costs of \$112,280 will be covered by FortisBC with MVHC owning the equipment at the end of the project. Ongoing natural gas savings using this technology for hot water heating are expected to be in the order of 40% compared to historical, annual usage. For the Hugh Bird Residence, this translates to an annual greenhouse gas emission reduction of 5 tonnes CO<sub>2</sub> (emissions equivalent to driving a gasoline vehicle 20,000 kilometres).

### BCNPHA INSURANCE PROGRAM RENEWAL

The general property insurance for MVHC was renewed in 2019 for an insurance premium of \$1.3M, which is a 48% increase from 2018. The increase is a reflection of several factors; a major correction in the non-profit housing insurance market, some significant losses in the non-profit housing entities, and a general trend in the insurance industry for a hardening or raising of the insurance premium



rates in light of the losses suffered by insurers from major catastrophes in the world (e.g., major fires, earthquakes, and floods), some of which events seem related to climate change.

Other factors specifically in regards to the B.C. Non-Profit Housing Association (BCNPHA) Group Insurance Program, of which MVHC is a part, the insurance broker Marsh stated four reasons for an expected premium increase:

1. A large housing society fire on the north shore July, 2018, in excess of \$8.0M property damage.
2. Total property losses paid and reserved for 2018-2019 in excess of \$10.0M (up from \$7.3M total in 2017-2018, and \$3.1M total in 2018-2019).
3. Large liability losses paid in 2017-2019.
4. Large crime losses paid in 2017-2019.

#### **HEATHER PLACE BUILDING A REDEVELOPMENT**

The construction of Heather Place Building A is 75% complete with an expected completion date in early 2020.

#### **WELCHER AVENUE REDEVELOPMENT**

Architect and sub-consultant design team engagement are in progress. Demolition is expected in early 2020 with construction starting in the fall of 2020.

#### **KINGSTON GARDENS REDEVELOPMENT**

The development permit application was submitted in May 2019 and is undergoing review by the City of Surrey staff. Hazardous materials abatement and deconstruction is in progress with expected completion in September 2019. Pending City of Surrey internal processes, construction is anticipated to start in the spring of 2020.

#### **EXTREME MAKEOVER**

Each year, Metro Vancouver Housing selects one housing site to receive an "Extreme Makeover". This year, staff will come together with tenants at our Ran Beamish site (8750 Maple Grove Cres, Burnaby) on Thursday September 19, 2019, to participate in landscaping, painting, power washing, cleaning and other projects that will leave the site with a fully refreshed look. The amount of work accomplished otherwise couldn't be achieved in a single day and it gives staff an opportunity to connect with tenant families. A great amount of positive feedback has been received from past events from tenants who see a quick improvement to the curb appeal of their homes. The annual event improves staff and tenant relationships as they work together to achieve a common goal.

#### **VACANCY REPORT**

The vacancy rate remained consistently low through the second quarter of 2019 at 0.1%. Unit turnovers began to pick-up slightly toward the end of the quarter which is typical of the warmer months however new leases were signed immediately to fill the vacated units. Please see attachments one through three for details of the Q2 2019 vacancy trends.

**Attachments**

1. Vacancies by Portfolio Q2 2019
2. Vacancies by Municipality Q2 2019
3. Vacancy Rate Trend (May 2018 to Jun 2019)
4. 2019 Housing Committee Workplan

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# Vacancies by Portfolio Q2 2019

## METRO VANCOUVER HOUSING

MVHC Portfolio Summary	All MVHC Units #	Average Vacant Units #	Average Vacancy Rate %
TOTAL	3214	2.2	0.1%

### Included in table above

*Units Held for Renovation	24
*Units Held for Redevelopment Activity	0
<b>*Total Units Held for Reno &amp; Redevelopment</b>	<b>24</b>

### \*Not Included in table above

#### \*Downtown Eastside Vancouver Units excluded (Contract Managed):

Claude Douglas	39
Hugh Bird	64
Regal Place	40
<b>*Total Units Contract Managed</b>	<b>143</b>

Heather Place Phase 1 Redevelopment (Deconstructed Units)	32
-----------------------------------------------------------	----

<b>*Total Units Excluded</b>	<b>175</b>
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<b>TOTAL ALL MVHC UNITS</b>	<b>3389</b>
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**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy)

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental (ie not held for unit renovation or other)

**\*Not Included:** Vacancies are not tracked for the Downtown Eastside Single Room Occupancy (SRO) buildings

# Vacancies by Municipality Q2 2019

## METRO VANCOUVER HOUSING

Municipality	MVHC Total Units #	MVHC Average Available Units Q2 2019 #	MVHC Average Available Units Q2 2019 %	CMHC Average 2018
Maple Ridge	48	0.7	1.4%	1.6%
North Vancouver City	141	0.0	0.0%	0.9%
Burnaby	254	1.7	0.7%	2.0%
Port Moody	148	0.0	0.0%	1.4%
Port Coquitlam	204	0.0	0.0%	1.4%
Surrey	628	2.8	0.5%	0.4%
Richmond	636	0.0	0.0%	0.6%
Coquitlam	268	1.7	0.6%	1.4%
Vancouver	627	1.0	0.2%	0.8%
New Westminster	171	0.3	0.2%	1.6%
Delta / Ladner	89	0.0	0.0%	1.3%
	3214	2.2	<b>0.1%</b>	

\*CMHC Average per Rental Market Report - Vancouver CMA, 2018

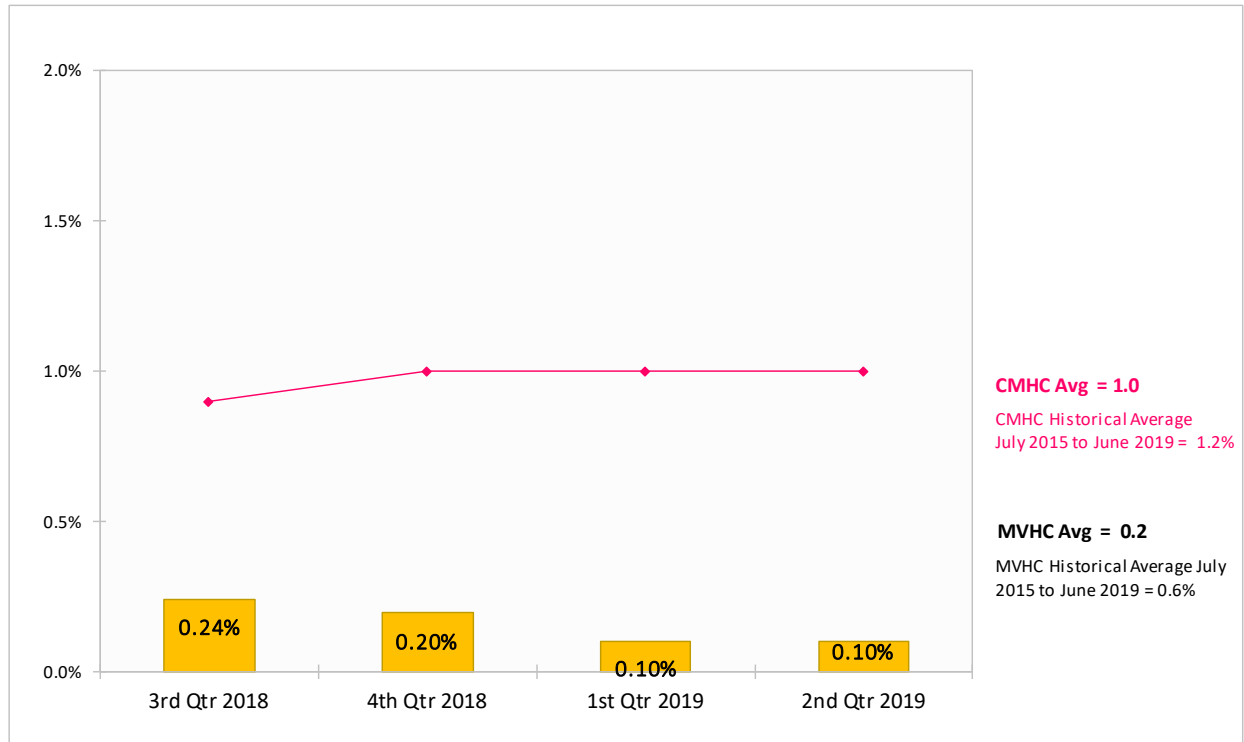
\*CMHC averages Port Moody, Port Coquitlam and Coquitlam together as Tri-Cities

\* Excluding Contract Managed Units in the Downtown Eastside (Regal Place, Claude Douglas, Hugh Bird Residence)



# Vacancy Rate Trend (May 2018 – Jun 2019)

## METRO VANCOUVER HOUSING



# Housing Committee 2019 Work Plan

# Attachment 4

Report Date: Sep 11, 2019

## Priorities

<b>1<sup>st</sup> Quarter</b>	<b>Status</b>
Heather Place Project Update	Complete
Kingston Gardens Development Update	Complete
Asset Management Current State Update	Complete
Development Opportunities	Complete
Federal Homelessness Partnering Strategy (HPS) - Community Entity Background Report	Complete
Federal Homelessness Partnering Strategy (HPS) - Community Entity Agreement 2019-2024	Complete
Regional Affordable Housing Strategy (RAHS) – Progress Report	Pending
Regional Planning - Transit Oriented Affordable Housing (TOAH) Update	Complete
Metro Vancouver Affordable Housing Plan	Pending
MVHC 30-Year Financial Plan Scenarios	Pending
MVHC Subsidy Program	Complete
Vacancy Report	Complete
<b>2<sup>nd</sup> Quarter</b>	
Heather Place Project Update	Complete
Kingston Gardens Development Update	Complete
Metro Vancouver Affordable Housing Plan	In progress
MVHC 30-Year Financial Plan Scenarios	Pending
Community Wellbeing Project Update	Pending
Regional Planning - Transit Oriented Affordable Housing (TOAH) Update	Complete
MVHC Communication Program Update	Pending
Electric Vehicle Charging Stations Pilot	Complete
MVHC Policy Review	In progress
MVHC Subsidy Program	Complete
Vacancy Report	Complete
<b>3<sup>rd</sup> Quarter</b>	
Heather Place Project Update	Complete
Kingston Gardens Development Update	Complete
Asset Management Plan – Phase 1	Pending
Metro Vancouver Affordable Housing Plan	In progress
MVHC 30-Year Financial Plan Scenarios	Pending
Housing Databook Update	In Progress
Capital Maintenance Update	Pending
Annual Budget and 5-Year Financial Plan	In progress
MVHC Policy Review	In progress
MVHC Subsidy Program	Complete
Vacancy Report	Pending
<b>4<sup>th</sup> Quarter</b>	
Heather Place Project Update	Pending
Kingston Gardens Development Update	Pending
Regional Affordable Housing Strategy (RAHS) – Progress Report	Pending
Regional Planning - Transit Oriented Affordable Housing (TOAH) Update	Pending
MVHC Subsidy Program	Pending
Vacancy Report	Pending

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To: Housing Committee

Date: August 22, 2019

Meeting Date: September 11, 2019

Subject: **Housing Needs Reports – A Regional Approach**

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The attached report titled “Housing Needs Reports – A Regional Approach” was considered by the Regional Planning Committee at its meeting of July 5, 2019, and is presented here to the Housing Committee for its information.

In May 2018, new legislation was introduced in British Columbia, amending the *Local Government Act* and the *Vancouver Charter* and requiring that local governments prepare Housing Needs Reports describing their current and anticipated housing needs every five years. On April 16, 2019, the requirement to complete the Housing Needs Reports, and the timelines in which to complete them, were brought into force by enabling regulations.

The Regional Planning Division of Metro Vancouver, as an extension of its existing core services with regards to data acquisition, analysis and communication, will prepare Part 1 of the Housing Needs Reports as a service to Metro Vancouver member jurisdictions as they work to fulfill the provincial Housing Needs Reports requirement. This work will be undertaken in time for member jurisdictions to meet the first report deadline of April 2022, and every five years thereafter.

**Attachment:** “Housing Needs Reports – A Regional Approach”, dated June 24, 2019.

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To: Regional Planning Committee

From: Jessica Hayes, Planner, Regional Planning

Date: June 24, 2019

Meeting Date: July 5, 2019

Subject: **Housing Needs Reports – A Regional Approach**

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### **RECOMMENDATION**

That the MVRD Board receive for information the report dated June 24, 2019, titled “Housing Needs Reports – A Regional Approach”.

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### **PURPOSE**

To provide the MVRD Board with information about how the Regional Planning Division intends to support member jurisdictions in their completion of Housing Needs Reports, as required by recent updates to provincial legislation.

### **BACKGROUND**

In May 2018, new provincial legislation amended the *Local Government Act* and the *Vancouver Charter* establishing a requirement for local governments to complete Housing Needs Reports. The Housing Needs Reports are intended to strengthen the ability of local governments to understand and respond to the long-term, community-specific housing needs, and to ensure that local policies, plans, and development decisions are prepared based on recent documented data.

This report provides the Regional Planning Committee and Board with information regarding how the Regional Planning Division will support member jurisdictions in completing Housing Needs Reports with an aim to ensuring a consistent regional approach.

### **HOUSING NEEDS REPORTS REQUIREMENTS**

On April 16, 2019, the requirement to complete the Housing Needs Reports, and the timelines in which to complete them, was brought into force by enabling regulations. The legislation and associated regulations require that all local governments in BC:

- collect statistical information about current and projected population, household income, significant economic sectors, and currently available and anticipated housing units;
- identify current and projected housing needs for at least the next 5 years in a publicly-accessible report; and
- consider the most recent housing needs report when developing or amending community and regional plans going forward.

In the case of regional districts, Housing Needs Reports are required for any electoral area within a district (except for electoral areas with a population of less than 100).



Since the introduction of provincial legislation in May 2018, Metro Vancouver staff have been engaging member jurisdictions with regards to the Housing Needs Reports legislation through the Regional Planning Advisory Committee (RPAC) and the RPAC Housing Subcommittee to discuss options for a Metro Vancouver role that can best support member jurisdictions in meeting the Province's reporting requirements, and to ensure that the benefits of using a consistent regional approach to collecting and analyzing housing data are maximized.

The Ministry of Municipal Affairs and Housing published a *Guide to Requirements for Housing Needs Reports*, which lists the sources of data for each of the required information collection categories, most of which are expected to be provided through an online data catalogue being populated by the Province. Further, the Housing Needs Report Regulation outlines in detail the applicable definitions and minimum level of statistical information that local governments are required to collect about population, household income, and significant economic sectors for inclusion in the reports.

Staff have reviewed the required information and sources of data outlined in the Guide and have considered the complexity of obtaining each type of information, as well as the quality of each source of data identified by the Province. In some cases, Metro Vancouver has identified possible alternate or preferred sources of data. For example, to better align with the projections and data sources being utilized in the implementation and monitoring associated with the regional growth strategy, staff recommend that *Metro 2040* projections be used in place of BC Stats data when identifying anticipated 5-year household and population projections.

The Ministry of Municipal Affairs and Housing has confirmed that the sources of data identified in the *Guide to Requirements for Housing Needs Reports* and the Housing Needs Report Regulation are not prescriptive. Rather, certain sources of data have been identified and will be provided as a baseline via the Province's online data catalogue to assist local governments across the province that have limited capacities to access and collect data. The provincial dataset does not preclude the use of supplementary or alternative data sources that a local government or regional district may have available, or deem more complete or more useful in their analyses.

### **Components of the Housing Needs Reports**

There are two key components of the Housing Needs Reports:

1. Part 1: Information Collection (Data collection)
2. Part 2: Report Content (Based on analysis of the required information collected in Part 1)

Part 1 of the Housing Needs Reports is a data collection exercise requiring that local governments collect approximately 50 distinct kinds of data that will act as a baseline for determining current and projected housing needs.

Part 2 is intended to communicate the key findings based on an analysis of the required information collected in Part 1 of the reports. This includes the estimated number of units currently needed and anticipated (over the following 5 years) in each community, by type (i.e. number of bedrooms); the number of households in core housing need and extreme core housing need; and a narrative describing the current and anticipated key areas of local need (for affordable housing, rental housing,

special needs housing, seniors housing, family housing, and shelters and housing for those at risk or experiencing homelessness).

### **Funding**

The Ministry of Municipal Affairs and Housing has confirmed \$5 million in funding over the next three years to support local governments in completing the Housing Needs Reports. The funding program is being administered by UBCM, and funding maximums are determined based on the net population of a municipality / Electoral Area (see Table 1). Funding requests for a combination of jurisdictions can be submitted as a single application for funding. The total funding request for regional projects cannot exceed \$150,000.

**Table 1: Housing Needs Reports Program: Funding Maximums**

<b>Population</b>	<b>Funding Maximum</b>
Under 5,000	\$15,000
5,000 to 14,999	\$20,000
15,000 to 49,999	\$30,000
50,000 to 99,999	\$50,000
100,000 or greater	\$70,000

The first application deadline for funding was May 31, 2019, and there will be a second intake closing on November 29, 2019. Eligible applicants can submit one application per intake (including as a partnering local government in a regional application); however, each planning area can only be funded once over the full span of the program.

### **SUPPORTING MEMBERS JURISDICTIONS THROUGH DATA PROVISION**

The Regional Planning Division of Metro Vancouver delivers a number of core services, one of which is data acquisition, analysis and communication, including the development of population, housing, and employment projections to advance the goals of *Metro 2040*, and to support planning and decision making throughout the region. In addition, Regional Planning prepares Housing Demand Estimates for the region and for municipalities, which are intended to provide an assessment of future housing demand and assist local planning exercises.

In this respect, the preparation of Housing Needs Reports on behalf of member jurisdictions would be in keeping with the core services that Regional Planning already provides, and is aligned with the Division's commitment to acting as a regional planning and data resource. At the May 17 and June 21, 2019 Regional Planning Advisory Committee (RPAC) meetings, members considered and discussed a regionally supported approach to completing Housing Needs Reports in Metro Vancouver.

RPAC passed the following resolution at its June 21, 2019 meeting:

*That the Regional Planning Advisory Committee support the proposed regional approach to completing Housing Needs Reports, as presented in the report dated June 5, 2019 titled "Update on a Regional Approach to Preparing Housing Needs Reports".*

The regional approach referred to in the RPAC report is as follows:

1. Metro Vancouver collects and prepares Part 1 of the Housing Needs Reports (i.e. providing the minimum required information for inclusion in the Reports) as a service to member jurisdictions and as an extension of the data collection and dissemination role Metro Vancouver currently plays in the creation and maintenance of the Housing Demand Estimates and *Metro 2040* performance monitoring. This would be undertaken in time for member jurisdictions to meet the first report deadline of April 2022, and every five years thereafter. This would exclude any information identified as “if available” by the Regulation, unless that information is readily available for all or most of Metro Vancouver’s member jurisdictions (e.g. the number of individuals experiencing homelessness).
2. Metro Vancouver provides the information required in Part 1 to member jurisdictions, in the format prescribed by the Regulation.
3. Member jurisdictions then individually prepare the required Part 2 report content to supplement the data provided by Metro Vancouver. This may include additional research or local community engagement activities to enhance the report and better reflect local plans and contexts.
4. Member jurisdictions finalize the Housing Needs Reports, receiving Parts 1 and 2 by Council resolution at a meeting that is open to the public, and publishing the reports online for public access, to meet the requirements of the Regulation.

Given the municipality-specific and likely sensitive policy and aspirational nature of the content of Part 2 of the Housing Needs Reports, Regional Planning staff recommended to RPAC that the preparation of that portion of the reports be left to the respective member jurisdictions, but that if of interest, Metro Vancouver could assist with developing a methodology to ensure the use of common regional assumptions in Part 2.

It should be noted that if some jurisdictions wish to work with Metro Vancouver on any approach, while others choose not to, it would not preclude Metro Vancouver from still providing the regional approach to housing data collection and sharing as outlined above.

Regional Planning staff wished to provide an update to the Regional Planning Committee on the role that Metro Vancouver intends to play in support of member jurisdictions’ requirement to complete Housing Needs Reports.

#### **ALTERNATIVES**

As this is an information report, no alternatives are provided.

#### **FINANCIAL IMPLICATIONS**

There are no financial impacts to this report. Regional Planning can accommodate the provision of the information required by Part 1 of the Housing Needs Report Regulation as part of its core services and within its existing resources and budget.

Metro Vancouver’s role in collecting data for Part 1 of the Housing Needs Reports and providing it to member jurisdictions does not impact a member’s ability to apply for available provincial funding

support as described above. However, the funding application should clearly outline the Eligible Costs and Activities being applied for, and exclude from its scope, any activity that Metro Vancouver will complete on behalf of the local planning area. Metro Vancouver does not intend to apply for regional funding for the completion of the Electoral Area A Housing Needs Report, nor on behalf of its member jurisdictions.

### **SUMMARY / CONCLUSION**

In May 2018, new legislation was introduced in BC requiring that local governments collect and analyze data and prepare Housing Needs Reports every five years describing their current and anticipated housing needs. On April 16, 2019, the legislation was brought into force by enabling regulations, and the intake opened for the first round of funding to support the completion of the work.

As a regional district with an established function to acquire and compile regional data, Metro Vancouver already disseminates data products such as the regional Housing Demand Estimates and housing projections as a service to its member jurisdictions. The provision of data as required by Part 1 of the Housing Needs Reports is an extension of the existing core services provided by the Regional Planning Division. Metro Vancouver is therefore well-positioned to provide a service that would support member jurisdictions as they work to fulfill the provincial Housing Needs Reports requirement, create efficiencies of cost and effort, and ensure a consistent approach to data collection and reporting across the region.

### **References**

1. [Local Government Statutes \(Housing Needs Reports\) Amendment Act, 2018, S.B.C 2018, c.20](#)
2. [Housing Needs Report Regulation \(OIC, Order-in-Council 205\)](#)
3. [Vancouver Housing Needs Report Regulation \(OIC, Order-in-Council 206\)](#)
4. [Guide to Requirements for Housing Needs Reports](#)
5. [Housing Needs Reports – 2019 Funding Program & Application Guide, UBCM](#)



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To: Housing Committee

Date: August 22, 2019

Meeting Date: September 11, 2019

Subject: **Housing Agreements Workshop 2019**

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The attached report titled “Housing Agreements Workshop 2019” was considered by the Regional Planning Committee at its meeting of July 5, 2019, and is presented here to the Housing Committee for its information.

A Housing Agreements Workshop was hosted by the Regional Planning Advisory Committee (RPAC) – Housing Subcommittee and coordinated by Regional Planning staff on April 11, 2019. The workshop brought together municipal housing planners and other key partners to share and discuss issues and emerging best practices for entering into, administering and enforcing Housing Agreements. As per Section 483 of the *Local Government Act*, Housing Agreements are a tool available to local governments in British Columbia to regulate housing for particular purposes, including affordable and special needs housing.

This report provides a summary of the proceedings and key learnings, which will be used to develop a “what works” guide outlining proven best practices for employing housing agreements in Metro Vancouver jurisdictions. This work will also be an input into the *Metro 2040* Housing Policy Review, which will be undertaken as part of the development of *Metro 2050*.

**Attachment:** “Housing Agreements Workshop 2019”, dated May 26, 2019

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To: Regional Planning Committee

From: Jessica Hayes, Planner, Regional Planning

Date: May 26, 2019

Meeting Date: July 5, 2019

Subject: **Housing Agreements Workshop 2019**

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### **RECOMMENDATION**

That the Regional Planning Committee receive for information the report dated May 26, 2019, titled "Housing Agreements Workshop 2019".

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### **PURPOSE**

To provide the Regional Planning Committee with a summary of the proceedings of the Housing Agreements Workshop held at Metro Vancouver Head Office on April 11, 2019.

### **BACKGROUND**

On April 11, 2019, a Housing Agreements Workshop was hosted by the Regional Planning Advisory Committee (RPAC) – Housing Subcommittee and coordinated by Regional Planning staff. The workshop brought together municipal housing planners and other key partners to share and discuss the issues and emerging best practices for entering into, administering and enforcing Housing Agreements (as per Section 483 of the *Local Government Act*).

This report provides a summary of the proceedings and key learnings, and proposes some directions for potential next steps.

### **LEGISLATIVE AND REGIONAL CONTEXT**

Housing Agreements are a tool available to local governments in British Columbia to regulate affordable housing and special needs housing. They are entered into voluntarily and negotiated between property owners and local governments, and are often a condition of rezoning or transfer / sale of land from local governments to non-profit or for-profit developers. Section 483 of the *Local Government Act* states that local governments may enter into Housing Agreements by bylaw, and that these agreements can identify requirements relating to the occupancy or availability of the housing units to a class of persons (i.e. low-income seniors, youth, persons with disabilities), and the form of tenure, rental or resale cost, administration, and management of the housing units.

Preserving and enhancing a diverse housing supply is a key direction of the *Regional Affordable Housing Strategy* and *Metro 2040*, the regional growth strategy.

### **HOUSING AGREEMENTS WORKSHOP**

The focus of the workshop was to identify "what works" for Housing Agreements, and how to strengthen these tools to deliver and secure affordable housing in the region.

## **Workshop Agenda**

The workshop began with an overview of the feedback gathered as part of the pre-workshop survey, which was circulated to members of the RPAC Housing Subcommittee to help shape the purpose of the workshop and build the agenda. Some of the themes gleaned from the pre-workshop survey include:

- there is a range of experience amongst municipalities in terms of who uses Housing Agreements and their level of expertise / understanding;
- there are questions about how to structure agreements for different types of housing (e.g. inclusionary units, purpose-built rental, and affordable homeownership);
- there are questions with regards to the preferred or standard terms and conditions that should be included in a housing agreement, and what might be unnecessary to include;
- there is a desire to learn how to address issues of compliance and enforceability; and
- there is a desire to hear what other municipalities are doing, and any dos and don'ts based on their experiences.

The overview of the survey results was followed by a series of presentations on the following topics:

- Legislative Context for Housing Agreements (Young Anderson Barristers and Solicitors)
- Developing Housing Agreements for Low-End Market Rental Units (City of Richmond)
- Working with Non-Profit Housing Providers (BC Non-Profit Housing Association)

Finally, attendees participated in concurrent break-out discussions. The four break-out topics were:

- Private Owners: Housing Agreement Terms
- Private Owners: Housing Agreement Enforcement
- Non-Profit Owners: Housing Agreement Terms
- Non-Profit Owners: Housing Agreement Enforcement

## **Key Learnings**

A Summary of Key Learnings from the workshop is attached to this report. In summary,

1. Housing agreements are powerful tools, particularly for their ability to specify the *user* of the land.
2. There are key distinctions between housing agreements and section 219 covenants, and they can be used in conjunction with one another to strengthen the use of the tool.
3. Effective monitoring and enforcement of housing agreements is one of the key challenges for local governments.
4. Non-profit owners and housing providers have some concerns with the restrictions and liabilities imposed by housing agreements.
5. Housing agreements can be considered an alternative to Residential Rental Tenure Zoning, though they are two very different tools.

## **NEXT STEPS**

The Housing Agreements Workshop was an important first step to gather ideas, share learnings and raise important questions about how to strengthen Housing Agreements as a tool to deliver and secure affordable housing in the region. Further analysis is needed to identify proven best practices and areas for further research and policy development.

Municipal planners responsible for housing policy and planning throughout the region have expressed an interest in a resource guide that highlights best practices for entering into, administering and enforcing Housing Agreements. The workshop proceedings and key learnings from the event are a good starting point for developing such a resource guide, which could be developed as the next in a series of housing-related “What Works” *Metro 2040* Implementation Guidelines focusing on the specific needs of Metro Vancouver municipalities, or as a more general resource, which could be applicable to local government planners across B.C.

The key learnings from the Housing Agreements Workshop will be an input into the *Metro 2040* Housing Policy Review, which will be undertaken as part of the development of *Metro 2050*, and completed by early to mid-2020.

Findings from the Housing Agreements Workshop and any future work will also be disseminated to members of RPAC and its Housing Subcommittee, and Metro Vancouver’s Housing and Regional Planning Committees.

## **ALTERNATIVES**

This is an information report. No alternatives are presented.

## **FINANCIAL IMPLICATIONS**

The cost of putting on the Housing Agreements workshop was part of the Board-approved 2019 Regional Planning budget.

## **SUMMARY / CONCLUSION**

On April 11, 2019, a Housing Agreements Workshop was hosted by the RPAC Housing Subcommittee and coordinated by Metro Vancouver Regional Planning. The workshop brought together municipal housing planners and other key partners to share and discuss issues and emerging best practices for entering into, administering and enforcing Housing Agreements. It was an important first step to gather ideas, share learnings and raise important questions about how to strengthen Housing Agreements as a tool to deliver and secure affordable housing in the region. The key learnings from the workshop will be an input into the *Metro 2040* Housing Policy Review, which will be undertaken as part of the development of *Metro 2050*.

## **Attachment**

Housing Agreements Workshop – Summary of Key Learnings



# Housing Agreements Workshop

## SUMMARY OF KEY LEARNINGS

### 1. Housing agreements are powerful tools, particularly for their ability to specify the *user* of the land.

Under section 483 of the *Local Government Act*, a local government may, by bylaw, enter into a housing agreement that includes terms and conditions agreed on by the local government and the owner of the land. These terms can include particulars with regards to the occupancy and form of tenure of the housing units, the availability of the housing units to classes of persons identified in the agreement, the administration and management of the housing units, the rents and lease, sale or share prices that may be charged, and the rates at which these may be increased over time. Through the use of a housing agreement, local governments can impose requirements that could not otherwise be imposed, particularly with regards to restricting the *user* of the land.

Furthermore, section 483 of the *Local Government Act*, titled “Housing agreements for affordable housing and special needs housing” demonstrates a policy intent, as the legislation does not define “affordable housing” nor “special needs housing”. Consequently, there is an opportunity, through the housing agreement, to define affordable and special needs housing in a way that aligns with the community’s current and anticipated housing needs, and in order to satisfy a local government’s policy objectives. Though the housing agreement might appear to be a relatively simple power granted to local governments, it can be as complex and as specific as made possible by the community in which it is used.

### 2. There are key distinctions between housing agreements and section 219 covenants, and they can be used in conjunction with one another to strengthen the use of the tool.

There are key distinctions between a section 483 housing agreement under the *Local Government Act* and a section 219 covenant under the *Land Title Act*. Namely, the *subject* of the agreement is different. A section 219 covenant may concern, inter alia, the use of land or a building, construction on the land, or subdivision of the lands, but not necessarily the *user* of the land.

There is previous case law in Canada and in B.C. surrounding the issue of the *use* of land vs. the *user* of the land. Namely, *R. v. Bell*, [1972] 2 S.C.R. 212, which concluded that a zoning power can only regulate the use and not the user of land. In *North Vancouver (District) v. Fawcett* [1991] B.C.J. No. 150, the B.C. Court of Appeal held that a section 219 covenant could reasonably restrict the occupancy of a building to individuals of a certain age, given the circumstances. That being said, the case law surrounding the ability to regulate the *use* of land vs. the *user* of land has not been consistent, and therefore, the housing agreement is the most straightforward tool available to local governments who wish to restrict the availability of units to targeted “classes of persons”.

Both housing agreements and section 219 covenants “run with the land”. When a housing agreement is entered into or amended, the local government must file a notice in the Land Title Office that the land described in the notice is subject to a housing agreement. Once the notice is filed, the housing agreement terms and any subsequent amendments become binding on all persons who acquire an interest in the land, and the notice of a housing agreement shows up as a legal notation on title to the subject property. Local governments often use a section 219 covenant as the instrument with which to register the housing agreement in the Land Title Office (in addition to filing the required notice). This is effective as it allows the housing agreement to be flagged as a charge on the title of the land so that a purchaser would be aware that a covenant is registered on title, and be made aware of the housing agreement terms. Local governments may also wish to register a priority agreement, and this cannot be done via the housing agreement legal notation. Registering the housing agreement as a section 219 covenant will thus allow the local government to gain priority over any financial charges.

There are multiple ways to structure the housing agreement, and local governments do not have a unified approach in doing so. Some examples include:

- Structured as a standalone housing agreement and registered as a section 219 covenant (s.483 mentioned in the recitals: “this Agreement is both a section 219 covenant under the *Land Title Act* and a housing agreement under Section 483 of the *Local Government Act*”)
- Structured as a Bylaw with the housing agreement attached in the Schedules
- Registered together or separately using a Form C (Section 233) Charge under *Land Title Act* – General Instrument (Part 1)
  - Section 219 covenant/Section 483 housing agreement combined as the Terms of Instrument (Part 2) of the covenant
- Statutory declaration as Appendix to the housing agreement

### **3. Effective monitoring and enforcement of housing agreements is one of the key challenges for local governments.**

Monitoring and enforcement of housing agreements can be extremely challenging for local governments. Adequate monitoring to ensure that there is compliance with the terms of the agreement may not be realistic due to capacity constraints. Furthermore, some of the remedies available to local governments for enforcing a housing agreement, for example, seeking an injunction or damages if a tenant no longer meets the occupancy restrictions of a unit, are difficult and costly to impose.

Registering a ‘Right of First Refusal’ or ‘Option to Purchase’ in favour of the local government can be an effective enforcement tool insofar as it provides an opportunity for the local government to ensure that any sale of the property remains aligned with the original intent of the housing agreement’s price and occupancy restrictions.

Some local governments have also incorporated a daily rent charge into the terms of their agreements, where the owner will accrue a debt to the local government for each day that the agreement is being breached. Others are also pre-screening applicants, utilizing the statutory declarations process, or enforcing through business licensing or lease agreements. Those with experience in entering into housing agreements emphasize that relationship building, education, and communication with developers, housing providers, and prospective tenants is key to avoiding future compliance issues.

Thus, local governments must allocate significant resources to developing and monitoring housing agreements in order for them to be effective in supplying and maintaining affordable housing that meets their community’s needs. Municipalities are, to varying degrees of success, using a range of monitoring and enforcement tools to ensure that the terms of their housing agreements are upheld.

#### **4. Non-profit owners and housing providers have some concerns with the restrictions and liabilities imposed by housing agreements.**

Non-profits are driven by their mission to provide affordable and specialized rental housing to people in need. For this reason, they will seek to minimize rents wherever possible. Phase II of the Metro Vancouver *Transit-Oriented Affordable Housing (TOAH) Study* noted that non-profit owners have a commitment to maximizing affordability beyond the “letter of the law” in housing agreements or covenants, with possibly less cost for monitoring and enforcement than might be needed with private sector owners / managers. For this reason, there may be some merit to exploring differently structured housing agreements or alternative arrangements for mission-aligned and non-profit partners.

Concerns include the real and transactional costs that can be added as a result of entering into and complying with housing agreements and the potential for these restrictions to encumber non-profits in the long-term (e.g. affecting redevelopment potential or rent revenues). Housing agreements may also introduce financial and operational risks to the non-profit (e.g. potential liabilities assumed when a housing agreement or covenant is registered on title).

As a result, non-profit owners and operators would like there to be greater flexibility around the terms that impact their operating capacity, such as rent increase controls and income testing, and more standardized agreement terms across the region to increase understanding and reduce confusion (e.g. greater alignment between housing agreements and operating agreements).

#### **5. Housing agreements can be considered an alternative to Residential Rental Tenure Zoning, though they are two very different tools.**

Zoning authorities have generally not been permitted to regulate housing tenure, however, a new amendment to the *Local Government Act* and the equivalent section of the *Vancouver Charter* has authorized local governments to limit the form of tenure to residential rental tenure “within a zone or part of a zone for a location in relation to which multi-family residential use is permitted” and “in relation to a specified number, portion, or percentage of housing units in a building” in B.C.

In comparison to housing agreements, Residential Rental Tenure Zoning under section 481.1 of the *Local Government Act* is a very different tool, in that the housing agreement is a contract, and thus certain actions and assurances come with its reference, whereas a zoning power is concerned primarily with land use. In fact, it is recommended that housing agreements be used when establishing a new rental-only zone. This is not an entirely new power, since local governments already possess the ability to require that a project provide rental housing units by entering into a housing agreement. Furthermore, what the housing agreement can do that the rental-only zoning cannot, is dictate the *cost of rent* in order to ensure the affordability of the rental units.

Such agreements, therefore, are broader in scope than rental zoning, because of their ability to set rents and define target client groups (e.g. households in a specific income group). For this reason, Phase II of the Metro Vancouver *Transit-Oriented Affordable Housing (TOAH) Study* concluded that housing agreements are more effective at ensuring affordable rental housing than rental zoning on its own.

#### **References:**

1. *Inclusionary Zoning, Density Bonusing, Housing Agreements and Vacancy Taxes: A How-To Guide for Local Governments in BC*, Prepared by Kathleen Higgins for the Pacific Business & Law Institute, April 2018
2. *Reducing the Barrier of High Land Cost: Strategies for Facilitating More Affordable Rental Housing Construction in Metro Vancouver*, Prepared by Coriolis Consulting Corp./Wollenberg Munro Consulting Inc. for Metro Vancouver (Phase 2 of The Transit-Oriented Affordable Housing Study), March 2019

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To: Housing Committee

Date: August 22, 2019

Meeting Date: September 11, 2019

Subject: **Land Value Capture and Opportunities for Regional Transportation and Transit-Oriented Affordable Rental Housing**

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The attached report titled “Land Value Capture and Opportunities for Regional Transportation and Transit Oriented Affordable Rental Housing” was considered by the Regional Planning Committee at its meeting of April 5, 2019, and by the MVRD Board at its meeting of April 26, 2019. The attached report is presented to the Housing Committee as part of the September 11, 2019 agenda package for information.

When the Regional Planning Committee considered the report, they added a recommendation, that Metro Vancouver work with TransLink to explore further research on land value capture as a means of generating new funding for regional transportation investments and supporting affordable rental housing development.

At its meeting on April 26, 2019, the MVRD Board approved the amended recommendation from Regional Planning Committee.

**Attachment:** “Land Value Capture and Opportunities for Regional Transportation and Transit-Oriented Affordable Rental Housing”, dated March 14, 2019.

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To: Regional Planning Committee

From: Raymond Kan, Senior Planner, Regional Planning

Date: March 14, 2019 Meeting Date: April 5, 2019

Subject: **Land Value Capture and Opportunities for Regional Transportation and Transit-Oriented Affordable Rental Housing**

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**RECOMMENDATION**

That the MVRD Board receive for information the report dated March 14, 2019, titled “Land Value Capture and Opportunities for Regional Transportation and Transit-Oriented Affordable Rental Housing.”

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**PURPOSE**

To provide the Regional Planning Committee and the MVRD Board with an overview of current research on land value capture.

**BACKGROUND**

On February 1, 2019, the Regional Planning Committee directed staff to work with TransLink to explore how a land value capture system can benefit transit-oriented housing as it relates to the Transit-Oriented Affordable Housing Study (TOAH). Since that time, staff met with TransLink staff and reviewed the available local research materials, which were completed by TransLink and the British Columbia Government and Service Employees’ Union (BCGEU) about their respective work on land value capture. Staff note that research on land value capture was not within the scope of the TOAH Study Phase 2.

**LAND VALUE CAPTURE**

The premise of land value capture is that the uplift in property values that results from a public investment in infrastructure, such as transit, should not all accrue to the private property owners who enjoy the beneficial impacts of improved access (by residents, shoppers, etc.) and / or increased desirability of the general area for redevelopment. Because taxpayer dollars were spent on the infrastructure, the public should also share in the financial returns. From a transit provider perspective, there is a desire to receive a portion of the incremental tax increase created by the property value uplift and be able to allocate those tax revenues to the repayment of loans to fund the original infrastructure investment and / or to new public infrastructure projects and programs.

There are two variants of land value capture. The first variant is associated with one-time charges on new development. Local governments and TransLink already have the authority to levy Development Cost Charges at the time of building permit issuance to support the cost of growth-related infrastructure. In the case of density bonusing or the negotiation of community amenity contributions, local governments can obtain developer contributions in the form of public amenities, affordable housing, and / or cash-in-lieu contributions.

The second variant is to collect tax revenues on the incremental uplift in property values on an ongoing, annual basis or for a predefined period of time (e.g. 30 years). This approach is currently of interest to some parties in the region as a means to generate a potentially significant amount of revenues on an annual basis which could go towards the financing of transit capital investments, and perhaps transit operating expenditures. This form of land value capture has been suggested as one way of potentially replacing some other local government taxes or fees.

### **TRANSLINK POLICY RESEARCH**

In 2014, TransLink completed research on a broad suite of development-related revenue generating tools to inform funding discussions at the time between the Mayors' Council and the Province of British Columbia (see Reference 1). These tools included: additional property tax beyond the 3 percent cap per year; benefiting area tax (already enabled in the *South Coast British Columbia Transportation Authority Act*); Development Cost Charges; the sharing of amenity contributions with local governments; and cash-in-lieu of parking. The research concluded that:

*"Land value capture tools provide an opportunity to reinvest a portion of the increased land value derived from regional transportation investments back into the regional transportation system. The range of potential mechanisms indicates that there is a wide variety of approaches that could be adopted which could be applicable to the Metro Vancouver region. Some of these tools could be implemented within existing legislative frameworks, but most would require the buy-in of key public and private sector stakeholders, cooperation with municipalities for revenue-sharing, or changes to Provincial legislation. Land value capture tools have the potential to play a supplementary and important role in the region's sustainable funding strategy for regional transportation."*

### **BCGEU POLICY PROPOSALS**

In 2017-2018, the BCGEU released policy proposals to address the rising cost of housing in the province. The policy proposals identified actions for the Province and local governments to undertake, including implementing a land value capture tax (References 2 and 3). Through this work, the BCGEU remarked that:

*"A land value capture tax could work something like this: government is making an investment in expanding SkyTrain service into a new area. This investment of public tax dollars will lift the value of properties in the immediate areas near transit stations significantly—say, by up to 50 per cent in this example. The principle of land value capture proposes that a percentage of the significant land value increase that results from this public investment should be recouped by the government and reinvested in public infrastructure to either lessen the tax burden of people in B.C., or expand public services.*

*This is important because, in this hypothetical example, the resulting increase in value from the transit investment is currently being extracted as unearned income (profit) by developers (in the absence of the tax), as well as by banks and financial lenders who eagerly supply interest-bearing loans. If left untaxed, this dynamic drives significant further increases in price by permitting and encouraging speculative investment activity—*

*that is, profit captured exclusively by private actors, but made possible by public investment.*

*Revenue from land value capture in the Metro Vancouver region could help fund and expand transit infrastructure, which would reduce travel times, increase mobility and thereby expand the range of viable housing options for residents. Lack of effective public transportation forces people to rely on private automobiles, which undermines savings residents might otherwise gain from moving to less expensive parts of the region.*

*In addition, the use of a land value capture tax for transit could establish a precedent for using this efficient form of taxation to eventually fund other public expenditure in the future, including affordable housing. However, using land value capture tax for other purposes is a longer-term policy discussion that will require studies, consultation and legislation involving local governments and the province.”*

## **REGIONAL PLANNING ANALYSIS**

The search for new and sustainable sources of funding for the regional transportation system has been often considered and discussed. TransLink, the Mayors’ Council, and member jurisdictions have worked to identify, evaluate, and negotiate a mix of revenue sources, including securing capital contributions from the Province and the Federal government, that has now enabled the region to move forward on Phase 1 and Phase 2 of the Mayors’ 10-Year Vision. Achieving the regional objectives set out in *Metro Vancouver 2040: Shaping Our Future*, the regional growth strategy, and the *Climate 2050 Strategic Framework* is in large part contingent on building out a robust and sustainable regional transportation and transit system that connects Urban Centres and neighbourhoods along the Frequent Transit Network.

As shown in the research and policy proposals prepared by TransLink and the BCGEU, land value capture sits at the intersection of transportation and land use. Private property owners who benefit economically from public infrastructure may have the capacity to share some of the economic proceeds with the wider community. To date, the focus of TransLink and the BCGEU has been solely on funding regional transportation. A broader evaluation of land value capture should ideally be undertaken from the perspectives of regional growth management, affordability, and equity. To begin this conversation, initial questions could include:

1. Would a land value capture system adversely affect the financial viability and location of affordable rental housing? Could a land value capture system achieve the regional goals of sustainable funding for regional transportation and the delivery of transit-oriented affordable rental housing? Could a land value capture system generate seed funding for affordable rental housing funds?
2. Would a land value capture system accelerate the ongoing fiscalization of neighbourhoods? – i.e. land uses are often seen as primarily fiscal assets to be maximized in return for some community benefit, rather than the building blocks of inclusive and complete communities.
3. Is a land value capture approach intended to generate a substantial amount of revenues or simply diversify the sources of regional transportation funding? Is a land value capture

system a second-best solution for funding regional transportation? For example, the Mobility Pricing Independent Commission estimated that a mobility pricing program could generate upwards of \$1.6 billion annually – almost equal to TransLink’s current annual operating budget.

4. What new financial burdens would a land value capture system place on property owners, in particular those on fixed incomes with no intention to redevelop? Would those costs be transferred onto the purchasers and further negatively affect housing affordability (whether strata, market rental, or non-market rental) in the region?

#### **NEXT STEPS**

Given the high level of interest on land value capture and transit-oriented affordable rental housing, staff will seek opportunities to engage with TransLink and other stakeholders as appropriate. Just like any tool, it will be important to understand the pros, cons, and trade-offs associated with the different forms of land value capture prior to implementation; and, in this instance, understand the strategic connections with transit-oriented affordable rental housing and equity.

#### **ALTERNATIVES**

As this is an information report, no alternatives are provided.

#### **FINANCIAL IMPLICATIONS**

Staff-to-staff dialogues and engagement with TransLink and other partner agencies will not incur new financial costs. However, should new research needs arise that may require financial resources not accounted for in the MVRD Board-approved 2019 budget for Regional Planning, staff will make appropriate recommendations as part of the upcoming 2020 budget process.

#### **SUMMARY / CONCLUSION**

At the February 1, 2019 Regional Planning Committee, staff were directed by the Committee to work with TransLink to explore how a land value capture system can benefit transit-oriented housing as it relates to the Transit-Oriented Affordable Housing Study. Since that time, staff have met with TransLink staff and reviewed research completed by TransLink and the British Columbia Government and Service Employees’ Union on land value capture.

Land value capture can be seen as a potential way to collect tax revenues on a portion of the increased property value that have resulted from regional transportation investments and to invest those revenues back into the regional transportation system. The research and policy proposals to date have not addressed the potential impacts on or synergies with funding transit-oriented affordable rental housing development as well.

Given the housing affordability crisis in the region, the significant mismatch in available rental housing affordable to lower income renters currently and projected, and the transit ridership boost that renters, in particular lower income renters, generate, it is appropriate to consider evaluating tools such as land value capture as a means of funding, not only for regional transportation, but also for delivering affordable rental housing supply in transit-oriented locations. An important component of



the evaluation will be on the equitable distribution of benefits and detriments to property owners and land uses in affected neighbourhoods.

**References:**

1. [TransLink research on land value capture tools](#)
2. [BCGEU position paper on provincial housing actions](#)
3. [BCGEU position paper on local government housing actions](#)

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To: Housing Committee

Date: August 22, 2019

Meeting Date: September 11, 2019

Subject: **Transit-Oriented Affordable Housing Study Phase 3 - Scoping**

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The attached report titled “Transit-Oriented Affordable Housing Study Phase 3 - Scoping” was received for information by the Regional Planning Committee at its meeting of May 3, 2019, and is presented here to the Housing Committee for its information.

With the completion of Phase 2 of the Transit-Oriented Affordable Housing Study in April 2019, the next phase is focused on pushing the key findings out to practitioners and decision-makers, and to improve rental housing development literacy.

This report describes the major elements of Phase 3, which includes the development of a TOAH calculator learning tool, structured seminars/workshops for practitioners, and a regional summit to engage all sectors on the topic of transit-oriented affordable housing. Phase 3 is funded by an allocation of \$100,000 from the Regional District’s Sustainability Innovation Fund.

Since the conveyance of this report to Regional Planning Committee, staff have also established a working group comprising a subset of the study partners to engage in a detail dialogue about a regional revolving loan fund. The detail discussion about a regional revolving loan fund is now a component of Phase 3. Per the direction of the MVRD Board, staff will provide a progress update to Regional Planning Committee in the Fall.

**Attachment:** “Transit-Oriented Affordable Housing Study Phase 3 - Scoping”, dated April 9, 2019

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To: Regional Planning Committee

From: Raymond Kan, Senior Planner, Regional Planning

Date: April 9, 2019 Meeting Date: May 3, 2019

Subject: **Transit-Oriented Affordable Housing Study Phase 3 - Scoping**

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## **RECOMMENDATION**

That the Regional Planning Committee receive for information the report dated April 9, 2019, titled "Transit-Oriented Affordable Housing Study Phase 3 – Scoping".

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## **PURPOSE**

This report provides information on the scope of Phase 3 of the Transit-Oriented Affordable Housing Study (TOAH) as staff embark on implementation of this final phase.

## **BACKGROUND**

The TOAH Study is a multi-year policy research initiative to expand the knowledge base of practitioners and decision-makers about the challenges and opportunities to incrementally increase affordable rental housing supply near the Frequent Transit Network<sup>1</sup>. Phase 2 of TOAH was completed in April 2019. With an allocation from the Regional District Sustainability Innovation Fund in February 22, 2019, a detailed scoping of Phase 3 of the TOAH work is now being undertaken (see Reference #1 for the Phase 1 and Phase 2 research deliverables).

## **TOAH PHASE 3 SCOPING**

TOAH Phase 3 is funded from the Sustainable Innovation Fund (SIF) as approved by the MVRD BOARD in February 2019. TOAH Phase 3 is intended to assemble the research findings from Phases 1 and 2, and other relevant resources, and communicate them in a new format for the benefit of housing and transportation practitioners and decision-makers. Housing development is complex subject. Without a general understanding of the numbers behind housing development, it is challenging to promote appropriate policies and actions that could make a material difference in improving financial viability of affordable rental housing projects (and similarly market rental) and expanding supply.

TOAH Phase 3 is intended to have three major elements:

1. **Integrated TOAH Implementation Calculator:** The Calculator is a web-based app that will enable 'learning by doing' through the use of 'what-if' scenarios. The Calculator will illustrate the application of policy tools, including the pros, cons, and trade-offs associated with the use of these tools, and the resulting effects on the financial viability of a hypothetical rental housing project.

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<sup>1</sup> In the TOAH Study, affordable rental housing is defined as purpose-built rental housing with rent affordable to households earning 80% of the regional median income. In Phase 1, the lower income threshold was \$50,000 based on the 2011 National Household Survey. In Phase 2, the benchmark was revised to \$60,000 based on the 2016 Census.

The level of effort to prepare the Calculator will depend on the:

- practical needs of the targeted users (e.g. planners and policymakers);
- degree that a calculator would have to be designed from 'scratch' or can be adapted from an existing vendor product;
- degree of technical and visualization sophistication;
- specificity of base data that must be assembled (e.g. municipality-specific zoning or generic zoning); and
- potential scalability of the calculator to add in new features over time.

Examples of calculators include the Inclusionary Housing Calculator developed by the Grounded Solutions Network (Reference #2), and the UrbanSim Penciler app (Reference #3).

2. **Practitioners Workshops:** A series of half-day sessions for municipal planners, non-profit housing developers, and other practitioners to learn about the findings of the TOAH Study. The sessions will also allow practitioners to provide feedback on the design and functionality of the Calculator.
3. **Equitable Transit-Oriented Communities Summit:** A regional summit to engage local government leaders in the Metro Vancouver region, other levels of government, the development community, non-profit housing sector, foundations, and financial institutions on the TOAH Study findings.

The exact scoping and timing of the practitioner workshops and regional summit will depend on the level of interest of the targeted participants, as well as related events that may be occurring (e.g. the Rail~Volution Conference in September 2019).

## ALTERNATIVES

As this is an information report, no alternatives are presented.

## FINANCIAL IMPLICATIONS

At its meeting on February 22, 2019, the MVRD Board approved the allocation of \$100,000 from the Regional District Sustainability Innovation Fund for TOAH Phase 3. The Fund was created by the Board in 2004 to provide financial support to Regional District projects that contribute to the region's sustainability. TOAH Phase 2 was also funded in part by the Sustainability Innovation Fund.

## SUMMARY / CONCLUSION

With the completion of Phase 1 and Phase 2 of the Transit-Oriented Affordable Housing Study, it is important to distribute the key findings and learnings to practitioners and policymakers in the Metro Vancouver region. In February 2019, the MVRD Board allocated funding from the Sustainability Innovation Fund for Phase 3. Phase 3 of TOAH is intended to assemble the research findings and communicate them in a new format that encourages learning by doing. With an expanded knowledge base, practitioners and decision-makers can advance more effective policies and actions to encourage new affordable rental housing development in locations close to rapid transit and along frequent bus corridors. The general scope of Phase 3 comprises three elements: an Integrated TOAH



Implementation Calculator; practitioners workshops; and an equitable transit-oriented communities summit.

The level of effort to prepare the Calculator will depend in part on the practical needs of the targeted users (e.g. planners and policymakers) and the level of technical and visualization sophistication desired. The exact scoping and timing of the practitioner workshops and regional summit will depend on the level of interest of the targeted participants, as well as related events that may be occurring in 2019 and 2020. Depending on the scoping outcomes, financial contributions from partner agencies may be sought.

**References:**

1. [Transit-Oriented Affordable Housing Study Website](#)
2. [Inclusionary Housing Calculator](#)
3. [UrbanSim Penciler](#)

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