Tenant Selection Policy

METRO VANCOUVER HOUSING CORPORATION

Laurel Cowan
PROGRAM MANAGER, HOUSING PLANNING, POLICY AND PROJECTS, METRO VANCOUVER HOUSING

Housing Committee – February 5, 2020
Objective: Update and combine into one comprehensive policy in line with BC Housing
Policy Intent

- To prioritize very low to moderate income applicants
- To establish consistent criteria to ensure tenants are matched with housing that is equitable and appropriate
Income Limits

- **Annual household income:**
  - **Rent-Geared-to-Income:** Upper income limit defined by BC Housing’s “Housing Income Limits” (HILS)
  - **Low-End-of-Market:** Upper income limit defined by BC Housing’s ‘Low and Moderate Income Limits’

- Tenants submit income and asset information at application and thereafter for annual or periodic testing
### Asset Limit: $100,000

- **Better align with BC Housing**
  - Funds held in a financial institution
  - Stocks, bonds, and exchange-traded funds
  - Cash and other items of a potential income earning nature
  - Equity in real property
  - Equity in a business or equity in any other tangible asset
  - Items of personal property valued over $10,000

- **Not to be considered**
  - Bursaries or scholarships from educational institutions
  - RESP, RRSP, and RDSP
  - Trade and business tools
  - Assets derived from compensatory packages from government
  - Interest in Discretionary Trusts

- **Asset limit represents a maximum, we will prioritize applicants with lower household assets**
Questions
Metro Vancouver Housing Redevelopment Plan

OVERVIEW

Laurel Cowan
PROGRAM MANAGER, HOUSING PLANNING, POLICY & PROJECTS, METRO VANCOUVER HOUSING

Housing Committee – February 5, 2020
A Coordinated Approach

Metro Vancouver Housing 10-Year Plan

Redevelopment Plan
- Existing Sites

EOI
- New Sites

Asset Mgmt Planning
- Existing Sites

Graph indicating:
- $60 MILLION
  - 350 Partnerships to Acquire or Manage New Units
- $40 MILLION
  - REDEVELOPMENT OF EXISTING HOUSING SITES
  - 500 New Development on Municipal/Regional Lands
- $90 MILLION
  - CAPITAL MAINTENANCE
Funding Sources: 10-Year Plan

**EXISTING SITES**
- Maintain
- Rehab
- Redevelop

**NEW SITES**
- Partner
- EOI

$90 MILLION – RENEWAL

- $90M
- $60M
- $40M

Tax Req - $1M/yr

Housing Reserve Fund (Operating Surpluses)

Tax Req $4M/yr

$90 MILLION – RENEWAL

- 500 REDEVELOPMENT OF EXISTING HOUSING SITES
- 500 NEW DEVELOPMENT ON MUNICIPAL/REGIONAL LANDS
- 350 PARTNERSHIPS TO ACQUIRE OR MANAGE NEW UNITS
Redevelopment Issues and Opportunities

- Potential for density
- Good locations
- Large sites
- Aging housing
- Tenant relocation
- Limited equity
Questions?
Tenant Programs & Services Update

METRO VANCOUVER HOUSING

Ulryke Weissgerber
DIVISION MANAGER, HOUSING AREA OPERATIONS

Housing Committee Meeting, Feb 5, 2020
Tenant Programs & Services Goals

• Promote pride and sense of ownership
• Support a strong, healthy and safe community
• Foster / encourage wellness
• Create opportunities to share time, skills and energy
• Achieve better communication
• Connect tenants to additional resources
Community Gardens
Crime Prevention
Community Wellbeing Program
Community Wellbeing Program 2019

- Healthy Eating - April/May
- Healthy Gardens - April
- Emergency Preparedness - March
- Fire Safety / Safe Evacuation - May
- Personal Safety / Security - June
Community Wellbeing Program 2020

January: Senior Support Services
February: Alzheimer Society Brain Health
March: Arthritis Society Knowledge, prevention, healthy living
April: Fraser Health Fall Prevention Clinic
May: Emergency Preparedness
June: Food Skills Program
Fall:...
You could win $250 for groceries this year

Enter a draw for a chance to win a $250 gift card to the grocery store of your choice.

All you have to do is:
- pay rent by pre-authorized debit
- have all pre-authorized payments clear the bank for a twelve month period and then –
  we’ll enter your name in the draw to win a $250 gift card for groceries.

Thank you for your continued cooperation.
Free Food Program
Other Initiatives

MVH FORTIS ENERGY COMPETITION

October 2019

Three MVH housing sites have been selected to participate in the 2019/2020 MVH Fortis Energy Competition: Cedarwood Place, Crown Manor & Somerset Gardens.

These buildings will compete against each other to see which site has the greatest reduction in natural gas consumption for the year.

Check out this month’s Energy Saving Tips and better your chances of winning a $25 grocery gift card and help your building win!

Energy Saving Tip #1
Vacuum behind the refrigerator. Did you know that by cleaning the space behind your refrigerator, you’ll be able to see things that you never could before?

Energy Saving Tip #2
Wash clothes in cold or warm water instead of hot water for most laundry loads and always use cold water for the rinse cycle.

Tenant Associations

Metro Vancouver Housing offers the opportunity to form tenant associations at site level. These sites are led by a group of members who promote health and well-being of individuals, families and the community. We explore how members can contribute to the shared goals of healthy communities and how we can incorporate best practices in housing governance to achieve these goals.

If your community does not have a Tenant Association and you are interested in forming one, please email us at info@metrovancouver.org.

Extreme Makeover Event

Upcoming in November, together with Metro Vancouver Housing, we’ll be hosting an Extreme Makeover Event – a one-day event for our tenants to get together and share their stories of their experiences with Metro Vancouver Housing. The event will be held at the site location closest to the Metro Vancouver Housing office. Details will be provided in the coming weeks.

Community Well-being Program

As part of the ongoing delivery of this program, the Port Moody and North Delta Project has been selected as the next housing site to participate. The program allows tenants to create community events, packaged meals, or social activities that they can participate in. The program will be delivered in 2020.

Eagle Creek Clean Up at Greystone Village

Together with Eagle Creek Skiers, Kaysers tidy up Greystone Village! Residents and skiers are invited to clean up the school building, the hockey rink, and the surrounding area. Volunteers will be provided with a t-shirt, a parka, and a garbage bag to help clean up the property. If you’re interested, please contact your building manager to sign up.

Tenants can participate in the Community Well-being Program by hosting a community event for other tenants to attend. The program will be delivered in 2020.

Tenant Newsletter

Welcome to Metro Vancouver Housing’s Fall & Winter 2019 Tenant Newsletter.

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Thank you
Site Redevelopment Update

Metro Vancouver Housing

Jade Hume, P.Eng., PMP
DIVISION MANAGER, HOUSING MAINTENANCE & CAPITAL PROJECTS
February 5th, 2020
Supporting our 10-Year Targets

- Mixed-income
- Energy efficient
- Diverse housing
- Low emission
- Age-friendly
- Grow and expand
- Well maintained

289 units underway
Redevelopment Funding

EXISTING SITES
- Maintain
- Rehab
- Redevelop
- Tax Req: $1M/yr

NEW SITES
- Partner
- EOI
- Redevelopment
- Tax Req: $4M/yr

Housing Reserve Fund (tenant rents)

$90 M

$60 M

$40 M

$90 MILLION – RENEWAL

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500 REDEVELOPMENT OF EXISTING HOUSING SITES

500 NEW DEVELOPMENT ON MUNICIPAL/REGIONAL LANDS

$60 MILLION

$40 MILLION

$90 MILLION – RENEWAL
Approved Site Redevelopments

- Heather Place – Building A
- Heather Place – Building B
- Kingston Gardens – Phase 1
- Welcher Avenue
Heather Place – Building A

- Vancouver
- 67 Affordable Homes
- In Construction
  - Substantial Completion Spring 2020
- Budget $ 28.5M
Heather Place – Building B

- Vancouver
- 87 Affordable Homes
- RFP for Design
  - July 2020
- Construction
  - Start 2022
- Budget $ 38M
Heather Place B – Progress and Time Line

- Board Approval
- Design Team Contract Award
- Development Permit Received
- Building Permit Received
- Planning, Design & Permitting
- Construction
- Tendering
- Occupancy
- Operations

2019 | 2020 | 2021 | 2022 | 2023
Kingston Gardens – Phase 1

- Surrey
- 85 Affordable Homes
- In Design
  - ADP Feb 2020
- Construction
  - Start Late 2020
- Budget $ 29M
Kingston Gardens PH.1 – Progress and Time Line
Welcher Avenue

• Port Coquitlam
• 50 Affordable Homes
• In Design
  • Schematic Phase
• Construction
  • Start 2021
• Budget $ 15.8M
• Step Code 4
Welcher Avenue – Progress and Time Line
All Approved Re-Development Projects
Progress and Time Line