

**METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE**

REGULAR MEETING

January 8, 2020

1:00 P.M.

28th Floor Committee Room, 4730 Kingsway, Burnaby, British Columbia

A G E N D A¹

1. ADOPTION OF THE AGENDA

1.1 January 8, 2020 Regular Meeting Agenda

That the Housing Committee adopt the agenda for its regular meeting scheduled for January 8, 2020 as circulated.

2. ADOPTION OF THE MINUTES

2.1 November 6, 2019 Regular Meeting Minutes

That the Housing Committee adopt the minutes of its regular meeting held November 6, 2019 as circulated.

3. DELEGATIONS

4. INVITED PRESENTATIONS

5. REPORTS FROM COMMITTEE OR STAFF

5.1 2020 Housing Committee Priorities and Draft Work plan

Designated Speaker: Heather McNell, General Manager, Regional Planning and Housing Services

That the Housing Committee:

- a) endorse the work plan as presented in the report dated December 19, 2019 titled "2020 Housing Committee Priorities and Work Plan"; and
- b) receive for information the Housing Committee 2020 Terms of Reference as attached to the report titled, "2020 Housing Committee Priorities and Work Plan", dated December 19, 2019.

¹ Note: Recommendation is shown under each item, where applicable.

5.2 Expression of Interest to Identify Potential Member Lands for Metro Vancouver Housing Development

Designated Speaker: Laurel Cowan, Program Manager, Affordable Housing Planning, Policy, and Projects

That the MVHC Board receive for information the report dated November 26, 2019 titled "Expression of Interest to Identify Potential Member Lands for Metro Vancouver Housing Development".

5.3 Manager's Report

Designated Speaker: Heather McNell, General Manager, Regional Planning and Housing Services

That the Housing Committee receive for information the report dated December 6, 2019 titled "Manager's Report".

6. INFORMATION ITEMS

6.1 Metro 2040 Housing Policy Review – Scope of Work

7. OTHER BUSINESS

8. BUSINESS ARISING FROM DELEGATIONS

9. RESOLUTION TO CLOSE MEETING

That the Housing Committee close its regular meeting scheduled for January 8, 2020, pursuant to the *Community Charter* provisions, Section 90 (1) (e) 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;

10. ADJOURNMENT/CONCLUSION

That the Housing Committee adjourn/conclude its regular meeting of January 8, 2020.

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 1:03 p.m. on Wednesday, November 6, 2019 in the 28th Floor Committee Room, 4730 Kingsway, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Mayor Mike Hurley, Burnaby
 Vice Chair, Mayor Mike Morden, Maple Ridge
 Councillor Mathew Bond, North Vancouver District
 Mayor Jonathan Coté, 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
 Jerry Dobrovolny, Chief Administrative Officer
 Genevieve Lanz, Legislative Services Coordinator, Board and Information Services

1. ADOPTION OF THE AGENDA

1.1 November 6, 2019 Regular Meeting Agenda

It was MOVED and SECONDED

That the Housing Committee adopt the agenda for its regular meeting scheduled for November 6, 2019 as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

2.1 October 9, 2019 Regular Meeting Minutes

It was MOVED and SECONDED

That the Housing Committee adopt the minutes of its regular meeting held October 9, 2019 as circulated.

CARRIED

3. DELEGATIONS

No items presented.

4. INVITED PRESENTATIONS

No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Regional Affordable Housing Strategy – Progress Report

Report dated October 15, 2019 from Laurel Cowan, Regional Planner, Affordable Housing, Parks and Housing Services, providing an update on the progress of the *Regional Affordable Housing Strategy* and proposed next steps.

Members were provided with a presentation on the progress of the *Regional Affordable Housing Strategy*, highlighting provincial and federal legislation, tools and policies, *Metro 2050* review, municipal policy implementation and key performance measures, and next steps.

A member commented on Metro Vancouver's role in housing policy development.

Request of Staff

Staff was requested to report back with information on the effectiveness of member municipal affordable housing policies.

Presentation material titled "Regional Affordable Housing Strategy – Progress Report" is retained with the November 6, 2019 Housing Committee agenda.

It was MOVED and SECONDED

That the MVRD Board receive for information the report dated October 15, 2019 titled "Regional Affordable Housing Strategy – Progress Report."

CARRIED

5.2 Metro Vancouver Housing 10-Year Plan - Launch Strategy

Report dated October 29, 2019 from Laurel Cowan, Regional Planner, Affordable Housing, Parks and Housing Services, informing members of the targeted

engagement and implementation launch of the *Metro Vancouver Housing 10-Year Plan*.

Members were provided with a presentation on the launch strategy for the Metro Vancouver Housing 10-Year Plan, highlighting communication and outreach, affordable housing Expression of Interest phase and funding applications.

Members commented on land eligibility, communication with tenants, and need to engage senior levels of government.

Presentation material titled “Metro Vancouver Housing 10-Year Plan - Launch Strategy” is retained with the November 6, 2019 Housing Committee agenda.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated October 29, 2019 titled “Metro Vancouver Housing 10-Year Plan - Launch Strategy”.

CARRIED

5.3 Regal Hotel Elevator Upgrade

Jeff Sevold, Project Engineer, Capital Maintenance and Jade Hume, Division Manager, Maintenance and Capital Planning, Housing Services, provided members with a presentation on the Regal Hotel elevator upgrade project, including building history, existing and replacement elevator specifications, construction schedule, and tenant impact and mitigation strategies.

Presentation material titled “Elevator Replacement - MVHC Regal Place Hotel” is retained with the November 6, 2019 Housing Committee agenda.

It was MOVED and SECONDED

That the Housing Committee receive for information the November 6, 2019 presentation on the Regal Hotel elevator upgrade project from Jeff Sevold, Project Engineer and Jade Hume, Division Manager.

CARRIED

5.4 Manager’s Report

Report dated October 11, 2019 from Ravi Chhina, General Manager, Parks and Housing Services, updating members on the Housing Committee 2019 Work Plan, vacancy rates, and Greystone Village Tenant Association creek-clean-up event.

Members were provided with a video presentation on the Greystone Village Tenant Association creek clean-up event which is not retained with the agenda.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated October 11, 2019 titled "Manager's Report".

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

It was MOVED and SECONDED

That the Housing Committee close its regular meeting scheduled for November 6, 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".

CARRIED

10. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED

That the Housing Committee adjourn its regular meeting of November 6, 2019.

CARRIED

(Time: 1:44 p.m.)

Genevieve Lanz,
Legislative Services Coordinator

Mike Hurley, Chair

33497914 FINAL

To: Housing Committee

From: Heather McNell, General Manager, Regional Planning and Housing Services

Date: December 19, 2019 Meeting Date: January 8, 2020

Subject: **2020 Housing Committee Priorities and Work Plan**

RECOMMENDATION

That the Housing Committee:

- a) endorse the work plan as presented in the report dated December 19, 2019 titled “2020 Housing Committee Priorities and Work Plan”; and
 - b) receive for information the Housing Committee 2020 Terms of Reference as attached to the report titled, “2020 Housing Committee Priorities and Work Plan”, dated December 19, 2019.
-

EXECUTIVE SUMMARY

The work plan presented in this report conveys the priorities and terms of reference for the Housing Committee in 2020 and aligns with the 2020 Business Plans and Budget for the Metro Vancouver Housing function, approved by the and Metro Vancouver Housing Corporation (MVHC) and Metro Vancouver Regional District (MVRD) Boards.

PURPOSE

To provide the Housing Committee and MVHC and MVRD Boards with the priorities and work plan for the Housing Committee for the year 2020.

BACKGROUND

At its October 9, 2019 meeting, the Housing Committee endorsed the 2020 Budget and Annual Work Plans for the Housing function, which served as the basis of the 2020 Budget approved by the MVRD and MVHC Boards on November 1, 2019. The 2020 Annual Work Plans included a list of key actions that has been used to develop the Housing Committee’s work plan presented in this report (Attachment 1).

The work plan presented in this report is consistent with the Housing Committee’s terms of reference (Attachment 2), and with the *Board Strategic Plan* and is being brought forward for the Committee’s information and feedback.

2020 WORK PLAN

The Housing Committee is the standing committee of the MVHC and MVRD Boards that provides advice and recommendations on policies, bylaws, plans, programs, budgets and issues related to the MVHC service and MVRD’s Affordable Housing Service, and supports data and research from the MVRD’s Regional Planning Service.

Key actions in the 2020 work plan for the Committee are described below and listed according to the Committee responsibilities in its Terms of Reference:

- Reviewing and endorsing the annual budget and five-year financial plan for the Affordable Housing function and the MVHC;
- Overseeing the implementation of the *Metro Vancouver Housing 10-Year Plan*;
- Guiding policy and strategic direction on the performance, operations, and management of MVHC assets;
- Overseeing the implementation of MVHC capital programs, including award of contracts over \$5 million; and
- Reviewing and endorsing regional affordable housing data, research and best practices stemming from the Affordable Housing and Regional Planning functions.

The 2020 work plan for the Housing Committee is attached, including the expected time frame for reports to this Committee. The Committee will be updated on the status of the actions and projects in this work plan on a monthly basis per the Committee's schedule.

ALTERNATIVES

1. That the Housing Committee:
 - a) endorse the work plan as presented in the report dated December 19, 2019 titled "2020 Housing Committee Priorities and Work Plan"; and
 - b) receive for information the Housing Committee 2020 Terms of Reference as attached to the report titled, "2020 Housing Committee Priorities and Work Plan", dated December 19, 2019.
2. That the Housing Committee:
 - a) endorse the work plan as presented in the report dated December 19, 2019 titled "2020 Housing Committee Priorities and Work Plan" with amendments provided at the January 8, 2019 Housing Committee meeting; and
 - b) receive for information the Housing Committee 2020 Terms of Reference as attached to the report titled, "2020 Housing Committee Priorities and Work Plan", dated December 19, 2019.

FINANCIAL IMPLICATIONS

The priorities in the 2020 work plan of the Housing Committee are consistent with the 2020 Budget approved by the MVRD and MVHC Boards on November 1, 2019 and with key actions included in the 2020 Annual Work Plans.

CONCLUSION

The work plan presented in this report conveys the priorities for the Housing Committee in 2020 and is consistent with its terms of reference and the 2020 Budget approved by the MVRD and MVHC Boards. Staff recommend that Alternative 1 be approved.

Attachments:

1. Housing Committee 2020 Work Plan
2. Housing Committee Terms of Reference

Housing Committee 2020 Work Plan

Report Date: January 8, 2020

Priorities

1 st Quarter	Status
Site Redevelopment Update	Pending
New Site Development - Expression of Interest (EOI) for Member Jurisdiction Lands	Pending
MVHC Policy Review	Pending
Affordable Housing Policy Review	Pending
Metro Vancouver Housing 10-Year Plan - Update	Pending
Redevelopment Plan Update	Pending
Long Range Financial Plan	In progress
Community Wellbeing Project Update	Pending
MVHC Subsidy Program	Pending
Vacancy Report	Pending
2 nd Quarter	
Site Redevelopment Update	Pending
New Site Development - Review and Prioritize Potential Sites from EOI Submissions	Pending
MVHC Policy Review	Pending
Affordable Housing Policy Review	Pending
Metro Vancouver Housing 10-Year Plan - Update	Pending
Regional Planning - Transit Oriented Affordable Housing (TOAH) Study Update	Pending
MVHC Subsidy Program	Pending
Vacancy Report	Pending
3 rd Quarter	
Site Redevelopment Update	Pending
New Site Development - Update	Pending
MVHC Policy Review	Pending
Affordable Housing Policy Review	Pending
Metro Vancouver Housing 10-Year Plan - Update	Pending
Annual Budget and 5-Year Financial Plan	Pending
MVHC 30-Year Financial Plan Scenarios	Pending
MVHC Subsidy Program	Pending
Vacancy Report	Pending
4 th Quarter	
Site Redevelopment Update	Pending
New Site Development - Update	Pending
MVHC Policy Review	Pending
Affordable Housing Policy Review	Pending
Metro Vancouver Housing 10-Year Plan - Update	Pending
Regional Planning - Transit Oriented Affordable Housing (TOAH) Study Update	Pending
MVHC Subsidy Program	Pending
Vacancy Report	Pending

Housing Committee

Terms of Reference

The Housing Committee is the standing committee of the Metro Vancouver Board that provides advice and recommendations on plans, policies, bylaws, programs, budgets and issues related to Regional Affordable Housing and the Metro Vancouver Housing Corporation (MVHC) service.

Committee Responsibilities

Within the scope of the *Board Strategic Plan*, *Metro Vancouver Housing 10-Year Plan*, and *Metro Vancouver Financial Plan*, the Committee provides guidance and oversight to staff on the implementation of the annual work plans and business plans for the Affordable Housing function and the Metro Vancouver Housing service. Specific Committee responsibilities include:

- Reviewing and endorsing the annual budget and five-year financial plan for the Affordable Housing function and the MVHC;
- Overseeing the implementation of the *Metro Vancouver Housing 10-Year Plan*;
- Guiding policy and strategic direction on the performance, operations, and management of MVHC assets;
- Overseeing the implementation of MVHC capital programs, including award of contracts over \$5 million; and
- Reviewing regional affordable housing data, research and best practices stemming from the Affordable Housing and Regional Planning functions.

Committee Membership and Meetings

The Chair, Vice Chair and members are appointed annually by the Chair of the Metro Vancouver Board. The Committee meets monthly with the exception of August and December, and holds special meetings as required. A quorum of 50% plus one of the Committee membership is required to conduct Committee business.

Committee Management

The Committee Chair, or in the absence of the Chair, the Vice-Chair is the chief spokesperson on matters of public interest within the Committee's purview. For high profile issues, the role of spokesperson rests with the Metro Vancouver Board Chair or Vice-Chair. On technical matters or in cases where an initiative is still at the staff proposal level, the Chief Administrative Officer or a senior staff member may be the appropriate spokesperson. Where necessary and practical, the Board Chair, Committee Chair and Chief Administrative Officer will confer to determine the most appropriate representative to speak.

The Chief Administrative Officer assigns a Committee Manager for the Committee. The Committee Manager is responsible for coordinating agendas and serves as the principal point of contact for Committee members.

To: Housing Committee

From: Laurel Cowan, Program Manager, Affordable Housing Planning, Policy, and Projects
Regional Planning and Housing Services

Date: November 26, 2019 Meeting Date: January 8, 2020

Subject: **Expression of Interest to Identify Potential Member Lands for Metro Vancouver Housing Development**

RECOMMENDATION

That the MVHC Board receive for information the report dated November 26, 2019 titled “Expression of Interest to Identify Potential Member Lands for Metro Vancouver Housing Development”.

EXECUTIVE SUMMARY

The *Metro Vancouver Housing 10-Year Plan* sets a target for Metro Vancouver Housing to develop 1,350 new units over the next decade, at least 500 of which are targeted through partnerships on member lands. To support this target, the Metro Vancouver Regional District (MVRD) Board approved a new \$4 million annual tax requisition, starting in 2020.

To facilitate the use of these funds, staff have developed an Expression of Interest (EOI) to identify potential member lands that could be leased or sold to Metro Vancouver Housing at a nominal cost. This report introduces the EOI and outlines key considerations that Metro Vancouver Housing will use to prioritize opportunities.

PURPOSE

To inform the Housing Committee and the Metro Vancouver Housing Corporation (MVHC) Board about the EOI to identify potential lands owned by member jurisdictions to support the development of new affordable rental housing through Metro Vancouver Housing, and to circulate the EOI to member jurisdictions (Attachment 1).

BACKGROUND

On November 1, 2019, the MVHC Board approved the *Metro Vancouver Housing 10-Year Plan*, which sets a vision for how Metro Vancouver Housing will provide, preserve, and expand its portfolio of affordable housing across the region, including a target of 1,350 new and redeveloped units, at least 500 of which are targeted through partnerships on member and regional lands.

To support the expansion of Metro Vancouver Housing’s portfolio, the MVRD Board approved a new \$4 million annual tax requisition, starting in 2020, to support the development of new Metro Vancouver Housing affordable rental housing on member and regional lands. To facilitate the use of these funds and identify opportunities for partnership with member jurisdictions, staff have developed an EOI to identify potential properties that could be leased or sold to Metro Vancouver Housing at a nominal cost.

EXPRESSION OF INTEREST TO MEMBER JURISDICTIONS

The EOI is a call to identify lands owned by member jurisdictions that may be suitable for the development of affordable rental housing by Metro Vancouver Housing. The EOI outlines key considerations that will be used to help Metro Vancouver prioritize opportunities, including:

- **development potential:** the total number of units that can be achieved and site and development readiness
- **tenant livability:** convenient access to community amenities and transit
- **financial feasibility:** agreements that support Metro Vancouver Housing's financial and operational models
- **regional equity:** consideration of existing distribution of Metro Vancouver Housing throughout the region
- **municipal actions:** actions to support the development of affordable housing (e.g., expedited approvals processes, parking reduction, fee waivers, grants, density bonusing)

While all responses will be considered, properties that are development ready will be prioritized to best apply the use of available funding. This funding may be further leveraged through provincial or federal funding programs to provide more housing units and or deeper affordability.

Expression of Interest Timing

To identify potential partnership opportunities, Metro Vancouver Housing requests interested member jurisdictions submit completed forms by end of day April 3, 2020, identifying proposed site(s) and providing basic information. Metro Vancouver Housing will complete further due diligence and technical studies upon selection of potential priority sites to determine feasibility.

Response to Member Requests

In recognition that some member jurisdictions may already be seeking partnerships to pursue affordable housing projects on municipally owned lands, Metro Vancouver Housing will also consider responding to municipal Requests for Proposals. Such opportunities will be identified in conjunction with Metro Vancouver Housing's Expression of Interest to assess all potential opportunities.

Consideration of Other Opportunities for Collaboration

In recognition that some jurisdictions may have limited available land, the EOI also encourages members to identify other potential opportunities for collaboration.

Future Calls for Member Lands

Given the scope of the *Metro Vancouver Housing 10-Year Plan*, it is likely that Metro Vancouver will issue multiple phased EOIs over the next decade to allow member jurisdictions to re-assess opportunities over time, and to ensure the equitable distribution of housing services across the region.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

There are no direct financial implications to this report. Following the submission of EOI responses from member jurisdictions, Metro Vancouver Housing will identify priority opportunities and

undertake further site studies to determine development feasibility and confirm priorities. Costs for technical consulting are included in the 2020 Affordable Housing budget.

CONCLUSION

To support the expansion of Metro Vancouver Housing's portfolio as per the *Metro Vancouver Housing 10-Year Plan*, the MVRD Board approved a new \$4 million annual tax requisition, starting in 2020, to support the development of new affordable rental housing on member and regional lands by Metro Vancouver Housing. To facilitate the use of these funds and identify opportunities for partnership, staff have developed an Expression of Interest (EOI) to identify potential member jurisdiction lands that could be leased or sold to Metro Vancouver Housing at a nominal cost. This report introduces the EOI and outlines key considerations that Metro Vancouver Housing will use to prioritize opportunities.

The Expression of Interest will be open until 4:00 p.m. April 3, 2020.

Attachment

"Expression of Interest – Member Jurisdiction Lands for Metro Vancouver Housing Affordable Rental Development", dated, November 26, 2019.

33911083

Executive correspondence to be date stamped

File: File Number

CONFIDENTIAL/PERSONAL/REGISTERED MAIL/HAND DELIVERED (or delete if not needed)

Title FirstName Surname, Position (if position title long - move to next line)

Division/Section

Company OR c/o FirstName Surname

Address

City, Prov/State (3 spaces) Postal Code

VIA EMAIL: email.address@metrovancover.org (or delete if not sending electronically)

Dear Salutation Last Name:

Re: Expression of Interest - Member Jurisdiction Lands for Metro Vancouver Housing Affordable Rental Development

With the recent approval of the *Metro Vancouver Housing 10-Year Plan*, including an annual \$4 million tax requisition to support the development of new affordable rental housing on member and regional lands, Metro Vancouver Housing is looking to connect with member jurisdictions to identify opportunities for partnership. Specifically, this letter outlines a call for member jurisdiction lands that may be suitable for the development of affordable rental housing through partnership with Metro Vancouver Housing. As participants in the region's affordable housing function, member jurisdictions are natural partners to collaborate with to develop new affordable housing throughout the region.

We recognize that some jurisdictions may have limited available land and therefore also encourage members to contact us to discuss other opportunities for collaboration. Metro Vancouver Housing is looking to increase its housing portfolio, through the development of new sites, but also through redevelopment of existing sites and through other innovative partnerships. Metro Vancouver is currently undertaking a Redevelopment Plan to identify opportunities to renew and redevelop its existing housing sites over time and where possible, increase density to provide more affordable housing.

About Metro Vancouver Housing

Established in 1974, Metro Vancouver Housing provides affordable rental housing, primarily geared towards families, seniors, and people with special housing needs. Owned solely by the Metro Vancouver Regional District, the Metro Vancouver Housing Corporation's mandate is to supply affordable rental housing to people not served by the private sector. Metro Vancouver Housing currently provides affordable homes to over 9,400 people (3,400 units) on a rent-geared-to-income or low-end-of-market rental basis. As one of the region's largest affordable housing providers, Metro Vancouver recognizes the need and opportunity to renew and expand its housing portfolio to support resolving the region's affordable housing crisis.

The *Metro Vancouver Housing 10-Year Plan* provides a vision for how the organization will provide, preserve, and expand its portfolio of affordable housing across the region. This includes a

commitment of approximately \$190 million over the next decade to support the renewal of its existing stock and develop 1,350 new and redeveloped units, at least 500 of which are targeted as new affordable rental units on member and regional lands.

Tax Requisition to Support Affordable Housing Development

Expanding the supply of affordable rental housing is impossible without two critical resources: stable funding and suitable land. While Metro Vancouver Housing operations are sustained predominantly through tenant rents, this is not sufficient to support the development of new housing. Therefore, the 2020 budget includes a new annual \$4 million tax requisition to support Metro Vancouver Housing to expand its portfolio through new development on lands leased from member jurisdictions.

This stable source of funding will support the development of new housing and may be further leveraged through provincial and federal funding. To apply these funds to the development of new affordable housing across the region, Metro Vancouver Housing is now seeking opportunities to purchase or lease land from member jurisdictions at a nominal rate.

Call for Member Jurisdiction Lands

Metro Vancouver Housing is seeking lands owned by member jurisdictions to lease or purchase at a nominal rate to develop new affordable rental housing across the region.

The following provides an overview of key considerations that will be used to help prioritize opportunities. While all responses will be considered, Metro Vancouver Housing will prioritize land that is site and development ready and offers the greatest benefit to Metro Vancouver Housing.

Key Considerations:

1. Development potential: total number of units that can be achieved¹
 - a. Allowable density under current zoning (or willingness to pre-zone land)
 - b. Site readiness (e.g., bare land)
 - c. Site size and configuration
 - d. Consideration for sites adjacent to existing Metro Vancouver Housing sites that could increase opportunities for redevelopment
 - e. Geographic constraints that may impact developable area (e.g., floodplain, high water table, steep slopes)
 - f. Environmental constraints that may impact developable area or have significant financial implications (e.g., sensitive ecological areas, requirements for environmental remediation)
2. Tenant livability: convenient access / walking distance to community amenities
 - a. Proximity to amenities, for example:
 - i. Frequent Transit Network, or regular transit service
 - ii. Schools and or daycares
 - iii. Greenspace
 - iv. Recreation (e.g., community centres, senior centres)
 - v. Shops and services (e.g., grocery store)

¹ Metro Vancouver Housing will work with member jurisdictions to identify the most relevant housing needs in each community (i.e., Housing Needs Assessments) so that the type and mix of housing units provided can be targeted to each community's unique context.

3. Financial feasibility for Metro Vancouver Housing
 - a. Lease agreement and/or housing agreements that support Metro Vancouver Housing's financial and operational models
 - b. Affordability mix that can be supported through Metro Vancouver Housing operations and or other government operating subsidy
4. Regional equity: consideration of existing distribution of Metro Vancouver Housing throughout the region
5. Municipal actions: actions to support the development of affordable housing (e.g., expedited approval processes, parking reduction, fee waivers, grants, density bonuses, etc.)

To identify potential partnership opportunities, Metro Vancouver Housing requests interested member jurisdictions complete the attached form in **Appendix 1** and submit it to housing@metrovancover.org by 4:00 p.m., **April 3, 2020** to provide basic information about proposed site(s). Further due diligence and technical studies may be completed by Metro Vancouver Housing to determine feasibility of sites.

We look forward to collaborating with members to achieve our common goals. For more information, please feel free to have your staff contact Metro Vancouver Housing staff at housing@metrovancover.org.

We recognize that not all member jurisdictions have available land at this time and strongly encourage member jurisdictions to contact us with other opportunities to work together to increase the supply of affordable housing in the region.

Yours sincerely,

Jerry W. Dobrovolny, P.Eng., MBA
Commissioner/Chief Administrative Officer

JD/HM/lc

cc: Courtesy Copy to (list in order of highest ranking official then alphabetically and must include job positions and organizations; or delete if not needed)

Encl: **Appendix 1: Expression of Interest Submission Form**

Appendix 1: Expression of Interest Submission Form

Please provide a brief description of the proposed property and attach any additional information as required. For multiple properties, please complete separate forms. While all responses will be considered, Metro Vancouver Housing will prioritize land that is site and development ready and offers the greatest benefit to Metro Vancouver Housing.

Staff contact information	Name/title: _____ Email: _____ Phone: _____
Map showing location of the site	<i>attach</i>
Site address	
Proposed partnership	<input type="checkbox"/> Sale at nominal cost <input type="checkbox"/> Lease at nominal cost
Land title	<i>attach</i>
Site Profile (if applicable)	<i>attach</i>
Site context	<i>brief description of site history and surrounding uses</i>
Site readiness	<input type="checkbox"/> Bare land <input type="checkbox"/> Need for deconstruction <input type="checkbox"/> Need for extensive tree removal
Environmental and/or geographic constraints	<i>brief description of any geographic constraints (e.g., floodplain, high water table, steep slopes) and/or environmental constraints (e.g., sensitive ecological areas)</i>
Gross site area	
Current and/or recommended zoning to reach maximum density permitted in OCP	<i>include any information as to need for rezoning or variances</i>
Anticipated building form and height	
Anticipated maximum unit count	
Parking requirements	
Development readiness	<input type="checkbox"/> Existing zoning supports intended uses <input type="checkbox"/> Willing to pre-zone land <input type="checkbox"/> Rezoning process required
Municipal actions for affordable / rental housing, if any	<input type="checkbox"/> Waive/reduce municipal portion of DCCs <input type="checkbox"/> Waive/reduce CACs <input type="checkbox"/> Waive/reduce permit application fees <input type="checkbox"/> Municipal grants or financial contributions <input type="checkbox"/> Expedited development approvals <input type="checkbox"/> Density bonusing <input type="checkbox"/> Parking relaxations <input type="checkbox"/> Other: _____
Potential for mixed-use, if applicable	
Specific municipal requirements for lease agreements and/or housing agreements, if applicable	<i>e.g., specific requirements for length, tenure, affordability, tenant priority groups, etc.</i>
Other relevant information:	

To: Housing Committee

From: Heather McNell, General Manager, Regional Planning and Housing Services

Date: December 6, 2019 Meeting Date: January 8, 2020

Subject: **Manager's Report**

RECOMMENDATION

That the Housing Committee receive for information the report dated December 6, 2019 titled "Manager's Report".

METRO VANCOUVER EVENT REPRESENTATION

In October 2019, the Metro Vancouver Regional District (MVRD) Board approved the annual budget for general government services which includes funds set aside for committee member attendance and remuneration at events in 2019. Events are defined under the Remuneration Bylaw as "courses or similar education or research activities, conventions, seminars, workshops and conferences". The annual budget is developed based on events that are relevant and have value to individual Standing Committee mandates and where there is a benefit to have representation from Metro Vancouver Directors or Committee members at those events. The proposed events align with the provisions of the Board's policy titled Metro Vancouver Leadership and Engagement Policy.

Housing Committee members are requested to submit their interest to the Housing Committee Chair by January 24, 2020. The following is a list of approved events and number of recommended attendees:

Canadian Housing and Renewal Association Congress 2020

- Place and Date: Saskatoon, Saskatchewan, April 21-23, 2020
- Number of attendee(s): 1
- The Canadian Housing and Renewal Association is the national voice for the full range of affordable housing and homelessness issues and solutions across Canada.

American Planning Association National Planning Conference 2020

- Place and Date: Houston, Texas, April 25-28, 2020
- Number of attendee(s): 2
- The American Planning Association is a professional organization representing the field of urban planning. Its main function is to serve as a forum for the exchange of ideas between people interested in the field of urban planning. The association holds an annual conference. The 2020 program for the conference has a number of sessions related to the topic of housing and will be of interest to the Housing Committee.

Housing Central Conference 2020

- Place and Date: Vancouver, British Columbia, November 15-17, 2020
- Number of attendee(s): 2
- The Housing Central is western Canada's largest affordable housing conference. BCNPHA and Co-op Housing Federation of BC partner to deliver world class education. Housing Central is a unique hub of cross-sector partnerships, with more than 1,200 delegates from non-profit, government, and private sectors attending education sessions and activities, designed to support a vision of a safe, affordable home for all. It is an opportunity to connect with key decision-makers in housing. Housing Central will be used to describe all kinds of cross-sector partnerships that help impact public, policy, media awareness and deliver world-class education and events to support our vision of a safe, affordable home for everyone.

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 1,116 households in November 2019, this represents 34% of Metro Vancouver Housing's portfolio.

	Units	RGI Units	% RGI
Total Rentable Units	3,306	1,116	33.75
Units Unavailable due to Redevelopment & Renovation (*includes 39 at Heather Place Phase 1, 25 units at Kingston Gardens, 10 units at Tivoli Gardens and 1 unit at Cedarwood Place)	83		
Total		3,389	

EMERGENCY RESPONSE PLANS

In partnership with Marsh Canada, the Metro Vancouver Housing insurer, staff have arranged for site assessments at a range of housing sites throughout the portfolio. This allows Marsh Canada to obtain accurate underwriting information and Metro Vancouver Housing to increase property liability protection resulting in optimal insurance premiums. A key takeaway from the assessments is the need for a consolidated Emergency Response Plan. The plan provides valuable guidance to staff to ensure appropriate and quick response to a range of events such as earthquakes, major floods and other natural and manmade disasters in order to protect staff, tenants, and property.

Drawing on the previous experiences of staff response to events such as prolonged power and boiler outages as well as fires contained to a few units, it was evident unwritten procedures are employed in Housing After Hours procedures. Creation of the plan expanded and documented existing protocols and ensured all other relevant information incorporated to create a complete Emergency Management Plan specific to Housing. The Plan includes ancillary response plans for each of the four geographic Areas responsible for the properties in the Housing portfolio. Key exempt personnel will take on-line training.

Metro Vancouver Housing staff now have a valuable resource to assist in ensuring best practices in management of and response to significant emergencies at housing sites. The Housing Emergency Management Plan is consistent with the procedures in the MVRD Emergency Management Plan.

33809630

To: Housing Committee

From: Jessica Hayes, Planner, Regional Planning and Housing Services

Date: December 4, 2019 Meeting Date: January 8, 2020

Subject: ***Metro 2040 Housing Policy Review – Scope of Work***

The attached report titled “*Metro 2040 Housing Policy Review – Scope of Work*” was considered by the Regional Planning Committee at its meeting of November 8, 2019, and the MVRD Board on November 29, 2019 and is presented here to the Housing Committee for its information.

As part of the update to *Metro 2040: Shaping Our Future (Metro 2040)*, the regional growth strategy, staff are conducting several thematic policy reviews, and will involve member jurisdictions through the Regional Planning Advisory Committee (RPAC), the Regional Planning Committee and MVRD Board.

The purpose of the Housing Policy Review is to determine to what extent the goals, strategies, and policy actions in *Metro 2040* should be adjusted to better support current practices and changes to the housing policy landscape, and emerging regional aspirations related to the promotion of diverse and affordable housing choices.

This report provides an overview of the Housing Policy Review Scope of Work for the Housing Committee’s information and comment.

Attachment: “*Metro 2040 Housing Policy Review – Scope of Work*”, dated October 17, 2019

To: Regional Planning Committee

From: Jessica Hayes, Planner, Regional Planning

Date: October 17, 2019 Meeting Date: November 8, 2019

Subject: ***Metro 2040 Housing Policy Review – Scope of Work***

RECOMMENDATION

That the Regional Planning Committee receive for information the report dated October 17, 2019, titled “*Metro 2040 Housing Policy Review – Scope of Work*”.

PURPOSE

To provide the Regional Planning Committee with an opportunity to consider and provide feedback on the scope of work and process for the *Metro 2040* Housing Policy Review.

BACKGROUND

As part of the update to *Metro 2040*, staff are conducting several thematic policy reviews. As signatories to the regional growth strategy, member jurisdictions will be involved in each of the policy reviews, through the Regional Planning Advisory Committee (RPAC), appropriate RPAC Subcommittees, and the Regional Planning Committee and MVRD Board.

The purpose of the Housing Policy Review is to determine to what extent the goals, strategies, and policy actions in *Metro 2040* should be adjusted to better support current practices and changes in the housing policy landscape, and emerging regional aspirations related to the promotion of diverse and affordable housing choices. Staff are presenting the scope of work for the policy review for the Committee’s information and comment.

EXISTING HOUSING POLICY CONTEXT

Metro 2040, adopted in 2011, provides the overall growth management framework for the region. *Metro 2040* coordinates and aligns regional land use and transportation planning, and directs growth into a framework based on a series of Urban Centres and in Frequent Transit Development Areas (FTDAs). *Metro 2040* calls for over two-thirds of residential and employment growth to occur in these transit-rich locations.

Goal 4 of *Metro 2040* aims to encourage the development of complete communities, and one of the strategies to achieve this goal is through policy actions that support the provision of “diverse and affordable housing choices” (S4.1) (see Figure 1).

In 2016, the MVRD Board adopted the *Regional Affordable Housing Strategy (RAHS)* to provide leadership on regional housing needs, and to advance the complete community objectives of *Metro 2040*. It is a related strategy focused on a single component of growth (i.e. housing) and is intended to provide further guidance to support the implementation of the policies of *Metro 2040*.

Figure 1. Strategy 4.1 of Metro 2040

4.1 Provide diverse and affordable housing choices.

- Requires that Metro Vancouver pursue the strategies and actions set out in the *Regional Affordable Housing Strategy (RAHS)*;
- Requires that Metro Vancouver maintain Housing Demand Estimates;
- Requires municipalities to adopt Regional Context Statements that include policies or strategies that will work toward meeting future housing demand; and,
- Requires municipalities to prepare and implement Housing Action Plans.

Furthermore, Metro Vancouver also has a related mandate to support diverse and affordable housing choices through the Metro Vancouver Housing Corporation (MVHC), and the goals and targets set out in the *Metro Vancouver Housing 10-Year Plan (2019)*.

Provincial and Federal Policy Context

Both *Metro 2040* and *RAHS* recognize that increasingly complex housing issues demand more innovative strategies and greater collaboration across all levels of government and with various housing stakeholders.

Since the adoption of *Metro 2040* and *RAHS*, both the provincial and federal governments have significantly increased their respective commitments to housing. In 2017, the Government of Canada's *National Housing Strategy* was introduced, and in 2018, the BC Provincial Government released *Homes for BC: A 30-Point Plan for Housing Affordability in British Columbia*. These plans, along with more recent budget commitments, have allocated much-needed funding to support affordable housing, and encourage partnerships between the public, private, and non-profit sectors to meet a diverse range of housing needs. There have also been a number of recent changes to legislation and regulations that have had a positive impact on the housing landscape, for example, updates to the *Residential Tenancy Act* to strengthen protections for renters, and the introduction of new legislation in British Columbia to support Residential Rental Tenure Zoning and require the completion of Housing Needs Reports.

POLICY REVIEW PROCESS AND TIMELINE

The primary objective of the Housing Policy Review is to identify recommended policy considerations to guide the development of *Metro 2050*, the update to the regional growth strategy. More specifically, the objectives of the Policy Review are to:

1. evaluate existing *Metro 2040*'s goals, strategies, and policy actions relating to housing;
 - a. primarily those embedded in Goal 4 (S4.1), but also elsewhere in *Metro 2040*, i.e. any supportive policies in Goals 1 and 5, and structural options (how to configure Housing, Transportation, and Complete Communities in *Metro 2050*);
2. engage with member jurisdictions and key stakeholders to identify preferred policy considerations; and
3. recommend ways to integrate these policy considerations through new or revised policy wording through *Metro 2050*.

Similarly, the *Metro 2040* Transport Policy Review will consider Metro Vancouver’s supportive and advocacy role around sustainable land use and transportation policies and actions, in close collaboration with TransLink and the development of the Regional Transportation Strategy. In consideration of the Complete Communities context set out in *Metro 2040*, it is staff’s intent that the Housing Policy Review will be coordinated with the Transportation Policy Review to integrate transportation-oriented development related questions and analysis at strategic points and where appropriate during the review process and in the development of housing policy considerations.

On issues relating to Metro Vancouver’s Affordable Housing function and the Metro Vancouver Housing Corporation, staff will ensure that the Housing Policy Review considers the alignment and complementarity of the goals, strategies, and policy actions of *Metro 2050* with the vision and targets articulated for the region through the *Metro Vancouver Housing 10-Year Plan*.

Milestones and Timeline

The policy review process will consist of the following four milestones, as described in greater detail below:

1. background research and review of current policy actions (*Where are we now?*);
2. stakeholder consultation and strategic direction (*Where do we want to go?*);
3. policy considerations (*How do we get there?*); and
4. policy recommendations (*Have we arrived?*).

Staff will involve RPAC, the RPAC Housing Subcommittee, and the Regional Planning Committee throughout the process and will report on the outcomes at each stage.

Milestone 1: Where are we now? (Fall 2019)

Staff will evaluate existing *Metro 2040* housing-related policy actions by:

- reviewing and evaluating the goals, strategies, and policy actions of existing internal plans and strategies (*Metro 2040*, *RAHS*, *Metro Vancouver Housing 10-Year Plan*);
- reviewing and analyzing the goals, strategies, and policy actions of existing external plans and strategies (*National Housing Strategy*, *BC’s 30-Point Housing Plan*, regional growth strategies from other jurisdictions);
- exploring best practices and emerging regional trends; and,
- identifying what is working, what is not working, and policy gaps (e.g. discussion paper).

Milestone 2: Where do we want to go? (Winter 2020)

Staff will host a *Metro 2040* Housing Policy Forum to present and discuss the results of the background research and review of current policy actions (e.g. discussion paper). RPAC members, RPAC Housing Subcommittee members, and other housing stakeholders will be consulted to identify initial policy considerations.

Milestone 3: How do we get there? (Spring 2020)

During this phase, staff will build on the findings of the background research and outputs of the Policy Forum to identify the most pertinent policy considerations for advancement. Based on the review

and strategic directions received through consultation, staff will develop policy recommendations, ensuring compatibility with the outputs of the Equity, Transport and Urban Centres + FTDA policy reviews, which are also currently underway.

Milestone 4: Have we arrived? (Summer 2020)

Finally, staff will present the results and final recommendations of the *Metro 2040* Housing Policy Review, outlining preferred policy options to the RPAC Housing Subcommittee, RPAC, Regional Planning Committee, and MVRD Board.

Staff welcome any input from the Regional Planning Committee on the proposed policy review scope of work and process described above.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The 2020 Regional Planning budget includes \$4,000.00 to support the *Metro 2040* Housing Policy Review Forum, to be held in late February 2020.

SUMMARY / CONCLUSION

Adopted in July 2011, *Metro 2040* establishes policy actions to encourage the development of complete communities and support the provision of diverse and affordable housing choices in the region. The *Metro 2040* Housing Policy Review will evaluate existing *Metro 2040* goals, strategies, and policy actions relating to housing, engage with member jurisdictions and key stakeholders to identify preferred policy considerations, and recommend ways to integrate these policy considerations through new or revised policy actions in *Metro 2050*.

Staff will involve members of RPAC and the RPAC Housing Subcommittee, and the Regional Planning Committee throughout the review process, and will report on the outcomes at each stage. It is intended that RPAC and its Housing Subcommittee will be the primary advisory venues, with the Subcommittee providing more detailed and technical feedback and housing policy-related expertise, while RPAC will provide higher-level guidance and direction, and the ability to consider and integrate directions with other related and intersecting policy review areas.

Consultation and engagement will occur through regular Committee / Subcommittee reporting structures, and through a *Metro 2040* Housing Policy Forum to be held in late February 2020.