Board Budget Workshop
OVERVIEW AND NEXT STEPS

Heather McNell
GENERAL MANAGER, REGIONAL PLANNING AND HOUSING SERVICES

Housing Committee, July 8, 2020
Board Budget Workshop Overview

**Process**

- **Board Budget Workshop** (Jun 5)
- **Committee Update** (Jul)
- **Committee Discussion** (Sep)
- **Budget Committee Reports** (Oct)
- **Board Budget Workshop** (Oct 21)
- **Council of Councils** (Oct 24)
- **Board Meeting** (Oct 30)

**Housing Committee**
Board Budget Workshop Overview

Approach Going Forward

Short-term Relief for Households
- Leverage supported tools to create a short-term action plan (1-3 years)

Maintain current goals and objectives
- Continue work on strategic and long-range plans

Realize New Opportunities
- Partner on projects to increase affordable housing and reduce GHGs
- Help drive economic recovery
- Other?

Housing Committee
Board Budget Workshop Overview

Next Steps

Considerations:

• Actions that can provide immediate relief while maintaining the work on the long-term vision of the Board
• Risk implications for project delays or deferrals
• The impact of changes to debt amortization on future ratepayers
• The ability of the organization to take advantage of potential stimulus funding
• Continuous improvement – review for efficiencies
What this means for Housing

• Minimize upward pressure on tenant rents + Expand affordable housing across the region

• MVHC = Budget built based on anticipated revenue
  o No household impact; Revenue = 93% tenant rents + 5% BC Housing = 2% parking and laundry
  o MVRD = Affordable Housing + Tax Reqs for Redevelopment ($1m) and Expansion ($4m)
What this means for Housing

MVHC

• Explore funding mechanisms for maintenance / rehabilitation
• Continuous improvement
• Contribute to economic recovery

MVRD

• Examine workload and service level expectations; primarily driven by staff salaries; Adjust employee related expenses

Housing Committee
Thank You

Housing Committee
Site Redevelopment Update
Metro Vancouver Housing

Jade Hume, P.Eng., PMP
DIVISION MANAGER, HOUSING MAINTENANCE & CAPITAL PROJECTS

July 8th, 2020
Approved Site Redevelopments

- Heather Place – Building A
- Heather Place – Building B
- Kingston Gardens – Phase 1
- Welcher Avenue
Supporting our 10-Year Targets

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

67 Homes Complete
235 Homes Design Underway
Redevelopment Funding

EXISTING SITES
- Maintain
- Rehab
- Redevelop

NEW SITES
- Partner
- EOI

$90 M
$60 M
$40 M

Housing Reserve Fund (tenant rents)
Tax Req $1M/yr

Tax Req $4M/yr

Housing Committee

$90 MILLION – RENEWAL

500 REDEVELOPMENT OF EXISTING HOUSING SITES

350 PARTNERSHIPS TO ACQUIRE OR MANAGE NEW UNITS

500 NEW DEVELOPMENT ON MUNICIPAL/REGIONAL LANDS

$60 MILLION

$40 MILLION
Heather Place – Building A

- Vancouver
- 67 Affordable Homes
- Construction Complete
  - Final Signoffs
  - Substantial Completion July 2020
- Budget $ 28.5M

❖ Move In – August 2020
Heather Place A – Progress and Time Line

- Design
- Tendering
- Building Permit Received
- Value Eng.
- Construction
- Operations
- Occupancy
Heather Place – Building B

- Vancouver
- 87 Affordable Homes
- Design Award in Progress
- Construction
  - Start Early 2022
- Budget $38M
Heather Place B – Progress and Time Line

Board Approval
Design Team Contract Award
Development Permit Received
Building Permit Received
Occupancy

Planning, Design & Permitting
Tendering
2019
2020
2021
2022
2023
Construction
Operations

Housing Committee
Kingston Gardens – Phase 1

- Surrey
- 85 Affordable Homes
- In Design
  - Passed 3rd Reading
- Construction
  - Start Mid 2021
- Approved Budget
  - $ 29M
- Step Code 4
Kingston Gardens PH.1 – Progress and Time Line

- Board Approval
- Design Team Contract Award
- Development Permit Received
- Building Permit Received
- Occupancy

Timeline:
- Planning, Design & Permitting
  - 2018
  - 2019
  - 2020
- Construction
  - 2021
  - 2022
- Tendering
- Operations
Welcher Avenue

• Port Coquitlam
• 63 Affordable Homes
• In Design
• Submission for DP
• Construction
  • Start Spring 2021
• Approved Budget
  $ 22.5M
• Step Code 4
Welcher Avenue – Progress and Time Line

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

Housing Committee
All Approved Re-Development Projects
Progress and Time Line

Housing Committee
Questions

Housing Committee
Welcher Avenue Redevelopment Update

Julia Dugaro
SENIOR PLANNER, METRO VANCOUVER HOUSING

Jotty Gill
HOUSING TECHNICIAN, METRO VANCOUVER HOUSING

Metro Vancouver Housing Committee - July 8, 2020
Welcher Avenue Site, Port Coquitlam

- Vacant lot and 2 single family homes
- Prime location
- Park adjacent
- Low-mid rise neighbourhood
Development Proposal Features

• 5-storeys, 1 level underground parking
• 63 homes
• Thoughtful design to blend with existing neighbourhood
• All homes will offer some affordability – applying to BC Housing and CMHC
Development Proposal Features

Family and Age Friendly:

- Over 80% family units
- 10% wheelchair accessible units
- 90% adaptable units
- CPTED design
- Flexible indoor and outdoor amenity spaces
Sustainability Features

Sustainable Design:

• Targeting Step Code 4
• Reduce GHGs to help to meet MVH’s 10-Year Plan and Climate 2050 targets
• Water reduction features
• External shading for passive cooling
• Durable, low maintenance materials to reduce life-cycle costs
Questions