METRO VANCOUVER HOUSING CORPORATION (MVHC)
BOARD OF DIRECTORS

REGULAR BOARD MEETING
Friday, March 27, 2020
9:00 A.M.
28th Floor Boardroom, 4730 Kingsway, Burnaby, British Columbia

Membership and Votes

REVISED AGENDA

A. ADOPTION OF THE AGENDA

1. March 27, 2020 Regular Meeting Agenda
   That the MVHC Board adopt the agenda for its regular meeting scheduled for March 27, 2020 as circulated.

B. ADOPTION OF THE MINUTES

1. February 28, 2020 Regular Meeting Minutes
   That the MVHC Board adopt the minutes for its regular meeting held February 28, 2020 as circulated.

C. DELEGATIONS

D. INVITED PRESENTATIONS

E. CONSENT AGENDA
   Note: Directors may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

1. HOUSING COMMITTEE REPORTS

   1.1 Evaluation Criteria for Metro Vancouver Housing Development on Member Lands
   That the MVHC Board endorse the evaluation criteria contained in the report dated February 14, 2020 titled “Evaluation Criteria for Metro Vancouver Housing Development on Member Lands”, together with amendments provided by the Housing Committee at its March 4, 2020 meeting.

1 Note: Recommendation is shown under each item, where applicable. All Directors vote unless otherwise noted.

March 25, 2020
Metro Vancouver Housing Corporation
F. ITEMS REMOVED FROM THE CONSENT AGENDA

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

I. OTHER BUSINESS

J. BUSINESS ARISING FROM DELEGATIONS

K. RESOLUTION TO CLOSE MEETING
   
   Note: The Board must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.

That the MVHC Board close its regular meeting scheduled for March 27, 2020 pursuant to the Community Charter provisions, Section 90 (1) (e) (g) as follows:

“90 (1) A part of a board 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;
   (g) litigation or potential litigation affecting the regional district.”

Added

L. RISE AND REPORT (Items Released from Closed Meeting)

M. ADJOURNMENT/CONCLUSION
   
   That the MVHC Board adjourn/conclude its regular meeting of March 27, 2020.
METRO VANCOUVER HOUSING CORPORATION
BOARD OF DIRECTORS

Minutes of the Regular Meeting of the Metro Vancouver Housing Corporation (MVHC) Board of Directors held at 9:11 a.m. on Friday, February 28, 2020 in the 28th Floor Boardroom, 4730 Kingsway, Burnaby, British Columbia.

MEMBERS PRESENT:
Burnaby, Chair, Director Sav Dhaliwal
North Vancouver City, Vice Chair Director Linda Buchanan
Anmore, Director John McEwen
Bowen Island, Director David Hocking
Burnaby, Director Pietro Calendino
Burnaby, Director Mike Hurley
Coquitlam, Alternate Director Brent Asmundson for Richard Stewart
Coquitlam, Director Craig Hodge
Delta, Director George Harvie
Electoral Area A, Jen McCutcheon
Langley City, Alternate Director Gayle Martin for Val van den Broek
Langley Township, Director Jack Froese
Langley Township, Director Kim Richter
Lions Bay, Director Ron McLaughlin
Maple Ridge, Director Mike Morden
New Westminster, Director Jonathan Coté
North Vancouver District, Director Lisa Muri
Pitt Meadows, Director Bill Dingwall
Port Coquitlam, Director Brad West
Port Moody, Director Rob Vagramov
Richmond, Director Malcolm Brodie
Richmond, Director Harold Steves
Surrey, Director Linda Annis
Surrey, Director Doug Elford
Surrey, Director Laurie Guerra
Surrey, Alternate Director Brenda Locke for Mandeep Nagra
Surrey, Director Doug McCallum
Surrey, Director Allison Patton
Tsawwassen, Director Ken Baird
Vancouver, Director Adriane Carr
Vancouver, Director Lisa Dominato
Vancouver, Alternate Director Pete Fry for Kennedy Stewart
Vancouver, Director Colleen Hardwick
Vancouver, Alternate Director Jean Swanson for Christine Boyle
Vancouver, Director Michael Wiebe
West Vancouver, Director Mary-Ann Booth
White Rock, Director Darryl Walker

MEMBERS ABSENT:
Belcarra, Director Neil Belenkie
Delta, Director Bruce McDonald

Vancouver, Director Melissa De Genova

STAFF PRESENT:
Jerry W. Dobrovolny, Chief Administrative Officer
Janis Knaupp, Legislative Services Coordinator, Board and Information Services
Chris Plagnol, Corporate Officer
A. ADOPTION OF THE AGENDA

1. February 28, 2020 Regular Meeting Agenda

It was MOVED and SECONDED
That the MVHC Board adopt the agenda for its regular meeting scheduled for February 28, 2020 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. January 31, 2020 Regular Meeting Minutes

It was MOVED and SECONDED
That the MVHC Board adopt the minutes for its regular meeting held January 31, 2020 as circulated.

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. CONSENT AGENDA

It was MOVED and SECONDED
That the MVHC Board adopt the recommendations in the following items presented in the February 28, 2020 MVHC Board Consent Agenda:

1.1 Metro Vancouver Housing Corporation Tenant Selection Policy Revision
1.2 Metro Vancouver Housing Redevelopment Plan

CARRIED

The items and recommendations referred to above are as follows:

1.1 Metro Vancouver Housing Corporation Tenant Selection Policy Revision
Report dated January 13, 2020 from Laurel Cowan, Program Manager, Housing Policy and Planning, Metro Vancouver Housing, seeking MVHC Board approval of the revised Tenant Selection Policy for Metro Vancouver Housing.

Recommendation:
That the MVHC Board approve the revised Tenant Selection Policy as presented in the report dated January 13, 2020, titled “Metro Vancouver Housing Corporation Tenant Selection Policy Revision”.

Adopted on Consent
1.2 **Metro Vancouver Housing Redevelopment Plan**

Report dated January 13, 2020 from Laurel Cowan, Program Manager, Housing Policy and Planning, Metro Vancouver Housing, seeking MVHC Board approval of the *Metro Vancouver Housing Redevelopment Plan*.

*Recommendation:*

That the MVHC Board approve the *Metro Vancouver Housing Redevelopment Plan* as presented in the report dated January 13, 2020, titled “Metro Vancouver Housing Redevelopment Plan.”

*Adopted on Consent*

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**F. ITEMS REMOVED FROM THE CONSENT AGENDA**

No items presented.

**G. REPORTS NOT INCLUDED IN CONSENT AGENDA**

No items presented.

**H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

No items presented.

**I. OTHER BUSINESS**

1. **MVHC Board Committee Information Items and Delegation Summaries**

   *It was MOVED and SECONDED*

   That the MVHC Board receive for information the MVHC Board Committee Information Items and Delegation Summaries dated February 28, 2020.

   *CARRIED*

**J. BUSINESS ARISING FROM DELEGATIONS**

No items presented.

**K. RESOLUTION TO CLOSE MEETING**

*It was MOVED and SECONDED*

That the MVHC Board close its regular meeting scheduled for February 28, 2020 pursuant to the *Community Charter* provisions, Section 90 (1) (g) as follows:

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

(g) litigation or potential litigation affecting the regional district.”

*CARRIED*

**L. RISE AND REPORT (Items Released from Closed Meeting)**

No items presented.
M. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED
That the MVHC Board adjourn its regular meeting of February 28, 2020.

CARRIED
(Time: 9:12 a.m.)

CERTIFIED CORRECT

__________________________  __________________________
Chris Plagnol, Corporate Officer  Sav Dhaliwal, Chair
To: MVHC Board of Directors
From: Housing Committee
Date: March 4, 2020
Meeting Date: March 27, 2020

Subject: Evaluation Criteria for Metro Vancouver Housing Development on Member Lands

HOUSING COMMITTEE RECOMMENDATION
That the MVHC Board endorse the evaluation criteria contained in the report dated February 14, 2020 titled “Evaluation Criteria for Metro Vancouver Housing Development on Member Lands”, together with amendments provided by the Housing Committee at its March 4, 2020 meeting.

At its March 4, 2020 meeting, the Housing Committee considered the attached report titled “Evaluation Criteria for Metro Vancouver Housing Development on Member Lands”, dated February 14, 2020. The Committee passed a revised recommendation as shown above.

The Committee considered the evaluation criteria as presented in the report and directed staff to revise the criteria scoring to reflect weighting of transit accessibility and walkability as higher and municipal fee reductions and financial contributions as lower, as shown on the following page.
### Criteria and Scoring

<table>
<thead>
<tr>
<th>Criteria Categories</th>
<th>Scoring</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Opportunity</td>
<td>30</td>
</tr>
<tr>
<td>Tenant Livability</td>
<td>25</td>
</tr>
<tr>
<td>Municipal Actions to Contribute to Financial Viability</td>
<td>10</td>
</tr>
<tr>
<td>Regional Equity</td>
<td>15</td>
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</tbody>
</table>

<table>
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<tr>
<th>CRITERIA</th>
<th>MAXIMUM SCORE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CATEGORY: Development Opportunity</strong></td>
<td></td>
</tr>
<tr>
<td>Development potential—anticipated # of units</td>
<td>10</td>
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<td>Development readiness (e.g., expedited DP and or BP approval process, parking relaxations, no need for subdivision or variance, etc.)</td>
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<td>Walking distance to amenities (e.g., parks, schools, groceries, medical centres, community centres, libraries, etc.)</td>
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<td>Opportunities to support tenant relocation from other developments to reduce impacts to tenants (i.e., stay within same neighbourhood)</td>
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<td><strong>CATEGORY: Municipal Actions to Contribute to Financial Viability</strong></td>
<td>10</td>
</tr>
<tr>
<td>Municipal fee reductions and financial contributions (e.g., waiving or reducing municipal portion of DCCs, CACs, permit application fees, off-site servicing, financial grants, etc.)</td>
<td>10</td>
</tr>
<tr>
<td><strong>CATEGORY: Regional Equity</strong></td>
<td></td>
</tr>
<tr>
<td>Presence of existing MVH housing in community (e.g., higher score for communities with little or no existing housing)</td>
<td>15</td>
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</table>

### Attachment

“Evaluation Criteria for Metro Vancouver Housing Development on Member Lands”, dated February 14, 2020
To: Housing Committee
From: Laurel Cowan, Program Manager, Housing Planning & Policy, Metro Vancouver Housing
Date: February 14, 2020

Subject: Evaluation Criteria for Metro Vancouver Housing Development on Member Lands

RECOMMENDATION
That the MVHC Board endorse the evaluation criteria as presented in the report dated February 14, 2020 titled “Evaluation Criteria for Metro Vancouver Housing Development on Member Lands”.

EXECUTIVE SUMMARY
Metro Vancouver Housing (MVH) is actively working to build more affordable rental housing. One way is through partnerships with member jurisdictions. In February 2020, Metro Vancouver issued an Expression of Interest (EOI) for member jurisdictions to submit municipally-owned land to lease or transfer to MVH at a nominal cost.

The EOI outlines considerations for submissions including: development potential, municipal actions/incentives to support development, tenant livability, financial feasibility for MVH, and regional equity. Staff used these considerations to draft evaluation criteria and weighting to prioritize EOI submissions that best meet MVH’s objectives. This report presents the evaluation criteria for Committee and Board review and endorsement.

PURPOSE
To seek Housing Committee and MVHC Board endorsement of the evaluation criteria and weighting to assess and prioritize submissions to Metro Vancouver Housing’s Expression of Interest for member jurisdiction lands.

BACKGROUND
One of the actions of the Housing Committee’s 2020 Work Plan is to oversee the implementation of the Metro Vancouver Housing 10-Year Plan. The 10-Year Plan provides a vision for MVH to expand its portfolio of affordable rental homes. One way to do this is through identifying new properties on which to build new housing. To do so, MVH developed an Expression of Interest (EOI) for member jurisdictions to submit properties that could be leased or transferred to MVH at a nominal cost.

MVH is looking to develop and operate new affordable rental housing on member lands using funding from a new annual $4M tax requisition (approved in the 2020 budget). Where possible, MVH will also seek to leverage this funding through Provincial and Federal programs and other sources.

The EOI was presented to the Committee and Board for review in January 2020 and issued to members in February 2020. To ensure a fair and consistent process, staff have drafted evaluation criteria to aid the Committee and Board’s assessment of EOI submissions and to prioritize projects.
for 2020 and beyond. Evaluation criteria is based on the considerations outlined in the EOI. The total number of projects selected to move forward in 2020 depends on the scale of projects and financial viability, as well as any additional funding from other sources.

EVALUATION CRITERIA: CONSIDERATIONS AND TRADE-OFFS

Considerations
The EOI outlines a number of considerations to reflect MVH’s 10-Year Plan goals and objectives. To maximize the number of affordable rental homes across the region and support complete and livable communities, MVH is seeking projects that are financially sustainable and achieve the best value for investment. Considerations include:

- Development potential, development readiness, and site readiness
- Municipal actions or incentives to support development
- Tenant livability
- Financially feasibility for MVH
- Regional equity

Trade-offs
There are also some important trade-offs to consider. Evaluation criteria has been weighted to reflect trade-offs and prioritize EOI submissions that best meet MVH’s objectives.

- **Transit access**: Transit access is important to support rental housing, especially for lower income tenants. Transit criteria prioritizes walking distance to the Frequent Transit Network (i.e., a network of corridors that receives frequent, reliable service at least every 15 min most of the day).
- **Building material**: Woodframe building construction is significantly less expensive than concrete or mass timber techniques that could be used to achieve taller buildings. To provide the greatest value for MVH’s available funding, MVH is targeting property that supports woodframe construction (i.e., up to 6 stories).
- **Tenant relocation**: MVH is also looking for opportunities to redevelop its existing properties. Tenant relocation during redevelopment can be challenging; particularly to find housing options that are nearby to limit disruption to tenants lives. The EOI recognizes that close proximity to existing MVH housing sites may be beneficial to support tenants during redevelopment. However, this must also be considered in the context of regional equity.
- **Regional equity**: MVH currently has housing in 11 of its member jurisdictions. Through the creation of the 10-Year Plan, it became clear that regional equity is a priority for new MVH housing. This criterion has been weighted to reflect this priority.

EVALUATION CRITERIA FOR THE EXPRESSION OF INTEREST FOR NEW LANDS

There are a number of considerations that are requirements for MVH to proceed. These have been identified as Screening Criteria.

Screening Criteria
- Lease or fee simple transfer to MVH at a nominal cost
- Development Readiness:
  - Pre-zoned OR
• Expedited rezoning process led by member jurisdiction
  □ Financially feasible for MVH to construct (i.e., woodframe, ≤6 storey)
  □ No known contaminants that would require major remediation
  □ Lease / Housing Agreement financially and operationally feasible for MVH

Other considerations listed in the EOI are grouped into four categories that will be weighted as follows:

Criteria and Weighting

<table>
<thead>
<tr>
<th>Criteria Categories</th>
<th>Weighting</th>
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<tbody>
<tr>
<td>Development Opportunity</td>
<td>40%</td>
</tr>
<tr>
<td>Tenant Livability</td>
<td>20%</td>
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Each category contains a number of criteria, each with a maximum score. To achieve a maximum score, submissions must demonstrate they fully meet MVH’s objectives. Overall scores will be used to prioritize projects for 2020 and beyond.

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EOI TIMING AND NEXT STEPS
MVH requested that interested member jurisdictions submit EOI responses by end of day April 3, 2020. To allow for potential funding support from BC Housing’s Community Housing Fund (anticipated Spring 2020), MVH seeks to evaluate EOI submissions in April to identify priority project(s) by May 2020.

Upon selection of priority project(s), MVH will undertake further exploration and concept planning to confirm development opportunities for specific housing sites.

ALTERNATIVES
1. That the MVHC Board endorse the evaluation criteria as presented in the report dated February 14, 2020 titled “Evaluation Criteria for Metro Vancouver Housing Development on Member Lands”.
2. That the MVHC Board endorse the evaluation criteria as presented in the report dated February 14, 2020 titled “Evaluation Criteria for Metro Vancouver Housing Development on Member Lands” as amended at the Housing Committee meeting on March 4, 2020.
3. That the Housing Committee receive the report dated February 14, 2020 titled “Evaluation Criteria for Metro Vancouver Housing Development on Member Lands” and provide alternate direction to staff.

FINANCIAL IMPLICATIONS
There are no direct financial implications to this report. Following the submission and evaluation of EOI responses, Metro Vancouver Housing will identify priority sites for further study to confirm feasibility. Costs for technical consulting are included in the 2020 Affordable Housing budget.

CONCLUSION
Metro Vancouver Housing is actively working to build more affordable rental housing. One way is through partnerships with member jurisdictions. In February 2020, Metro Vancouver issued an Expression of Interest (EOI) for members to submit municipally-owned land to lease or transfer to MVH at a nominal cost.

The EOI outlines considerations for submissions including: development potential, municipal actions/incentives to support development, tenant livability, financial feasibility for MVH, and regional equity. Staff used these considerations to draft evaluation criteria and weighting to prioritize EOI submissions that best meet MVH’s objectives. This report presents the evaluation criteria for Committee and Board review and endorsement. Staff recommend Alternative 1, to endorse the evaluation criteria.