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

This outlines a call for member jurisdiction lands suitable for the development of affordable rental housing through partnerships with Metro Vancouver Housing. Metro Vancouver Housing is looking to connect with member jurisdictions to identify opportunities for partnership. 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. 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, facilitates this Expression of Interest.

We recognize that some member 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 achieved
   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)

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.)

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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.
To identify potential partnership opportunities, Metro Vancouver Housing requests interested member jurisdictions complete the attached form in **Appendix 1** and submit it by email to housing@metrovancouver.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 Laurel Cowan, Program Manager, Housing Planning, Policy and Projects, by phone at 604-451-6510 or by email at laurel.cowan@metrovancouver.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.

**JD/HM/lc**

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