

Coquitlam

For Committee

February 22, 2022

Our File: 10-5040-20/AFFHOU/2022-1

Doc #: 4286086.v2

To: City Manager

From: General Manager Planning and Development

Subject: **Housing Affordability Strategy (HAS) Implementation Progress Report and 2022-2023 Work Program**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the General Manager Planning and Development dated February 22, 2022 and entitled "Housing Affordability Strategy (HAS) Implementation Progress Report and 2022-2023 Work Program" for information.

Report Purpose:

The purpose of this report is to:

1. Update Council-in-Committee on the progress made on housing affordability initiatives over the past year;
2. Outline recommended 2022 work program options for initial consideration; and
3. To provide the Committee an opportunity to provide feedback on these matters.

Strategic Goal:

HAS initiatives are identified as a "B" priority in the 2022 Business Plan and support the City's strategic goal of 'Safe and Complete Neighbourhoods'. These initiatives guide Coquitlam's response to housing affordability challenges through the implementation of creative incentives and by working in partnership with others.

Executive Summary:

This report serves to update the Committee regarding recent achievements and ongoing efforts related to affordable housing initiatives, as well as to propose a number of items to address as part of the 2022 HAS Work Program.

Background:

Coquitlam's HAS is the guiding document for the City's work on housing affordability issues. Since adoption in 2015, Coquitlam has made significant progress in advancing the objectives of the HAS by leveraging development activity and partnering with senior levels of government and community partners. The Community Social Development Manager oversees the work of this team along with 1.5 full-time equivalent (FTE) housing planners and focuses on three key areas:

- Development Application Support;
- Policy and Process Improvement; and
- Partnerships.

PCS REP

In 2021, Council supported a robust work program that included a number of highlights including:

Facilitating Rental Housing

Since adopting the HAS in 2015 and the associated rental incentives in 2017, Coquitlam is a leading municipality in the region with the number of purpose-built rental units in-stream. As of December 31, 2021, there are 10,246 market rental units and a further 2,053 below or non-market rental units in the development approval process that are utilizing the City's Housing Affordability incentives. In 2021, 302 market rental and six below or non-market rental units were completed. An expected 75 below or non-market units are to be completed in 2022 with increasing numbers expected in coming years as projects advance through approvals and construction. These new units will replace 101 older market rental units. A complete list of rental projects is provided in Attachment 1.

Affordable Housing Reserve Fund (AHRF) and Senior Government Funding

In 2021, Council has granted \$4.2M from the AHRF to support 212 units in two separate projects. Affordable Housing Society was granted \$3.3M for their project at 3100 Ozada Street and the Vancouver Resources Society was granted \$940K for their project at Clarke and Como Lake. There are a number of anticipated requests from non-profits redeveloping their underutilized and aging social housing sites with Attachment 2 providing more detail on recent and anticipated AHRF requests.

The Province through BC Housing is a key partner in the delivery of subsidized units in Coquitlam. BC Housing provides support through various mechanisms, with several projects utilizing more than one of these mechanisms, which include:

- Funding through programs like the Community Housing Fund to non-profit societies to deliver deeply affordable units (e.g., Hoy Creek Co-op Phase 1);
- Financing through the Community Partnerships Initiative to non-profit or private developers to deliver market rental or below-market rental housing; and
- Through the Below-Market Memorandum of Understanding (MOU) with Coquitlam, BC Housing also provides administrative, tenant selection and income testing services for private developers who have utilized Coquitlam's rental incentives.

Correspondingly, one of the criteria of the AHRF is confirmation of Provincial funding in order to leverage this support. During the most recent round of the Community Housing Fund, a number of Coquitlam projects applied but were all unsuccessful. This was due to the limited availability of funds, commensurate with the number of requests, as well as an effort to distribute the funding geographically. In terms of federal support, a number of Coquitlam projects did receive financing through Canada Mortgage and Housing Corporation's (CMHC) Rental Construction Financing Initiative including the Ozada project mentioned above, Townline's project on North Road and Whiting Way as well as Concert's Heart of Burquitlam project.

Tenant Relocation Policy (TRP)

An updated Tenant Relocation Policy (TRP) was adopted on November 22, 2021. The policy was created to align with best practices and Council's past expectations when purpose build rental buildings are redeveloped. The new policy provides a consistent framework for developers and specifies the assistance that developers must provide to tenants. Staff have also rolled out new communication materials on the policy and incorporated Council feedback to ensure tenants are aware of their rights under the policy. These communication materials have been published online and will be translated to other languages in the coming months.

Housing Needs Assessment Report

Council approved an application to the Union of BC Municipalities (UBCM) grant program to support the creation of a Housing Needs Assessment Report on January 28, 2021. This required report from the Province uses provincially-supplied data to standardize an approach to housing needs across the Province. The report requires statements about key areas of local need, units required to meet current and anticipated housing needs for at least the next five years, as well as the number and percentage of households in core housing need. Work has advanced on this initiative throughout 2021 and the draft report also appears on today's Council agenda to meet the provincial deadline in April 2022.

Support for Homeless Population

Due to the significant impacts of the pandemic, the winter shelter program that operated in Coquitlam in the past did not open for the 2020-2021 winter season. However, additional interim capacity opened at a Coquitlam area hotel as well as an Emergency Weather Response (EWR) shelter over the year. Staff worked with the Tri-Cities Homelessness and Housing Task Group (TCHHTG), staff representatives from Port Moody and Port Coquitlam and BC Housing to re-establish the program for the 2021-2022 season. This renewed winter shelter program began operating in January 2022. Four Coquitlam area churches volunteered their space and support on a rotating basis to work with the Progressive Housing Society, the winter shelter operator.

In July 2021, Coquitlam was awarded \$306K from the UBCM Strengthening Community Partnerships grant to assist the City and community in responding to the needs of unsheltered homeless populations during the pandemic and post-COVID recovery period. Approximately \$270K of this funding is currently flowing through the City to local non-profit partners Hope for Freedom (HFF) and Phoenix Societies for the expansion of their outreach program staff. Since additional outreach workers were hired with this funding HFF reports that they have made an average of 73 monthly connections with Phoenix reporting approximately 65 monthly connections. The balance of the funding received will be used to deliver a training and education program in the Spring of 2022. The goal of the program is to foster increased understanding of barriers faced by people experiencing homelessness by front-line staff, and to engage local businesses and citizens as a way to foster positive dialogue.

Administrative Efficiencies in the Development of Affordable Housing

Staff are constantly looking to streamline processes and reduce red tape including within the realm of affordable housing. In February 2021, Council adopted a new policy to allow government agencies to provide a letter of assurance in lieu of bonding. This policy has already been implemented on two projects with BC Housing and has further streamlined and simplified the process for partnering with other levels of government to develop affordable housing in Coquitlam.

Expanded Rental Incentives

Staff have continued to assess opportunities to expand incentives to create rental housing, building on the success of Coquitlam's existing model. There are a number of initiatives over the last year which have informed this assessment including Coquitlam's approach to density transfer which has facilitated some mid-rise below-market rental housing as well as senior government financing which has incentivized high rise 100% rental high-rise projects. Senior government programs (namely CMHC's Rental Construction Financing initiative) that provide low-cost financing for rental developments were extended to 2028, which provides stability for the sector for the near-term. More rental housing is being built in Coquitlam than ever before as a result of the policy and incentive framework.

Staff have previously identified the potential to provide housing incentives in medium density forms. However, one of the key challenges for this work is the difficulty to accommodate further density within the six-storey form for rental incentives. One project that may help to address this challenge is the Development Application Financial Review (DAFR). DAFR proposes to study the financial tools available to the City to fund key amenities and priorities including within medium density which is not currently under the density bonus system. As both of these projects are within Community Planning, staff would propose to collaborate and consider how the DAFR project could also incentivize the development of rental housing within the medium density form.

Discussion/Analysis:

Housing affordability during the second year of the pandemic brought some of the biggest gains in housing price appreciation in Metro Vancouver, which further contributed to the ongoing housing crisis. Since the inception of HAS, the key component of the success of the initiative has been its adaptability. The housing landscape is changing rapidly, as evidenced by the changing federal and provincial responses. An ongoing assessment of policy direction and recommended actions has been fundamental to Coquitlam's success. In addition, the following key priority items are provided for Council's review and feedback for the 2022 work program.

Housing Needs Report

It will be a significant undertaking to process and translate the data provided in the Housing Needs Report to proposed policies and considerations for the HAS. The result will be a report which will contain current information around housing need and help identify existing gaps. It is anticipated that this report will be an important input to future HAS policy directions and other Planning and Development departmental policy.

Advancing City-owned sites: Maillardville and Sydney Avenue Lands

Council has previously identified two City owned sites for the development of new non-market housing oriented towards seniors. A Request for Qualifications (RFQ) will be released in the early spring to identify interested and qualified non-profit housing providers to develop and operate the site.

The Sydney Avenue Lands has received First Reading in the rezoning process to prepare for further non-market housing oriented towards seniors. On December 13, 2021, Council endorsed staff to apply to the Metro Vancouver's Expression of Interest to explore a potential partnership to develop a portion of the Maillardville Community Centre site for a minimum of 37 units of non-market housing. Metro Vancouver Housing is currently evaluating applications to their second round of Expression of Interest (EOI), including the Coquitlam's Maillardville site.

Supportive Housing for Vulnerable Populations

Supportive housing—subsidized housing that includes a range of on-site, non-clinical supports, such as life-skills training, and connections to primary health care, mental health or substance use services—has been identified as a key community need for people experiencing homelessness in the Tri-Cities. The shortage of supportive housing units makes it challenging for those utilizing shelter programs as well as those staying outside cannot access more permanent housing.

Preliminary work to identify possible locations and projects models for supportive housing in Coquitlam began in 2021 and staff would propose to continue to advance this work in 2022.

Zoning Bylaw Housekeeping Amendments

A number of bylaw amendments have been considered over the past year. While some of these have been previously identified to Council, for efficiency, staff would plan to bring forward a comprehensive report to update the zoning bylaw. This work is anticipated to be advanced in early spring.

Additional Initiatives through the HAS

In addition to the key priorities outlined above, as well as the on-going support for facilitating development applications and tenant relocation strategies, the team is advancing a number of additional initiatives including:

- *Assessing opportunities for affordability in lower density forms:* A number of past and current Coquitlam projects such as the Southwest Housing Review and Housing Choices have considered how Coquitlam can develop more affordable 'missing middle' housing options to offer an alternative between a too small apartment and a too large single family home. Building off this work, staff are participating in a Small Housing BC Accelerator Program to explore possibilities to encourage more affordable ground oriented units. This project would study the key challenges impacting the affordability of these units and propose innovations that could improve affordability;
- *Redevelopment of Affordable Housing Projects:* Non-profit societies with land holdings in Coquitlam have continued their redevelopment efforts of aging and underutilized sites with coordinated partnerships by all levels of government; and

- *Process Improvement:* Staff would also propose to further improve communications in the next year both internally and externally to provide better service to the non-profit sector. This would include:
 - Improved printed and online materials for both developers and tenants clearly explaining HAS policies;
 - Working with non-profits and government funders to standardize Housing Agreements;
 - Improved data collection and referral process for tracking and advancing rental projects; and
 - Tracking the success of the City's newly adopted TRP.

Financial Implications:

There are no additional financial resources anticipated at this time.

Next Steps:

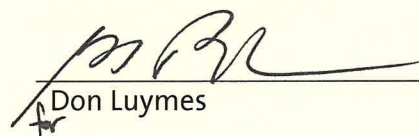
As part of the 2022-2023 Work Program, staff are committed to advance the delivery of market and below-market/non-market rental units as well as supportive housing. Supporting the delivery of these units remains the highest priority.

Provided Council supports the identified items on the 2022 Work Program, these will come forward for Council consideration individually. In the case of more complex policies or initiatives, on Council's direction, staff will provide an opportunity for greater discussion.

Conclusion:

Since the adoption of the HAS in 2015, the program has been highly successful and has advanced the City's efforts and objectives around affordable housing. More specifically, the HAS has improved the City's efforts to communicate City objectives and programs, enabled current applicants to utilize HAS incentives, encouraged and supported potential developer/non-profit housing organizations partnerships and has worked to increase the inventory of affordable housing stock in the City.

The regulatory incentives established by the HAS have helped initiate 10,206 purpose build market rental units and approximately, 2,022 non-market and below market rental units. These units are currently in the development approvals process or under construction. With the ongoing funding announcements from the federal and provincial governments, further opportunities will arise for the City to facilitate and advance affordable housing.



Don Luymes

DR/JS/bk

Attachments:

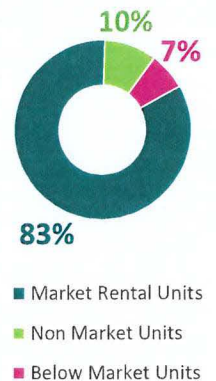
1. Current Rental Housing Projects (Doc# 4336502)
2. Recent and Anticipated AHRF Requests (Doc# 4341811)
3. PowerPoint Presentation: HAS Progress Report and 2022-2023 Work Program (Doc# 4333523)

This report was written by Demian Rueter, Acting Social and Community Development Manager, with input from Jacint Simon, Housing Planner, Cathy van Poorten, Social Planner and reviewed by Genevieve Bucher, Director Community Planning.

Current Rental Housing Projects under application or construction

Trimester 3 - as of December 31, 2021 (no pre-applications are shown)

Project # & name	Applicant	Address	MR	NM	BM
Development Permit Applications in process (unit counts may change)					
1 21-187 - Austin Manor	544 Austin Devt / New Chelsea Society	544 Austin Ave	61	12	0
2 21-158 - ELLE	Anthem 566 Lougheed	566 Lougheed Hwy	260	0	26
3 21-140 - SOCO P2 with 16-001	Anthem SOCO Two - P2	520 Young Dr w/319 North	40	0	31
4 20-118 - Burq. Plaza P1: North	B&A Planning Group	552 Clarke Rd w/ 568 Clarke	980	0	0
5 16-004 - Fraser Mills	Beedie Living / Fraser Mills	2 King Edward St	235	235	0
6 **21-062	Catalyst Community Devt Society	1013 Brunette Ave	0	168	0
7 **21-188 - Edgar	Ciccozzi Arch.	567 Lougheed Hwy	307	0	0
8 21-031 - DE recipient - future	City of Coquitlam / IBI - future Seniors' RFQ	594 Sydney Avenue	0	89	0
9 21-052 - Evergreen Pl - 4 phases	Delcor Holdings / Polygon	2800 Barnet Hwy	300	0	0
10 20-143 - Bldg B: rental	Duet Adera Projects	724 Como Lake	109	0	0
11 21-107	GBL Architecture	1026 Brunette Ave	45	0	0
12 21-194 - Gardena	Intracorp Gardena / Jive Soc.	628 Claremont St	188	0	29
13 21-078 - Wesbury	LM Properties	1155 Pipeline Rd	58	0	9
14 21-112 - Claremont	Liberty Homes	641 Claremont St	108	0	0
15 21-123 - PARC	Liveable City Pl. / PARC + Hollyburn Fam. Serv.	1015 Austin Ave	174	0	19
16 20-045 - Coq. Central - P1 (North) P2 (South)	Marcon Central / Quadreal - P1, P2 - P6	2954 Pheasant St	893	0	153
17 21-201	Metro Van Cons / dba ASD Venture	641 Lougheed Hwy	229	0	0
18 18-090 - future phases:	Morguard - Coquitlam Centre	2929 Barnet Hwy	1,570	0	175
19 18-090 - P1: Sub-P1-3	Morguard - Coquitlam Centre	1140 Pinetree Way	602	0	67
20 21-167 - Gardena & Kemsley	Oakdale / Strand - BC Housing	584 Kemsley Ave	115	0	16
21 21-205 - Oakdale	Strand Holdings / Ciccozzi	618 Tyndall St	87	0	13
22 21-038 - Coronation Heights - 8 phases	Polygon 311, No. BC0973401	135 Balmoral Dr	492	0	98
23 21-177 - DE w. 20-079 QL Regan	Qualex-Landmark Gateway - non-profit TBD	803 North Road	0	15	0
24 21-182 - Hoy Creek Co-op - P2	TL Housing Solutions	2905 Glen Dr	44	102	0
25 21-145 - 820 Dogwood	WG Arch.	820 Dogwood St	186	0	24
Development Permit Applications that have passed 3rd reading (unit counts may change)					
26 19-014 - Glitz	iKor Devt + BC Housing	625 North Rd	33	0	11
27 18-086 - Clarke + Como: P2 of 2 future phase	Intergulf (Como Lake)	602 Clarke Rd	280	0	0
28 18-086 - Clarke + Como: P1 of 2	Intergulf (Como Lake) + VRS + BCH	602 Clarke Rd	0	0	47
29 20-085 - Kadence - Rivers Inlet Apts	LM 1175 Pipeline	1175 Pipeline Rd	57	9	0
30 19-089 - Alderson Gate - 3 phases	Led. McAllister Burquitlam	688 Lougheed Hwy	155	0	0
31 **19-021 - DE recipient w/ M. Elmwood	Marcon Dogwood	708 Dogwood St	89	0	37
32 21-021	Oakdale Holdings / Strand / IBI / BCH	618 Claremont St	89	14	0
33 **19-018	TL / North Road Whiting + BCH	675 North Rd & 668 Whiting	134	0	20
Development Permit Applications that have passed 4th reading					
34 16-002 - Whitgift Gardens - future phases	Concert Cottonwood	550 Cottonwood Ave	692	0	0
Building Permit Applications in process					
35 19-046 - VUE - Block B	Amacon / VIAM + YWCA	630 Whiting Way	93	0	0
36 19-046 - VUE - Block A	Amacon / VIAM + YWCA	500 Foster Ave	24	12	0
37 19-008 - Jinju	Anthem Cottonwood + BCH	537 Cottonwood Ave	115	0	20
38 18-103 - Smith & Farrow	Boffo (NR) + VRS	708 Farrow St	113	21	0
39 20-022 - Pinetree Crt	Dys Arch / BCH CHF + AHS (AHAA)	3100 Ozada Ave	0	164	0
40 17-037 - Highpoint	Led. McAllister Burq - Highpoint	508 Clarke Rd	113	15	0
41 18-066 - Precidia	Led. McAllister Precidia + BCH	520 Cottonwood Ave	66	9	0
42 18-069 - Pine + Glen	Onni Pinetree Way	3022 Glen Dr	177	0	0
43 **18-087 D55	Shaw Ave Devts	600 Shaw Ave	197	0	0
44 **17-024 - Meridian	Townline / Chris Dikeakos	515 Cottonwood Ave	259	0	9
Building Permits Issued / Ready for Issue, under construction					
45 19-101 - Trio	Adera / Integra	717 Como Lake Ave	59	0	0
46 16-001 - SOCO P1 with 21-140	Anthem + AHS - T2: lvl 4,5,7	319 North Rd	0	0	18
47 21-137 - Como Lake United Church	Atcorr / CLUC / TL Hsg Sol. / BCH	1110 King Albert Ave	0	75	0
48 20-120 - The Heights West	Beedie + VRS	1029, 1033 Austin Ave	0	12	0
49 18-030 - Heart of Burq - P1: rental	Concert Burq. Park / 43 Hsg Soc.	551 Emerson St - rental	208	100	0
50 17-010 - Sydney	Led. McAllister Sydney	545 Sydney Ave	67	10	0
51 17-045 - Sophora	Polygon 316	1182 Westwood St	51	0	0
52 19-029 - Hoy Creek co-op: P1	TL Hsg / Comm. Land Trust	2905 Glen Dr	0	132	0
53 18-115 - LOMA	Wilsong Chang / ML Emporio + BCH	901 Lougheed Hwy	52	0	6
Total rental units in all stages - citywide			10,206	1,194	828
Total Non Market & Below Market units in application and development process				2,022	



****CMHC Rental Construction Financing Initiative (RCFI) rental - to be secured as market rental for a variable number of years.**

Housing Affordability Strategy 2021 Progress Report

Since the adoption of the Housing Affordability Strategy (HAS) in 2015, Coquitlam has emerged as a leader in increasing the number of purpose-built rental housing units in the approval process and under construction. These actions placed Coquitlam on a path to become one of the major contributors of secured rental housing within the region.

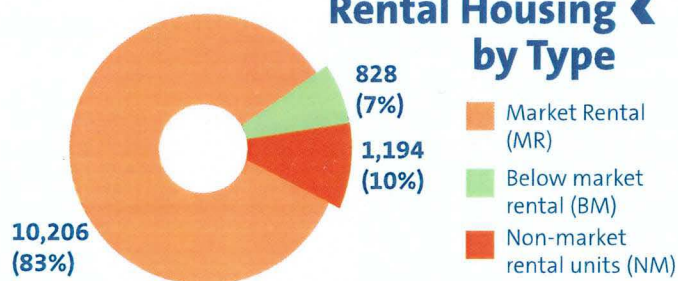


➤ Rental Housing in Coquitlam

- As of **January 31, 2022**, units in the development approval process utilizing the City's Housing Affordability incentives include:



Rental Housing < by Type



➤ How many rental units are under construction? (building permits issued, ready for issue and under construction)



➤ What's on our 2022 Work Program:

- Development of **City-owned sites** in **Maillardville** and on **Sydney Avenue** for non-market housing.
- Early work to identify possible locations and models for **supportive housing**.
- Process results of **Housing Needs Report** to respond with policy proposals.
- Leverage partnerships** and senior government funding to support redevelopment of aging affordable housing.

➤ Other 2021 Accomplishments:

- ✓ Updated Tenant Relocation Policy
- ✓ Housing Needs Assessment Report
- ✓ Secured a grant of more than **\$300k** to support **non-profit partners** delivering homeless outreach services
- ✓ Administrative efficiencies
- ✓ In 2021, **302 new market rental units** and **6 non-market units** received an **Occupancy Permit**

➤ Coquitlam's Affordable Housing Reserve Fund (AHRF) helps to create affordable housing.

- \$4.24M** granted from the AHRF in 2021 to **support 211 units**.
- \$14M+** granted over the past 5 years to help create **589 new non-market and below market rental units**.

➤ Coquitlam has been credited with proactively addressing housing affordability



- The City monitors trends in housing affordability to ensure we can **revisit our housing policies and incentives** to remain ahead of the issues.
- Coquitlam is dedicated to **advancing the delivery of market and below/non-market rental units** using HAS incentives.
- Supporting the delivery of these units remains the City's **highest priority**.

* A comprehensive Report to Council detailing the information presented is available at coquitlam.ca/housing.

Attachment 2

Doc# 4341811

Recently approved AHRF Requests

Partnership Structure	Date of approval (anticipated)	Developer	Site	Non-Profit Partner	Rental Housing Non- Market	Below- Market	AHRF requests		AHRF Criteria Tier#
							Per Door	Total	
Non-profit redevelopment	Spring 2021	Terra Housing	3100 Ozada	Affordable Housing Society	164		\$20,122	\$3,300,000	2
Non-Market units sale to non-profit	Spring 2021	Intergulf	NE Corner Clarke & Como Lake	Vancouver Resource Society	47		\$20,000	\$940,000	2
					211		\$20,095	\$4,240,000	

Current balance (uncommitted): 7.75 Million

Anticipated AHRF Requests - 2022-2023

Partnership Structure		Developer	Site	Non-Profit Partner	Rental Housing Non- Market	Below- Market	AHRF requests		AHRF Criteria Tier#
							Per Door	Total	
Non-Profit redevelopment	2022	MVH	Malaspina	Metro Vancouver Housing Phase 1	~150		\$20,000	\$16,000,000	N/A
	2022	CLT	Hoy Creek	Community Land Trust Phase 2	~150				
	2023	Non-profits	various	multiple	500				

2022 Forecasted AHRF Revenue: ~\$9 Million

City of Coquitlam
Planning and Development

HAS Progress Report & 2022 Work Program

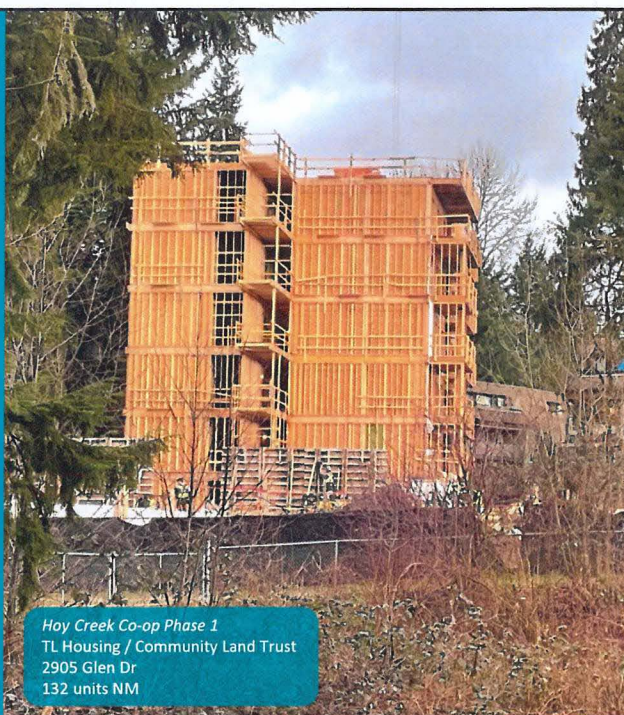
Council-in-Committee

Doc# 4333523



coquitlam.ca/

Coquitlam



Hoy Creek Co-op Phase 1
TL Housing / Community Land Trust
2905 Glen Dr
132 units NM

Presentation Outline

- Context
- Key Successes
- 2022 Proposed Work Program
- Next Steps



Heart of Burquitlam – Phase 1
Concert / 43 Housing Society
551 Emerson St
308 units PBR: 100 units NM, 208 units MR
under construction

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Presentation Outline

- Community Planning housing team staffing changes
- Housing policy environment was dynamic in response to pandemic
- Work of the team focused on three key themes:
 - Development application support
 - Policy analysis and process improvement
 - Education and partnership

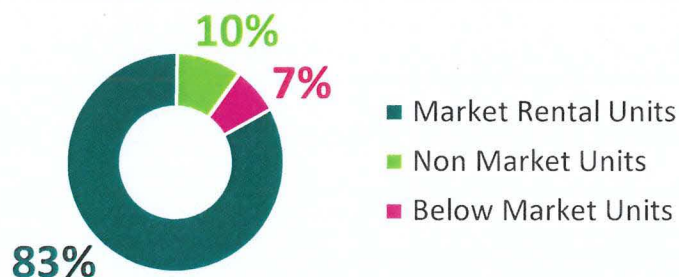
*Mountain View Suites
Como Lake United Church / TL Housing / BCH
1110 King Albert Ave
75 units NM rental
2022 Spring Completion*



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Key Successes – Rental Housing by Type



T3 – as of December 31, 2021

Market rental: Rental housing in the primary rental market (one owner per building). Existing stock tends to be old, and has therefore usually been subject to rent controls for many years. Therefore rents tend to be far below a recently completed Market Rental rate.

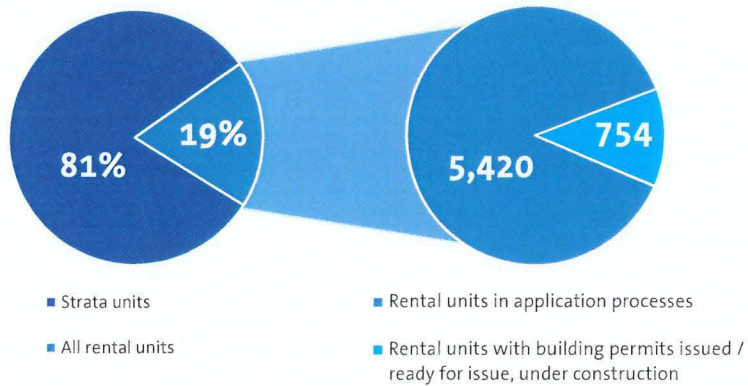
Below Market rental: Coquitlam defines Below-Market Rental as a dwelling in a purpose-built rental building for which the rent charged is at least 20% below market rent, as secured by a housing agreement or registered covenant.

Non-Market Housing: self-contained, independent living dwelling units targeted to low and moderate income households such as housing co-operatives and seniors and family non profit projects.

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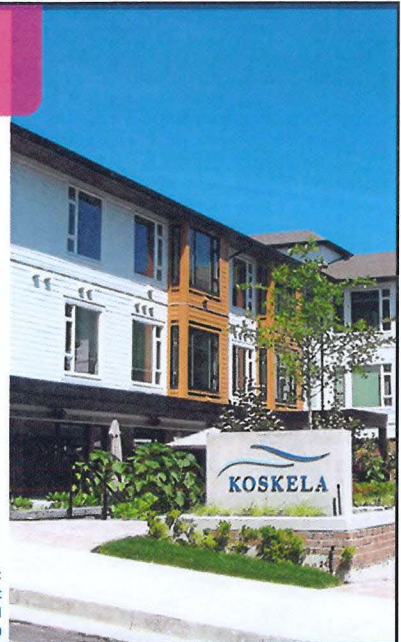
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Rental Project Status T2 2020



T2 – as of August 31, 2020

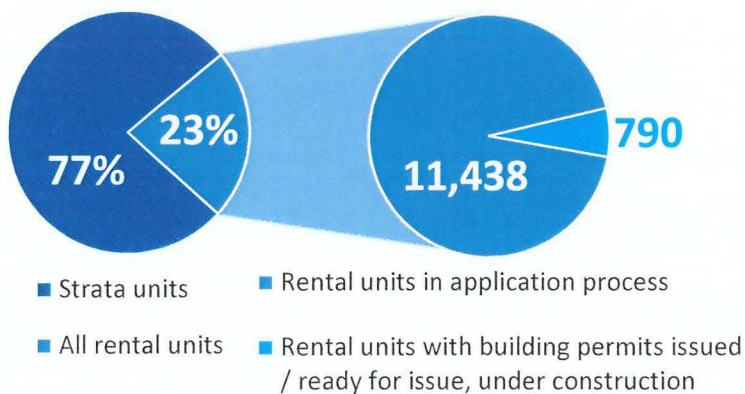
Koskela / FCRHA (seniors):
1226 Hudson St
67 units PBR: 53 units market + 14 units NM
Occ. permit: Jan. 31, 2020



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Rental Project Status T3 2021

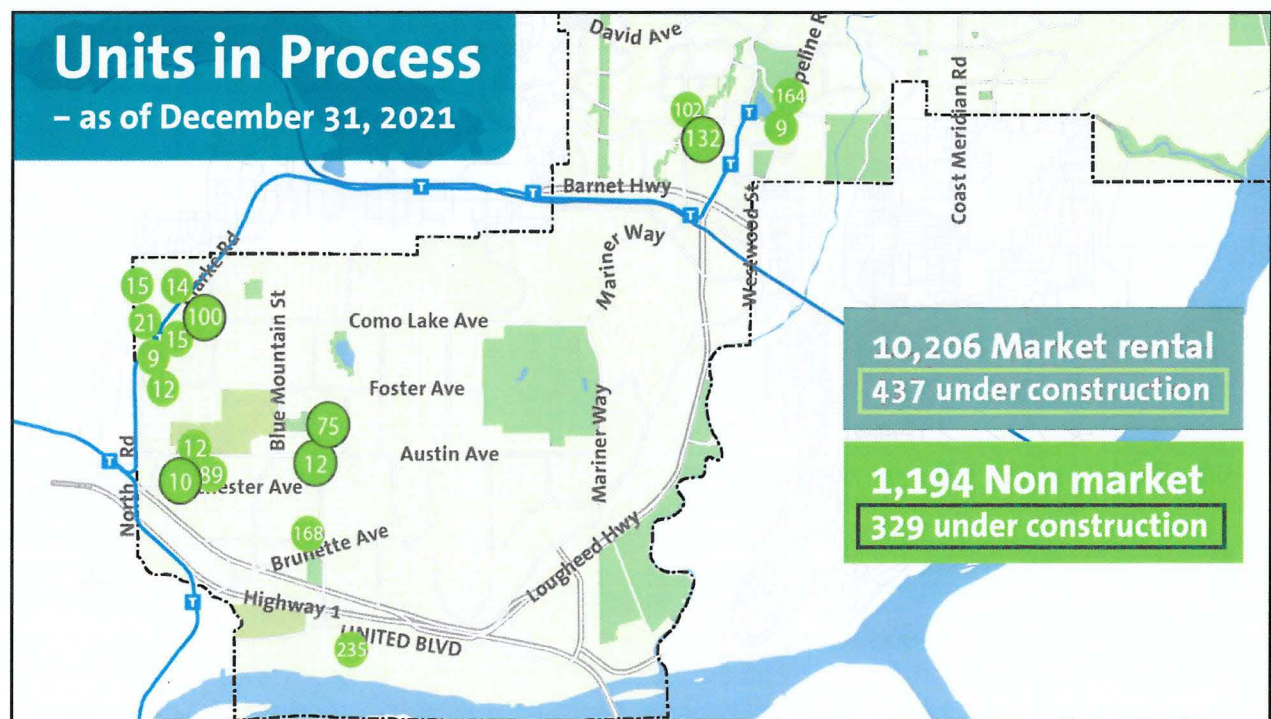
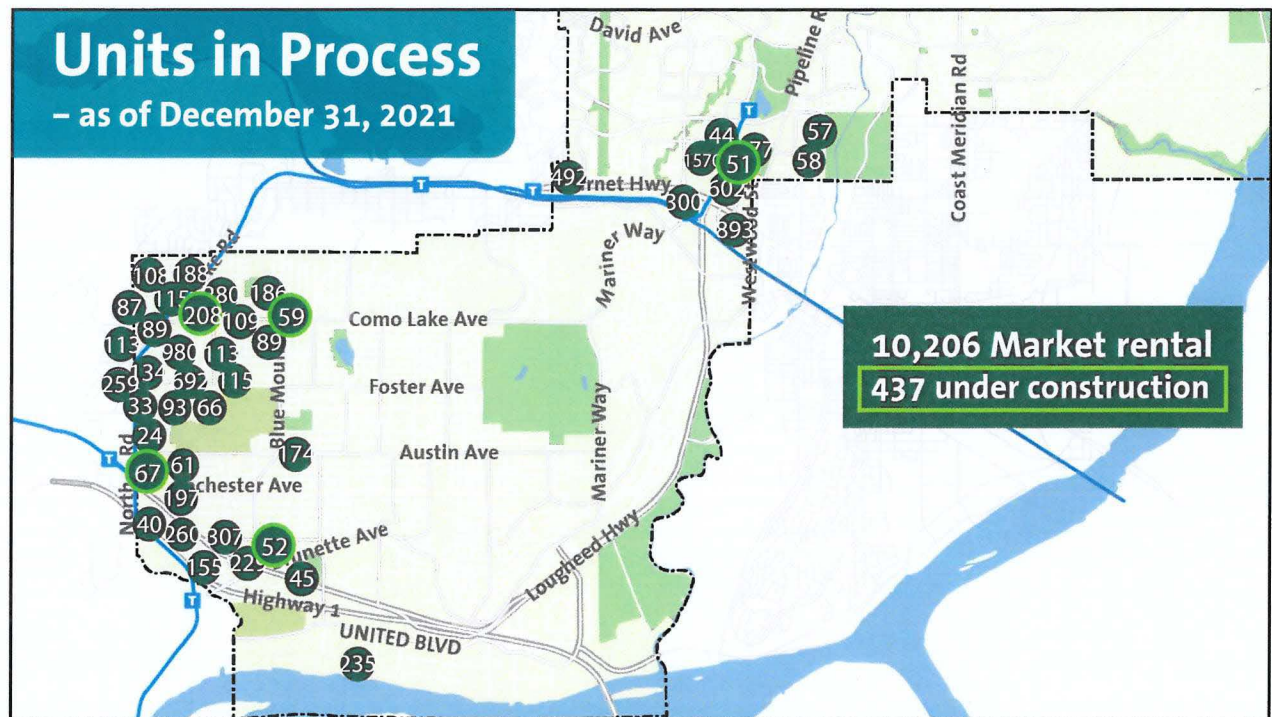


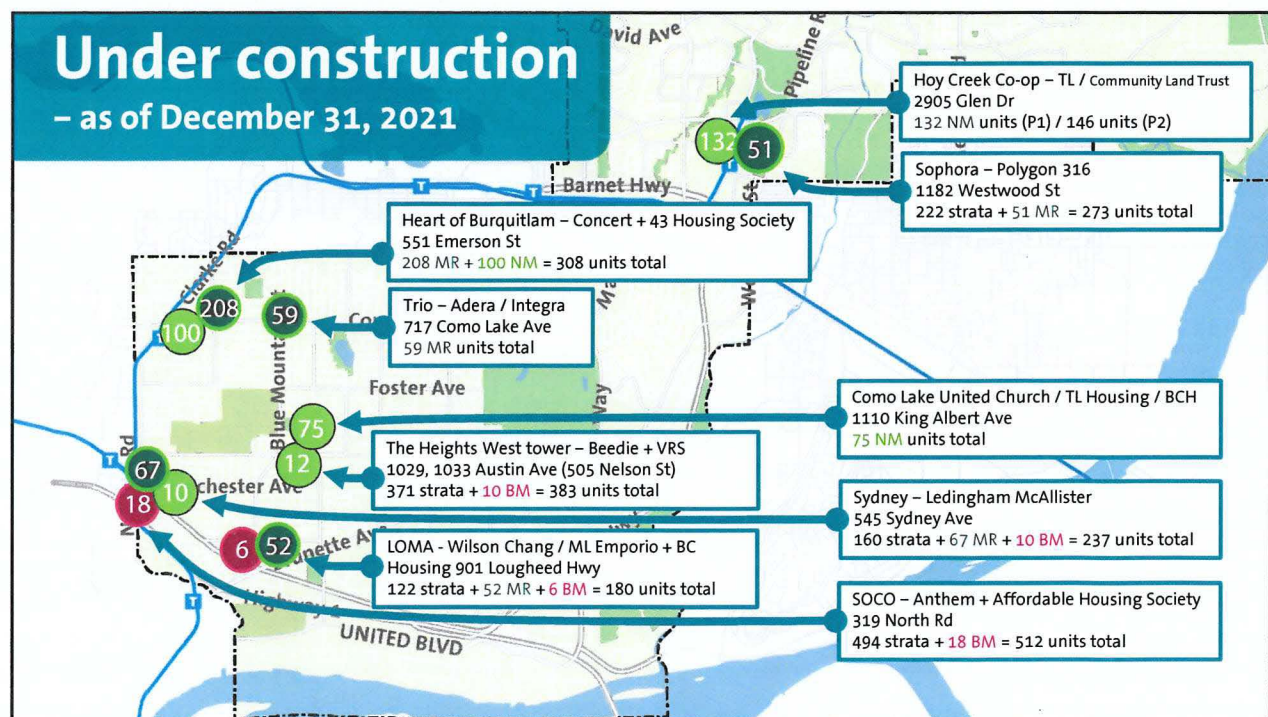
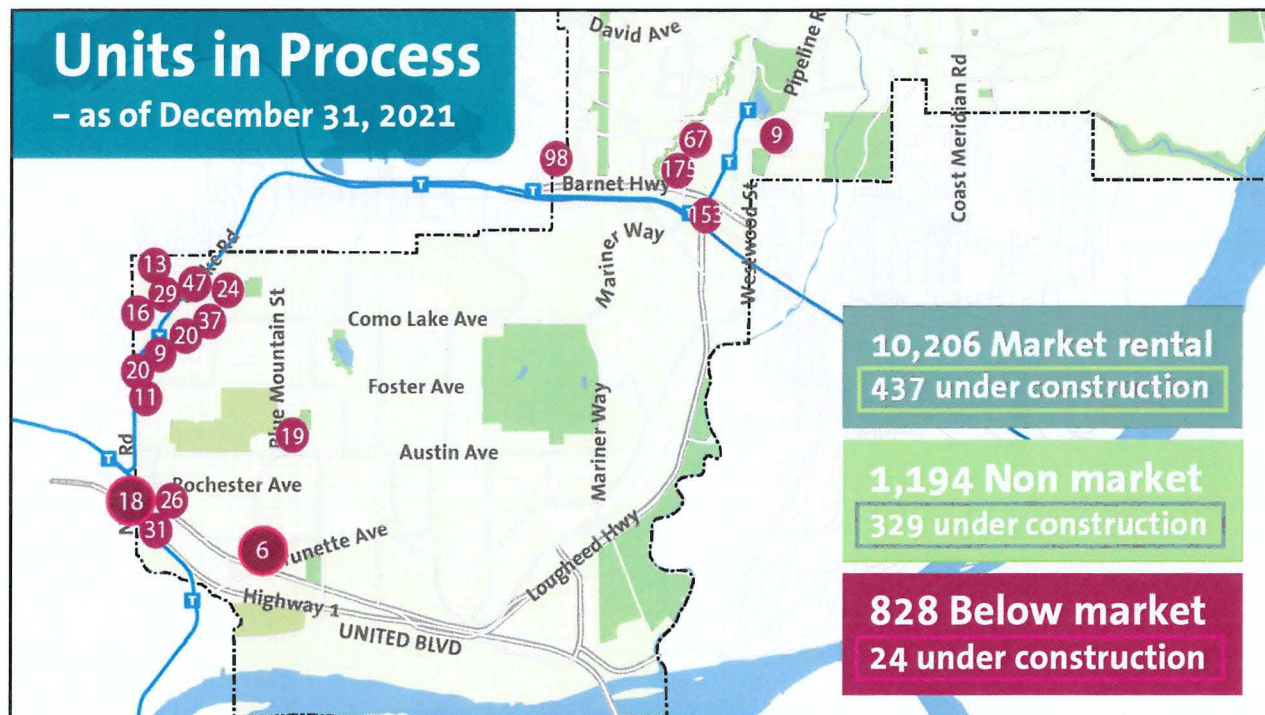
T3 – as of December 31, 2021



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Key Successes - AHRF Allocations

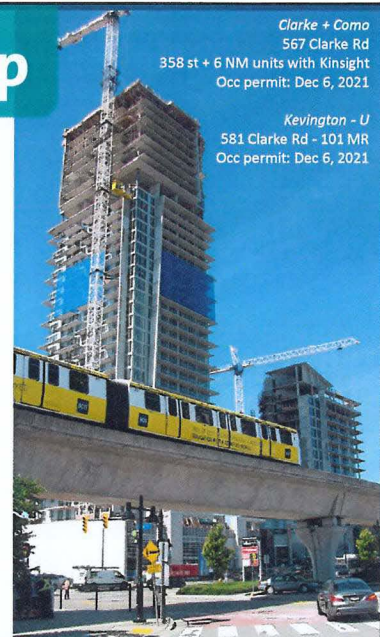
- **2021:** Council supported 2 projects for a total of \$4.24M from the AHRF and this money will assist these non-profits to create 211 non-market rental housing units:
 - Affordable Housing Society (164 Units/ \$3.3M)
 - Vancouver Resource Society (47 Units/ \$940K)
- **2022:** A number of requests anticipated for projects in early stages of development process:
 - Metro Vancouver Housing @ Malaspina
 - Community Land Trust @ Hoy Creek
- Current uncommitted AHRF balance of \$7.75M
- Forecasted AHRF revenue: \$9M



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2021 HAS Work Program Recap

- Advanced the Housing Needs Assessment Report
- Tenant Relocation Policy
- Support for Homeless Population
- Advancing the development of two City owned sites for Seniors Housing



Proposed 2022 Work Program – Housing Needs Assessment

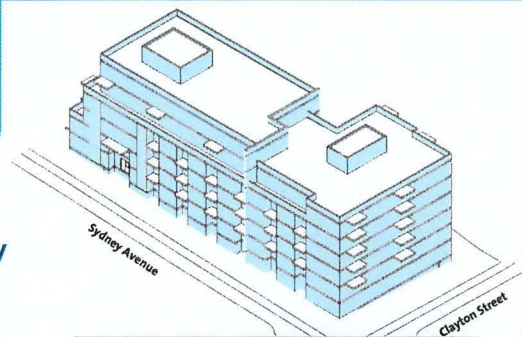
- Study the implications of the Housing Needs Assessment
- What Policies and initiatives can be considered to address the picture of the City's overall housing needs?



Everlea - Cressey
430 Westview St
201 units MR
Occ. Permit: June 17, 2021

Proposed 2022 Work Program City Lands

- Continue to advance new Seniors housing at 564 Sydney and at Place Maillardville
- Research opportunities for supportive housing



Burquitlam Lions density exchange
future RFQ for seniors NM rental
594 Sydney Ave DE with 560 Sydney Ave
~ 89 units NM Seniors
rezoning application in process



Proposed 2022 Work Program- Zoning Bylaw

- Bring forward a suite of zoning bylaws improvements:
 - Lock-off units in Townhouse Residential zones
 - Updating density bonus provision to include an additional 0.5 FAR rental housing without requiring a CD zone
 - Priority Housing lots
 - Zoning bylaw clarifications

*Sydney Townhomes
609 Sydney Ave
20 strata units
under construction*

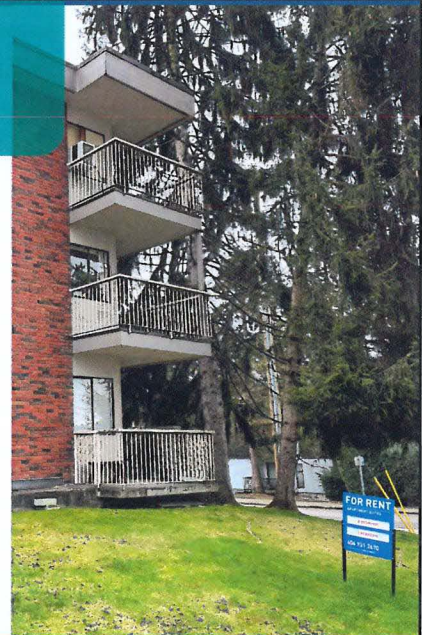


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Proposed 2022 Work Program – Process Improvements

- Affordability in ground oriented forms
- Improved communications and application streamlining
- Tracking the success of the TRP



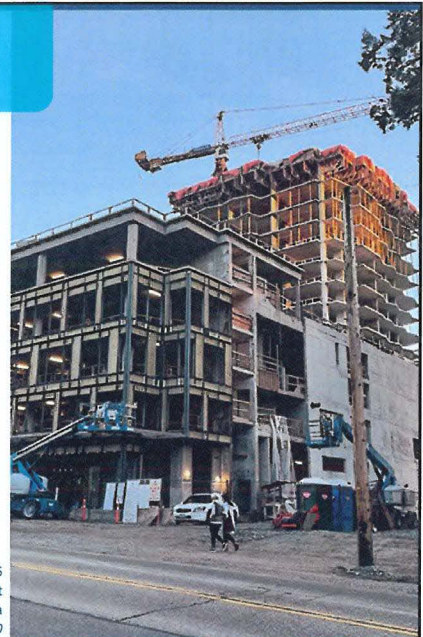
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Next Steps

- Receive Council's feedback
- Staff to continue to advance the delivery of market and below-market/non-market rental units and supportive housing; and,
- Based on feedback, prioritized issues will be brought forward to Council individually, or in a workshop format depending on complexity.

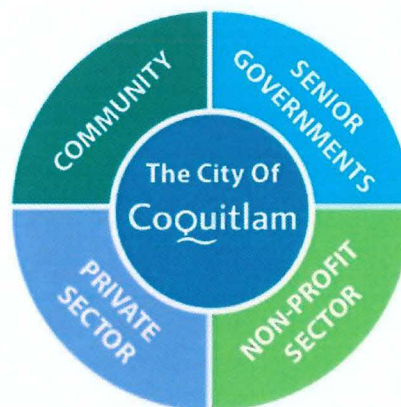
*Saphora – Polygon 316
1182 Westwood St
50 units MR, 222 strata
under construction - MF issued Apr 16, 2020*



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Thank you!



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