

Staff Report to Council

Planning & Development

FILE: 6700-20-2020

REPORT DATE: February 10, 2020 MEETING DATE: February 25, 2020
TO: Mayor and Council
FROM: Alex Wallace, Manager of Community Development
SUBJECT: Expression of Interest to Identify Potential Municipal Lands for
Metro Vancouver Housing Development

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Receive the report dated February 10, 2020 titled, "Expression of Interest to Identify Potential Municipal Lands for Metro Vancouver Housing Development"; AND
- B. Direct staff to prepare an Expression of Interest for Option 1, Civic Centre Gravel Parking Lot; OR
- C. Direct staff to prepare an Expression of Interest for Option 2, Caretaker House Site, Pitt Meadows Athletic Park; OR
- D. Direct staff to prepare an Expression of Interest for Option 3, Corner of Airport Way and Bonson Road; OR
- E. Other.

PURPOSE

The purpose of this report is to inform Council of Metro Vancouver's call to members to identify potential lands within their jurisdictions that could accommodate new affordable rental housing through Metro Vancouver Housing, to identify City-owned sites as possible sites for affordable rental housing and to request Council direction regarding the preparation of an Expression of Interest for a site or sites.

DISCUSSION

Background:

Wholly owned by the Metro Vancouver Regional District, the Metro Vancouver Housing Corporation (also known as Metro Vancouver Housing) is a non-profit organization that provides and supports mixed-income communities for families, seniors and people with special housing needs. With 49 sites across the region, Metro Vancouver Housing provides over 3,400 units to over 9,400 tenants. Approximately 30% of Metro Vancouver Housing's developments consist of "rent-geared-to-income", in which the rent is not greater than 30% of the tenants' gross household income. The rest of the housing units are provided at the "low-end-of-market", which is 10 to 20% below market rents. There is an income cap for both types of housing to ensure that the units go to those who are in most need.

Over the past 20 years, the ratio of home prices to household income has increased dramatically. Before 2000, the sale price of a two-storey detached home was around 3.2 times to median household income; by 2015, the cost of an average home was more than 19 times higher than income. With such high prices presenting a barrier to home-ownership, the pressure on the rental market continues to increase.

Nearly 60% of all rental households in Metro Vancouver have very low (less than \$35,000 a year) or low incomes (less than \$60,000 a year), making it very difficult to find affordable housing. Close to one-third of all renter households pay more than 30% of their gross income on housing, while over 12% pay more than half their incomes. When other costs such as transportation, childcare or health care are taken into account, there is little left over for other basic needs.

Over the past 10 years, the rental vacancy rate in Metro Vancouver has remained very low at an average of 1.3%. To meet the region's forecasted population growth an estimated 5,400 new rental units are needed every year, with over 80% of these for very low to moderate incomes. Waitlists for social housing in BC have almost doubled in the past 10 years, and Metro Vancouver represents two-thirds of the provincial need. Across the region, seniors make up the largest proportion of social housing waitlists at 37%, followed by families (34%), people with disabilities (16%), singles (9%) and those in need of wheelchair modified units (4%).

Metro Vancouver Housing is seeking opportunities to partner with municipalities in two ways:

Lease vacant public lands: Municipalities have, in the past, often made municipally-owned land available to Metro Vancouver Housing: 14 of their sites are located on leased municipal lands. As land costs are one of the most significant barriers to expanding affordable housing, leasing land to Metro Vancouver helps to make their

projects financially viable. Lease arrangements also support municipalities by increasing affordable housing in the community while maintaining the public land asset over the long term.

Metro Vancouver Housing is also seeking opportunities to co-locate housing with civic facilities, when new civic facilities are needed, or when older facilities need to be replaced. This approach has several benefits including the more efficient use of public resources, creating more vibrant public spaces and supporting complete communities.

Metro Vancouver Housing's expression of interest includes key considerations that will be used to help prioritize opportunities to lease or purchase lands at a nominal rate to develop new affordable housing. These key considerations are:

1. Development potential of the land: total number of units that can be achieved.
2. Tenant livability: convenient access / walking distance to community amenities and the Frequent Transit Network
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 through 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).

City of Pitt Meadows Affordable Housing

Existing government-funded affordable housing in Pitt Meadows consists of a number of housing co-operatives that are managed by non-profit organizations or private management. Housing co-operatives are a form of affordable housing, often providing a mix of market units with non-market units that are rent-geared to income. Most housing co-operatives in Pitt Meadows are row/townhomes. There is one mobile home park housing co-operative, which is a unique form of co-operative housing in BC.

The housing co-operatives in Pitt Meadows are:

- Meadowlands Housing Co-operative, 122 Avenue
- Ford Road Housing Co-operative, Ford Road
- The Meadows Housing Co-operative, Ford Road
- Harris Road Housing Co-operative, Harris Road
- Meadow Highlands Mobile Home Co-operative, Hammond Road

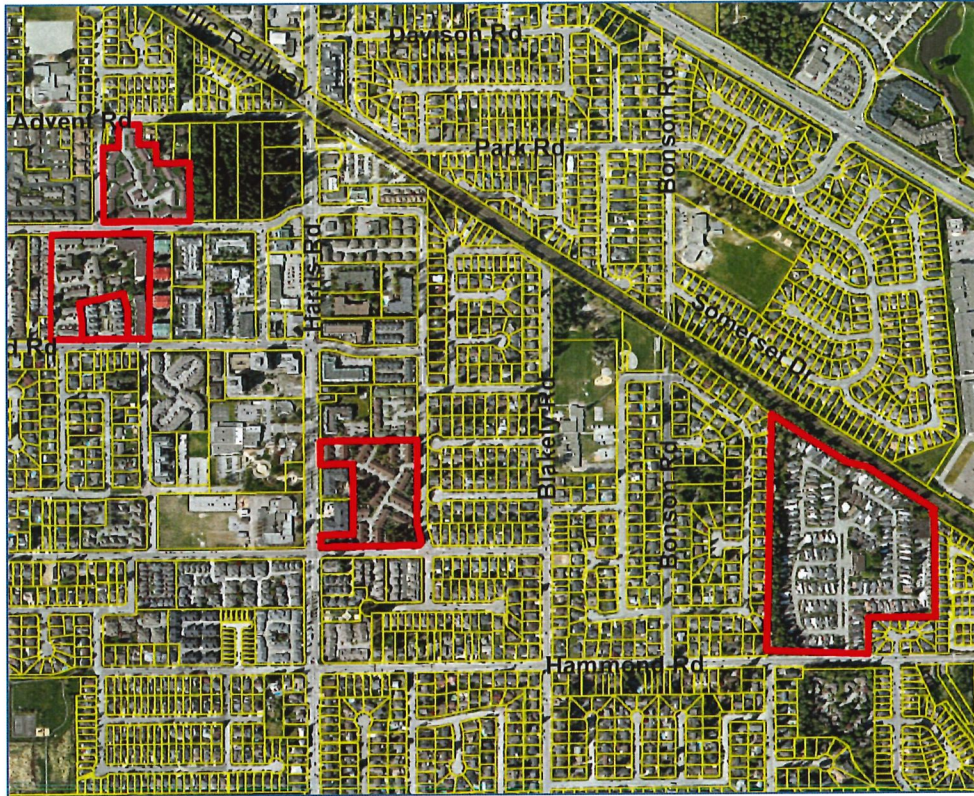


Figure 1: Location of Housing Cooperatives in Pitt Meadows

Housing co-operatives provide not-for-profit housing for their members. The members do not own equity in the housing. If they move, their home is returned to the co-operative to be offered to another individual or family who needs an affordable home. Some co-operative households pay a reduced monthly rent geared to their income. Because co-operatives charge their members only enough to cover costs, repairs, and reserves, they can offer housing that is much more affordable than the average market housing.

Housing co-operatives were funded with long-term operating subsidies that matched the mortgage amortization period. The subsidies helped non-profits fund a certain number of housing units so that the monthly rent charged for these units are adjusted to the income of the household, providing them with affordable housing. These subsidies end in tandem with maturing mortgages.

Pitt Meadows Official Community Plan Affordable Housing Policies

In 2013, the City of Pitt Meadows adopted a Housing Action Plan. Recommended policies from the Housing Action Plan were then incorporated into the City's Official Community Plan.

These policies include:

- Support for market, affordable, supportive, and non-profit residential facilities

- Encouraging smaller, more affordable housing design with a focus on units for single young adults, seniors and young couples
- Consideration for applying incentives such as fee waivers, density bonuses and property tax exemptions to encourage the construction of more rental housing
- Investigating parking relaxations for non-market units for projects that are within walking distance of amenities and transit.

The new Official Community Plan will include and build on the existing affordable housing policies.

Relevant Policy, Bylaw or Legislation:

The City of Pitt Meadows Official Community Plan contains policies that address affordable housing, supportive housing, housing for seniors and young families and the measures that would encourage such housing in the City.

Analysis:

This report puts forward four possible municipally-owned sites in response to Metro Vancouver Housing's call for expressions of interest for municipally owned sites. These four sites are:

1. Civic Centre gravel parking lot
2. Pitt Meadows Athletic Park – caretaker's house site, Bonson Road
3. Corner of Airport Way and Bonson Road, south of the Community Garden
4. North Lougheed Study Area

The potential unit yield for each of the sites below is based on the density of recent apartment developments in the City. The potential unit yield does not take into account how the site will accommodate parking or other amenities.

1. Civic Centre Gravel Parking Lot

Located immediately to the west of the Pitt Meadows Family Recreation Centre, this site is currently used as a gravel parking lot. A small unused field is located to the rear of the site. This site had been reserved for any possible expansion to the recreation centre.

Any proposed new use / building in the Civic Centre must be carefully considered and evaluated against many other community needs, including recreation, culture, any future expansion of City Hall, and an outdoor civic space for events such as Remembrance Day ceremonies. The Civic Centre is very important asset to the community, and land here is limited. Therefore, the Civic Centre must be planned in a coordinated and strategic manner.



Potential Development Area: 3623 m²

Current use: Parking, open space

Zoning: Community Assembly (P-1)

OCP Designation: Civic Centre

Development constraints (geographic, environmental): None known at this time

Potential Unit Yield: Four storey apartment building - 68 units

2. Caretaker's House Site at Pitt Meadows Athletic Park, Bonson Road

The caretaker's house and adjacent basketball court are both situated on a small portion of the Pitt Meadows Athletic Park. The house and the play court straddle the ALR boundary. The potential development area is entirely outside of the ALR.



Potential development area: 3500 m²

Current use: Tennis court and caretakers house

Zoning: Community Assembly (P-1)

OCP Designation: Park

Development constraints (geographic, environmental): Located within the floodplain; Park Designation Bylaw

Potential Unit Yield: Four storey apartment building - 67 units

3. Corner of Airport Way and Bonson Road, south of the Community Garden

This open space, designated as "Park" in the OCP, is currently a natural area.



Potential development area: 1.95 hectares

Current use: Community garden and open space

Zoning: General Agricultural (A-1)

OCP Designation: Park

Development constraints (geographic, environmental): Floodplain, riparian areas, located within the Agricultural Land Reserve

Potential Unit Yield: Four-storey apartment building(s): 370 units

4. North Lougheed Study Area

North Lougheed Study Area is an ongoing project for the City. Goals of project include determining the optimal mix of land uses for the City and determining the amenities that the City may be seeking as part of the development process. Planning efforts to date have envisioned the area to be a complete community with shops, services, civic facilities, recreation and transit available within easy walking distance of residences. The City does not currently own land in this area and has not established a possible location for an affordable housing development.



Potential development area: The entire North Lougheed Study Area is 50 hectares.

Current use: The Site is mostly vacant or used for forage crops; a veterinarian office, hotel and several homes are located on the Lougheed Highway frontage

Zoning: General Agricultural (A-1)

OCP Designation: Agricultural; located with a Metro Vancouver Special Study Area

Development constraints (geographic, environmental): The North Lougheed Special Study Area is conditionally removed from the ALR; the City is currently working toward fulfilling the exclusion conditions and will be working with Metro Vancouver to amend the Regional Growth Strategy. The site is also located in the floodplain.

Potential Unit Yield: unknown

The table below compares each of these four sites to establish which site aligns best with the Metro Vancouver key considerations.

Table Key:

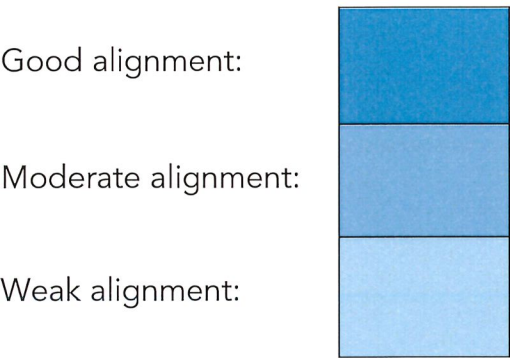


Figure 2: Comparative Alignment of Four Sites with Metro Vancouver Housing’s Key Considerations

	Option 1: Civic Centre Gravel Parking Lot	Option 2: Pitt Meadows Athletic Park Caretaker’s house site	Option 3: Corner of Bonson Road and Airport Way	Option 4: North Lougheed Study Area
General Characteristics				
Allowable density under current zoning	Will require rezoning and OCP amendment	Will require rezoning and OCP amendment Park Designation Bylaw applies	Will require rezoning and OCP amendment	Will require rezoning and OCP amendment

	Option 1: Civic Centre Gravel Parking Lot	Option 2: Pitt Meadows Athletic Park Caretaker's house site	Option 3: Corner of Bonson Road and Airport Way	Option 4: North Lougheed Study Area
Site readiness	Site is vacant	Caretaker's residence and basketball courts will need to be removed. Site will require a geotechnical analysis. Floodplain construction level must be achieved through fill or structure or a combination of both.	Site is vacant. Site will require a geotechnical analysis. Floodplain construction level must be achieved through fill or structure or a combination of both.	Site is vacant. Site will require a geotechnical analysis. Floodplain construction level must be achieved through fill or structure or a combination of both.
Site size and configuration	3623 m ²	3500 m ²	1.95 hectares	TBD
Geographic constraints	None known	Within the floodplain – flood protection measures are required	Within the floodplain – flood protection measures are required Located within the ALR. ALC approval required prior to development	Within the floodplain – flood protection measures are required

	Option 1: Civic Centre Gravel Parking Lot	Option 2: Pitt Meadows Athletic Park Caretaker's house site	Option 3: Corner of Bonson Road and Airport Way	Option 4: North Lougheed Study Area
Environmental constraints	None known	Located in floodplain (see above)	Located in floodplain (see above) Riparian areas present – sensitive ecological area	Within the floodplain – flood protection measures are required
Proximity to amenities such as :				
Regular Transit Service / Frequent Transit Corridor	173 m	679 m	860 m	Adjacent to the Rapid Bus Line
Schools and / or daycares	Adjacent	217 m to daycare; closest elementary school 1.4 km	376 m to daycare; 1.5 km to closest elementary school	TBD
Greenspace	Adjacent (Spirit Square)	Community garden and natural area across the street	Community garden and natural area are adjacent	TBD
Recreation	Adjacent	Adjacent	Across the street	TBD

	Option 1: Civic Centre Gravel Parking Lot	Option 2: Pitt Meadows Athletic Park Caretaker's house site	Option 3: Corner of Bonson Road and Airport Way	Option 4: North Lougheed Study Area
Shops and Services	400 m to 7-11 Shopping Centre	1 km to Osprey Village	864 m to Osprey Village	400 m to 1 km to existing shops

Notes:

- All these sites would require rezoning and Official Community Plan amendments to accommodate residential uses. This analysis assumes that the municipality would rezone these sites.
- One of Metro Vancouver's criteria, location next to existing Metro Vancouver Housing site, does not apply here since Pitt Meadows does not have any Metro Vancouver Housing projects.
- Expressions of Interest for options 1,2 and 3 can be achieved within Metro Vancouver Housing's application deadline of April 3, 2020. Option 4 cannot.

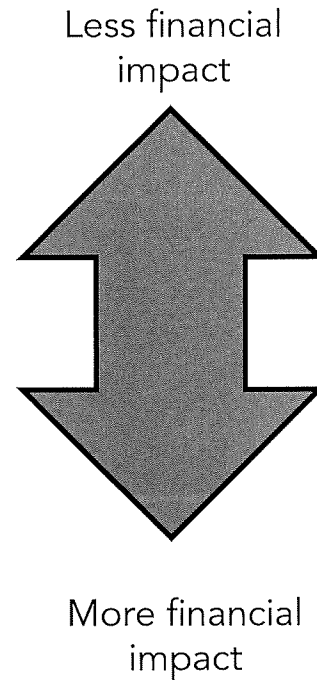
Other Metro Vancouver Key Considerations:

Financial feasibility – Metro Vancouver will consider lease agreements and/or housing agreements that support Metro Vancouver Housing's financial and operational models. At this time, the City is not proposing a specific agreement type. Should Council direct staff to propose to Metro Vancouver one or more of the properties presented in this report, staff will work with the Finance Department to determine the best course of action for the municipality.

Regional equity – Metro Vancouver will consider proposals in the context of the existing distribution of Metro Vancouver Housing throughout the region. Pitt Meadows does not have any Metro Vancouver Housing; Maple Ridge and Port Coquitlam each have one Metro Vancouver Housing development.

Municipal actions to support the development of affordable housing – The municipality can take further actions to support affordable / rental housing including:

- Expedited development approvals
- Waiving / reducing permit application fees
- Density bonuses
- Parking relaxations
- Waiving / reducing municipal portion of DCC's
- Waiving or reducing the community amenity contributions that the City typically seeks with a rezoning application
- Offering municipal grants or financial contributions



The impact on the municipality of the above actions varies. Expediting development applications, waiving or reducing application fees, and offering density bonuses would have the least impact and are relatively easy to administer and execute.

Possible parking relaxations are an important consideration for an affordable housing development, particularly one that is located within easy walking distance of services, amenities and transit. Parking is a significant cost to developing multi-family housing. The construction costs of parking in apartments can range from \$20,000 - \$45,000 per stall and can represent 10 – 20% of the total project construction costs (from Metro Vancouver Regional Parking Study, 2018). While important, the required supply of parking in apartment buildings can exceed demand. By reducing parking to what is actually needed, and including alternatives such as car share, bike parking, or even transit passes, housing providers can save costs and support more sustainable communities

Staff would not recommend waiving development cost charges (DCC's) for this project. DCC's are required to help finance infrastructure projects throughout the City that are needed to respond to a growing community. However, the City could waive community amenity contributions as the provision of affordable housing in the City is a valuable benefit.

With the establishment of a Community Amenity Contribution policy in 2017, the City has a fund that is available for affordable housing projects. Council may consider applying these funds to a Metro Vancouver housing project.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Corporate Excellence
☒ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable

Housing Diversity. Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

FINANCIAL IMPLICATIONS

- ☐ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☒ Other

Staff will work with the Finance Department in drafting the Expression of Interest to determine which additional actions the City can offer to Metro Vancouver as part of this process, as described above.

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s): The public will be informed of the City's intention submit an expression of interest to Metro Vancouver via this report.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

No impacts to the Katzie First Nation regarding this report have been identified.

SIGN-OFFS

Written by:

Dana Parr, Planner II

Reviewed by:

Alex Wallace, Director of Community Development

ATTACHMENT(S):

- A. Memo to the Metro Vancouver Housing Committee titled "Expression of Interest to Identify Potential Member Lands for Metro Vancouver Housing Development."



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.

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ATTACHMENT

Office of the Commissioner/Chief Administrative Officer
Tel. 604 432-6210 Fax 604 451-6614

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@metrovanancouver.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:	