

**METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE**

MEETING

Friday, March 8, 2024

9:00 am

28th Floor Committee room, 4515 Central Boulevard, Burnaby, British Columbia

Webstream available at <https://www.metrovancover.org>

A G E N D A¹

A. ADOPTION OF THE AGENDA

1. March 8, 2024 Meeting Agenda

That the Housing Committee adopt the agenda for its meeting scheduled for March 8, 2024 as circulated.

B. ADOPTION OF THE MINUTES

1. February 9, 2024 Meeting Minutes

That the Housing Committee adopt the minutes of its meeting held February 9, 2024 as circulated.

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C. DELEGATIONS

D. INVITED PRESENTATIONS

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER

1. Award of ITT No. 23-411 for Construction Services for Strathearn Court – Building Envelope Rehabilitation

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That the MVHC Board:

- a) Approve award of ITT No. 23-411 for Strathearn Court - Building Envelope Rehabilitation in the amount of up to \$8,160,895 (exclusive of taxes) to Signia Construction Ltd, subject to final review by the CAO; and
- b) Authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate is satisfied that the award should proceed.

¹ Note: Recommendation is shown under each item, where applicable.

2. Manager’s Report

That the Housing Committee receive for information the report dated February 21, 2024, titled “Manager’s Report”.

F. INFORMATION ITEMS

G. OTHER BUSINESS

H. RESOLUTION TO CLOSE MEETING

Note: The Committee 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 Housing Committee close its meeting scheduled for March 8, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

90 (1) A part of a council 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 council considers that disclosure could reasonably be expected to harm the interests of the municipality.

I. ADJOURNMENT

That the Housing Committee adjourn its meeting of March 8, 2024.

Membership:

Ruimy, Dan (C) – Maple Ridge
Locke, Brenda (VC) – Surrey
Buchanan, Linda –North Vancouver City
Ferguson, Steve – Langley Township

Hepner, Gordon – Surrey
Kruger, Dylan – Delta
McNulty, Bill – Richmond
Meiszner, Peter – Vancouver

Pollock, Glenn – Port Coquitlam
Tetrault, Daniel – Burnaby
Towner, Teri – Coquitlam

**METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Housing Committee held at 9:00 am on Friday, February 9, 2024 in the 28th Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Mayor Dan Ruimy, Maple Ridge
Vice Chair, Mayor Brenda Locke, Surrey*
Mayor Linda Buchanan, North Vancouver City
Councillor Steve Ferguson, Langley Township
Councillor Gordon Hepner, Surrey
Councillor Dylan Kruger, Delta
Councillor Bill McNulty, Richmond
Councillor Peter Meiszner, Vancouver
Councillor Glenn Pollock, Port Coquitlam
Councillor Daniel Tetrault, Burnaby
Councillor Teri Towner, Coquitlam

MEMBERS ABSENT:

None.

STAFF PRESENT:

Heather McNell, Deputy Chief Administrative Officer, Policy and Planning
Catherine Grosson, Legislative Services Coordinator, Board and Information Services
Jag Gill Klair, Director Housing Operations, Metro Vancouver Housing
Ashley Liu, Program Manager, Business Development, Metro Vancouver Housing
Linda Sabatini, Director, Financial Operations, Financial Services

*denotes electronic meeting participation as authorized by the *Procedure Bylaw*

A. ADOPTION OF THE AGENDA

1. February 9, 2024 Meeting Agenda

It was MOVED and SECONDED

That the Housing Committee adopt the agenda for its meeting scheduled for February 9, 2024 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. January 12, 2024 Meeting Minutes

It was MOVED and SECONDED

That the Housing Committee adopt the minutes of its meeting held January 12, 2024 as circulated.

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER

1. Approval of Borrowing Agreement Between MVHC and MVRD

Report dated January 25, 2024 from Linda Sabatini, Director, Financial Operations, Financial Services, seeking Metro Vancouver Housing Corporation (MVHC) approval for entering into an agreement with Metro Vancouver Regional District (MVRD), authorizing the borrowing on behalf of MVHC from the Municipal Finance Authority (MFA) in order to fund MVHC's anticipated capital requirements as defined in the MVHC's approved budget.

9:02 am Mayor Buchanan arrived at the meeting.

It was MOVED and SECONDED

That the MVHC Board approve the MVHC officers enter into an agreement with MVRD authorizing borrowing on behalf of MVHC from the Municipal Finance Authority (MFA) in order to provide funding for MVHC's Capital Programs.

CARRIED

2. Manager's Report

Report dated January 26, 2024 from Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, providing the Housing Committee with an update on the Housing Committee 2024 Work Plan, Metro Vancouver Housing (MVH) key concepts and terms, construction estimate costs for Class D through Class A, and City of Burnaby approved grant funding for The Connection and The Stellar.

Ashley Liu, Program Manager, Business Development, MVH provided members with a presentation titled "Metro Vancouver Housing Affordability Overview: Tranche 1 Project Affordability" which walked the committee through the rental rates for Metro Vancouver Housing and the impacts of the new housing being developed in Tranche 1.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated January 26, 2024, titled "Manager's Report".

CARRIED

F. INFORMATION ITEMS

No items presented.

G. OTHER BUSINESS

No items presented.

H. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

That the Housing Committee close its meeting scheduled for February 9, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

90 (1) A part of a council 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 council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED

I. ADJOURNMENT

It was MOVED and SECONDED

That the Housing Committee adjourn its meeting of February 9, 2024.

CARRIED

(Time: 9:16 am)

Catherine Grosson,
Legislative Services Coordinator

Dan Ruimy,
Chair

65857961 FINAL

To: Housing Committee

From: George Kavouras, Director, Procurement, Procurement and Real Estate Services
Jade Hume, Division Manager, Maintenance and Capital Projects, Metro Vancouver
Housing

Date: February 22, 2024 Meeting Date: March 8, 2024

Subject: **Award of ITT No. 23-411 for Construction Services for Strathearn Court – Building Envelope Rehabilitation**

RECOMMENDATION

That the MVHC Board:

- a) Approve award of ITT No. 23-411 for Strathearn Court - Building Envelope Rehabilitation in the amount of up to \$8,160,895 (exclusive of taxes) to Signia Construction Ltd, subject to final review by the CAO; and
 - b) Authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate is satisfied that the award should proceed.
-

EXECUTIVE SUMMARY

As a part of Metro Vancouver Housing's Asset Management Program, the Strathearn Court site was identified in 2018 as requiring a full building envelope renewal. The project will be completed with tenants remaining in place, and is focused on exterior renovations to renew, revitalize and extend the serviceable life (50 years) of the existing townhouses and apartment building. The project is at a construction ready stage with a Building permit issued by the City of Vancouver on October 30, 2023. This renewal project provides an excellent opportunity to significantly improve energy performance and sustainability, which directly impacts tenant comfort and affordability. Upon completion, there will be an estimated reduction in energy and GHG by 25% which will contribute towards Metro Vancouver Housing 10-Year Plan as part of MVH's GHG Reduction Plan.

ITT No. 23-411 was issued on December 15, 2023. ITT No. 23-411 was advertised publically and the procurement was executed in accordance with the terms and condition of Metro Vancouver's Procurement Policy. Signia Construction Ltd.'s tender was identified as the lowest cost compliant bid, and on that basis it is recommended that the MVHC Board award ITT No. 23-411 to Signia Construction Ltd.

PURPOSE

Pursuant to the MVHC, by Resolution and Board Policy No. FN-006, procurement contracts that exceed a value of \$5 million require the approval of the MVHC Board.

BACKGROUND

As a part of MVHC's Asset Management Program, the Strathearn Court affordable housing site was identified in 2018 as requiring a full building envelope renewal. The project will be completed with

tenants remaining in place, and is focused on exterior renovations to renew, revitalize and extend the serviceable life (50 years) of the existing townhouses and apartment building. The project is at a construction ready stage with a Building permit issued by the City of Vancouver on October 30, 2023.

ITT No. 23-411 was issued on December 15, 2023. ITT No. 23-411 was advertised publically and the procurement was executed in accordance with the terms and condition of Metro Vancouver’s Procurement Policy. Signia Construction Ltd. (formerly Golden Globe Construction Ltd.)’s tender was identified as the lowest cost compliant bid, and as a result, this report is recommending that the MVHC Board award ITT No. 23-411 to Signia Construction Ltd.

PROCUREMENT SUMMARY

ITT No. 23-411 Submissions

Tenders	Pricing (excluding taxes)
Centra Construction	\$7,573,225
Signia Construction Ltd.	\$8,160,895
New City Contracting Ltd.	\$8,838,046
RJS Construction Ltd.	\$8,966,150
Pro-Can Construction Group Corp.	\$9,504,930
Roma Building Restoration Ltd.	\$9,693,235
All Round Home Improvements & Restorations Ltd.	\$9,840,773
Eggert Projects Ltd	\$10,280,990
Prostar Contracting	\$10,311,576
Dura Seal Ltd	\$11,846,204

Metro Vancouver received 10 tenders. The tenders were evaluated based on the total tender prices submitted. The lowest tender was submitted by Centra Construction, however, their tender was not compliant. The lowest compliant tender was submitted by Signia Construction Ltd.

ALTERNATIVES

1. That the MVHC Board:
 - a) Approve award of ITT No. 23-411 for Strathearn Court - Building Envelope Rehabilitation in the amount of up to \$8,160,895 (exclusive of taxes) to Signia Construction Ltd., subject to final review by the CAO.
 - b) Authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate is satisfied that the award should proceed.
2. That the MVHC Board receive the report dated February 22, 2024, titled, “Award of ITT No. 23-411 for Construction Services for Strathearn Court – Building Envelope Rehabilitation” for information and direct staff to report back with options for an alternate course of action.

FINANCIAL IMPLICATIONS

Strathearn Court – Construction Budget

	Current Construction Budget	Actuals to Date	Procurement Award	Remaining Budget
Strathearn Court	\$ 10,000,000	\$ 0	\$ 8,160,895	\$ 1,839,105

Per Committee Report “CMHC’s National Housing Co-Investment Fund - Renewal and Repair Portfolio Funding”, dated, January 3, 2023, MVH was notified to be a successful funding recipient of CMHC’s National Housing Co-Investment Fund for a portfolio of 8 projects (560 units). The Strathearn Court building envelope rehabilitation project was 1 of the 8 projects and received \$960,000 of \$5.6 million in grant funding. MVH continues to look for additional funding sources that can be applied to the project budget and reduce overall project cost and subsequent financing.

If the MVHC Board approves Alternative 1, a contract will be awarded to Signia Construction Ltd in the amount of \$8,160,895 (exclusive of taxes). The fixed tender price provided by Signia Construction Ltd is within the Building Rehabilitation Capital Budget. In order to proceed in a timely manner and secure access to grants, MVH intends to finance the project through the MVRD’s ability to borrow at preferred rates through Municipal Finance Authority.

The MVHC Board has the choice not to proceed with Alternative 1; however, staff will need further direction in relation to the project. Alternative 2 will result in delays to the project schedule that will likely result in the full or partial withdrawal of the CMHC’s National Housing Co-Investment Fund for a portfolio of 8 projects (560 units).

OTHER IMPLICATIONS

Strathearn Court has a high Facility Condition Index, which indicates that the building asset needs significant investment to continue to be safe, serviceable and continue to provide comfortable living conditions to the tenants. A full building envelope rehabilitation will keep bring the FCI into alignment with the targets set in the Metro Vancouver Housing 10 Year Plan.

CONCLUSION

It is recommended that the MVHC Board authorize the CAO and the Corporate Officer to approve the award of ITT 23-411 for Strathearn Court - Building Envelope Rehabilitation, in the amount of up to \$8,160,895 (exclusive of taxes) to Signia Construction Ltd.

ATTACHMENT

1. “CMHC’s National Housing Co-Investment Fund - Renewal and Repair Portfolio Funding”, dated, January 3, 2023.

To: Housing Committee

From: Amanda Hrgovic, Program Manager, Housing Finance
Jade Hume, Division Manager, Capital Maintenance and Development
Regional Planning and Housing Services

Date: January 3, 2023 Meeting Date: January 13, 2023

Subject: **CMHC's National Housing Co-Investment Fund - Renewal and Repair Portfolio Funding**

RECOMMENDATION

That the MVHC Board authorize any two officers or directors of MVHC, for and on behalf of MVHC, to execute and deliver the portfolio funding agreement, its associated schedules and any other documents as reasonably required by the Canada Mortgage and Housing Corporation (CMHC), on substantially similar business terms as included in the offer letter from CMHC provided to the MVHC Board, with such changes as MVHC may deem necessary or advisable, for the purposes of receiving a portfolio funding contribution from CMHC of up to \$5.6M to support the repair and renewal of a minimum of 560 units (8 projects) from MVHC's portfolio within the next 3 years.

EXECUTIVE SUMMARY

Metro Vancouver Housing Corporation (MVHC) and CMHC share a common goal of preserving existing affordable housing stock and housing Canada's most vulnerable. MVHC's full building envelope renewal / deep retrofit projects have not been successful in securing funding through CMHC's National Housing Co-Investment Fund (NHCF) repair and renewal funding stream as a result of not meeting CMHC's current accessibility requirements. CMHC has offered flexibilities in the NHCF accessibility requirements to allow MVHC to qualify for funding using a portfolio approach, and has provided MVHC with a written offer and business terms (Attachment 1) to contribute up to \$5.6M of portfolio funding towards the repair of a minimum of 560 units (8 projects) from MVHC's portfolio. This report seeks approval from the MVHC Board to execute and deliver the final funding agreement and associated schedules once received from CMHC, provided that there are no material changes to the business terms outlined in the attached offer letter.

PURPOSE

To obtain approval to execute and deliver the portfolio funding agreement, its associated schedules, and any other documents as required by CMHC, for the purposes of receiving a portfolio funding contribution of up to \$5.6M to repair and renew 560 units (8 projects) across MVHC's portfolio within the next 3 years.

BACKGROUND

In May 2018, CMHC launched their National Housing Co-Investment Fund (NHCF) repair and renewal funding stream as part of the National Housing Strategy. This fund supports the repair and renewal of existing community and affordable housing and has minimums to target accessibility, energy

efficiency, affordability and other social outcomes. Applications through CMHC’s NHCF Repair and Renewal Fund are done on a per project basis, are highly competitive and funding is not guaranteed.

MVHC has not been successful with multiple applications through the NHCF repair and renewal funding stream as a result of not meeting CMHC’s current accessibility requirements. MVHC’s planned capital maintenance projects are full building envelope renewal projects / deep retrofits. These projects are completed with tenants in place and are exterior renovations to renew, revitalize and extend the useful life of these buildings. These projects do not involve interior renovations or alterations. The building envelope renewal/deep retrofit projects are being completed on buildings that are 40+ years old and meet accessibility standards of the time they were built. As accessibility requirements have significantly changed over the years, in order to meet CMHC’s current accessibility requirements for this program MVHC would need to vacate the buildings (relocate tenants) and complete a full interior alteration involving major structural changes. This would significantly increase the cost of these projects and impact to tenants, making them not feasible.

PORTFOLIO FUNDING

MVHC and CMHC share a common goal of preserving existing affordable housing stock and housing Canada’s most vulnerable. CMHC and MVHC recognize each other as critical partners and seek to build upon existing funding frameworks to make further progress on this goal. CMHC has offered flexibilities in the NHCF accessibility requirements to allow MVHC to qualify for funding using a portfolio approach, which streamlines the funding process and reporting requirements of CMHC.

Offer Letter and Business Terms

MVHC has received a written offer from CMHC pursuant to which CMHC will contribute \$5.6M of portfolio funding towards the repair of up to 560 units (8 projects) within MVHC’s portfolio to be completed within 3 years of execution of the finalized agreement. A breakdown of the 560 units is outlined in Table 1. One of these projects, Evergreen Downs, located in the City of Delta, was completed in 2022. Tivoli Gardens, located in the City of Vancouver has been partially completed. The remaining projects will be completed within the next three years.

Table 1

Project	Location	Status / Planned Completion	Units
Evergreen Downs	City of Delta	Completed	38
Tivoli Gardens	City of Vancouver	Partially completed	151
Ozada	City of Coquitlam	2023	61
Crown Manor	City of New Westminister	2025	30
Le Chateau	City of Coquitlam	2025	24
Manor House	City of North Vancouver	2025	50
Minato West	City of Richmond	2025	110
Strathearn Court	City of Vancouver	2025	96
			560 Units

MVHC and Legal are working to review the attached offer letter and business terms and confirm they are acceptable before we move forward with accepting the offer, subject to MVHC Board approval.

The offer must be accepted by January 16, 2023. Key business terms (see Attachment 1 for full details) include:

- A portfolio approach to accessibility and energy and GHG reduction requirements—individual projects do not need to meet the criteria, but the criteria must be met across the portfolio;
- Minimum levels of affordability;
- A flexible definition of accessibility which includes confirming the units meet the required accessibility requirements for the target population;
- A requirement that all repair projects are completed within three years.

Staff have reviewed the projects within the portfolio and confirm that the units meet the minimum levels of affordability and that the projects will exceed required levels of GHG reductions and energy savings. A qualified professional will be retained to determine the percentage of units that meet the accessibility needs of the buildings' residents.

Final Offer and MVHC Approval

Shortly after the offer is accepted, the final funding agreement and associated schedules will be provided to MVHC. MVHC will have 45 days to return an executed copy of the funding agreement to CMHC. Given the quick turnaround time required by CMHC, this report seeks Board approval to execute and deliver the final agreement, its associated schedules, and any other documents required by CMHC, provided that there are no material changes to the business terms outlined in the attached offer letter.

ALTERNATIVES

1. That the MVHC Board authorize any two officers or directors of MVHC for and on behalf of MVHC to execute and deliver the portfolio funding agreement, its associated schedules, and any other documents as reasonably required by the Canada Mortgage and Housing Corporation (CMHC), on substantially similar business terms as included in the offer letter from CMHC provided to the MVHC Board, with such changes as MVHC may deem necessary or advisable, for the purposes of receiving a portfolio funding contribution from CMHC of up to \$5.6M to support the repair and renewal of a minimum of 560 units (8 projects) from MVHC's portfolio within the next 3 years.
2. That the MVHC Board receive for information the report dated January 3, 2023 titled "CMHC's National Housing Co-Investment Fund – Renewal and Repair Portfolio Funding" and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

Should the Board approve alternative one, MVHC will receive \$5.6M in funding towards the repair and renewal of a minimum of 560 units (8 projects) in MVHC's portfolio, which will decrease the contribution from the Capital Maintenance Reserve required to fund these projects.

Should alternative two be selected, MVHC will not receive \$5.6M in funding towards the repair and renewal of a minimum of 560 units (8 projects), and these projects will be funded through the Capital Maintenance Reserve and/or an alternative method of financing.

CONCLUSION

CMHC and MVHC recognize each other as critical partners and seek to work together to preserve existing affordable housing stock. MVHC has not been successful with multiple previous applications through the NHCF repair and renewal funding stream as a result of not meeting CMHC's current accessibility requirements. CMHC has now offered flexibilities in the NHCF accessibility requirements to allow MVHC to qualify for funding using a portfolio approach, and has provided MVHC with a written offer and business terms (Attachment 1) to contribute \$5.6M of portfolio funding towards the repair of a minimum of 560 units (8 projects) in MVHC's portfolio. This report seeks approval from the MVHC Board to execute and deliver the final funding agreement, its associated schedules, and any other documents reasonably required by CMHC, provided that there are no material changes to the business terms outlined in the attached offer letter from CMHC.

Attachments

1. CMHC Offer Letter and Business Terms, dated December 9, 2022

57133038

December 9, 2022

MetroVancouver
Jerry Dobrovolny, CAO, MVRD
Metrotower III, 4515 Central Boulevard,
Burnaby, B.C. V5H 0C6

Re: National Housing Co-Investment Fund Renewal and Repair – Preliminary Funding Offer

Canada Mortgage and Housing Corporation (“CMHC”) and MetroVancouver share a common goal of preserving existing affordable housing stock and housing Canada’s most vulnerable. CMHC recognizes MetroVancouver as a critical partner and seeks to build upon existing funding frameworks to make further progress on this goal.

CMHC is pleased to extend an offer of funding which will allow you to complete necessary repairs to extend the life of your housing stock while improving the long-term sustainability of units, through the National Housing Co-Investment Fund (“NHCF”).

CMHC is proposing to commit up to \$5,600,000 in contribution, to support the repair and renewal of a minimum of 560 units of municipally owned stock over the next three years, commencing at time of execution of contribution agreement. CMHC may consider additional funding in the form of repayable loans should you express a desire for such funding.

The enclosed NHCF program offer considers a number of flexibilities and streamlines the process and reporting requirements. These are outlined in the attached Business Terms and CMHC staff will provide an overview of these to you and your team once you have had an opportunity to review the offer.

Upon receipt of this offer, you will have until January 16th, 2023 to respond via email providing confirmation of key commitment terms. Shortly afterwards, an agreement and associated schedules will be provided, in which you will have 45 days to return an executed copy.

Key business terms have been attached. CMHC will be scheduling a meeting to discuss details of this offer and answer any questions that you may have.

Kind regards,

Yannick Monaghan

Yannick Monaghan
Director, Client Solutions

Simon Lahoud

Simon Lahoud
Director, Financing Solutions

NCc:

Appendix A – Municipal Repair Offer: Metro Vancouver (“Recipient”) Key Business Terms

1. Funding Offer

- a. Total of **\$5,600,000** contribution funding for the repair of a minimum of **560** units to be completed within **3** years of execution of the agreement (“Repair Period”).
- b. Contributions are to be advanced in a single draw for the full amount of the contribution after the contribution agreement has been fully executed and all is to CMHC’s satisfaction.
 - i. In some cases, CMHC and the Recipient may negotiate for the disbursement of funding in the 2023/24 fiscal year depending on availability of funding.

2. Purpose of the funding

- a. The contribution shall be used in respect of the repairing of Recipient Owned Affordable Housing Stock for repair costs and shall not be used for any other purpose.
- b. Eligible Property Types include:
 - i. Community/Affordable Rental
 - ii. Shelters
 - iii. Transitional and Supportive Housing
 - iv. Mixed-use Market/Affordable Rental

3. Portfolio

“Portfolio” is defined as more than one residential rental buildings, where the primary use is residential, (“Buildings”) to be repaired over the Repair Period that will be subject to the Conditions of Funding. Any calculations of Conditions of Funding are to be done at the portfolio level which, in turn, will allow for flexibility at the project level. Additionally, calculating Conditions of Funding at the portfolio level will grant proponents a level of flexibility on what they are to achieve.

For the purpose of clarity:

- a. Total number of units of the Portfolio is the sum all the units of the buildings included within the Portfolio.
- b. Conditions to Funding, and the commitments they represent within the agreement, are calculated at the Portfolio level.
- c. Portfolio achievement in energy consumption and GHG reduction is calculated as the weighted average reduction of all the buildings within the Portfolio.

4. Confirmation of key commitment terms

- a. by **January 16th** indicate acceptance of offer via email, including any changes to the offer that occur through discussions with CMHC, and include the confirmation of the following details:
 - i. Amount of National Housing Co-Investment Fund (NHCF) contribution funding (full amount or portion of offer)

- ii. # of units and type (e.g. apartment, single family home, rowhouse...etc) in the Portfolio
- iii. # of affordable units within Portfolio
- iv. At least a 25% reduction in EE and GHG at a Portfolio level relative to past or pre-repair levels
- v. At least 20% of units within Portfolio are accessible either at time of execution of agreement or by the end of the Repair Period
- vi. Clients will make their best efforts to ensure a minimum of 33% of units repaired are those which target women and/or women and their children.

5. Expiry of Commitment

- a. Recipient will have 45 days from receipt of a customized agreement to return an executed agreement.
- b. Budget permitting, funds will be advanced in the 2022/23 fiscal year. In some cases CMHC and the client may negotiate disbursement of funds in the 2023/24 fiscal year.

6. Conditions of Funding

The Recipient agrees it will:

- a. use the contribution funding for eligible costs (“Eligible Costs”) related to the repair of the Portfolio. Eligible Costs relate to:
 - i. all typical soft and hard costs incurred in repairing and upgrading the project, from the planning stage to completion of repairs and upgrades.
 - ii. revenue loss due to decanting of tenants to accommodate necessary repair activities will also be considered an Eligible Cost.
 - iii. administrative/staff salaries are **not** considered an Eligible Cost. However, expenses incurred from external, third parties to support repair activities are considered an Eligible Cost.
- b. ensure that at least 30% of units of the Portfolio must be below 80% of Median Market Rent, of which must be maintained for a commitment period of 20 years.
- c. ensure that the repair of the Portfolio will achieve a minimum reduction of 25% in Portfolio energy consumption and Greenhouse Gas (GHG) emissions relative to past or pre-repair levels.
 - i. CMHC will permit upgrades that have been completed within the last two years (e.g. boilers, windows, building envelope) as part of the reduction calculation.
- d. that the Portfolio, either at time of execution of agreement or by the end of the Repair Period contain a minimum of 20% of all units within the Portfolio that meet or exceed accessibility standards.
 - i. A unit will be designated as ‘accessible’ if:
 - 1. It meets provincial accessibility standards, or;
 - 2. In the opinion of a qualified professional it meets the accessibility requirements of the target population, in instances where a degree of accessibility features is required to address the barriers of that individual and/or population, or;

- a. The Recipient agrees that in the following circumstances they will return a prorated amount of the funding based on required adjustments, subject to CMHC's calculation:
 - i. Recipient indicates to CMHC, prior to the end of the Repair Period, that it will not be able to achieve Affordability, Accessibility, EE/GHG reduction, or required level of Recipient Investment, as described within the contribution agreement
- b. The Recipient agrees that in the following circumstances they will return a prorated amount of the funding provided, subject to CMHC's calculation:
 - i. Recipient fails to provide CMHC with a signed final attestation and Repair Summary within timeframe allotted,
 - ii. CMHC becomes aware of misrepresentation of a signed attestation, with respect to achievement Affordability, Accessibility, EE/GHG reduction, or required level of Recipient Investment, as described within the contribution agreement
 In such cases, CMHC reserves the right to request information necessary to carry out such calculations.
- c. If at any point until the end of the agreement period, a Recipient becomes aware that they are not meeting the conditions of funding, they will advise CMHC in a timely manner and the parties will work together to come to a mutually acceptable resolution.

10. Substitution, Disposition and Encumbrances

- a. the Recipient shall not make any Disposition within the Portfolio without the prior written consent of CMHC, who may impose any conditions it deems necessary and appropriate, acting reasonably. For greater certainty, at a minimum, CMHC would require that the project be substituted by a project such that commitments of the Portfolio, as defined in the agreement, are maintained.
- b. Encumbrances. are permitted so long as they respect the conditions of this agreement and don't limit the ability of the project to be viable

11. Communications protocol

- a. Subject to the Access to Information Act (Canada), the Privacy Act (Canada), and the applicable provincial, territorial or municipal freedom of information and privacy legislation, the Parties shall hold confidential any information clearly identified and marked as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure. Nothing in this Agreement shall be construed in a manner that would contravene the access to information and privacy legislation that applies to the Parties.
- b. The Recipient consents to the collection, use and disclosure of information submitted to CMHC by the Recipient for the following purposes: (i) to assess the Recipient's eligibility under the NHCF; (ii) for analytics, policy analysis, auditing and research by CMHC; (iii) to communicate to the Recipient possible opportunities under other CMHC programs, or possible collaboration opportunities with third parties; (iv) for evaluation of the NHCF; (v) for use by CMHC and the Government of Canada for purposes related to the National

Housing Act (Canada); and (vi) for information verification and due diligence purposes, including to detect and protect CMHC from errors and fraud. The Recipient shall obtain the foregoing consents from any third party intermediary engaged by the Recipient to construct and/or operate the Units.

- c. CMHC and its representatives are authorized to use and disclose the information, on a need to know basis, to CMHC employees, officers and directors, the office of the Minister responsible for CMHC and provincial/territorial/municipal entities collaborating with CMHC for the purposes outlined in Section 11 (b) of this Offer.
- d. Any public communications related to projects under this Agreement must be approved in advance by CMHC. Notwithstanding the preceding, each Party retains the right to communicate information to Canadians about the projects to meet its respective legislated and regulatory obligations, with prior notice to the other Party.
- e. If requested by CMHC, the Recipient shall publicly acknowledge CMHC's and the Government of Canada's Contribution under this Agreement in a manner acceptable to CMHC, acting reasonably, including through use of signage at the project (at the costs of CMHC).

To: Housing Committee

From: Heather McNell, Deputy Chief Administrative Officer, Policy and Planning

Date: February 21, 2024

Meeting Date: March 8, 2024

Subject: **Manager's Report**

RECOMMENDATION

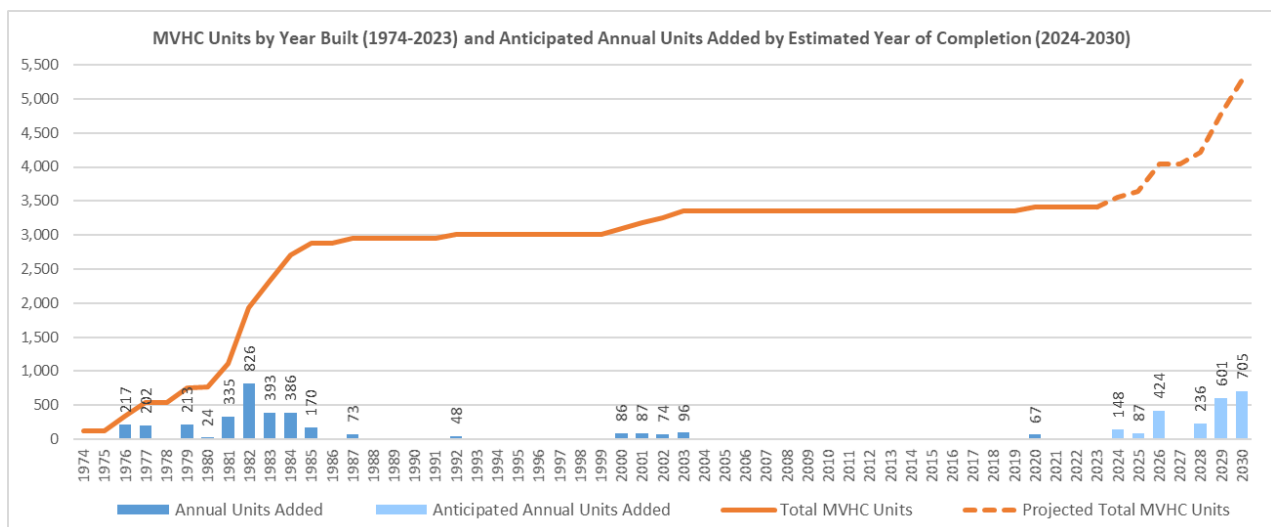
That the Housing Committee receive for information the report dated February 21, 2024, titled "Manager's Report".

HOUSING COMMITTEE 2024 WORK PLAN

The Housing Committee's Work Plan for 2024 is attached to this report (Attachment 1). The status of work program elements is indicated as pending, in progress, ongoing or complete. The listing is updated as needed to include new issues that arise, items requested by the Committee, and changes to the schedule.

METRO VANCOUVER HOUSING UNITS BY YEAR BUILT

The history of social housing in Canada is well-documented, including the federal and in some cases, provincial government support for community-based social housing that was present from the early 1970s to the mid-1990s. Strong senior government funding support for non-market housing during that time is also reflected in the Metro Vancouver Housing Corporation (MVHC) story. As shown in Table 1, since its establishment in 1974, MVHC steadily produced non-profit housing units, particularly in the mid-1970s to mid/late-1980s. This timeline aligns with the federal government's retraction of social housing programs in the early 1990s, after which there is a notable absence of new MVHC units built in the three decades that follow, with the exception of a few projects in the early 2000s, which were supported by an injection of provincial housing support under the Homes BC program.



Note: Annual units added (dark blue bars) and anticipated units added (light blue bars) are reflective of the total number of units built per year, whereas the total MVHC units (orange lines) reflect net new annual units only.

Looking forward, the re-introduction of senior government funding support for non-profit housing in 2017/2018 under programs such as BC Housing's Community Housing Fund, and CMHC's *National Housing Strategy* programs (e.g. Co-Investment Fund and Rental Construction Financing Initiative) is apparent. For non-profit housing providers, senior government funding is essential to ensuring that new units are built, particularly given the significant need for social housing which has grown much more rapidly than the number of social housing units built. In the case of MVH, funding from senior government programs, coupled with portfolio funding under a Memorandum of Understanding with BC Housing will translate into 2,000+ units anticipated to be built between 2024 – 2030.

HOUSING OPERATIONS & TENANT PROGRAMS UPDATE

Operations staff have had a busy winter keeping sites safe and clear of snow and ice.

There are a number of large maintenance projects planned for the spring and staff have been meeting with resident communities to update them on the planned work and what they can expect on site during the projects. Keeping residents informed is important in fostering open communication and trust therefore, a number of formal meetings are planned at various stages of each project.

Tenant Programs and Services has a full schedule of events planned for 2024. Staff recently supported a very successful resident-led Pink Shirt Day event at Epsom Downs in Surrey. The community came together to raise awareness about bullying while creating art. Residents are showing great interest in getting involved in their communities and staff are delighted to be able to support them!

ATTACHMENTS

1. Housing Committee 2024 Work Plan

65673313

Housing Committee 2024 Work Plan

Report Date: February 21, 2024

Priorities

1st Quarter	Status
Housing Committee 2024 Work Plan Adoption	Complete
MVH 10-Year Plan Update – Project Scope	Complete
MVHC Subsidy Program – Update	Complete
Tenant Programs & Services – Update	Complete
Capital Rehabilitation Projects – Update	Complete
Capital Development & Redevelopment Projects – Update	Complete
2nd Quarter	Status
MVHC Subsidy Program – Update	Pending
Tenant Programs & Services – Update	Pending
Capital Rehabilitation Projects – Update	Pending
Capital Development & Redevelopment Projects – Update	Pending
3rd Quarter	Status
MVHC Subsidy Program – Update	Pending
Tenant Programs & Services – Update	Pending
Capital Rehabilitation Projects – Update	Pending
Capital Development & Redevelopment Projects – Update	Pending
4th Quarter	Status
MVH 10-Year Plan Update – Update	Pending
2025 Budget and 5-year Financial Plan – Approve	Pending
MVHC Subsidy Program – Update	Pending
Tenant Programs & Services – Update	Pending
Capital Rehabilitation Projects – Update	Pending
Capital Development & Redevelopment Projects – Update	Pending