

**METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE**

MEETING

Friday, June 14, 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. June 14, 2024 Meeting Agenda

That the Housing Committee adopt the agenda for its meeting scheduled for June 14, 2024 as circulated.

B. ADOPTION OF THE MINUTES

1. April 5, 2024 Meeting Minutes

That the Housing Committee adopt the minutes of its meeting held April 5, 2024 as circulated.

pg. 3

C. DELEGATIONS

D. INVITED PRESENTATIONS

**1. Michelle Hoar, Project Director, Hey Neighbour Collective
Madeleine Hebert, Senior Housing Specialist, Happy Cities**

Subject: Density and Social Wellbeing: Designing Multi-Unit Housing That Connects Us

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER

1. Launch of the Metro Vancouver Housing Bursaries and Awards Program

That the MVHC Board approve the launch of the Metro Vancouver Housing Bursaries and Awards Program in the amount of \$10,000 total annually, as presented in the report dated May 24, 2024 titled "Launch of the Metro Vancouver Housing Bursaries and Awards Program".

pg. 8

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

2. Manager’s Report

That the Housing Committee receive for information the report dated May 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 June 14, 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 June 14, 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, April 5, 2024 in the 28th Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice Chair, Director Brenda Locke, Surrey
Director Dylan Kruger, Delta

STAFF PRESENT:

Jerry W. Dobrovolny, Chief Administrative Officer
Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing
Catherine Grosson, Legislative Services Coordinator, Board and Information Services
Saleh Altaf, Manager, Tenant Programs and Services, Metro Vancouver Housing
Jade Hume, Division Manager, Capital Maintenance and Development, Metro Vancouver Housing
George Kavouras, Director, Procurement, Procurement and Real Estate Services
Jessica Hayes, Acting Program Manager, Housing Policy and Planning, Regional Planning and Housing Services

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

A. ADOPTION OF THE AGENDA

1. April 5, 2024 Meeting Agenda

It was MOVED and SECONDED

That the Housing Committee adopt the agenda for its meeting scheduled for April 5, 2024 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. March 8, 2024 Meeting Minutes

It was MOVED and SECONDED

That the Housing Committee adopt the minutes of its meeting held March 8, 2024 as circulated.

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER

1. Award of ITT No. 23-435 for Construction Services for Minato West – Building Envelope Rehabilitation

Report dated March 18, 2024 from George Kavouras, Director, Procurement, Procurement and Real Estate Services, and Jade Hume, Division Manager, Capital Maintenance and Development, Metro Vancouver Housing (MVH), seeking Metro Vancouver Housing Corporation (MVHC) Board approval to award a contract, in the amount of \$6,762,920 (exclusive of taxes), to Signia Construction Ltd, for the building envelope renovation of the Minato West Metro Vancouver Housing site.

Jade Hume and George Kavouras provided members with a presentation titled “Minato West – Building Envelope Rehabilitation: Construction Services Award” which included renderings for the exterior renovations.

In response to members’ questions, George Kavouras explained that the lowest tender from Metro Van Construction Ltd. was rejected because mandatory requirements were not met.

It was MOVED and SECONDED

That the MVHC Board:

- a) approve award of ITT No. 23-435 for Minato West - Building Envelope Rehabilitation in the amount of up to \$6,762,920 (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.

CARRIED

2. Metro Vancouver Housing 10-Year Plan Update – Scope of Work

Report dated March 12, 2024 from Jessica Hayes, Acting Program Manager, Housing Policy and Planning, Regional Planning and Housing Services, presenting the Housing Committee and MVHC Board with the scope of work for an update to the MVH 10-Year Plan.

Jessica Hayes provided an update and informed members that Metro Vancouver Housing is on track to deliver or exceed targets outlined in the MVH 10-Year Plan, including a significant expansion to tenant programs, and outlined new strategies to be included in the updated plan.

In response to members’ questions, Michael Epp, Director, Housing Planning and Development, MVH, informed members:

- about projects, capacity, available equity, and external factors that are taken into consideration in the strategic implementation of the 10-Year Plan; and
- that Metro Vancouver is prequalified for the BC Housing Capital Renewal Fund and possibilities for rehabilitating older MVH housing stock are being monitored, however, from a strategic perspective, Metro Vancouver is currently focused on completing Phase 1 and Phase 2.

In response to questions regarding MVH’s communications strategy, Jerry W. Dobrovolny, Chief Administrative Officer, and Michael Epp informed members that the quarterly update will highlight MVH’s accomplishments, innovative delivery techniques, and projects that are close to the groundbreaking stage.

It was MOVED and SECONDED

That the MVHC Board receive for information the report dated March 12, 2024, titled “Metro Vancouver Housing 10-Year Plan Update – Scope of Work”.

CARRIED

3. Metro Vancouver Housing Unit and Common Area Renovation Standards – Accessibility Update

Report dated March 12, 2024 from Jade Hume, Division Manager, Capital Maintenance and Development, MVH, informing the Housing Committee about the update to MVH’s Unit and Common Area Renovation Standards to improve accessibility and adaptability of existing housing.

In response to members’ questions, Michael Epp and Jade Hume informed members that:

- MVH evaluates and responds to changes in the accessibility needs of tenants on a case-by-case basis;
- possible accommodations may include unit upgrades, accessibility buttons retrofitted to the building, or in-suite renovations;

- when a fully accessible unit becomes available, it is advertised as such and MVH attempts to fill the vacancy with a tenant who has accessibility needs; and
- 6% of MVH’s existing stock is adaptable or accessible due to constraints associated with older buildings, the target for new buildings is that 100% of units will be adaptable and 10-20% will be fully accessible.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated March 12, 2024, titled “Metro Vancouver Housing Unit and Common Area Renovation Standards – Accessibility Update”.

CARRIED

4. Manager’s Report

Report dated March 12, 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, housing operations, tenant programs and services, and the 2024 Sustainability Innovation Funding (SIF) approved for the project titled “Rental Housing Blueprint: Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods”.

Saleh Altaf, Manager, Tenant Programs and Services, MVH, provided members with a presentation titled “2024 Tenant Programs & Services Update: Q1 2024” which outlined various MVH tenant programs that have been implemented during Q1 and the impact that they have had on tenants regarding sense of community, social equity and inclusion, physical and mental well-being, and safety.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated March 12, 2024, titled “Manager’s Report”.

CARRIED

F. INFORMATION ITEMS

- 1. MVRD Board report dated February 20, 2024, titled “Inclusionary Housing Policy Review – Final Report and Regional Model Policy Framework”**

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 April 5, 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 April 5, 2024.

CARRIED

(Time: 9:46 am)

Catherine Grosson,
Legislative Services Coordinator

Dan Ruimy,
Chair

To: Housing Committee

From: Saleh Altaf, Manager, Tenant Programs and Services, Metro Vancouver Housing

Date: May 24, 2024 Meeting Date: June 14, 2024

Subject: Launch of the Metro Vancouver Housing Bursaries and Awards Program

RECOMMENDATION

That the MVHC Board approve the launch of the Metro Vancouver Housing Bursaries and Awards Program in the amount of \$10,000 total annually, as presented in the report dated May 24, 2024 titled "Launch of the Metro Vancouver Housing Bursaries and Awards Program".

EXECUTIVE SUMMARY

Metro Vancouver Housing continues to grow its community development initiatives. To support a key pillar of poverty alleviation programming, Metro Vancouver Housing will be making bursaries and awards available to tenants in need. This initiative will aid ongoing conversations and programming targeted at education and breaking the cycle of poverty within families.

If approved, the application process will close in August each year, and candidates will be evaluated by an inter-departmental staff committee. Staff will report out to the Committee and Board each fall regarding successful candidates. Metro Vancouver Housing is a non-profit housing provider; revenues earned through rents are assigned to capital maintenance, staffing and tenant programming costs. With Board approval, a total of \$10,000 from operating revenue will be allocated for bursaries and awards. This amount can be accommodated within the Board approved 2024 Metro Vancouver Housing operating budget.

PURPOSE

The purpose of this report is to seek MVHC board approval for the launch of the Metro Vancouver Housing Bursaries and Awards Program. Approved bursaries will be released to successful residents of Metro Vancouver Housing, to help pay for tuition.

BACKGROUND

The proposed bursary program aligns with Goal 1 in the Metro Vancouver Housing 10-Year Plan to support healthy and engaged communities with quality programming. This report proposes a bursary program for Metro Vancouver Housing.

BURSARY PROGRAM OVERVIEW

Metro Vancouver Housing Tenant Programs and Services foster community and resident well-being through the five pillars of community development framework:

- Create spaces for joy-based healing;
- Communal responsibility to a culture of kindness;
- Ecosystems of support;

- Investments in youth social capital; and
- Grow poverty alleviation and food security infrastructure.

To supplement ongoing poverty alleviation programming, Metro Vancouver Housing is proposing five educational bursaries in the amount of \$2,000 each to support residents in their education or re-credentialing journey. This program will be offered to residents annually.

The current cost of living crisis has brought about various affordability challenges for families, particularly low and middle-income families. Access to education remains a key mechanism to break the cycle of poverty. Bursaries and awards help empower future leaders of all ages to become a force of positive change within their communities.

The introduction of community and resident bursaries is in line with programming offered within the Affordable Housing landscape. Metro Vancouver Housing partners such as BC Housing, and other affordable housing providers such as Toronto Community Housing, the Co-operative Housing Federation of BC and other non-profit providers currently offer similar awards with similar eligibility criteria (see References).

After completing a needs analysis, Metro Vancouver Housing is proposing to implement a human centered delivery and assessment plan to administer bursaries for residents, this will include allowing two formats of submission, accommodating individuals with specialized needs and panel application reviews. After a launch campaign through the newsletter and site wide information dissemination, candidates will be welcome to apply through a web portal or by mail-in applications. Results from the bursary application and review process will be reported to Housing Committee and MVHC Board in the November update on Tenant Programs and Services.



Proposed Awards

1. Brighter Futures Award

Low-income youth are particularly impacted in the current economic climate. The Brighter Futures Award aims to assist youth as they plan for their tuition expenses (in addition to books and living costs). Youth are a vital part of thriving communities and are necessary in spreading a culture of kindness.

Eligibility: Open to youth registered at a recognized post-secondary or vocational institution in B.C., residents of Metro Vancouver Housing, aged 17 to 30.

2. Women's Excellence Award

Women continue to face systemic barriers to access education and re-credentialing. As cost of living increases, so does the burden of care. Many women who participate in the work force have additional caregiving responsibilities, including looking after children and the elderly in intergenerational families. This award aims to appreciate and honour women working towards excellence in our housing communities. Advances in a woman's personal growth contributes to intergenerational progress towards achievement and literacy.

Eligibility: Open to self-identified women registered at a recognized B.C. post-secondary or vocational institution, residents of Metro Vancouver Housing, aged 17 to 64.

3. Stronger Region Award

As the region works towards alleviating shortages in skilled workers for trades and infrastructure support, the Stronger Region Awards will help individuals working towards certification in the trades. These professions are crucial in building infrastructure to support the region's delivery of clean drinking water, waste management and housing infrastructure.

Eligibility: Open to individuals working towards/pursuing trades credentials registered at a recognized B.C. post-secondary or vocational institution, residents of Metro Vancouver Housing, aged 17 to 64.

4. Community Champions Award

Metro Vancouver Housing's Community Champions are a vital part of engaged community development in our resident communities. Community champions foster and encourage unity as well as communal wellbeing on our sites. To appreciate their ongoing efforts and encourage participation in the community, this Bursary aims to support education achievements for active community champions.

Eligibility: Open to tenants (and their children) actively volunteering towards MVH site/community initiatives registered at a recognized B.C. post-secondary or vocational institution, residents of Metro Vancouver Housing, aged 17 to 64.

5. Diversity Award

Residents involved in furthering anti-racism work through volunteering, advocacy and leadership are crucial in supporting wellbeing in community and on MVH sites. This award recognizes their

work, support and ability to drive positive change towards communal safety, so that all members of the community feel a sense of belonging despite differences in race, religion, or sexual orientation.

Eligibility: Open to tenants involved in anti-racism, diversity and/or community safety initiatives registered at a recognized B.C. post-secondary or vocational institution, residents of Metro Vancouver Housing, aged 17 to 64.

Eligibility

Bursaries and awards will be assigned based on financial need and educational aspirations.

| Bursary Name: | Number of Awards: | Eligibility: | Amount: |
|---------------------------|-------------------|--|---------|
| Brighter Futures Award | 1 | Current MVH tenant Aged 17-30 Open to Youth registered at a recognized B.C. post-secondary or vocational institution | \$2,000 |
| Women’s Excellence Award | 1 | Current MVH tenant Aged 17-64 Open to self-identified women registered at a recognized B.C. post-secondary or vocational institution | \$2,000 |
| Stronger Region Award | 1 | Current MVH tenant Aged 17-64 Open to individuals working towards/pursuing trades credentials registered at a recognized B.C. post-secondary or vocational institution | \$2,000 |
| Community Champions Award | 1 | Current MVH tenant Aged 17-64 Open to tenants (and their children) actively volunteering towards MVH site/community initiatives registered at a recognized B.C. post-secondary or vocational institution | \$2,000 |
| Diversity Award | 1 | Current MVH tenant Aged 17-64 Open to tenants involved in anti-racism, diversity and/or community safety initiatives registered at a recognized B.C. post-secondary or vocational institution | \$2,000 |

Evaluation criteria:

Bursary application will be evaluated based on need and strong contribution to applicants’ communities. Assessed criteria will include:

- Current and achieved educational goals;
- Challenges or barriers overcome;

- Future educational goals and path to achieving goals; and
- Impact of award if successful candidate.

Supplemented by a personal statement, academic transcripts and a minimum of one to a maximum of three transcripts.

Selection process:

Deadline for application will be August 19, 2024. An inter-departmental staff review committee will assess applications based on the evaluation criteria. After successful candidates are identified, a confirmation of enrollment will be required. Staff will then report out to Committee and Board regarding the successful candidates each fall.

Timeline of awards

| Milestone: | Action: |
|--------------------|--|
| July 1, 2024 | Launch of bursary program |
| August 19, 2024 | Bursary application deadline |
| September 5, 2024 | Inter-departmental review panel consisting of staff representation from Metro Vancouver Housing, Regional Parks, Human Resources, Regional Planning and External Relations |
| September 10, 2024 | Finalization of award |
| September 23, 2024 | Confirmation of enrollment |
| October 1, 2024 | Award ceremony |

ALTERNATIVES

1. That the MVHC Board approve the launch of the Metro Vancouver Housing Bursaries and Awards Program in the amount of \$10,000 total annually, as presented in the report dated May 24, 2024 titled “Launch of the Metro Vancouver Housing Bursaries and Awards Program”.
2. That the MVHC Board receive for information the report dated May 24, 2024 titled “Launch of the Metro Vancouver Housing Bursaries and Awards Program” and provide alternative direction to staff.

FINANCIAL IMPLICATIONS

Metro Vancouver Housing is a non-profit housing provider; revenues earned through rents are assigned to capital maintenance, staffing and tenant programming costs. MVH is currently operating with close to a 20% revenue surplus that is reinvested back into the housing portfolio. With Board approval, a total of \$10,000 from operating revenue will be allocated for bursaries and awards. This amount can be accommodated within the Board approved 2024 Metro Vancouver Housing operating budget.

CONCLUSION

Metro Vancouver Housing is committed to providing access to education and resources within its Housing communities. Adding bursaries and awards programming will further strengthen support

for youth, low income, and marginalized communities and support movement along the housing continuum.

REFERENCES

1. [BC Housing Bursaries](#)
2. [Toronto Housing Bursaries](#)
3. [CHF Bursaries](#)

ATTACHMENT

1. Presentation re: Launch of the Metro Vancouver Housing Bursaries and Awards Program

68038609



Habitat Villa

Metro Vancouver Housing Bursaries & Awards Program

Saleh Altaf

Manager, Tenant Programs and Services
Metro Vancouver Housing

Housing Committee Meeting, June 2024

Orbit Link: add when archiving presentation to orbit

metrovancover





Brighter Future



Women's Excellence



Stronger Region



Community Champions



| Bursary Name: | Eligibility for MVH Tenants: | Amount: |
|----------------------------------|---|---------|
| Brighter Futures Award | Aged 17-30 Open to Youth registered at a recognized B.C. post-secondary or vocational institution | \$2,000 |
| Women's Excellence Award | Aged 17-64 Open to self-identified women registered at a recognized B.C. post-secondary or vocational institution | \$2,000 |
| Stronger Region Award | Aged 17-64 Open to individuals working towards/pursuing trades credentials registered at a recognized B.C. post-secondary or vocational institution | \$2,000 |
| Community Champions Award | Aged 17-64 Open to tenants (and their children) actively volunteering towards MVH site/community initiatives registered at a recognized B.C. post-secondary or vocational institution. | \$2,000 |
| Diversity Award | Aged 17-64 Open to tenants involved in anti-racism, diversity and/or community safety initiatives registered at a recognized B.C. post-secondary or vocational institution | \$2,000 |

Timeline

July 1, 2024
Launch of
bursary

September 5, 2024
Review Panel

September 23, 2024
Confirmation of
Enrollment

August 19, 2024
Application
Deadline

September 10, 2024
Finalization Award

October 1, 2024
Award
Ceremony



Tivoli Gardens

Thank you

To: Housing Committee

From: Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing

Date: May 24, 2024 Meeting Date: June 14, 2024

Subject: **Manager's Report**

RECOMMENDATION

That the Housing Committee receive for information the report dated May 24, 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.

BC HOUSING MEMORANDUM OF UNDERSTANDING – FUNDING ANNOUNCED FOR PHASE 2 PROJECTS

The Province, through BC Housing, and Metro Vancouver, through Metro Vancouver Housing, signed a memorandum of understanding (MOU) in April 2023 to support the construction of approximately 2,000 affordable rental homes over 10 years. The first phase of the plan is already underway and will result in the development of approximately 660 rental homes at five Metro Vancouver Housing sites, including:

- 788 West 13th Ave., Vancouver (Heather Place – Building B)
- 7730-6th St, Burnaby (The Connection)
- 7388 Southwynde Ave., Burnaby (The Steller)
- 19085-119B Ave., Pitt Meadows (Heron's Nest)
- 1144 Inlet St., Coquitlam (Malaspina Village – Phase 1)

On May 23, 2024, the Province of BC announced the second phase of projects being funded under the MOU, supported by a provincial investment of \$226 million over two years (2026-2027) (Reference 1). The phase two projects include the following sites:

- 1144 Inlet St., Coquitlam (Malaspina Village – Phase 2)
- Old Dollarton Rd. and Riverside Dr., District of North Vancouver (Riverside Drive)
- 2933 Heather St., Vancouver (Heather Place – Building C)
- 100 Nelson St., Coquitlam (Park Court)

Metro Vancouver Housing is contributing land and cash equity valued at more than \$367 million to the expansion, and is working to leverage federal funding support for its portfolio of projects.

RENT-GEARED-TO-INCOME UPDATE

Metro Vancouver Housing provides mixed-income affordable rental housing for low to moderate income households. This includes two different types of tenancies:

- Rent-Geared-to-Income (RGI) tenancies are intended for households on low or fixed incomes, and rents are set at 30% of gross monthly household income; and
- Low-End-of-Market (LEM) tenancies are intended for low to moderate incomes, and rents are generally 10-20% below comparable market rents.

The MVH housing portfolio is approximately 30% RGI and 70% LEM. This mixed-income approach supports MVH to have financially sustainable operations without reliance on taxes or external operating subsidies, and supports inclusive communities. By integrating a range of housing types incomes, ages, abilities, and families, MVH housing provides flexibility to meet a range of needs.

The *Metro Vancouver Housing 10-Year Plan* sets a target to maintain at least 30% RGI units across the portfolio. From time to time, the total percentage of RGI units may fluctuate due to the following factors:

- Units being temporarily unavailable during redevelopment or renovation;
- Households earning slightly higher incomes and being transferred from RGI to LEM, while remaining in the same unit; and/or
- Low turnover rates (and therefore units not coming available to reabsorb for new RGI tenancies) due to increasing market rents.

As units turnover and new units are built, MVH strives to maintain an overall ratio of 30% RGI units across its portfolio. To monitor this target, the Housing Committee will receive regular updates on the proportion of RGI households. As of May 2024, MVH has a total of 1,028 RGI households, representing 31.4% of MVH's overall portfolio.

| Units | | RGI Units | % RGI |
|---|-------|--------------|-------|
| Total Rentable Units | 3,277 | 1,028 | 31.4% |
| Units unavailable due to redevelopment & renovation | 169 | | |
| Total | | 3,446 | |

VACANCY REPORT UPDATE

The average vacancy rate across the MVH portfolio remained low through the first quarter of 2024 at 0.1%. Additional vacancy trends for Q1 2024 are shown in the attached Vacancy Report (Attachment 2).

THE CONNECTION – CONSTRUCTION TENDER AWARD

The Connection is currently being tendered. Given the timeline to keep this project on schedule, the tendered pricing is expected to be brought forward directly to the Board for approval (Stage Gate 3), provided the project is within the original budgeted parameters. Staff will provide a detailed update at the next Committee meeting with project status and results of the tender.

DEVELOPMENT PROJECTS: STATUS UPDATE

The table below provides an update of the approved development projects as of May 2024.

| Project Name | Current Project Details and Milestones | Targeted Occupancy |
|------------------------------------|---|--------------------|
| Kingston Gardens – Phase 1 | <ul style="list-style-type: none"> • 70% of construction complete • Exterior insulation installation is 85% complete • Exterior cladding 25% complete • Mechanical, electrical, and sprinkler rough-ins in progress. Level 3&4 complete • Fire stopping and insulation complete on Level 4 • Boarding in progress Level 4 | 2025 Q1 |
| Salal Landing | <ul style="list-style-type: none"> • 40% of construction complete • Parkade/foundation walls complete • Framing underway – Floors 1-3 complete | 2025 Q1 |
| Heather Place – Building B | <ul style="list-style-type: none"> • 25% of construction complete • Crane installed January 2024 • Framing underway – Level 3 | 2025 Q4 |
| Malaspina Village – Phase 1 | <ul style="list-style-type: none"> • DP/Rezoning revised submission May 2024 • BP submission expected December 2024 (subject to City issuance of DP) • 1st, 2nd, and 3rd reading targeted for July 2024 • Targeted construction start December 2025 | 2028 Q1 |
| Heron's Nest | <ul style="list-style-type: none"> • 100% of detailed design complete • BP submitted November 2023 • Ground lease agreement in progress • CMHC Co-Investment loan application in progress – LOI received • Targeted construction start July 2024 | 2026 Q4 |
| The Connection | <ul style="list-style-type: none"> • IFT Construction Documents will be submitted end of May 2024 • 4th reading once agreements are in place • BP Application submitted October 2023. Waiting for BP comments from CoB • Demo and tree removal complete (May 2024) • Construction tender – June 2024 | 2026 Q3 |

| | | |
|------------------------|---|---------|
| | <ul style="list-style-type: none"> Targeting construction start September 2024 (subject to agreements being finalized in time for final adoption – July 2024) | |
| The Steller | <ul style="list-style-type: none"> BP set submitted to CoB – March 2024 Class B received April 2024 Targeting June 2024 for 3rd reading (subject to designs being received from Civil Consultant) Targeting construction start January 2025 (subject to Permits and Rezoning being finalized) Working with Fortis BC to move the existing gas lines | 2027 Q1 |
| Heather Place C | <ul style="list-style-type: none"> RFP for architect will be issued in July 2024 Pre-application submission underway | 2028 Q4 |
| Riverside Drive | <ul style="list-style-type: none"> RFP for architect will be issued May/June 2024 Geotechnical engineer under contract – permits for tree cutting (to allow for test holes) – application targeted for June 2024 | 2028 Q3 |

REHABILITATION / CAPITAL RENEWAL PROJECTS: STATUS UPDATE

The table below provides an update of the rehabilitation projects as of May 2024.

| Project Name | Current Phase | Projected Completion |
|--|--|--------------------------------|
| Strathearn Court ○ Full BE Renewal | <ul style="list-style-type: none"> Construction contract awarded April 2024 Construction contractor to mobilize June 2024 | 2025 Q4 |
| Crown Manor ○ Pembina Reframed | <ul style="list-style-type: none"> Design Consultant contract awarded August 2023 Building Permit submission expected June 2024 Planned construction start Q4 2024 | 2026 Q2 |
| Manor House ○ FortisBC DER Pilot Program ○ Pembina Reframed | <ul style="list-style-type: none"> Building envelope work 90% complete In-suite installation of mechanical units to begin May 2024 Main level roofing work in progress Design consultant contract award for Phase 2 May 2024 | Phase 1 (Fortis BC) 2024 Q4 |
| Le Chateau ○ Pembina Reframed | <ul style="list-style-type: none"> Consultant contract awarded August 2023 75% design package issued to MVH February 2024 Architectural renderings posted for tenant selection May 2024 Final energy modelling and Detailed Design Report in progress Expected Building Permit submission June 2024 | 2026 Q2 |
| Minato West | <ul style="list-style-type: none"> Construction contract award expected June 2024 | 2026 Q2 |

| | | |
|-------------------|---|--|
| ○ Full BE Renewal | • Construction contractor to mobilize July 2024 | |
|-------------------|---|--|

Reference

1. [Thousands of affordable rental homes coming for people in Metro Vancouver | Metro Vancouver](#)

Attachments

1. Housing Committee 2024 Work Plan
2. Vacancy Report Q1 2024
3. Presentation re: Capital Project Updates

68257982

Housing Committee 2024 Work Plan
 Report Date: May 24, 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 – Project 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 |

Vacancies by Portfolio Q1 2024

METRO VANCOUVER HOUSING

| MVHC Portfolio Summary | All MVHC Units # | Average Vacant Units # | Average Vacancy Rate % |
|--|------------------------|------------------------------|------------------------------|
| TOTAL | 3203 | 3.4 | 0.1% |
| Included in table above | | | |
| *Units Held for Renovation | 7 | | |
| *Units Held for Redevelopment Activity | 54 | | |
| *Total Units Held for Reno & Redevelopment | 61 | | |
| *Not Included in table above | | | |
| *Downtown Eastside Vancouver Units excluded (Contract Managed): | | | |
| Claude Douglas | 39 | | |
| Hugh Bird | 65 | | |
| Regal Place | 41 | | |
| *Total Units Contract Managed | 145 | | |
| Kingston Gardens (Deconstructed Units) | 24 | | |
| *Total Units Excluded | 169 | | |
| TOTAL ALL MVHC UNITS | 3372 | | |

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy)

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental (ie not held for unit renovation or other)

***Not Included:** Vacancies are not tracked for the Downtown Eastside Single Room Occupancy (SRO) buildings

Vacancies by Municipality Q1 2024

METRO VANCOUVER HOUSING

| Municipality | MVHC Total Units # | MVHC Average Available Units Q1 2024 # | MVHC Average Available Units Q1 2024 % | CMHC Average 2023 |
|----------------------|-----------------------------|--|--|-------------------------|
| Maple Ridge | 48 | 0.0 | 0.0% | 1.0% |
| North Vancouver City | 141 | 0.7 | 0.5% | 0.6% |
| Burnaby | 254 | 0.7 | 0.3% | 1.2% |
| Port Moody | 148 | 0.0 | 0.0% | 0.5% |
| Port Coquitlam | 204 | 2.0 | 1.0% | 0.5% |
| Surrey | 604 | 0.3 | 0.1% | 1.5% |
| Richmond | 636 | 1.2 | 0.2% | 0.1% |
| Coquitlam | 268 | 2.5 | 0.9% | 0.5% |
| Vancouver | 640 | 1.3 | 0.2% | 0.8% |
| New Westminister | 171 | 0.0 | 0.0% | 0.8% |
| Delta / Ladner | 89 | 2.0 | 2.2% | 0.5% |
| | 3203 | 3.4 | 0.1% | |

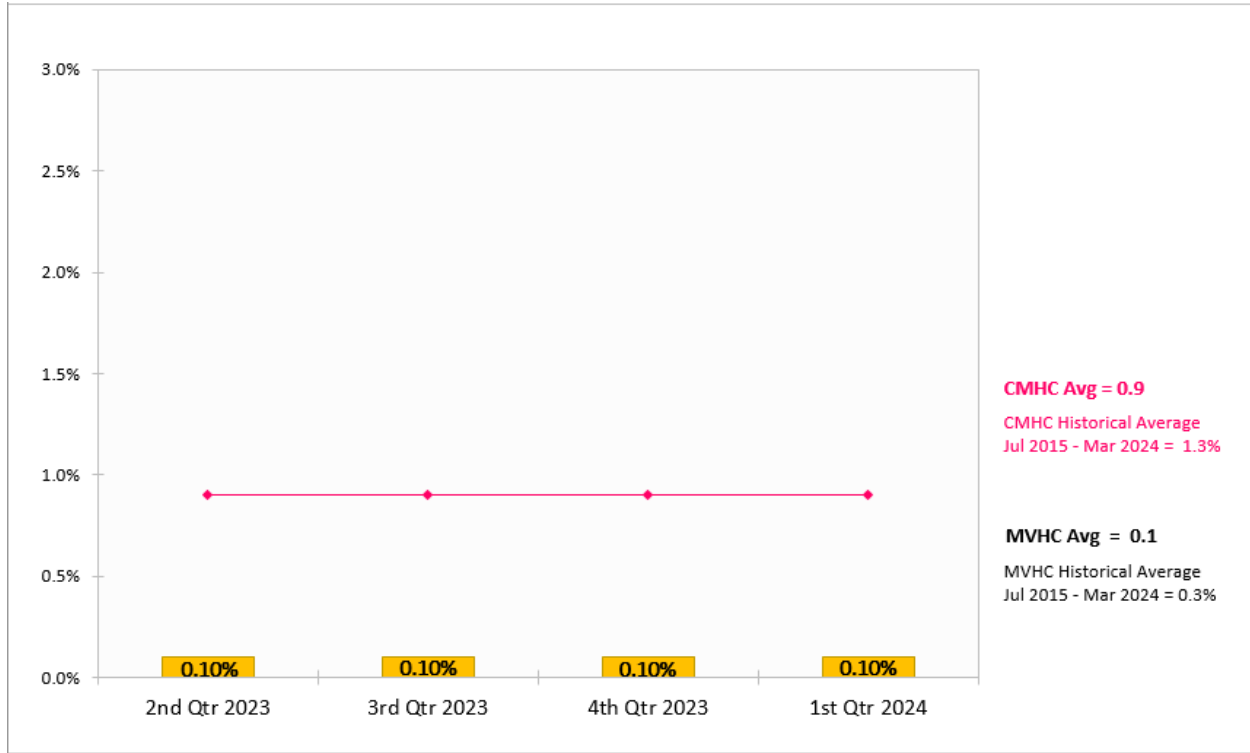
*CMHC Average per Rental Market Report - Vancouver CMA, 2021

*CMHC averages Port Moody, Port Coquitlam and Coquitlam together as Tri-Cities

* Excluding Contract Managed Units in the Downtown Eastside (Regal Place, Claude Douglas, Hugh Bird Residence)

Vacancy Rate Trend (Apr 2023 – Mar 2024)

METRO VANCOUVER HOUSING



Attachment 3



Capital Project Updates

QUARTERLY UPDATE

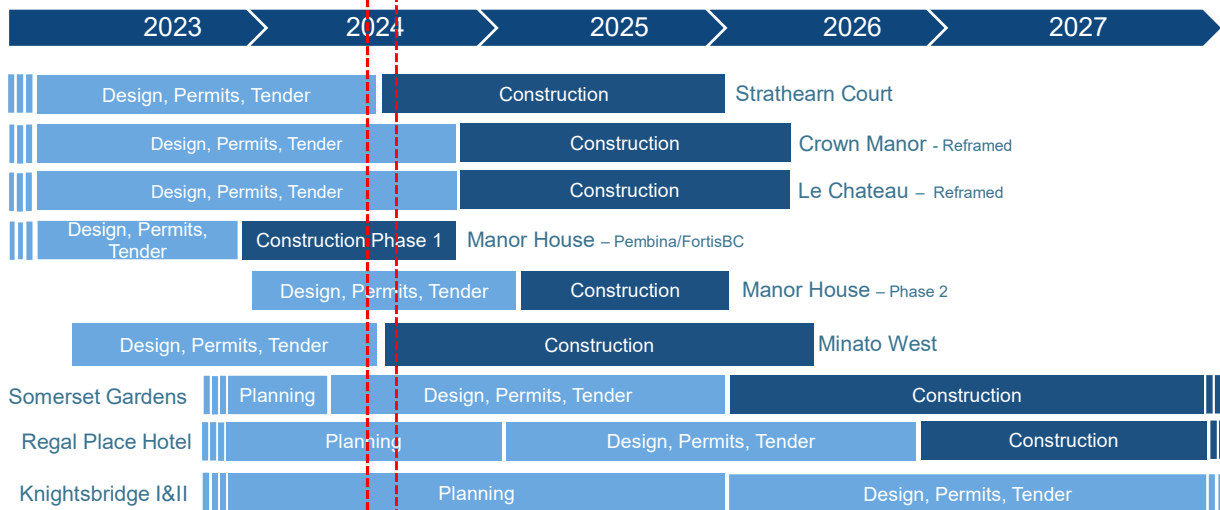
Evergreen Downs – Deep Retrofit

Jade Hume, P.Eng., PMP
 Division Manager, Maintenance and Capital Projects
 Metro Vancouver Housing



Housing Committee, June 14th 2023

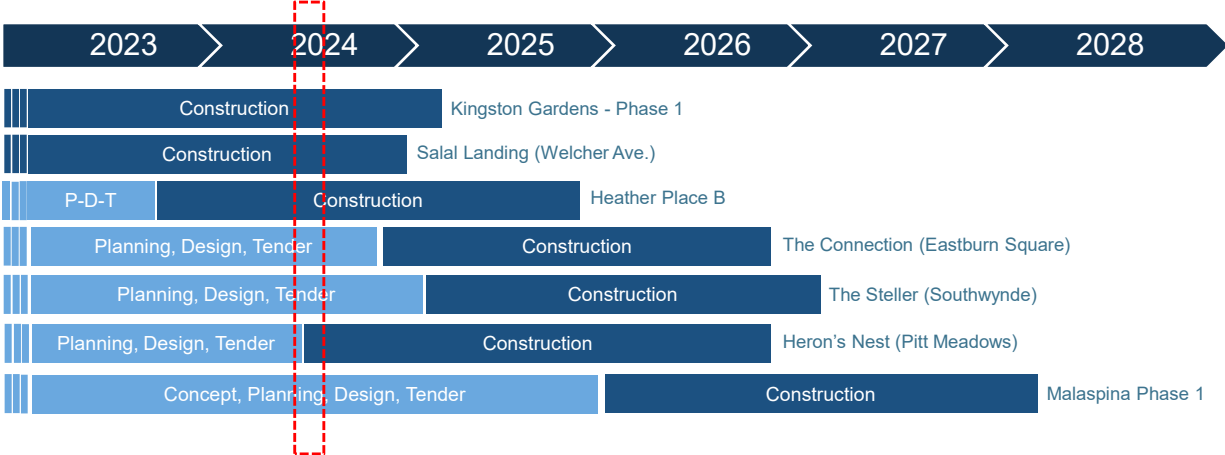
CAPITAL MAINTENANCE PLAN – DEEP RETROFITS



Manor House – Construction Progress



CAPITAL DEVELOPMENT PLAN



Kingston Gardens – Construction Progress



Salal Landing – Construction Progress



Heather Place B – Construction Progress

