

**METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE**

REGULAR MEETING

Thursday, July 7, 2022

2:00 pm

**Meeting conducted electronically pursuant to the Procedure Bylaw
28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia
Webstream available at <http://www.metrovancouver.org>**

A G E N D A¹

1. ADOPTION OF THE AGENDA

1.1 July 7, 2022 Regular Meeting Agenda

That the Housing Committee adopt the agenda for its regular meeting scheduled for July 7, 2022 as circulated.

2. ADOPTION OF THE MINUTES

2.1 May 19, 2022 Regular Meeting Minutes

That the Housing Committee adopt the minutes of its regular meeting held May 19, 2022 as circulated.

3. DELEGATIONS

3.1 Nathan Davidowicz

Subject: New Bill (changes to the Transportation Act) and Missed Opportunities for New Housing Projects

4. INVITED PRESENTATIONS

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Metro Vancouver 10-Year Plan – Progress Update

That the MVHC Board receive for information the report dated June 14, 2022, titled “Metro Vancouver 10-Year Plan – Progress Update”.

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

5.2 Draft Metro Vancouver Housing 2023-2027 Capital Development and Capital Maintenance Plans

That the Housing Committee receive for information the report dated June 28, 2022, titled "Draft Metro Vancouver Housing 2023-2027 Capital Development and Capital Maintenance Plans."

5.3 Benefits of Building Rehabilitation: Evergreen Downs

That the MVHC Board receive for information the report dated June 10, 2022, titled "Benefits of Building Rehabilitation: Evergreen Downs."

5.4 Metro Vancouver Housing – Extreme Heat Protocols

That the MVHC Board receive for information the report dated June 16, 2022, titled "Metro Vancouver Housing – Extreme Heat Protocols".

5.5 Manager's Report

That the Housing Committee receive for information the report June 14, 2022, titled "Manager's Report".

6. INFORMATION ITEMS

7. OTHER BUSINESS

8. BUSINESS ARISING FROM DELEGATIONS

9. 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 regular meeting scheduled for July 7, 2022 pursuant to the *Community Charter* provisions, Section 90 (1) (e) and (k) as follows:

90 (1) A part of the 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 board or committee considers that disclosure could reasonably be expected to harm the interests of the regional district

10. ADJOURNMENT/CONCLUSION

That the Housing Committee adjourn/conclude its regular meeting of July 7, 2022.

Membership:

Hurley, Mike (C) - Burnaby

Morden, Mike (VC) - Maple Ridge

Annis, Linda - Surrey

Bond, Mathew - North Vancouver District

Buchanan, Linda - North Vancouver City

Cameron, Craig - West Vancouver

Coté, Jonathan - New Westminster

De Genova, Melissa - Vancouver

Dingwall, Bill - Pitt Meadows

Long, Bob - Langley Township

McNulty, Bill - Richmond

Pollock, Glen - Port Coquitlam

Storteboom, Rudy - Langley City

Towner, Teri - Coquitlam

Walker, Darryl - White Rock

53328991

**METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Housing Committee held at 1:00 p.m. on Thursday, May 19, 2022 in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Mayor Mike Hurley, Burnaby
Vice Chair, Mayor Mike Morden*, Maple Ridge
Councillor Linda Annis*, Surrey
Councillor Mathew Bond*, North Vancouver District
Mayor Linda Buchanan*, North Vancouver City
Councillor Craig Cameron*, West Vancouver
Mayor Jonathan Coté, New Westminster
Mayor Bill Dingwall, Pitt Meadows
Councillor Bob Long*, Langley Township
Councillor Bill McNulty*, Richmond
Councillor Glenn Pollock*, Port Coquitlam
Councillor Rudy Storteboom*, Langley City
Councillor Teri Towner*, Coquitlam
Mayor Darryl Walker*, White Rock

MEMBERS ABSENT:

Councillor Melissa De Genova*, Vancouver

STAFF PRESENT:

Heather McNell, General Manager, Regional Planning and Housing Services
Morgan Mackenzie, Legislative Services Coordinator, Board and Information Services

1. ADOPTION OF THE AGENDA

1.1 May 19, 2022 Regular Meeting Agenda

It was MOVED and SECONDED

That the Housing Committee adopt the agenda for its regular meeting scheduled for May 19, 2022 as circulated.

CARRIED

*denotes electronic meeting participation as authorized by Section 3.6.2 of the *Procedure Bylaw*

2. ADOPTION OF THE MINUTES

2.1 March 3, 2022 Regular Meeting Minutes

It was MOVED and SECONDED

That the Housing Committee adopt the minutes of its regular meeting held March 3, 2022 as circulated.

CARRIED

3. DELEGATIONS

No items presented.

4. INVITED PRESENTATIONS

No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Renewal of MVRD Internal Financing of MVHC Mortgages

Report dated April 19, 2022, from Linda Sabatini, Acting Director, Financial Operations, seeking the MVHC Board's approval to continue providing first mortgage financing for the Semlin Terrace, Grandview Gardens, Kelly Court, Earl Adams and Euclid Square properties. All of these properties are owned by the MVHC.

It was MOVED and SECONDED

That the MVRD Board:

- a) approve continuing to provide first mortgage financing on five MVHC properties. The mortgages will be for another five-year term, and will have a variable interest rate based upon Metro Vancouver's internal rate of return on investments; and
- b) direct the Corporate Officer to publish in the newspaper, pursuant to requirements of Section 272 of the Local Government Act, Metro Vancouver's intention to lend money to the MVHC.

CARRIED

5.2 Status of Metro Vancouver Housing Corporation Capital Expenditures to December 31, 2021

Report dated April 21, 2022, from Amanda Hrgovic, Program Manager, Housing Finance, Regional Planning and Housing Services, providing the Housing Committee with a report on the financial performance of the Metro Vancouver Housing Corporation capital program for the year ending December 31, 2022.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated April 21, 2022, titled "Status of Metro Vancouver Housing Corporation Capital Expenditures to December 31, 2021".

CARRIED

5.3 Construction Cost Escalation Since 2020

Report dated April 25, 2022, from Laurel Cowan, Program Manager, Housing Planning and Policy and Jason Hingley, Director, Housing, Planning, Development, and Finance, informing the Housing Committee and MVHC Board about construction cost escalation impacts experienced by Metro Vancouver Housing since 2020.

Members were provided a verbal update on construction cost escalation, highlighting the supply chain issues creating material and labour shortages, the rise of interest rates affecting funding and the impacts on the development of affordable housing.

It was MOVED and SECONDED

That the MVHC Board receive for information the report dated April 25, 2022, titled "Construction Cost Escalation Since 2020".

CARRIED

5.4 Approach to Housing Greenhouse Gas and Energy Reduction Targets

Adrian Lynch, Project Engineer, Housing Department, providing the Housing Committee with a verbal presentation on Metro Vancouver Housing's 10-year plan highlighting, the Energy and GHG targets, strategic energy management best practices

Presentation material titled "Approach to Housing Greenhouse Gas and Energy Reduction Targets" is retained with the May 19, 2022 Housing Committee agenda.

It was MOVED and SECONDED

That the Housing Committee receive for information the presentation from Adrian Lynch, Project Engineer, Housing Department, provided on May 19, 2022, titled "Approach to Housing Greenhouse Gas and Energy Reduction Targets".

CARRIED

5.5 Manager's Report

Report dated April 22, 2022, from Heather McNell, General Manager, Regional Planning and Housing Services, providing the Housing Committee with the 2022 Work Plans for the Housing Committee and Regional Planning Advisory Committee – Housing Subcommittee, including updates on the subsidy numbers, the operations and tenant programs, and the Kingston Gardens financing.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated April 22, 2022, titled "Manager's Report".

CARRIED

6. INFORMATION ITEMS

No items presented.

7. OTHER BUSINESS

No items presented.

8. BUSINESS ARISING FROM DELEGATIONS

No items presented.

9. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

That the Housing Committee close its regular meeting scheduled for May 19, 2022 pursuant to the *Community Charter* provisions, Section 90 (1) (e) and (k) as follows:

90 (1) A part of the 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 board or committee considers that disclosure could reasonably be expected to harm the interests of the regional district; and

(k) negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the board or committee, could reasonably be expected to harm the interests of the regional district if they were held in public.

CARRIED

10. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED

That the Housing Committee adjourn its regular meeting of May 19, 2022.

CARRIED

(Time: 1:22 p.m.)

Morgan Mackenzie,
Legislative Services Coordinator

Mike Hurley, Chair

52921432 FINAL

To: Housing Committee

From: Laurel Cowan, Program Manager, Housing Planning and Policy
Metro Vancouver Housing

Date: June 14, 2022 Meeting Date: July 7, 2022

Subject: **Metro Vancouver Housing 10-Year Plan – Progress Update**

RECOMMENDATION

That the MVHC Board receive for information the report dated June 14, 2022 titled “Metro Vancouver Housing 10-Year Plan – Progress Update”.

EXECUTIVE SUMMARY

The *Metro Vancouver Housing 10-Year Plan* was adopted in November 2019 to provide a framework for how the organization will provide, preserve and expand its portfolio of affordable housing across the region. Since this time, the world has changed dramatically. The global pandemic and climate change have impacted people and organizations—from the ways we interact with tenants, to the ways in which we design homes and buildings. Significant inflation, rising interest rates, and ongoing uncertainty also pose challenges for the delivery of new housing.

Despite these challenges, Metro Vancouver Housing has taken significant action towards implementing its *10-Year Plan*. With 7 development projects underway to provide ~800 new and redeveloped homes, and 8 major rehabilitation projects to renew 558 homes, MVH is working towards its targets for growth, renewal, energy efficiency, and reduction in greenhouse gas emissions, while providing a diverse mix of accessible homes to suit a range of needs and mix of incomes.

PURPOSE

To inform the Housing Committee and MVHC Board about the context and progress to date since the launch of the 2019 *Metro Vancouver Housing 10-Year Plan*.

BACKGROUND

The *Metro Vancouver Housing 10-Year Plan* was adopted in November 2019 to provide a framework for how the organization will provide, preserve and expand its portfolio of affordable housing across the region. The Progress Report (Attachment 1) outlines what has changed since the launch of the plan, outlines progress to date towards targets and goals, and highlights the ways in which the organization is adapting and moving forward.

10-YEAR PLAN PROGRESS UPDATE**Context**

Since the launch of the *10-Year Plan*, the world has changed significantly. The COVID-19 pandemic spread throughout the world, highlighting existing inequities, and further emphasizing the need for

affordable housing. Global markets and supply chains were shaken, resulting in unprecedented construction cost escalation. Rising costs and uncertainty, combined with rising interest rates, are driving the cost of housing higher. As the region's population continues to grow, more pressure is placed on an already strained rental supply, and social housing waitlists continue to rise, particularly for family and seniors housing. The effects of climate change are also becoming more impactful in our region. Events such as extreme heat, wildfire smoke and poor air quality, and increasing frequency and intensity of storms and flooding have hit BC dramatically in the past two years. These events emphasize the need for more resilient buildings and communities, and to re-think the way we design and deliver housing.

Despite these challenges, implementation of the *10-Year Plan* is underway and strong.

Progress on 10-Year Targets

Metro Vancouver Housing (MVH) has taken significant action in the first two years of the 10 Year Plan, and is on track or making progress towards all target areas. With 7 development projects underway that will provide ~800 new and redeveloped units, MVH is 60% of the way towards its growth target, and strives to deliver even more housing and deeper affordability with provincial and federal funding partnerships. These projects, along with 8 major rehabilitation projects to renew 558 homes, are advancing MVH's goals for growth, renewal, energy efficiency, and reduction in greenhouse gas (GHG) emissions, while providing a diverse mix of accessible homes to suit a range of needs and mix of incomes.

Given the rising cost of construction and inflation, it will continue to cost more to build and renew housing in the future, so it is critical to act today to leverage MVH's equity. By 'frontloading' the 10 Year Plan and pursuing a significant number of renewal and development projects early on, MVH is striving to get new homes on the ground more quickly, and make the most of available funding. But we know we can't do it alone. Moving forward, it will be even more important to collaborate, to seek innovative partnerships with public, private, and non-profit sectors, and seek funding support from provincial and federal governments as we work towards common goals.

Progress on Plan Goals & Actions

The 10-Year Plan goals include the following, with a series of actions under each goal:

- Goal 1: Support healthy, engaged communities
- Goal 2: Preserve and renew existing housing to maintain affordability and improve sustainability and accessibility
- Goal 3: Grow strategically through redevelopment and expansion
- Goal 4: Develop partnerships to expand affordable rental housing across the region

The Progress Report outlines how MVH has progressed work under each action and highlights key projects and initiatives since the launch of the Plan.

Moving Forward

Given the challenges of a changing world, it is critical to adapt and stay flexible as MVH implements its *10-Year Plan*. Some of the key approaches will include:

- working closely with tenants to tailor programs to best meet their needs and interests;

- working with tenants to raise awareness and shift practices to support sustainability (i.e., conserving energy and water, reducing waste);
- collaborating with other organizations to broaden the programs MVH offers to tenants;
- working closely with other non-profits and housing stakeholders to share resources, practices, and learnings, and to support each other in leadership and innovation;
- upgrading existing buildings and building new housing that is energy efficient, reduces our carbon footprint, and is more resilient to climate change and extreme weather;
- continuing to seek and apply best practices for operations, renewal, and development of new housing to support tenant well-being, environmental sustainability, and financial viability;
- solidifying funding partnerships to leverage MVH’s equity and increase what the organization is able to deliver, whether reaching higher levels of sustainability in retrofits, providing more housing, or deepening affordability for tenants;
- seeking partnerships with public, private, and non-profit sectors to advance affordable rental housing across the region;
- monitoring local and global markets and supply chains to assess how they will impact current and future projects; and
- continuing to invest in major capital maintenance and development projects, recognizing that costs will continue to rise and it is critical to move forward and keep momentum.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

CONCLUSION

The *Metro Vancouver Housing 10-Year Plan* was adopted in November 2019 to provide a framework for how the organization will provide, preserve and expand its portfolio of affordable housing across the region. Since this time, the world has changed significantly. The global pandemic and climate change have impacted people and organizations—from the ways we interact with tenants, to the ways in which we design homes and buildings. Significant inflation, rising interest rates, and ongoing uncertainty also pose challenges for the delivery of new housing. Despite these challenges, MVH has taken significant action towards implementing its *10-Year Plan*. With 7 development projects underway to provide ~800 new and redeveloped homes, and 8 major rehabilitation projects to renew 558 homes, MVH is working towards its targets for growth, renewal, energy efficiency, and reduction in greenhouse gas (GHG) emissions, while providing a diverse mix of accessible homes to suit a range of needs and mix of incomes. The Progress Report (Attachment 1) outlines progress to date and highlights how the organization is moving forward and adapting to a changing context.

Attachment

“Metro Vancouver Housing 10-Year Plan – 2022 Progress Update”

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Metro Vancouver Housing 10-Year Plan 2022 Progress Update



Metro Vancouver Housing provides safe and affordable rental homes for more than 9,400 people on 49 sites across the Metro Vancouver region. Our sites are diverse, mixed-income communities that include families, seniors and people with disabilities. Supported primarily by our tenants' rents, we are a non-profit organization that has partnered with tenants, governments and service providers to support healthy and engaged communities since 1974.

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous peoples, including 10 local First Nations: Katzie, Kwantlen, Kwikwetlem, Matsqui, Musqueam, Qayqayt, Semiahmoo, Squamish, Tsawwassen, and Tsleil-Waututh.

Metro Vancouver respects the diverse and distinct histories, languages, and cultures of First Nations, Métis, and Inuit, which collectively enrich our lives and the region.

Metro Vancouver Housing 10-Year Plan – 2022 Progress Update | July 2022

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Front Cover: Metro Vancouver Housing resident

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Introduction

The *Metro Vancouver Housing 10-Year Plan* was adopted in November 2019 to provide a framework for how Metro Vancouver Housing will provide, preserve and expand its portfolio of affordable rental housing across the region.

Since the launch of the 10-Year Plan, the world has changed dramatically. The COVID-19 pandemic spread throughout the world, highlighting existing inequities, and further emphasizing the need for affordable housing. Global markets and supply chains were shaken, resulting in unprecedented construction cost escalation. Rising costs and uncertainty, combined with rising interest rates, are driving the cost of housing higher. As the region’s population continues to grow, more pressure is placed on an already strained rental supply, and social housing waitlists continue to rise, particularly for family and seniors housing.

The effects of climate change are also becoming more impactful in our region. Events such as extreme heat, wildfire smoke and poor air quality, and increasing frequency and intensity of storms and flooding have hit BC dramatically in the past two years. These events emphasize the need for more resilient buildings and communities, and to re-think the way we design and deliver housing.

For more information, see [Appendix 1: Factors Influencing Affordable Housing](#).




Despite these challenges, implementation of the 10-Year Plan is underway and strong. This report outlines what has changed since the adoption of the plan, highlights progress to date towards targets and goals, and describes how Metro Vancouver Housing is adapting and moving forward.




Implementing the Plan – Progress to Date

The *Metro Vancouver Housing 10-Year Plan* set key goals, actions, and targets to provide, preserve, and expand affordable rental housing across the region. The following section outlines progress towards plan targets and highlights key initiatives undertaken to date to deliver on goals and actions.

Targets

10-YEAR TARGET	PROGRESS TO DATE	STATUS
 Mixed-income Maintain at least 30% of our portfolio as Rent-Geared-to-Income to support a range of affordability needs and ensure long-term financial sustainability.	<p>Currently 31% of units are Rent-Geared-to-Income (as of Q1 2022).</p> <p>By providing a mix of incomes, MVH is able to subsidize rents across its portfolio, and support inclusive communities.</p>	On Track
 Diverse housing types Maintain at least 70% of portfolio as 2-bedroom units or larger to support family-friendly housing and provide a mix of unit sizes to allow flexibility and suit a range of needs.	<p>Currently 81% of units are family sized units (2-bedroom or larger).</p> <p>New development projects are targeting 50-60% family units to maintain a focus on family housing while providing more options for seniors, singles, and couples. Having a range of home sizes within each building allows people to stay in the community as their needs change.</p> <p>With ~800 units currently in design or construction, this will help bring the total of family sized units in our portfolio to 75%.</p>	In Progress
 Energy efficient Reduce energy consumption by 25% for major rehabilitations, such as building envelope upgrades, and for new construction (from 2015 National Energy Code for Buildings).	<p>All current and planned projects are designed to reduce energy consumption by at least 25%.</p> <ul style="list-style-type: none"> • Major building rehabilitations are targeting 25–50% better • New construction projects are targeting 25–55+% better 	On Track

10-YEAR TARGET	PROGRESS TO DATE	STATUS
 Low emission Reduce GHG emissions in housing portfolio by 45% (from 2010 levels) over the next 10 years to work towards the region's goal of being carbon neutral by 2050.	<p>In 2021, MVH's entire portfolio produced 7.88 gCO₂/m², a 10% reduction from 2010 levels. Reducing total GHG emissions will be a challenge as we continue to build more housing; even though all new MVH buildings are fully electric, there's still a small portion of GHG emissions associated with electricity use.</p> <p>When adjusted for what is within MVH's control, such as operational changes and upgrading equipment (but not accounting for changes in weather or increased floor space from new construction), the 2021 measure (7.88 gCO₂/m²*HDD) show a 23% reduction from 2010 levels.¹</p> <p>With its 10-Year Capital Maintenance Plan underway, MVH is currently on track to reach 42% reduction from 2010 levels with upgrades to existing systems. And, as technology becomes more readily available and cost effective, MVH may exceed the 45% reduction target.</p>	On Track
 Well-maintained Maintain a portfolio-wide Facility Condition Index at or below 20% over the next 10 years to support safe and healthy homes for existing tenants.	<p>Current Facility Condition Index (FCI): 13.5% (FCI is an industry standard used to measure the condition of buildings in our portfolio.)</p> <p>Metro Vancouver Housing's asset management program monitors FCI and uses this measure to help prioritize maintenance and renewal projects to meet our 10-year target. This program also feeds into redevelopment planning by identifying which properties are candidates for renewal vs. redevelopment.</p>	On Track
 Age-friendly Work towards 20% of units as adaptable or fully accessible to support people of all ages and abilities.	<p>Currently 6% of homes in our portfolio are accessible or adaptable</p> <p>All new/redevelopment projects are being designed as 100% adaptable and/or accessible. With ~800 units in design or construction, this will help bring our total portfolio to 24%, exceeding our 10-year target.</p>	On Track
 Growth Increase housing portfolio with 1,350 new and redeveloped units approved over the next 10 years.	<p>7 projects are underway to provide ~800 new and redeveloped units. This represents close to 60% of the target with projects in the first two years of the plan. Given the rising cost of construction, projects were 'front-loaded' to best leverage available funding.</p> <p>Metro Vancouver Housing is seeking additional funding support to continue with additional projects and to provide even deeper affordability, with an aspirational target of 2000+ new and redeveloped units.</p>	In Progress

¹ The gCO₂/m²*HDD measure eliminates the impact of increased floorspace (m²) as well as weather variables (HDD = Heating Degree Days, HDD is a count of the amount of hours needed throughout a year to heat your building. i.e. higher HDD = colder year)



Support Healthy, Engaged Communities

We know that homes are more than just buildings. By working closely with our tenants, Metro Vancouver Housing (MVH) supports a wide range of tenant engagement and community building programs tailored to tenant needs and interests.

1.1 Continue to engage and expand tenant associations and deliver quality programs to support community building.

- Continuing to work with existing tenant associations to deliver programs that support community building such as clean up days, spring flower program, crime prevention programs, community gardens, community/environmental clean-ups, food skills for families, educational workshops, tenant social events, housing extreme makeovers, and mural painting.
- Working closely with tenants who are interested in creating associations to support engagement initiatives that are tenant-led.
- Implementing a welcome process for new tenants, to provide information at move-in and a check-in with them a few months after move-in. This helps to form relationships between tenants and staff, share information about resources and programs, and encourage participation in tenant associations and community building programs.
- Working to provide programs and opportunities at housing sites where there are no tenant associations. This helps to provide flexibility for tenants and families who may be interested in participating in activities but don't have time or interest in participating in an ongoing way, or to generate interest in creating tenant associations where they don't exist.

1.2 Explore opportunities for new programs and partnerships to engage and empower tenants.

- Seeking new partnerships to expand tenant programs, such as:
- Collaborating with other Metro Vancouver departments to deliver tenant programming (e.g., partnering with Regional Parks to coordinate field trips and custom programs for MVH tenants).



- Working with Immigrant Link Society to introduce a Free Food Program to help minimize food waste and support families in need.
- Collaborating with FortisBC to hold energy saving competitions with tenant groups to raise awareness and promote energy conservation.
- Collaborating with BC Hydro to engage tenants on decorative wrap designs for hydro boxes and involve tenants in beautifying housing sites.
- Collaborating with local police on crime prevention programs for housing sites.
- Introducing and expanding new programs targeted to tenant needs and interests. For example:
 - Free Food Program to help minimize food waste and support families in need
 - Hydroponics and Fogponics Pilot Projects at Community Gardens, with tenant-led training and gardening workshops
 - Playspace Design Projects to engage tenants in designing and painting new outdoor play areas to provide safe spaces for kids to play and ride bikes away from roadways
 - Pop-up vaccine clinics at select seniors housing sites, to provide easy access for flu shots and COVID booster shots
- Updating tenant communications to make information more engaging and easier to access (e.g., website, online forms, tenant newsletters, tenant handouts and information guides).
- Engaging and educating tenants around waste management and the roll out of new waste management systems, in partnership with other Metro Vancouver departments and municipalities.

1.3 Complete a full review of all tenant policies and tenancy agreements to ensure alignment with industry standards and best practices.

- Complete (2021). Moving forward, MVH will continue to review policies annually and monitor industry standards, best practices, and tenant/staff needs to update or add policies on an ongoing basis.

1.4 Explore affordability models to support financially sustainable operations and tenant affordability.

- Approved a new Tenant Selection Policy (2020) to clearly outline income limits and eligibility criteria to further align with BC Housing, and provide greater clarity for staff and tenants.
- Exploring a range of affordability models and financial scenarios for new development projects to assess the impacts of funding partners, construction escalation, rising interest rates, and financing.

1.5 Continue to invest in staff resources to deliver and maintain quality housing and tenant services.

- Implementing staff training and supporting capacity building in topics such as health and safety, operations and tenant management during inclement weather, tenant well-being and mental health, diversity and inclusion, respectful workplaces, crime prevention, emerging practices in sustainable/high-performing buildings, accessibility, Indigenous relations, archaeology practices, community building and tenant engagement, and emergency preparedness.
- Creating and implementing new standards, templates, and processes to enhance efficiency of operations, maintenance, and development projects. For example, project management reporting, tenant relocation supports, community engagement materials, moving forms online, and standardizing processes for site maintenance.

Free Food Program

Metro Vancouver Housing, in partnership with Immigrant Link Centre Society, introduced a Free Food Program at a number of its housing sites, redistributing perishable food that is being disposed of from grocery stores prior to its "best before" date. This important program assists residents with their grocery bills and provides healthy, nutritious food. This successful program is currently serving 150 families across 13 housing sites and will be expanded across Metro Vancouver Housing sites to serve even more communities in need.

"Thank you so much for the free food program. It helps so many families."

— Metro Vancouver Housing Tenant



Hydroponic gardening towers at MVH's Habitat Villa community gardens



"The hydroponics pilot program is a wonderful learning experience and a great way to teach kids about hydroponics and the life cycles of plants."

—Metro Vancouver Housing Tenant

Hydroponics and Fogponics – Gardening Pilot Project

Benny, a Metro Vancouver Housing resident and avid gardener, worked with Metro Vancouver Housing to roll out these two hydroponic tower systems as a pilot project to add to existing community gardens. These systems support plants to grow in nutrient-rich water without soil. This makes growing much faster so that food plants can be harvested up to three times per season. Residents have embraced this project and engaged kids in gardening, from growing seedlings to placing them in the towers to grow and mature. Plantings have included arugula, spinach, and bok choy.

Interest in the project is quickly spreading to other buildings and organizations. Building on this success, residents are now exploring fogponics, another form of growing plants without soil, that uses humidity to deliver nutrients to plant roots.

GOAL 2

Preserve and Renew Existing Housing to Maintain Affordability and Improve Sustainability And Accessibility

Due to the cost of development, existing housing tends to be more affordable than new housing, making it critical to maintain our existing stock of affordable rental housing. At the same time, older buildings tend to be less energy efficient and produce higher carbon emissions than newer ones. By investing in renewing its existing housing stock, Metro Vancouver Housing (MVH) can maintain quality affordable homes, improve tenant comfort, and enhance sustainability.

2.1 Continue to implement Metro Vancouver Housing's asset management program to maintain and renew existing housing.

- Metro Vancouver Housing uses a comprehensive asset management program and ongoing monitoring and assessment to prioritize minor and capital maintenance across the portfolio. Eight major projects are underway that will renew 558 homes, upgrade buildings and outdoor amenities, enhance energy efficiency, and reduce GHG emissions.
- Evergreen Downs, Delta: construction completed in 2022
- Kelly Court, Vancouver: construction phase
- Strathearn Court, Vancouver: design and approvals phase
- Reframed Initiative: MVH is collaborating with other organizations to explore innovative and replicable design approaches for building rehabilitation for six different housing sites, including three MVH properties (Crown Manor in New Westminster, Le Chateau Place in Coquitlam, and Manor House in the City of North Vancouver)
- Minato West, Richmond: conceptual design phase
- Somerset Gardens, Surrey: conceptual design phase

2.2 Continue to explore and implement new technology to improve energy efficiency and reduce greenhouse gas emissions of existing housing.

- In combination with asset management, MVH uses an energy management program to strategically replace equipment and take action towards its energy and carbon goals. The program assesses



energy use across existing buildings and identifies where upgrading specific equipment could make the most significant impact towards reducing its energy and greenhouse gas emissions. Recent projects include:

- Hugh Bird Domestic Hot Water (DHW) Project: replaced a mid-efficiency unit with a Gas Absorption Heat Pump (GAHP) unit and high-efficiency condensing boiler backup that was 100% fully funded by FortisBC. This reduced natural gas usage and GHG emissions by roughly 30%.
- Following on from the success to the Hugh Bird project, MVH is now undertaking a second pilot project with FortisBC to replace a natural gas make up air unit with a GAHP unit.
- This strategic approach to energy management is also used to assess and prioritize capital maintenance projects and create a 10-year plan for capital investment to address existing housing needs and work towards MVH's *10-Year Plan* goals for GHG emission reductions.

2.3 Incorporate adaptable, barrier-free design elements upon renovation of units and common areas to enhance accessibility of existing housing.

- Construction is underway for a full building rehabilitation at MVH's Kelly Court property, a 100% wheelchair accessible building. The rehabilitation will give new life to the building and make outdoor amenities more accessible (i.e., wheelchair accessible community garden planters and paths).
- When renovating units, MVH takes step to enhance unit accessibility wherever possible. For example, adding reinforcements in bathroom walls to add custom grab bars, and upgrading items like door handles and faucets to more accessible versions.

- Where possible, MVH is also exploring opportunities to expand housing through rehabilitation projects (e.g., if there is potential to add additional units while renewing the building). This could provide the opportunity to add more accessible units to existing buildings.

2.4 Update MVH Building Standards to support attractive, age-friendly housing that is durable and cost-effective to maintain.

- Updating Building Standards to integrate new products and practices that support livability and accessibility. For example, switching from carpeted flooring to vinyl plank flooring presents fewer trip hazards for people with mobility challenges, while also making floors more durable and easier to clean, and reducing allergies and respiratory issues. Other examples include upgrading door handles and faucets, and using colour contrast for critical surfaces and edges to support people with visual impairments.

2.5 Continue to explore funding and partnership opportunities to support capital maintenance and enhance sustainability of existing housing.

- Since 2019, MVH has obtained over \$660,000 in funding from FortisBC and CleanBC for energy related projects. Additional applications and processes are underway to seek an additional \$11 million to support capital maintenance projects that enhance energy efficiency and reduce GHG emissions.
- Financing building rehabilitation projects to better leverage MVH equity and advance more projects sooner to mitigate rising construction costs and interest rates.
- Collaborating with the BC Non-Profit Housing Association, BC Housing, Pembina Institute and City of Vancouver through the "Reframed Initiative" to explore ways to innovate and improve non-market building rehabilitation (see Goal 4 for details).

Upgraded and expanded outdoor amenity space and community gardens



"Thank you for a wonderful, well-thought out project. I'm very happy with the renovations."

—MVH Tenant

The Benefits of Building Renewal— Evergreen Downs Project Highlight

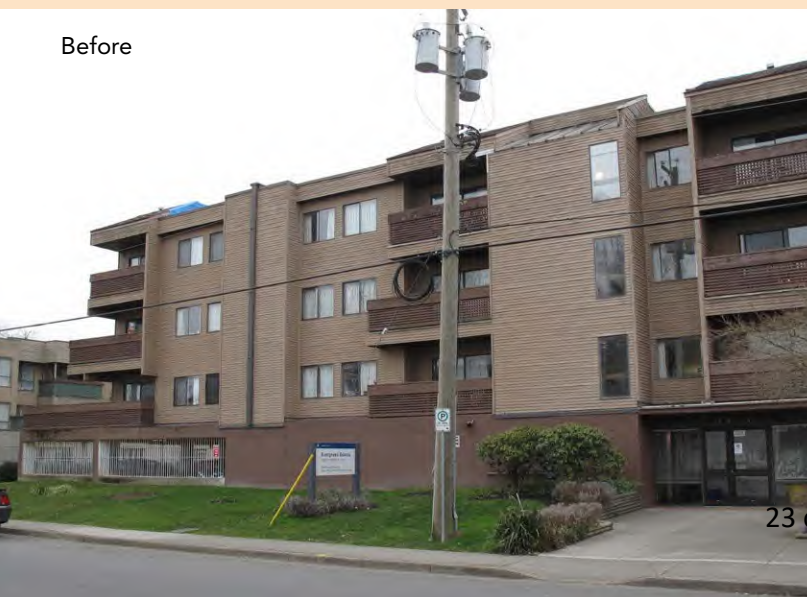
Metro Vancouver Housing recently completed a building rehabilitation at its Evergreen Downs property in Delta. The project involved replacing the exterior wall cladding, windows and doors, roof membrane, and balconies, as well as upgrading the outdoor amenity space. Additional insulation was added, along with a new system for heating/cooling and air ventilation in hallways, making the building more energy efficient and comfortable for tenants throughout all seasons.

Tenants were engaged in the re-design of the outdoor amenity space and expansion of community gardens. The project will extend the life of the building by at least 40 years and result in significant savings in energy and GHG emissions, provide a more comfortable building for tenants, improve building resilience to extreme weather events, lower energy bills for MVH and tenants, and refresh the building's aesthetic, helping to promote a sense of pride for tenants and staff.

"I saw a reduction of \$50 over a two-month period from the same period last year on my heating bill. And the windows are so nice and quiet compared to the old ones."

—Metro Vancouver Housing Tenant

Before



After





2021 FortisBC Efficiency in Action Award for Outstanding Achievement in Energy Savings

Metro Vancouver Housing won the Innovation Award for a Gas Absorption Heat Pump Project at its Hugh Bird Residence. This project reduces GHG emissions by 10 tonnes CO₂ per year (equivalent to driving a gas vehicle 40,000 kilometres) and provides operational savings of about \$2,000/year.



Gas Absorption Heat Pump
at MVH's Hugh Bird property

“[Metro Vancouver Housing’s] willingness to learn about this new technology and leadership in participating not only led to an impressive 35% savings for domestic water heating at their site, but also contributed to a successful pilot project that is leading to the launch of a gas heat pump rebate program for all FortisBC customers.”

– FortisBC

GOAL 3

Grow Strategically Through Redevelopment and Expansion

At a time when land costs are ever-rising, Metro Vancouver Housing (MVH) has a real opportunity to provide more housing through redevelopment and expansion of our existing housing sites, and partnerships to build new housing on public land. Having access to land means we can use our funding more effectively and have a more significant impact.

3.1 Pursue opportunities to expand through redevelopment and acquisition of new housing sites, buildings, and/or units in strategic locations across the region.

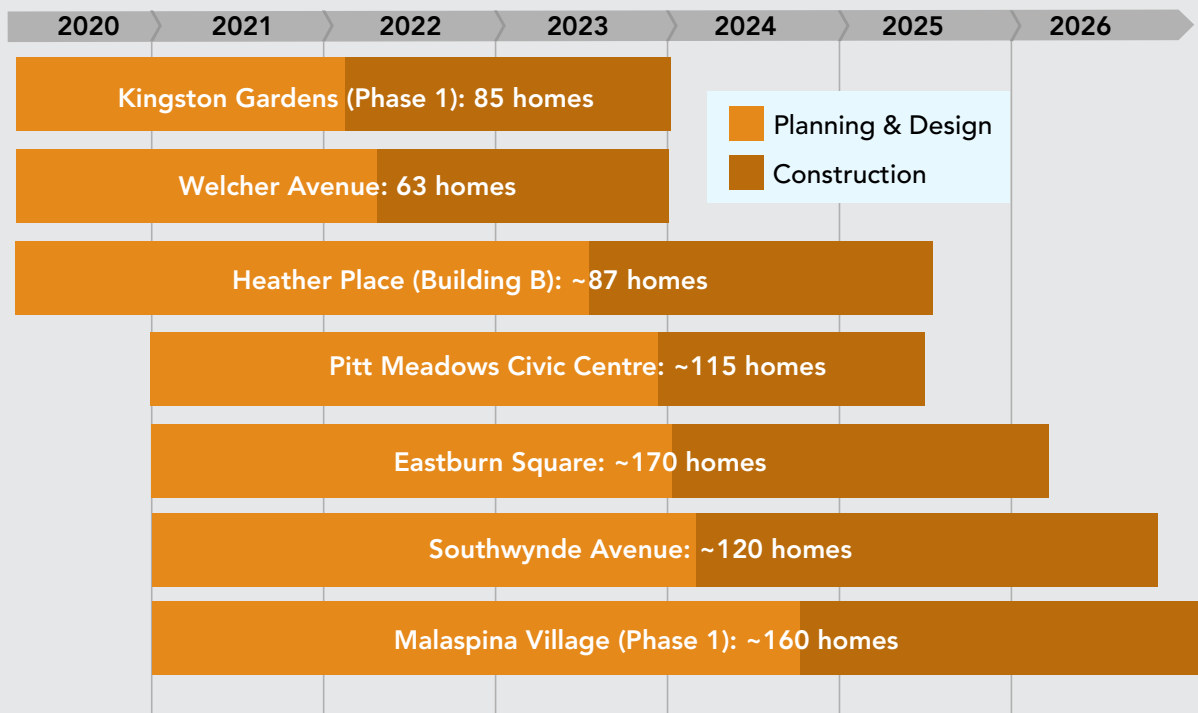
- Seven projects underway will provide roughly 800 new and redeveloped affordable rental homes
 - Two projects (Kingston Gardens and Welcher Avenue) in the construction phase will provide 148 homes in Surrey and Port Coquitlam.
 - Five projects in the design/approval phases will provide over 650 homes as well as roughly 220 affordable childcare spaces in the municipalities of Vancouver, Burnaby, Pitt Meadows, and Coquitlam. These include redevelopment (Heather Place B, Eastburn Square, Malaspina Village Phase 1) and new development (Southwynde Avenue, Pitt Meadows Civic Centre) projects.
- Metro Vancouver Housing is also undertaking feasibility studies and concept planning to explore potential for a new housing site in the District of North Vancouver.

3.2 Create and implement a Redevelopment Plan to assess and prioritize existing housing sites for renewal or redevelopment over time.

- Completed (2020). Implementation of the plan is underway and feeds into ongoing strategic planning for redevelopment and capital maintenance projects.



Metro Vancouver Housing Development Timeline



3.3 Use sustainable design and construction methods to develop housing that is energy efficient and minimizes greenhouse gas emissions.

- The seven projects in design and construction phases integrate a range of sustainable design approaches:
 - Projects in construction phase (Welcher Avenue and Kingston Gardens)—Net Zero Energy Ready/ BC Energy Code Step 4
 - Projects in design/approvals phase (Heather Place B, Eastburn Square, Southwynde Avenue, Pitt Meadows Civic Centre, and Malaspina Village Phase 1)—minimum BC Energy Code Step 3 with low carbon systems, and exploring feasibility and funding opportunities to further enhance energy efficiency and reduce GHG emissions.
- Working with municipalities to ensure appropriate parking supply for new affordable housing and exploring options to support alternative transportation (e.g., secure bike parking, car share).
- Integrating electric vehicle charging and/or capacity in all new housing developments, and exploring opportunities for electric bike charging where possible.
- Exploring opportunities to enhance sustainability in new housing developments (see Welcher Avenue Net Zero Energy Study below), and exploring the feasibility of applying new technologies (e.g., exploring solar thermal for domestic hot water).

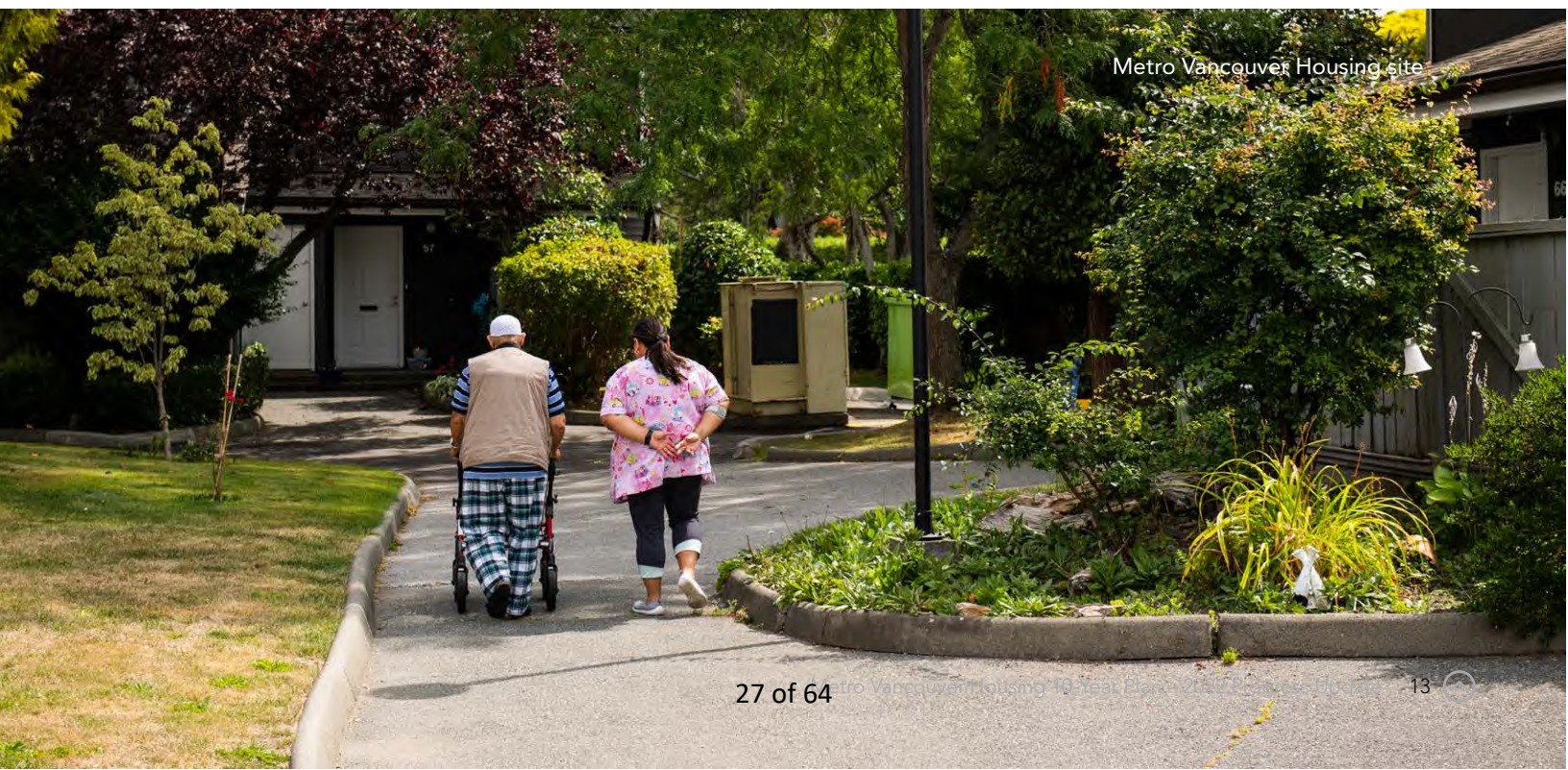
3.4 Apply barrier-free, age-friendly housing design to all new housing construction to support people with disabilities and aging in place.

- The seven projects in design and construction phases integrate a range of accessible, barrier-free, age-friendly design approaches:
 - 5 to 10 per cent wheelchair accessible units in all buildings, with the remainder of units and common areas applying barrier-free and universal design principles.
 - All units will be designed so that they can easily be adapted as tenant's needs change (i.e., reinforced walls to install custom grab bars).
 - Accessible parking and parking for mobility scooters, located as close to elevators as possible.
 - Projects integrate a mix of unit sizes to suit singles/couples, as well as larger units (two- and three-bedrooms) to suit families. By integrating a mix of unit sizes in every building, we will better support tenants to remain in the community as their needs change.

- Indoor and outdoor resident amenities are designed to be flexible, multi-use spaces to suit a wide range of ages and uses. Continuing to explore accessibility standards and best practices to enhance accessibility in new housing developments (see Approach to Accessible, Age-Friendly Housing below).

3.5 Explore opportunities to expand revenue sources to support financially sustainable development and operations.

- Metro Vancouver Housing's mandate is currently to provide affordable rental housing. MVH also has a range of current partnerships to provide related amenities in buildings for tenants and the broader community, such as affordable childcare or seniors centres. However, there is potential to develop mixed-use buildings where ground floor retail spaces could be leased (e.g., for commercial uses) to provide additional revenue, and ideally, also provide convenient access to businesses and services for tenants. Further exploration is needed to assess feasibility and identify specific opportunities.



Metro Vancouver Housing site

Welcher Avenue: Net Zero Energy Study

Net Zero Energy (NZE) is defined as a building that has 100% of its energy met by renewable sources of energy, through either on-site or off-site sources. Using funding from Metro Vancouver and the Federation of Canadian Municipalities (FCM), MVH undertook a study for its Welcher Avenue development project to assess the potential to bring the project from the municipal minimum requirements (BC Energy Step Code 3) to NZE, or as close as possible.

The study examined a series of measures to reduce energy use and greenhouse gas emissions, looked at lifecycle costs over 25 years (capital costs, ongoing maintenance, utility costs for tenants and MVH), comfort for tenants, durability, and resilience to changes in climate. The results of this study were applied to the Welcher Avenue project design to enhance sustainability and make the project Net Zero Energy Ready. This means that additional measures could be added in the future to bring the building to NZE, such as adding solar panels to the roof and other renewable energy technology. As an affordable housing development, the trade-offs between affordability and sustainability must be carefully balanced.

Metro Vancouver Housing is undertaking further study to explore the feasibility of renewable energy sources such as solar thermal to help take the building to the next level, and show leadership in providing affordable housing that is also highly sustainable.



Rendering of MVH's Welcher Avenue development

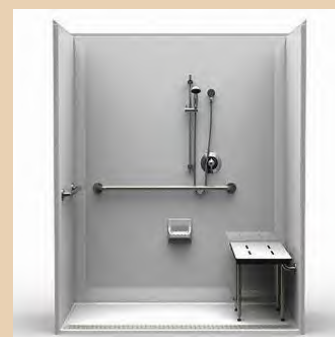
Approach to Accessible, Age-Friendly Housing

One of MVH's goals is to enhance accessibility in existing and new housing to better support people with disabilities and allow people to remain in their homes as they age.

To help guide its approach to accessibility for new housing projects, MVH undertook a detailed review of various accessibility standards, including municipal requirements, BC Building code requirements, funding program design requirements (BC Housing Design Guidelines, and CMHC Co-Investment Fund) to identify the highest minimum standards that must be applied. Following this, MVH worked with an accessibility consultant, as well as an Accessibility Advisory Committee made up of representatives with lived experience, to perform a gap analysis and identify additional best practices that could be applied to further enhance accessibility and livability for people with disabilities. This will be an ongoing assessment as standards, regulations, and best practices continue to evolve.



(top) Example of a wheelchair accessible unit in MVH's Heather Place A property. Appliances, such as microwaves and laundry are located lower to the ground with spaces for wheelchairs to maneuver under sink and stove areas.



(bottom) In washrooms, grab bars and "roll-in" showers are used.

GOAL 4

Develop Partnerships to Expand Affordable Rental Housing Across the Region

Given the challenges of developing affordable housing to meet the needs of our region, we know we can't do it alone. Partnerships between public, private, and non-profit sectors will be critical to achieve our shared goals for a more inclusive, affordable region that everyone can call home.

4.1 Partner with member jurisdictions to support and develop affordable rental housing across the region.

- In 2020, MVH issued an Expression of Interest to member jurisdictions to identify municipally-owned land for Metro Vancouver Housing to develop affordable rental housing. Evaluation criteria were created to help assess opportunities based on: development readiness, density (number of units), livability and proximity to transit and amenities, local government incentives, and regional equity (presence of existing MVH housing).
- Two sites were identified through this first call, in the City of Burnaby and City of Pitt Meadows. Projects are currently in the schematic design and development approvals phase.
- A second round was issued in 2022 that identified a new site in the District of North Vancouver for further exploration. Feasibility studies and concept planning are underway.

4.2 Seek opportunities for partnerships with public sector land owners to develop new affordable rental housing on publicly owned land.

- See action 4.1 for progress in partnering with member jurisdictions.
- Continuing to explore opportunities with other public sector land owners.



4.3 Pursue portfolio-based funding partnerships with other levels of government to support the development and preservation of affordable rental housing.

- Actively pursuing portfolio-based funding partnerships with BC Housing and CMHC to deliver a package of 10-year development priorities.
- Exploring opportunities for other government funding including the Federation of Canadian Municipalities Sustainable Affordable Housing Initiative, BC Hydro, FortisBC, CleanBC, New Childcare Spaces Fund, Enabling Accessibility Fund, Low Carbon Economy Challenge Fund, and more.

4.4 Expand housing management services across the region by taking on affordable rental housing units developed through inclusionary housing policies.

- Metro Vancouver Housing is continuing to explore the feasibility of providing a service to manage affordable units in private developments, and elements that would be required to facilitate successful partnerships. In new developments, private sector developers are often required to build a certain amount of affordable rental units in exchange for additional density. In most cases, municipalities require that these units be managed by a non-profit housing provider. However, policies vary as to how these partnerships occur and there are many considerations such as the distribution of units throughout the building, the design of units to suit specific demographics, use of shared or separated spaces (such as parking and amenity spaces), costs and maintenance of units and the building, and ownership or lease of the affordable units (ideally at a nominal rate).

4.5 Explore opportunities to create new affordable rental housing through innovative partnerships with the development sector and other housing stakeholders.

- Developed principles to guide the exploration of development partnerships and operational partnerships to ensure alignment with MVH objectives.
- Exploring the potential for development partnerships on select sites where there is potential for high density high-rise development, which is not financially feasible for MVH to develop as non-market housing.
- Undertaking land value analysis studies for select sites to support further exploration with the development community.
- Exploring the potential for operational partnerships to meet a broader range of housing needs and/or support mission-aligned goals, such as family-oriented amenities like childcare facilities or other amenities to serve the needs of tenants and broader communities.

4.6 Collaborate and partner with other non-profits to support affordable rental housing in the region.

- Continuing to build relationships, engage, and collaborate with other non-profits and housing stakeholders to share learnings and best practices throughout the affordable housing industry.
For example:
 - Collaborating with other organizations through the “Reframed Initiative” to explore ways to innovate and improve non-market building rehabilitation (see Innovation and Leadership in Building Rehabilitation below)
 - Meeting regularly with the BC Nonprofit Housing Association to discuss energy management best practices and learnings to share with the broader sector
 - Engaging with other non-profits and housing stakeholders to share resources, approaches, and lessons learned (e.g., tenant relocation policies and strategies, approaches to operations and maintenance during COVID, working with tenants during elevator rehabilitations, etc.)
- Presenting learnings at conferences and webinars to share knowledge among the industry (e.g., Welcher Avenue Net Zero Energy Feasibility Study, Capital Planning, Deep Retrofits to Protect Affordable Housing)
- Participating in the Housing Registry Steering Committee to monitor demand for affordable housing, connect with other non-profits, and advise on provincial policy
- Advocating to provincial and federal governments for affordable non-profit housing (e.g., providing feedback on reports, budgets, and initiatives)
- Participating in municipal housing action planning initiatives and housing provider round tables to advance affordable housing and inform local housing needs reports
- Supporting other non-profit housing providers (e.g., letters of support for rezoning applications)

Innovation and Leadership in Building Rehabilitation – Pembina Reframed Initiative

Metro Vancouver Housing is working together with BC Non-Profit Housing Association, BC Housing, Pembina Institute and City of Vancouver to make homes safer, more energy-efficient, more resilient and less polluting through the “Reframed Initiative.” Through six demonstration projects (three from Metro Vancouver Housing’s portfolio), “Reframed” brings together the construction industry, building owners, policy makers, and the financial industry to shift current retrofit approaches towards advancing healthier, more comfortable, and resilient low-carbon homes.

Projects are currently in the concept design phase and all six design consultants are working together on “exploration labs” with support from technical experts on climate change, energy efficiency, and health. The findings from these explorations will be implemented in the deep energy retrofit projects, and learnings will be shared out broadly with the affordable housing industry.



Earth tubes are one concept being assessed through the Pembina Reframed exploration labs. Earth tubes temper incoming fresh air by taking advantage of stable soil temperatures (at least 1.8 m deep). A key benefit of this approach is avoiding the use of mechanical equipment that relies on refrigerants, which is a major source of GHG emissions.

Moving Forward

Adapting to a Changing World

Given the challenges of a changing and uncertain world, it will be critical to adapt and stay flexible as Metro Vancouver Housing implements its *10-Year Plan*. Some of the key approaches will include:

- Working closely with our tenants to tailor programs to their needs
- Collaborating with other organizations to broaden the programs MVH can offer to tenants
- Working closely with other non-profits and housing stakeholders to share resources, practices, and learnings, and to support each other in leadership and innovation
- Working with tenants to raise awareness and shift practices to support sustainability (i.e., conserving energy and water, reducing waste)
- Upgrading existing buildings and building new housing that is energy efficient, reduces our carbon footprint, and is more resilient to climate change and extreme weather
- Continuing to seek and apply best practices for operations, renewal, and development of new housing to support tenant well-being, environmental sustainability, and financial viability
- Seeking funding partnerships to leverage MVH's equity and increase what the organization is able to deliver, whether reaching higher levels of sustainability in retrofits, providing more housing, or deepening affordability for tenants
- Seeking partnerships with public, private, and non-profit sectors to advance affordable rental housing across the region
- Monitoring local and global markets and supply chains to assess how they will impact current and future projects
- Continuing to invest in major capital maintenance and development projects, recognizing that costs will continue to rise and it is critical to move forward and keep momentum

Next Steps

Metro Vancouver Housing will continue to move forward with implementing the *10-Year Plan*, and use the plan to guide decision-making for operations, maintenance and renewal, and development of new housing.

Targets and performance measures will be tracked and reported on an ongoing basis, with Progress Reports every two years.

Appendix 1: Factors Influencing Affordable Housing

Pandemic – Short & Long Term Impacts

Starting in 2020, just months after the *10-Year Plan* was adopted, the COVID-19 pandemic spread throughout the world, affecting every industry and community. The effects, however, were not the same for all. The pandemic highlighted existing inequities, and disproportionately impacted those who were already disadvantaged such as lower income households, people who are or at risk of homelessness, Indigenous and racialized families, people with disabilities, and seniors. The pandemic also highlighted issues around childcare, domestic violence, essential workers, wage inequity, unemployment, food security, access to healthcare, social isolation, mental health and well-being, affordability issues, access to appropriate housing and outdoor spaces, and the ways in which we live, work, shop, and socialize. These issues further emphasized the need for affordable housing to support equitable and resilient communities.

For MVH, some of the biggest impacts at the start of the pandemic included:

- **Operational safety.** Staff quickly adapted to new safety procedures for interacting with tenants and housing sites such as sanitizing and distancing measures, use of personal protective equipment, and where possible, switching to virtual communications.
- **Tenant affordability.** At the start of the pandemic, federal and provincial financial assistance was available for those who had been impacted by job loss and rent increases were frozen. Metro Vancouver Housing worked closely with our tenants to ensure that resources were in place and that no evictions occurred due to financial issues caused by the pandemic.
- **Tenant programs and support.** Metro Vancouver Housing worked with tenants and other organizations to tailor programs to the issues that were most pressing for tenants including affordability, food security, and mental and physical well-being. Metro Vancouver Housing introduced programs like the Free Food Program, expanded community gardening, provided pop-up vaccine clinics at seniors housing buildings, and helped to find safe ways to exercise and socialize such as exercise challenges and the creation of new outdoor play spaces.
- **Development delays.** As the world adjusted to safe distancing protocols on job sites, and switching from in person to digital communications, there were some delays to municipal development approvals, and to construction contractors which affected project timelines.
- **Escalation.** The start of the pandemic triggered major global and local impacts to supply chains, material shortages, and labour shortages, which led to significant increases in costs across many industries. This impacted everything from construction costs for housing projects, to operating/maintenance costs, to the cost of food and everyday items which impacted overall affordability for residents across the region, particularly for lower income households.



There are also many longer-term implications, and uncertainties moving forward:

- **Challenges related in inequity and affordability will continue.** With rising housing costs and stagnating wages, the demand for affordable housing will continue to rise, particularly for vulnerable populations.
- **Reconsidering how we design housing to live, work, and gather.** The pandemic highlighted the importance of certain features of our homes and the need to reconsider how we design homes for the future. For example, planning for live/work spaces, the need for larger mail/parcel rooms, the importance of personal/private outdoor space, the ways in which shared amenity spaces can be used, the importance of outdoor spaces for social gathering, and integration of gardening for food security.



- **Ongoing uncertainty.** With numerous waves and strains of the COVID-19 virus, the world continues to adapt to an uncertain future. This will continue to affect and guide how MVH designs and delivers housing, operations, and tenant programs.

Rising Housing Costs

As housing costs continue to rise across the region, households at all points of the housing continuum are feeling the effects. The following outlines some of the key factors driving the need for more affordable housing:

- **A growing and changing population.** Between 2016 and 2021, Metro Vancouver's population grew by 7.3 per cent, an additional 179,395 people.² The population continues to increase, however, the land base available for housing construction is limited by the region's natural geography and policy framework. At the same time, the average household size is decreasing.³ Fewer people per household combined with a growing population means that we need even more dwellings in order to accommodate everyone. Our population is also aging and there is a need to provide more accessible and age-friendly housing for seniors.
- **Stagnating incomes.** Rental rates in the region have been growing at a much faster pace than incomes, making it harder for lower income households to make ends meet. Between 2002 and 2021, median rents in the region increased by 97 per cent, while average wages increased by only 65 per cent.⁴

There is not enough rental housing in our region. Over the past 5 years in Metro Vancouver, the number of renter households grew by over 22% while the number of new rental homes grew by only 2.5%.

- **An insufficient supply of rental housing.** Construction of purpose-built rental housing has not kept pace with the growing number of renters. Between 2006 and 2016, the number of renter households in Metro Vancouver increased by 22.4 per cent,⁵ while rental units increased by just 2.5 per cent.⁶ It is also challenging to provide affordable rental housing where it is needed most, such as near transit and amenities, due to higher land costs and demand in these areas. Research has shown that lower income renter households can spend up to two-thirds of their pre-tax income on housing and transportation costs alone, and that living near frequent transit makes it easier to absorb high housing costs.⁷

² Statistics Canada, Census of Population, 2021

³ Statistics Canada, Census of Population, 2016, 2021

⁴ CMHC, Rental Market Survey, 2021

⁵ Ibid.

⁶ CMHC, Rental Market Survey, 2021

⁷ Metro Vancouver, *Housing + Transportation Cost Burden Study*, 2015

- **Affordability challenges, particularly for low and moderate income households.** Low and moderate income households face significant challenges in finding units that they can afford in the Metro Vancouver region. Close to one-third of renter households are in 'core housing need', meaning that they are living in housing that is unaffordable and/or falls below acceptable housing standards.⁸ In 2021, Less than 25 per cent of purpose-built rental units were affordable to households earning less than \$48,000 per year.⁹

- **A significant need for family-sized housing units.** The availability of family-sized rental units continues to be a serious challenge, with only 27 per cent of all purpose built rental units in the region having two or more bedrooms.¹⁰ This is even more challenging for affordable family housing. The number of families waiting for subsidized housing has increased significantly in recent years (+40.6 per cent between 2016 and 2021 and +76.6 per cent between 2009 and 2021).¹¹

Social housing is not keeping pace with population growth.

Over the past 5 years in Metro Vancouver, our population grew by 7.3% while social housing waitlists grew by over 38%.

- **Growing waitlists for subsidized housing.** The demand for affordable housing is outpacing population growth. Between 2016 and 2021, the population in Metro Vancouver increased by 7.3 per cent while social housing waitlists increased by 38.6 per cent. In 2021, there were 14,552 households on the waitlist, of which 5,527 were senior households, and 4,933 were family households.

⁸ Statistics Canada, Census of Population, 2016

⁹ CMHC, Rental Market Survey, 2021

¹⁰ Ibid.

¹¹ BC Housing, Research and Corporate Planning Department, May 2021

Climate Change and Extreme Weather Events

The effects of climate change are becoming more and more impactful in our region. Events such as extreme heat and “heat dome” impacts, wildfire smoke and poor air quality, and increasing frequency and intensity of storms and flooding have hit BC dramatically in the past two years.

Such events emphasize the need for more resilient systems, organizations, buildings, and communities. For MVH, this means:

- **Building design for resiliency.** Moving forward, MVH will continue to approach the design of new housing, and explore required upgrades in existing housing, to ensure tenant safety and well-being (e.g., effective cooling and air filtration, spaces of refuge, backup power in the event of emergencies).
- **Tenant communications and support.** Sharing information quickly and effectively with tenants during extreme weather events, such as heat advisories, to ensure tenants are aware of potential health risks and are connected with resources they may need.
- **Community building.** Tenant engagement and community building is also critical. In the case of emergencies or extreme events, studies have shown that social fabric is one of the most important indicators of resilience.¹² Connecting neighbours and forming supportive communities is one of the ways that MVH can help to support and empower tenants and build community resilience. Another example, is using programs such as community gardening to support food security.
- **Emergency preparedness.** Metro Vancouver Housing has emergency preparedness plans and works with tenants and staff around education and awareness. Information is shared with tenants at move-in, through community bulletins, and through engagement with Tenant Associations (e.g., holding events and workshops with first responders). Staff also participate in regular safety and emergency training.



Example of an active in-suite cooling unit used in major capital projects where energy modelling has identified potential for overheating. Such units are used along with other active and passive approaches to address overheating.



New Electric Air Source Heat Pump (ASHP) installed at Meridian Village Apartment in 2021. Metro Vancouver Housing is replacing existing air handling units with electric ASHPs to provide fresh air and ventilation to the common area hallways in apartment buildings. Most existing systems blow air at ambient temperature, whereas the new electric versions have the ability to heat and cool the outside air, providing a much higher level of comfort in all seasons.

¹² Community Housing for Resilient Communities Report, BC Housing Research Centre, 2019

Cost Escalation, Risk, and Uncertainty

The past two years have seen unprecedented escalation in construction costs, as well as increased fuel prices, interest rates, and geopolitical challenges. These can impact new housing development as well as the operation of existing housing. Moving forward, MVH will continue to monitor global and local markets and assess potential implications for project budgets as well as long-term budgeting and strategic planning. Some of the key challenges include:

- **Rising escalation rates.** Over the past decade (before 2020), BC has seen a steady increase of around 2.4 to 2.8 per cent in construction escalation, with a high demand for housing construction driven by population growth and immigration. Since January 2020, escalation rates across Vancouver and BC have averaged approximately 15 per cent per year.¹³
- **Rising interest rates.** Starting in spring 2022, interest rates have begun to rise significantly, with increases expected to continue. This will impact development projects that do not yet have financing in place by reducing the amount that can be borrowed and increasing the need for equity from MVH or other funding sources.
- **Fuel prices.** Fuel prices have increased dramatically, rising by 25 to 30 per cent in the Lower Mainland over the past two years and hitting all-time highs. This impacts existing building operations that rely on natural gas, as well as new construction that relies on fuel for transporting materials and manufacturing building materials such as steel, cement, bricks, and glass.
- **Geopolitical challenges.** Major geopolitical issues can impact development projects, from increased costs and uncertainty during planning stages, to a lack of materials and supply chain issues during construction. Major events such as the Russian invasion of Ukraine and China's Zero-COVID Strategy have had significant impacts on global markets and supply chains and will continue to have impacts moving forward. Additionally, major initiatives, such as the United States' plans to invest \$1.2 trillion in building and upgrading national infrastructure over the next five years, could have significant impacts on the Canadian construction markets in terms of access to materials and labour.
- **Competition with for-profit developers.** As a non-profit, MVH faces the additional challenge of having to compete with for-profit developers who are better able to absorb cost increases. With private market housing, construction cost increases are generally passed on to the end consumer. However, for non-market housing, rental revenues are limited, so it becomes much harder for projects to withstand cost increases.

¹³ Hanscombe Quantity Surveyors Report March 29, 2022; and Residential Construction Price Index

Funding

The *Metro Vancouver Housing 10-Year Plan* committed \$190 million from Metro Vancouver Housing (MVH) over the next decade to support the renewal of existing housing (\$90 million), and redevelopment/development of new housing (\$100 million).

To deliver more housing and support deeper affordability for tenants, MVH is seeking to leverage its own investment with provincial and federal funding support. Additional funding and low-cost financing is critical to support the creation of non-market housing with more deeply subsidized rents.

The Province of BC and the federal government have made significant investments in affordable housing and set goals to deliver more affordable rental housing. However, funding programs are highly competitive and there can be challenges in accessing funding.

To be eligible for various funding programs, projects must meet high performance standards and design requirements. Generally, these standards exceed building code and municipal requirements and result in higher project costs. While funding can help support these additional costs and deliver affordable housing that is also high-performing, it is not guaranteed. This requires non-profit housing providers to take a risk in designing more expensive projects, without knowing if

they will receive funding support. If additional funding is not available, this may result in costly re-designs or make projects unviable.

As a mixed-income housing provider, MVH is primarily self-funded when it comes to operations. This means the organization does not rely on property taxes to support operations. Instead, MVH uses a mixed-income approach to provide a range of subsidies across its portfolio. All MVH housing is rented at below-market rents, with about one-third of tenants receiving deeper subsidies based on their income, and the remainder receiving minor subsidies (10-20% below market rental rates).

However, when it comes to building new housing, it is very challenging to support deeper subsidies without additional funding support.

Regulations and Approvals

In addition to meeting funding agency requirements, development projects must also meet municipal and provincial regulations and policies, and move through development approval processes, which can take anywhere from one to two years or more.

Many municipalities strongly support affordable housing and can demonstrate this through their actions, such as pre-zoning land for affordable housing, waiving development cost charges or permit fees, reducing parking requirements, providing additional density, or supporting expedited approval processes. Municipal approval processes, such as rezoning land, help ensure that new developments align with community goals and bylaws, and engage the public on what's happening in their community. However, these processes can be time-consuming and add significant cost to affordable housing projects, particularly where there are delays. In late 2021, CMHC announced a new Housing Accelerator Fund program to help remove barriers and support municipalities to deliver more affordable housing. This program is currently under development but could help to support municipalities and non-profits to streamline affordable housing projects and get homes on the ground more quickly.

Given the rising costs of construction, time is money. As a non-profit housing provider, delays can have a serious impact on project costs, especially given the high costs of construction escalation. For example, for an average MVH development of about 115 units, escalation could cost the project as much as \$200,000 per month. Municipal programs, such as expedited approvals for affordable housing providers, can help save significant time and cost. Supporting the delivery of affordable housing allows non-profit housing providers to better spend their limited resources on providing more homes for people in need.

In addition to meeting current requirements, many regulations are evolving and it is important to understand changes that have occurred or are anticipated in the near future. Some key regulations that will affect the development of new affordable housing include:

- In 2021, the provincial Environmental Management Act (EMA) and Contaminated Sites Regulation was updated to further control the management of contaminated sites. Sites can become contaminated in any number of ways, from historic uses that were never addressed, to the use/storage of certain chemicals or substances like road salt for general maintenance or snow/ice control. The new act requires additional review and approval, which can range from –six to 12 months, depending on the presence of contamination.
- In 2021, the province passed the Accessible British Columbia Act, with the goal of making BC the most progressive province in Canada for people with disabilities by 2024. A process is currently underway to begin developing new accessibility standards.
- The BC Building Code is anticipated to be updated in late 2022. One of the biggest changes will be higher energy efficiency requirements as the BC Energy Step Code is implemented over time.

- Some municipalities are also increasing requirements for new buildings, particularly with regards to energy efficiency and low carbon systems. While MVH currently strives for full electrification for new developments (i.e., not relying on any use of gas or natural gas for mechanical systems), this can add both capital and operating costs to housing projects.
- Both the City of Vancouver and Metro Vancouver are working on establishing GHG regulatory requirements for existing large commercial and residential buildings. This would include energy consumption benchmarking, reporting and performance requirements in coordination with provincial requirements. Metro Vancouver Housing will need to reduce emissions in existing buildings by any combination of operational changes, building retrofits to reduce energy use, or purchasing renewable energy and/or renewable district energy.

As industry standards continue to evolve, they will help support local and national goals for climate change, environmental safety, and livability for all. However, as key elements in the design and approvals process, they can impact the cost of delivering housing quite significantly. Moving forward, it will be important to continue to monitor upcoming and anticipated regulation changes to ensure that MVH stays ahead of the curve in delivering quality housing in a cost-effective manner.



Metro Vancouver is a federation of 21 municipalities, one Electoral Area and one Treaty First Nation that collaboratively plans for and delivers regional-scale services in the greater Vancouver region of British Columbia. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also provides affordable housing, regulates air quality, plans for urban growth and manages a regional parks system.

www.metrovancover.org

To: Housing Committee

From: Amanda Hrgovic, Program Manager, Housing Finance
Jason Hingley, Director, Housing Planning, Development and Finance
Regional Planning and Housing Services Department

Date: June 28, 2022 Meeting Date: July 7, 2022

Subject: **Draft Metro Vancouver Housing 2023-2027 Capital Development and Capital Maintenance Plans**

RECOMMENDATION

That the Housing Committee receive for information the report dated, June 28, 2022, titled “Draft Metro Vancouver Housing 2023-2027 Capital Development and Capital Maintenance Plans.”

EXECUTIVE SUMMARY

The draft 2023-2027 Metro Vancouver Housing Capital Development and Maintenance Plans have been prepared following direction received at the April 14, 2022 Metro Vancouver Board Budget Workshop and continues to be guided by key objectives of the *Metro Vancouver Housing 10-Year Plan*. As part of Metro Vancouver’s focus on enhancing transparency and governance of the Capital Plan, this report allows for the Housing Committee to provide comments on the draft Capital Plan, which will then be incorporated into the Housing Financial Plan and included in the Fall budget presentations to the Housing Committee and MVRD Board.

The draft 2023 Capital Development cash flow is \$62.2M with a total estimated spend of \$416.5M over the next five years. The draft 2023 – 2027 Capital Maintenance Plan proposes a budget of \$14.3M for 2023 and a total of \$88.1M over the five-year budget cycle. The budget five-year cycle-over-cycle development plan has increased by \$1.8M (0.4%) and the five-year cycle-over-cycle capital maintenance plan has increased by \$15.2M (20.9%) from the corresponding years in the prior year capital plans.

PURPOSE

To present to the Committee the draft Metro Vancouver Housing 2023-2027 Capital Development and Maintenance Plans for input and feedback, which will then be incorporated into the Fall Budget approval process.

BACKGROUND

On April 14, 2022, Metro Vancouver held a Board Budget Workshop with the objective to seek direction for the preparation of the 2023 – 2027 Financial Plan. This report provides the Housing Committee with the information needed to provide comments on the Capital Development and Maintenance Plans which will then be incorporated into the 2023 – 2027 Financial Plan scheduled to be presented in October.

METRO VANCOUVER HOUSING CAPITAL DEVELOPMENT AND CAPITAL MAINTENANCE PLANS

Metro Vancouver Housing initiatives and cash flows within the draft 2023 – 2027 Capital Plan over the five years are guided by the *Metro Vancouver Housing 10-Year Plan's* key objectives:

- **Expand:** Strategic redevelopment of existing sites and expansion through partnerships with member jurisdictions, as well as the Province of BC and the Federal government. A total of 807 units are included in the draft 2023 – 2027 Capital Plan, which represents 59.8% of the *Metro Vancouver Housing 10-Year Plan* target to develop **at least** 1,350 units over the next decade;
- **Preserve:** Safeguard and maintain the existing portfolio through capital maintenance. Preserve a portfolio Facility Condition Index = or < 20% over next 10 years;
- **Provide:** Support diverse, affordable, livable and inclusive communities;
- **Energy Efficiency:** Reduce energy consumption by 25% for new construction (from 2015 National Energy Code for Buildings); and
- **Climate Action:** Reduction of GHG emissions by 45% (from 2010 levels) by 2030.

Capital Development Plan Highlights

The draft 2023-2027 Capital Development Plan includes cash flows of \$62.2M for 2023 and a total of \$416.5M over the five-year budget cycle. There are seven projects approved that in 2023 will be at various stages of completion. Construction on 2 projects: Kingston Gardens and Welcher Avenue commenced in 2022, with budgeted cash flows of \$23M and \$26M in 2023, respectively. Construction is expected to start in 2023 for Heather Place B, which requires cash flows of \$5M in 2023 and Pitt Meadows, which requires cash flows of \$1.2M. Completion of detailed design and construction tender are planned for Eastburn and Southwynde in 2023. Malaspina will be in the detailed design phase in 2023.

Table 1. Capital Development Projects in 2023 (\$Millions)

Project	# Units	Budgeted Cash Flows 2023	2023 Key Milestones
Kingston Gardens – Phase 1, Surrey	85	\$23.0M	Construction to 97% completion
Welcher Avenue, Port Coquitlam	63	\$26.0M	Construction to 97% completion
Heather Place Building B, Vancouver	87	\$5.0M	Construction tender and breaking ground in 2023
Eastburn Square, Burnaby	174	\$2.0M	Finalizing detailed design and construction tender
Malaspina - Phase 1, Coquitlam	161	\$3.0M	Detailed design
Southwynde – Burnaby	122	\$2.0M	Finalizing detailed design and construction tender
Civic Centre – Pitt Meadows	115	\$1.2M	Construction tender and breaking ground in 2023
Total	807	\$62.2M	

The capital development program for 2023 – 2027 is projected to be funded by \$133.2M in grants/contributions from external funding sources and/or forgivable loans, \$155.6M external borrowing, and \$127.7M MVHC development reserves. The total cash flows of \$416.5M over the five years includes projects that are in the early planning stages and their revised budgets have not yet been endorsed by the Committee and Board.

Capital Development Plan Changes

Metro Vancouver’s annual capital planning process allows the Board to adjust the capital budget once a year, in the fall, to accommodate changes required to fund projects in response to new or changing project needs, emerging issues, and changing priorities. The completion of multi-year projects is complex and subject to change due to a variety of factors including delays in construction timing caused by global events and pandemics, rising escalation rates, changes in scope and city permitting processes.

The prior cycle capital plan for budget years 2023 – 2026 projected cash flows of \$379.7M, which has increased in the current budget cycle by \$1.8M. As reported to the Housing Committee in May 2022, a delay in construction start to 2023 for our Kingston Gardens and Welcher Avenue Re-development projects, resulted in \$30.5M in projected carry-forward from 2022. Cost estimates for construction escalation for projects not yet tendered, added \$81.3M in cost adjustments, and changes in scope added \$10.3M. These increases have been offset by the deferral of projects in the early planning stage (not yet endorsed by the Board) totaling \$120.3M. Additional cash flows for 2027 total \$35M, leading to total projected cash flows of \$416.5M over the five-year budget cycle.

Table 2. Breakdown of total revised 2023 – 2027 Capital Development Plan compared to prior cycle Capital Development Plan (\$Millions)

Delivery By	Prior Cycle Plan 2023 - 2026	Adjustments to 2023-2026 Capital Development Plan					Cash Flow 2027	Draft Plan 2023-2027
		Projected Carry-Forward	Net Deferral	Cost Adjustments	New Scope	Total		
Capital Development	379.7	30.5	(120.3)	81.3	10.3	1.8	35.0	416.5
Total	379.7	30.5	(120.3)	81.3	10.3	1.8	35.0	416.5

Capital Maintenance Plan Highlights

The draft 2023 – 2027 Capital Maintenance Plan proposes a budget of \$14.3M for 2023 and a total of \$88.1M over the five-year budget cycle. The 2023 plan includes two rehabilitation projects where building envelopes and mechanical systems will be upgraded providing new building lifecycles, improving tenant comfort, and increasing energy efficiency through improved building performance. These two projects account for 36% of the total capital maintenance budget in 2023. There are 12 projects in 2023, each ranging between \$0.25M - \$1.0M, targeting large roof and cladding replacements, which in total, account for \$5.0M or 35% of the budget. The remaining 29% of the budget will fund smaller projects that also target window, roof and cladding replacements, along with minor capital replacements such as flooring, cabinetry, painting etc. (labour and materials) associated with unit renovations.

Table 3. Capital Maintenance Projects in 2023

Project	# Units	2023 Budget	2023 Key Milestones
Strathearn Court Rehabilitation - Vancouver	96	\$3.7M	50% construction completion
Minato West Rehabilitation - Vancouver	110	\$1.5M	10% construction completion
Targeted maintenance <\$1M		\$7.0M	Completion of 12 large projects and 30 smaller projects
Unit renovations		\$2.1M	Unit turnovers and end of life cycle replacements in units
Total		\$14.3M	

Capital Maintenance Plan Changes

The Capital Maintenance Plan has traditionally included smaller targeted repairs, maintenance and replacement work funded with capital reserves. However, the building infrastructure has already reached or is approaching the end of its standard building life cycle and requires larger full building envelope and mechanical system upgrades to maintain healthy, livable homes for tenants. Through ongoing asset management assessments, several full building rehabilitation projects were identified and phased through the longer maintenance plan.

In an effort to accelerate the delivery of this rehabilitation work, staff has considered alternative funding options, that would enable an expedited schedule of rehabilitation work under existing budget constraints. Through financing full building rehabilitation work, while still including smaller targeted repairs and replacement work from capital reserves, staff propose increasing the scope of projects delivered from the corresponding prior 5-year budget cycle by \$12.7M and include a further \$12.4M in 2027.

Further to improving tenant comfort and wellbeing, and ensuring the long-term preservation of existing affordable housing, expediting the implementation of these projects will also enable MVH to apply for currently available CMHC, FCM and CleanBC grants and other Partnerships that target green building retrofits and the preservation of affordable housing. Any grants received through these programs and/or Partnerships are not reflected in the current capital maintenance budget; therefore, receipt of funds will directly reduce the spend for the Capital Maintenance program and preserve our existing reserves.

Table 4. Breakdown of total revised 2023 – 2027 Capital Maintenance Plan compared to prior cycle Maintenance Plan (\$Millions)

Delivery By	Prior Cycle 2023-2026	Adjustments to 2023-2026 Capital Maintenance Plan					Revised Plan 2023-2026	Budget 2027	Total Revised Plan 2023-2027
		Projected Carry-Forward	Net Deferral	Cost Adjustments	New Scope	Total			
Capital Maintenance	63.0	-	-	-	12.7	12.7	75.7	12.4	88.1
Total	63.0	-	-	-	12.7	12.7	75.7	12.4	88.1

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The 2023-2027 Capital Development Plan includes cash flow of \$62.2M for 2023 and a total of \$416.5M over the five years. The 2023 – 2027 Capital Maintenance Plan includes cash flow of \$14.3M for 2023 and a total of \$88.1M over the five years. The intent is that the Housing Committee provide feedback and input, which will then be incorporated into the Housing Capital Plan and included in the Fall budget presentations to the Committees and the Board.

CONCLUSION

The draft 2023 – 2027 Capital Development and Capital Maintenance Plans illustrate how Metro Vancouver Housing supports the *Metro Vancouver Housing 10-Year Plan* and the financial impacts of these projects over the next five years. The guiding principles of the Capital Plans are to **Expand** Metro Vancouver Housing's portfolio through redevelopment and partnerships with member jurisdictions and other levels of government, **Preserve** Metro Vancouver Housing's existing portfolio through capital maintenance to support affordability and improve sustainability and accessibility, and continue to **Provide** safe, inclusive and diverse homes and communities throughout the region. The Capital Development and Maintenance Plans actively target reductions in energy consumption and GHG emissions.

The presentation of the draft 2023 – 2027 Capital Development and Capital Maintenance Plans for Metro Vancouver Housing provides the opportunity for the Housing Committee to provide input and feedback which will then be incorporated into the Fall Budget budget presentations to the Committees and the Boards.

Attachment (53673873)

1. MVHC Capital Portfolio Housing Development – Draft 2023 Capital Budget and 2023-2027 Capital Plan

53652506

To: Housing Committee

From: Jade Hume, Division Manager, Housing Maintenance & Capital Projects,
Metro Vancouver Housing

Date: June 10, 2022 Meeting Date: July 7, 2022

Subject: **Benefits of Building Rehabilitation: Evergreen Downs**

RECOMMENDATION

That the MVHC Board receive for information the report dated June 10, 2022, titled “Benefits of Building Rehabilitation: Evergreen Downs.”

EXECUTIVE SUMMARY

The *Metro Vancouver Housing 10-Year Plan* sets key targets for Metro Vancouver Housing (MVH) over the next decade, including targets for maintenance of its existing housing sites, and for reducing energy and greenhouse gas (GHG) emissions. By investing in rehabilitating existing housing, Metro Vancouver Housing supports quality, well-maintained affordable housing for tenants, while increasing the sustainability of our existing housing stock.

This report outlines the benefits of building rehabilitation by highlighting a recently completed rehabilitation project at MVH’s Evergreen Downs property. This extended the life of the building by 40 years and resulted in significant energy savings, reduced GHG emissions, enhanced tenant comfort, improved building resilience to extreme weather events, reduced energy bills for MVH and tenants, improved the building’s aesthetic, and provided an upgraded outdoor amenity space for tenants.

PURPOSE

To inform the Housing Committee and MVHC Board about the benefits of building rehabilitation by highlighting the recently completed Evergreen Downs rehabilitation.

BACKGROUND

The *Metro Vancouver Housing 10-Year Plan* sets key targets for Metro Vancouver Housing over the next decade, including targets for maintenance of its existing housing sites, and for reducing energy and greenhouse gas (GHG) emissions. The 10-Year Plan targets also align with Metro Vancouver’s *Climate 2050* plan to reduce GHG emissions by 45% by 2030 (from 2010 levels), and work towards being carbon neutral by 2050. This report outlines how MVH approaches building renewal to meet its targets and highlights the benefits of recently completed building rehabilitation project at Evergreen Downs.

METRO VANCOUVER HOUSING’S APPROACH TO BUILDING RENEWAL

Due to the cost of development, existing housing tends to be more affordable than new housing, making it critical to maintain our existing stock. At the same time, older buildings tend to be less energy efficient and produce higher carbon emissions than newer ones. By investing in renewing its existing housing stock, MVH can maintain quality affordable homes, improve tenant comfort,

enhance sustainability, and maintain deeper affordability. To help achieve these goals, the 10-Year Plan commits \$90M over the next 10 years to support renewal of existing housing, and seeks to leverage this with additional funding support and innovative partnerships.

Asset Management

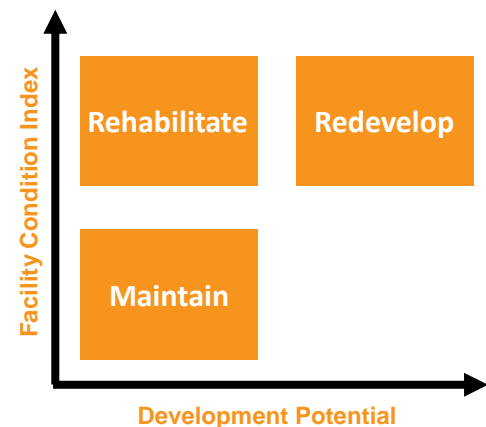
To assess the condition of existing buildings, MVH uses a comprehensive asset management program. Buildings and individual elements such as roofs and windows, are assessed based on their expected life-cycle. These are then validated through regular and ongoing in-person assessments to prioritize investment over the short and long term.

The condition of housing is measured and monitored using a Facility Condition Index (FCI), a consistent industry standard measurement. The FCI represents the percentage of the replacement value that is due for renewal; the lower the FCI, the better condition of the building.

Prioritizing Sites for Renewal & Rehabilitation

Following the creation of the *Metro Vancouver Housing 10-Year Plan*, the *Metro Vancouver Housing Redevelopment Plan* was created to prioritize MVH's existing housing for renewal or redevelopment over time. Housing sites that are in need of investment (have a high FCI) but do not have potential for increased density are candidates for renewal. For some sites, renewal may involve strategic capital maintenance projects. For others, it may require full building rehabilitation.

Building rehabilitation, or deep retrofit, means repairing and replacing exterior components and/or building equipment to extend the lifecycle of the building (i.e., for another 30-50 years). Another benefit, is that most rehabilitation projects can be achieved without tenants having to relocate.



To deliver on its *10-Year Plan* targets, MVH is currently undertaking several building rehabilitation projects with more planned for future years. This report highlights one project that is approaching completion, at MVH's Evergreen Downs complex in Delta.

EVERGREEN DOWNS REHABILITATION PROJECT

Evergreen Downs is a three-level, wood frame apartment building originally constructed in 1982 with 38 residential units. Evergreen Downs was prioritized for rehabilitation due to deteriorated cladding, and active water ingress issues on the roof and at the base of the walls in the courtyard. The intent of the building envelope rehabilitation project was to give this building a new life cycle as it was at the end of its serviceable life with a facility condition index (FCI) of 25%.

The project began in 2019 with conceptual designs, followed by detailed design, which included, adding 4 inches of exterior insulation, installing new fully-electric air source heat pumps (ASHP) that both heat and cool the hallways, replacing the exterior wall cladding, windows and doors, roof membrane, and balconies, as well as expanding and upgrading the outdoor amenity space for

residents. Tenants were informed every step of the way and engaged in the re-design of the outdoor amenity space which included the integration and expansion of community gardens. Following the detailed design completion, colour renderings of the building were provided to tenants, and they were invited to select the final colour of the building cladding.

The project substantially completed construction in May 2022. Final touches are due to be complete by the end of July 2022.

Several benefits are gained with this project including:

- Significant energy improvements: Between October 2021 and April 1st 2022, there has been a cumulative electricity reduction of 111,346 kWh, with an average savings of \$2,400 per month, resulting in lower utility bills for tenants.
- Increased resilience and protection for tenants from extreme weather events: cooling measures were added in hallways to help address extreme heat.
- Improved tenant comfort: new exterior insulation was added to walls and the main level roof, along with conditioned ventilated air.
- Reduced energy bills for tenants: out of 10 responses received from tenants, seven confirmed that their utility bill decreased between \$20-50 per month. One tenant noted that their utility bill decreased by 39%.
- Upgraded and expanded outdoor amenities for tenants: including a new community garden and potting shed in the courtyard.
- An updated aesthetic appearance: the upgraded building brings greater levels of pride and enjoyment for both tenants and staff.



Upgraded and expanded outdoor amenity space and community gardens

Some quotes from tenants that were documented in a post-construction survey include:

- *Thank you for this wonderful, well thought out project! Sincerely, a grateful resident.*
- *The men who came to our unit to work on our windows were most courteous, extremely polite. Thank you.*
- *Everything was handled with care & courtesy. Construction team & management listened to our comments & gave us help when we need it. The building looks great!!! Thank you.*
- *I am very happy with the renovations!*
- Many comments about how quiet the new windows are (compared to old ones).



Before



After

FUTURE BUILDING REHABILITATIONS AT MVH

MVH is currently undertaking several other building rehabilitation projects with more planned for future years. Building on the success of the Evergreen Downs rehabilitation project, MVH is working to enhance innovation and leadership in the existing rental housing market, in particular in the not-for-profit sector for building rehabilitation projects. MVH continues to explore opportunities to maximize our investment in building rehabilitation work and to work with tenants to enhance their experience and comfort in our buildings, their homes.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The Evergreen Downs rehabilitation total project cost (hard and soft costs) was \$3,605,056 and has extended the life of the building by 40+ years. The project cost was allocated in the 2020-2022 MVHC budget and capital plan.

CONCLUSION

The *Metro Vancouver Housing 10-Year Plan* sets key targets for Metro Vancouver Housing over the next decade, including targets for maintenance of its existing housing sites, and for reducing energy and greenhouse gas (GHG) emissions. By investing in rehabilitating existing housing, Metro Vancouver Housing supports quality, well-maintained affordable housing for tenants, while increasing the sustainability of our existing housing stock.

This report outlines the benefits of building rehabilitation by highlighting a recently completed rehabilitation project at MVH's Evergreen Downs property. This extended the life of the building by 40+ years and resulted in significant energy savings, reduced GHG emissions, enhanced tenant comfort, improved building resilience to extreme weather events, reduced energy bills for MVH and tenants, improved the building's aesthetic, and provided an upgraded outdoor amenity space for tenants.

51283849

To: Housing Committee

From: Jag Klair, Division Manager, Housing Operations,
Regional Planning and Housing Services

Date: June 16, 2022

Meeting Date: July 7, 2022

Subject: **Metro Vancouver Housing – Extreme Heat Protocols**

RECOMMENDATION

That the MVHC Board receive for information the report dated June 16, 2022, titled “Metro Vancouver Housing – Extreme Heat Protocols”.

EXECUTIVE SUMMARY

Following from the ‘heat dome’ experienced in 2021, Metro Vancouver Housing (MVH) established protocols regarding extreme heat events. Protocols were developed in alignment with BC Housing recommendations for pre-season planning, decision making, and response. The approach is twofold: a) how MVH will safeguard tenants and staff regarding extreme heat events within the existing housing stock, and b) how MVH will approach the design of new buildings and retrofits of existing housing.

For existing buildings and tenants, staff a variety of activities will take place on an annual basis to prepare for possible extreme heat events, as well as a set of activities once an event occurs. These include: communications to tenants regarding best practices for staying healthy and comfortable during extended heat advisories, location of cooling stations nearby and emergency contact preparedness. Staff will receive information and training on keeping healthy and safe during events, and staff will perform annual building assessments outlining the condition of air exchange in apartment buildings. For new buildings and full building retrofits, MVH will use a range of active and passive cooling strategies and strategic upgrades for capital maintenance to improve tenant comfort and well-being.

PURPOSE

To inform the Housing Committee and MVHC Board about the steps being taken to prepare for future extreme heat events.

BACKGROUND

Metro Vancouver Housing (MVH) operates 49 sites across the region, housing nearly 9,500 people. MVH housing is independent living geared toward seniors, families and people with disabilities. We care deeply about our residents and staff and their well-being, and actively partner with local service providers to bring relevant programs and services to our sites to support tenants and enrich the community culture. Following from the ‘heat dome’ experienced in 2021, MVH established protocols regarding extreme heat events, and this report summarizes those protocols.

EXTREME HEAT PROTOCOLS FOR EXISTING HOUSING

May of Each Year

The MVH Tenant Programs and Services team issues *Beat the Heat* posters outlining best practices and tips for tenants and staff in case of extreme heat. They also include relevant local information (by municipality/community) on where tenants can go to cool off or breathe in filtered air, such as community centres, libraries, shopping malls, etc. The posters are hung in common areas at each housing site.

Housing Technicians will provide a report on the condition of air exchanges in each MVH apartment building to outline their effectiveness, and identify possible challenges in extreme weather along with solutions or short-term mitigation techniques. Staff will be provided information to ensure they are prepared and informed about how best to perform duties in the event of an extreme heat event.

First Week of June Each Year

Beat the Heat memos are distributed to every household in the housing portfolio. Information on memos includes: tips on how to stay cool, lists of local cooling centres, and other extreme heat messaging. Memos encourage tenants to have a daily contact (family/neighbor), and include an emergency contact form for updated information. Staff also connect with operational partners to share extreme heat protocols.

During a Heat Advisory

Heat advisories are defined as 2+ consecutive days of 29+ degrees Celsius as per Environment Canada. During such events, staff will:

- Ensure cooling rooms in all apartment buildings are open and available for extended hours (24 hours per day) until the heat advisory lifts;
- Look for opportunities to set up shaded outdoor areas for tenants;
- Remind staff and tenants of Beat the Heat tips;
- Provide cooling locations for staff in each Area;
- Provide staff with Iced Electrolytes during shifts; and
- For all apartment buildings, temperature in common areas of each floor will be noted on the daily site walkabout:
 - If the temperature reading is greater than 35 degrees Celsius, staff will alert the Area Manager,
 - For buildings that have high readings, staff will contact Housing Technicians to assess the situation and set up temporary cooling where possible – for example, portable air conditioning units in the corridors or personal mini cooling units to individual tenants.

PLANNING FOR EXTREME HEAT IN NEW DEVELOPMENT & RETROFITS

Extreme weather events are increasingly impacting our region and reinforcing the need for more resilient systems and buildings. The *Metro Vancouver Housing 10-Year Plan* outlines key targets to build more housing and invest in renewing and upgrading our existing housing, while also improving energy efficiency and reducing greenhouse gas (GHG) emissions. The Plan's principles seek balance –

to improve tenant comfort and well-being while also striving to enhance our environmental sustainability and ensure financial sustainability to provide long-term affordability.

When it comes to addressing extreme heat in new housing developments and retrofit projects, balance is key. Cooling is becoming more and more critical as our summers get hotter. This is especially true for the new forms of housing Metro Vancouver Housing is building – high-energy performance wood frame apartment buildings up to 6 stories. Apartment buildings tend to get hotter than townhouses because they include internal corridor spaces, upper stories tend to be taller than trees or landscaping that might offer natural shading, and it's more challenging to provide windows on multiple sides of a unit that could provide cross-breezes to support natural cooling.

However, cooling systems also increases energy use, and contribute to GHG emissions with the use of refrigerants. This is why a layered approach is needed, to apply both passive and active strategies.

- **Passive Cooling Strategies:** Wherever possible, Metro Vancouver Housing will apply passive strategies for cooling in the design of buildings. For example, simple approaches such as building orientation, exterior shading of windows, and landscaping, can have significant impacts on internal temperatures.
- **Active Cooling Strategies:** In all new housing developments, and all major building retrofits, Metro Vancouver Housing will conduct energy modeling and install cooling to prevent overheating where passive strategies are not sufficient. This aligns with BC Housing requirements for housing vulnerable populations (e.g., lower income households and groups like seniors and people with disabilities).
- **Strategic Upgrades for Capital Maintenance:** In existing housing, when rooftop mechanical systems approach their end of life and are in need of replacing, Metro Vancouver Housing will assess options to upgrade systems to provide both heating and cooling to improve tenant comfort.

Ventilation: As our region continues to experience hotter and drier summers, extreme heat is only one of the recurring challenges. The other related challenges are wildfire smoke and air quality. Along with heating and cooling systems, Metro Vancouver Housing is also applying ventilation systems in all new housing developments and major retrofits moving forward.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

For operational protocols for existing housing and tenants, financial implications are included as a part of the Tenant Programs and Services budget.

For new buildings and retrofits, costs associated with integrating or upgrading heating/cooling and ventilation systems are built into the cost of projects. At the planning stage, staff assess and identify the best possible option given budget constraints and current technology. Technologies are quickly evolving, and MVH will continue to monitor and assess options to provide the best alternatives for

tenant comfort and well-being, while meeting our sustainability goals in a cost-effective and efficient manner.

CONCLUSION

As a response to the ‘heat dome’ experienced in 2021, Metro Vancouver Housing has established protocols regarding extreme heat. This report outlines MVH’s approach to safeguard tenants and staff and deal with extreme heat events within the existing housing stock, and approach the design of new buildings and retrofits of existing housing.

For existing buildings and tenants/staff a variety of activities will take place on an annual basis to prepare for possible extreme heat events, as well as a set of activities once an event occurs. These include: communications to tenants regarding best practices for staying healthy and comfortable during extended heat advisories, location of cooling stations nearby and emergency contact preparedness. Staff will receive information and training on keeping healthy and safe during events, and staff will perform annual building assessments outlining the condition of air exchange in apartment buildings. For new buildings and full building retrofits, MVH will use a range of active and passive cooling strategies and strategic upgrades for capital maintenance to improve tenant comfort and well-being.

53354102

To: Housing Committee

From: Heather McNell, General Manager, Regional Planning and Housing Services

Date: June 14, 2022

Meeting Date: July 7, 2022

Subject: **Manager's Report**

RECOMMENDATION

That the Housing Committee receive for information the report dated June 14, 2022, titled "Manager's Report".

HOUSING COMMITTEE 2022 WORK PLAN

The Housing Committee's Work Plan for 2022 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.

SUBSIDY UPDATE

Metro Vancouver Housing's affordable rental units include a mix of Low End of Market (LEM) rents and Rent Geared to Income (RGI). LEM unit rents for MVHC are 10-20% below the average rent for a comparable unit in the municipality. RGI rents do not exceed 30% of the gross monthly household income to accommodate those with low or fixed incomes.

Metro Vancouver Housing provided rental assistance to 1,023 households in June 2022, this represents 31.0% of Metro Vancouver Housing's portfolio.

	Units	RGI Units	% RGI
Total Rentable Units	3,299	1,023	31.0%
Units unavailable are due to redevelopment & renovation. Units unavailable for longer term projects	159		

Total 3,458

OPERATIONS & TENANT PROGRAM UPDATE

Operations staff have been focussing on outdoor projects, clearing out storage rooms and keeping tenants informed about a number of large building envelope projects on various sites. Annual unit inspections are on going and with summer being the busiest time of year for vacancies, staff are busy working on unit turnovers. The housing sites are buzzing with activity.

Tenant Programs and Services' summer programs started at the end of May with the first Metro Vancouver Parks Interpretive field trip. It was a huge success and plans for more collaborations are underway. Staff continue to have regular meetings with Tenant Associations throughout our

portfolio of properties and some exciting new programs for seniors are being planned, including healthy cooking classes.

REDEVELOPMENT PROJECTS: QUARTERLY UPDATE

Project Name	City	Approved Project Budget	Current Project Details and Milestones	Projected Occupancy
Kingston Gardens – Phase 1	Surrey	\$44.7M	<ul style="list-style-type: none"> Forming and waterproofing parkade walls – June Parkade slab preparation – August Suspended slab preparation – October 	2023 Q4
Welcher Avenue	Port Coquitlam	\$36.1M	<ul style="list-style-type: none"> Building permit received June 3rd Construction start – July “Ground Breaking” event - mid June FCM grant application in progress 	2023 Q4
Heather Place – Building B	Vancouver	\$47.0M	<ul style="list-style-type: none"> Abatement work in progress Addressing comments from CoV - June Detailed design in progress Development Permit Minor Amendment (DPMA) approval – October Building Permit submission – September 	2025 Q3
Malaspina – Phase 1	Coquitlam	TBC	<ul style="list-style-type: none"> IDP Meetings in progress Schematic and Programming Design in progress Concept to be approved by MV – July Class D to be received – August Rezoning submission to the CoC – September 	2027 Q4
Civic Centre Site	Pitt Meadows	*\$45.9M	<ul style="list-style-type: none"> Rezoning application submitted - May Schematic Design Report – June Rezoning process with City - mid June council date for approval for public engagement 1st/2nd council readings - July 	2025 Q3
Eastburn	Burnaby	*\$63.9M	<ul style="list-style-type: none"> Received "Approval in Principle" application for submission to the Min. of Env. for contaminated soils removal Schematic drawing package received by MVH for review – May Parkade entrance rationale received – June Review revised bus location with CoB Schematic design in progress Tenant relocation in progress 	2026 Q1

Southwynde	Burnaby	*\$45.4M	<ul style="list-style-type: none"> • Issuance of Minor Works Permit Application - June • Receive Schematic drawings updated with MVH comments from Architects - June • Schematic design in progress 	2026 Q1
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*Based on Preliminary Project Concept – Class D

REHABILITATION / CAPITAL RENEWAL PROJECTS: QUARTERLY UPDATE

Project Name	City	Project Budget	Current Phase	Projected Completion
Evergreen Downs	Delta	\$3.8M	<ul style="list-style-type: none"> • Construction started March 2021 • Construction 90% complete 	2022 Q3
Kelly Court	Vancouver	\$4.25M	<ul style="list-style-type: none"> • Construction phase started September 2021 • Construction 10% complete 	2022 Q4
Strathearn Court	Vancouver	\$9.8M	<ul style="list-style-type: none"> • Building Permit submission February 2022. Building Permit expected June 2022 	2024 Q3
Crown Manor Reframed	New West.	*\$3.0M	<ul style="list-style-type: none"> • Concept design team awarded • Concept Design Workshops underway 	*2024 Q4
Manor House Reframed	North Vancouver	*\$5.2M	<ul style="list-style-type: none"> • Concept design team awarded • Concept Design Workshops underway 	*2024 Q4
Le Chateau Reframed	Coquitlam	*\$2.6M	<ul style="list-style-type: none"> • Concept design team awarded • Concept Design Workshops underway 	*2024 Q4

*Based on Preliminary Project Concept

REGIONAL PLANNING ADVISORY COMMITTEE – HOUSING SUBCOMMITTEE 2022 WORKPLAN

The Regional Planning Advisory Committee (RPAC) is an advisory body to Metro Vancouver established to provide advice and comments to staff on regional planning matters of regional significance. The RPAC Housing Subcommittee provides technical advice to RPAC and Metro Vancouver staff in the subject area of the Subcommittee. The 2022 RPAC Housing Subcommittee Workplan is provided for reference to the Housing Committee (Attachment 3).

Attachments

1. Committee Workplan
2. Vacancy Report Q1
3. RPAC Housing Subcommittee Workplan

ATTACHMENT 1

Housing Committee 2022 Work Plan Priorities

1st Quarter	Status
Housing 2022 Work Plan Adoption	Complete
MVH Housing Naming Framework	Complete
RPAC Housing Sub-committee Annual Work Plan - Update	Complete
Funding Progress – Update	Complete
Poplar Landing Concept	In Progress
EOI Round 2 Evaluation and Site Recommendation	Complete
Capital Rehabilitation Projects - Update	Complete
Capital Development & Redevelopment Projects - Update	Complete
MVHC Subsidy Program - Update	Complete
Tenant Programs & Services - Update	Complete
2nd Quarter	
EOI (Round 2) New Site Concept	Complete
Capital Rehabilitation Projects - Update	Complete
Capital Development & Redevelopment Projects - Update	Complete
MVHC Subsidy Program - Update	Complete
Tenant Programs & Services - Update	Complete
3rd Quarter	
Metro 2050 Housing Policy Implementation – Update	In progress
Tenant Policies – Update	In progress
Capital Rehabilitation Projects -Update	In progress
Capital Development & Redevelopment Projects - Update	In progress
MVHC Subsidy Program - Update	In progress
Tenant Programs & Services - Update	In progress
4th Quarter	
2023 Budget and 5-year Financial Plan - Approve	Pending
Capital Rehabilitation Projects -Update	Pending
Capital Development & Redevelopment Projects - Update	Pending
MVHC Subsidy Program - Update	Pending
Tenant Programs & Services – Update	Pending

Vacancies by Portfolio Q1 2022

METRO VANCOUVER HOUSING

MVHC Portfolio Summary	All MVHC Units #	Average Vacant Units #	Average Vacancy Rate %
TOTAL	3257	3.4	0.1%
Included in table above			
*Units Held for Renovation	32		
*Units Held for Redevelopment Activity	86		
*Total Units Held for Reno & Redevelopment	118		
*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		
Heather Place Phase 1 Redevelopment (Deconstructed Units)	32		
Kingston Gardens (Deconstructed Units)	24		
*Total Units Excluded	201		
TOTAL ALL MVHC UNITS	3458		

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 2022

METRO VANCOUVER HOUSING

Municipality	MVHC Total Units #	MVHC Average Available Units Q1 2022 #	MVHC Average Available Units Q1 2022 %	CMHC Average 2021
Maple Ridge	48	0.0	0.0%	4.8%
North Vancouver City	141	0.5	0.4%	0.8%
Burnaby	254	4.8	1.9%	1.7%
Port Moody	148	2.3	1.6%	2.5%
Port Coquitlam	204	1.7	0.8%	2.5%
Surrey	604	0.0	0.0%	0.6%
Richmond	636	0.0	0.0%	1.0%
Coquitlam	268	0.0	0.0%	2.5%
Vancouver	694	1.5	0.2%	2.8%
New Westminster	171	0.3	0.2%	1.0%
Delta / Ladner	89	0.0	0.0%	1.3%
	3257	3.4	0.1%	

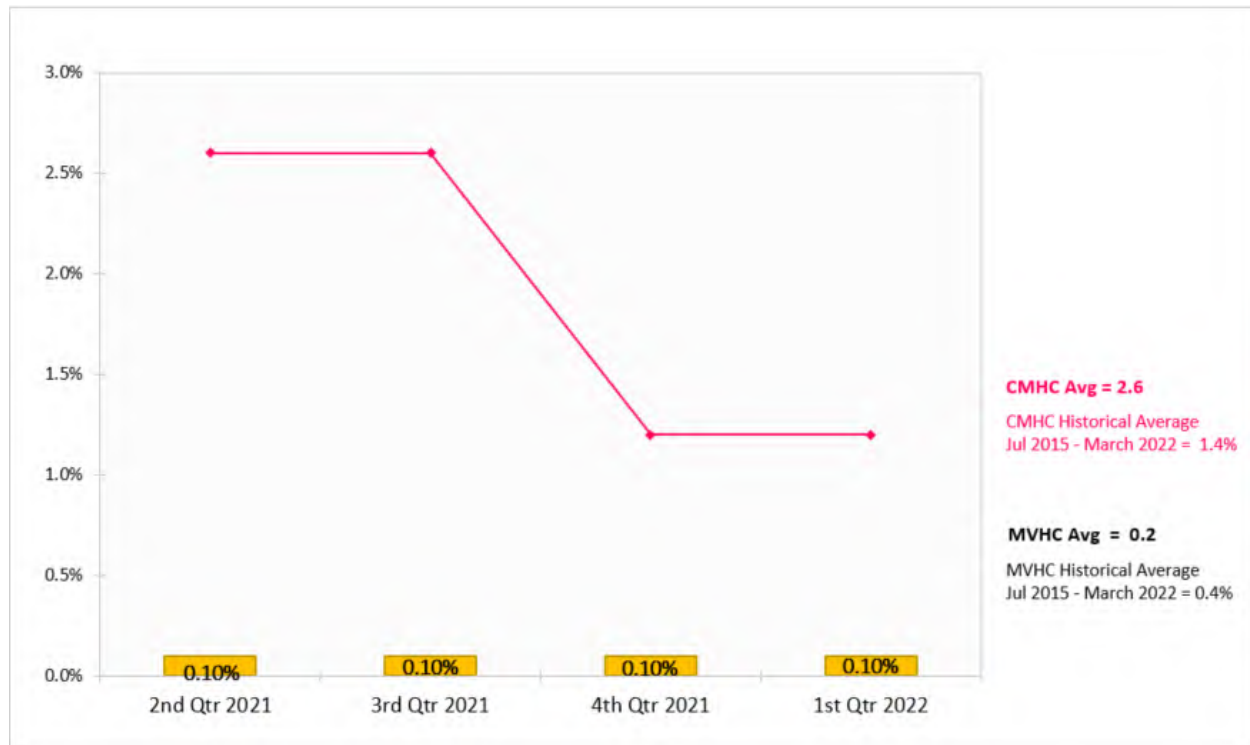
*CMHC Average per Rental Market Report - Vancouver CMA, 2021

*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 (Jan 2021 – Dec 2021)

METRO VANCOUVER HOUSING



RPAC Housing Subcommittee 2022 Work Plan

1st Quarter	Status
Regional Planning Social Equity Study Phase 3 – Scope	In Progress
GVS&DD DCC Waiver or Reduction for Not-for-Profit Rental Housing – Annual Report	Pending
Housing Needs Reports – Updates	Ongoing
2nd Quarter	
Metro Vancouver Housing Expression of Interest (Round 2) – Update	Pending
<i>Metro 2050</i> Implementation Guideline (Regional Affordable Housing Target) – Scope	Pending
What Works: Attainable Homeownership – Scope	Pending
What Works: Inclusionary Housing Policies – Scope	Pending
Regional Data Book/Annual Performance Monitoring Report – Report Out	Pending
Housing Needs Reports – Lessons Learned	Pending
3rd Quarter	
<i>Metro 2050</i> – Update	Pending
Metro Vancouver Housing 10-Year Plan – Implementation Update	Pending
Housing and Transportation Cost Burden Study – Update	Pending
Census Data Bulletin – Report Out	Pending
Housing Needs Reports – Regional Summary	Pending
4th Quarter	
<i>Metro 2050</i> Implementation Guideline (Regional Affordable Housing Target) – Update	Pending
What Works: Attainable Homeownership – Report Out	Pending
What Works: Inclusionary Housing Policies – Report Out	Pending
Housing and Transportation Cost Burden Study – Update	Pending
Regional Planning Social Equity Study Phase 3 – Update	Pending
Invited Presentations / Discussion Topics	
Accessible / Adaptable Housing	Pending
Access to and cost of amenities in mixed-market buildings	Pending
Census Data	Pending
Construction Financing / Loan Programs	Pending
COVID-19 Impacts on Housing	Pending
Density Bonusing	Pending
Housing / Real Estate/ Rental Market Update	Pending
Inclusionary Housing	Pending
Monitoring and evaluation strategies for tracking housing	Pending
Rental Replacement Policies	Pending
Tenant Relocation and Assistance	Pending