

2023 Point-in-Time Homeless Count for Greater Vancouver

Presentation to the Metro Vancouver Housing Committee
October 13th, 2023



2023 INDIGENOUS HOMELESS COUNTS

Results in Metro Vancouver

IN MARCH 2023

4,821
PEOPLE

WERE FOUND TO BE **EXPERIENCING HOMELESSNESS**
IN METRO VANCOUVER

THIS HAS INCREASED FROM 3,634
IN 2020

IN 2023

821
(or 33%)
OF THE
RESPONDENTS
IDENTIFIED
AS INDIGENOUS

IN 2020

711
(or 33%)
OF THE
RESPONDENTS
IDENTIFIED
AS INDIGENOUS

58%

OF THE **INDIGENOUS** HOMELESS
POPULATION IS **UNSHELTERED**
COMPARED TO

51%

IN 2020 AND

25%

OF THE **NON-INDIGENOUS**
HOMELESS POPULATION

DISPROPORTIONATE

2.4%

OF METRO
VANCOUVER'S
GENERAL
POPULATION
IDENTIFIED AS
INDIGENOUS
IN 2023

33%

OF METRO
VANCOUVER'S
HOMELESS
POPULATION
IDENTIFIED AS
INDIGENOUS
IN 2023

Indigenous Peoples are over
13 TIMES more likely to be homeless



64%

HAVE A HISTORY
WITH THE
**RESIDENTIAL
SCHOOL
SYSTEM**

AND WHILE

6%

REPORTED

**PERSONAL
INVOLVEMENT, THE
MAJORITY IS
INTER-
GENERATIONAL**

IN ADDITION

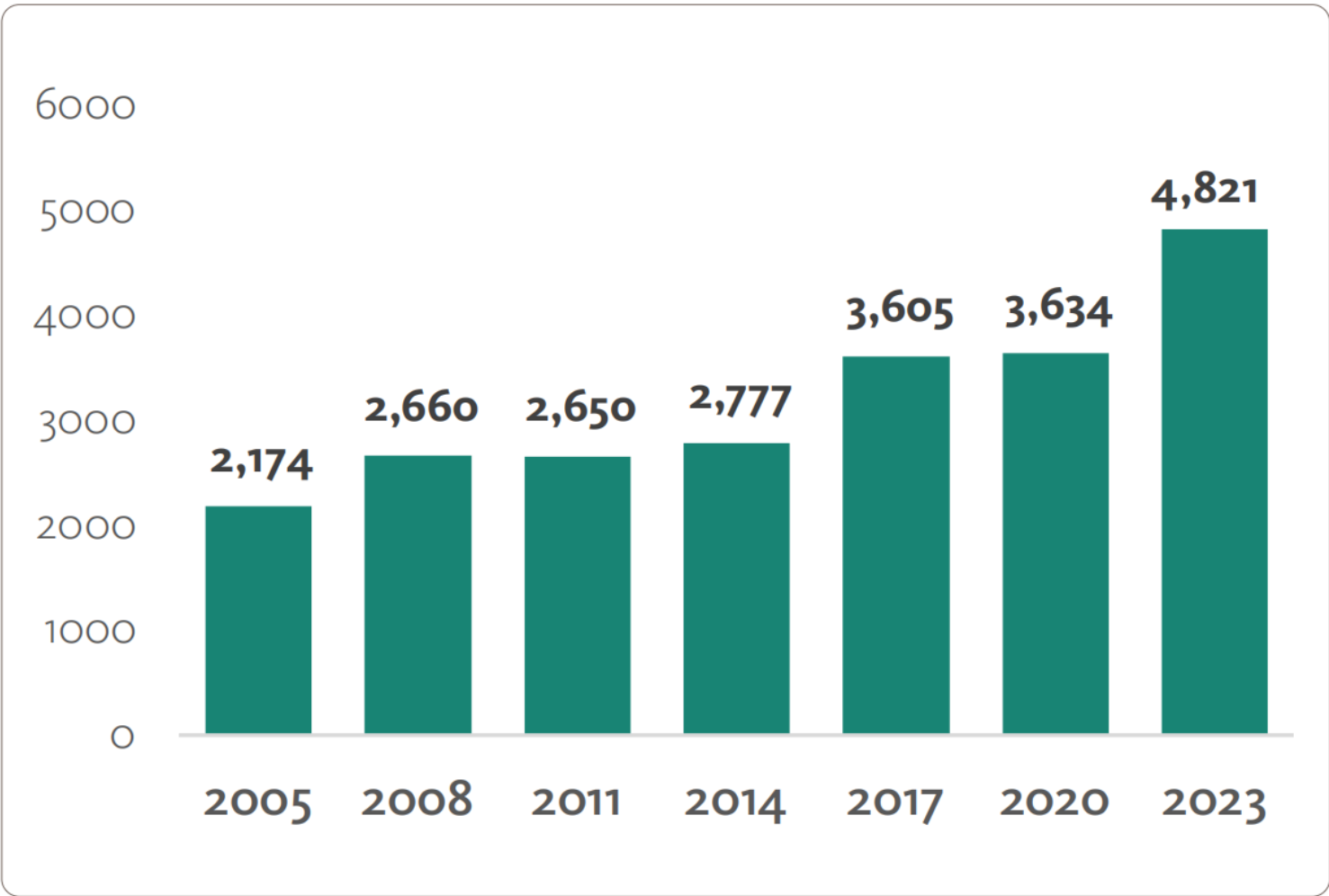
51%

REPORTED A HISTORY
WITH THE

**FOSTER CARE
SYSTEM**

**THE LEGACY OF
COLONIALISM
CONTINUES
TO NEGATIVELY
IMPACT
INDIGENOUS
PEOPLE**

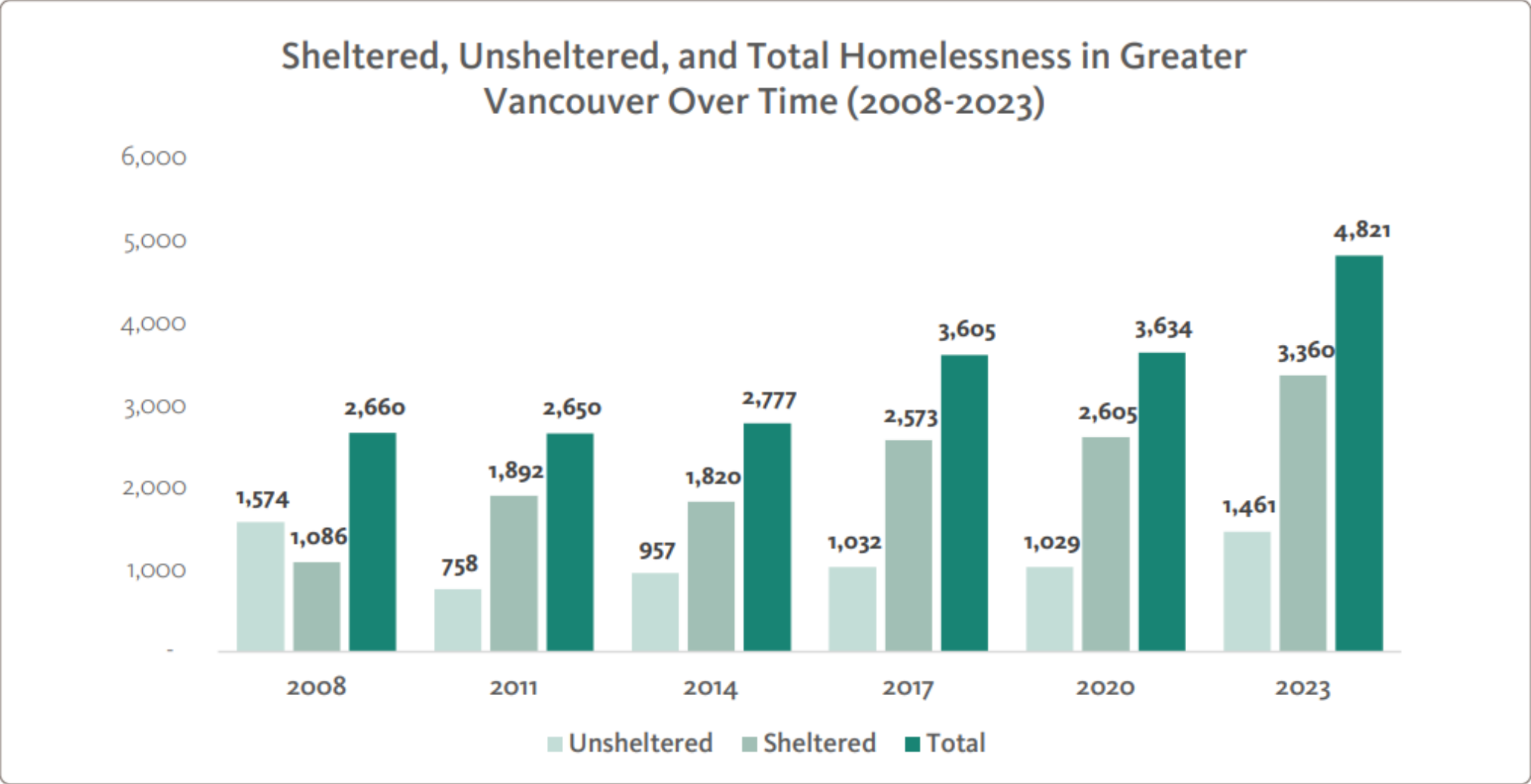
Results – Total Number



Results – Increase by Sub-Region

Changes in the number of individuals experiencing homelessness by sub-region (2005-2023)									
Sub-region	2005	2008	2011	2014	2017	2020	2023	2020-2023 Change	
								#	%
Burnaby	42	86	78	58	69	124	209	85	69%
Delta	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	19	17	44	27	159%
White Rock	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	27	16	17	1	6%
Langley	57	86	103	92	206	209	235	26	12%
New Westminster	97	124	132	106	133	123	203	80	65%
North Shore	90	127	122	119	100	121	168	47	39%
Richmond	35	56	49	38	70	85	162	77	91%
Ridge Meadows	44	90	110	84	124	114	135	21	17%
Surrey	392	402	400	403	602	644	1060	416	65%
Tri-Cities	40	94	48	55	117	86	160	74	86%
Vancouver	1,364	1,576	1,581	1,803	2,138	2,095	2,420	325	16%
UEL	-	-	-	-	-	-	8	8	-
Unspecified	1	2	13	0	0	0	0	-	-
Total	2,174	2,660	2,650	2,777	3,605	3,634	4,821	1,187	32%

Results – Sheltered and Unsheltered



Results – Unsheltered Increase by Sub-Region

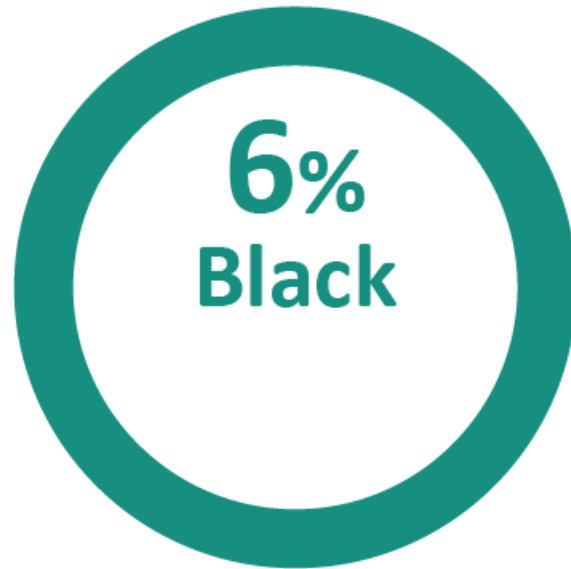
Changes in unsheltered homelessness by sub-region (2020-2023)			
Sub-region	2020 Unsheltered Total	2023 Unsheltered Total	Absolute Change
Burnaby	19	77	+58
Delta	9	27	+18
Langley	108	133	+25
New Westminster	41	57	+16
North Shore	46	51	+5
Richmond	25	80	+55
Ridge Meadows	35	49	+14
Surrey	173	301	+128
Tri-Cities	24	62	+38
Vancouver	547	605	+58
White Rock	2	11	+9
UEL	-	8	+8
Total	1,029	1,461	+432

Results – Total Number by Sub-Region

Total sheltered and unsheltered individuals experiencing homelessness by sub-region (2023)						
Sub-region	Unsheltered Total	Sheltered				Total
		EWR	Shelters	No Fixed Address	Total	
Burnaby	77	14	92	26	132	209
Delta	27	6	10	1	17	44
Langley	133	15	76	11	102	235
New Westminster	57	0	110	36	146	203
North Shore	51	11	104	2	117	168
Richmond	80	32	46	4	82	162
Ridge Meadows	49	7	62	17	86	135
Surrey	301	109	589	61	759	1,060
Tri-Cities	62	10	80	8	98	160
Vancouver	605	96	1,599	120	1,815	2,420
White Rock	11	0	0	6	6	17
UEL*	8	0	0	0	8	8
Total	1,461	300	2,768	292	3,360	4,821

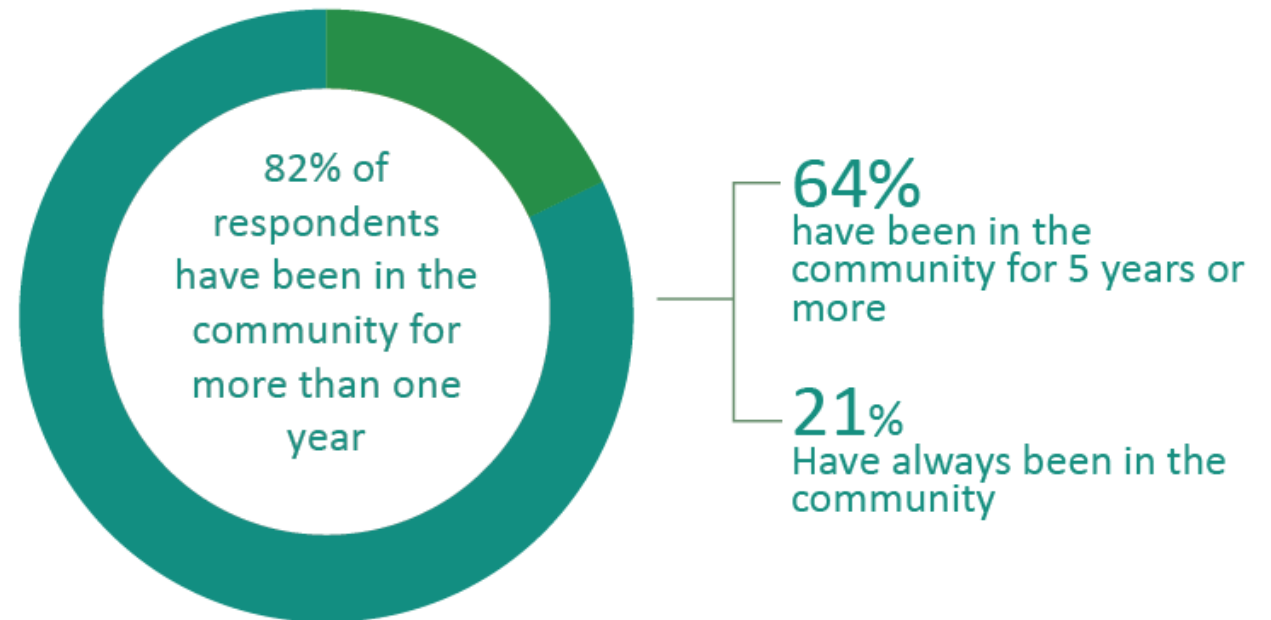
Results – Racial Identity

RACIAL IDENTITY

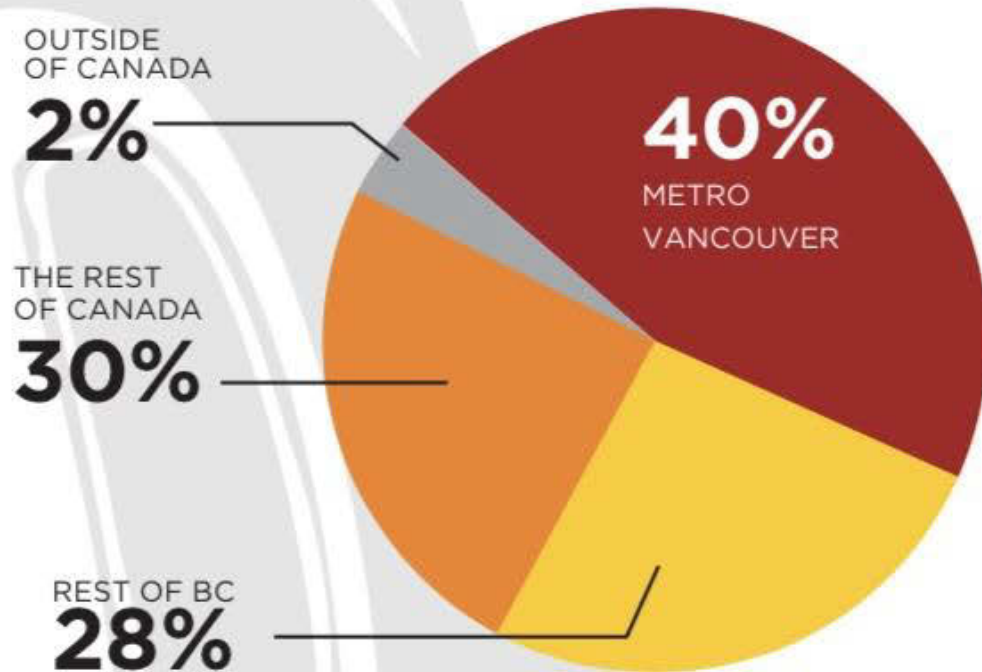


Results – Community Connection

81% of respondents were in the community they took the survey in the last time they were housed.



WHERE INDIGENOUS RESPONDENTS CAME FROM



IN 2023

77%
HAVE BEEN HOMELESS
FOR OVER A YEAR

60%
EXPERIENCED
HOMELESSNESS FOR THE
FIRST TIME BEFORE
THEY WERE 25

5%
BECAME HOMELESS
AS ELDERS

IN 2020

55%
HAVE BEEN HOMELESS
FOR OVER A YEAR

56%
EXPERIENCED
HOMELESSNESS FOR THE
FIRST TIME BEFORE
THEY WERE 25

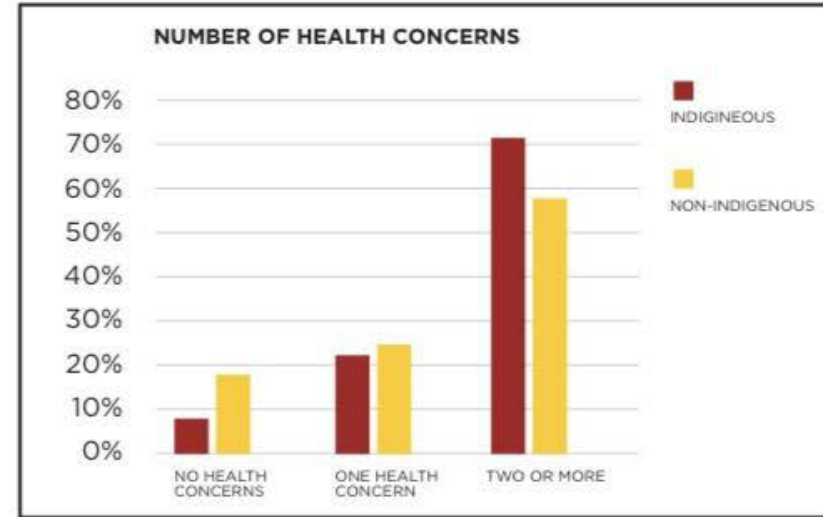
3%
BECAME HOMELESS
AS ELDERS

HEALTH CONDITIONS

INDIGENOUS PEOPLES ARE
**HOMELESS LONGER
HOMELESS YOUNGER
HAVE MORE HEALTH CONCERNS**

THAN NON-INDIGENOUS
RESPONDENTS
AND THE TRENDS ARE

GETTING WORSE



DEMOGRAPHICS

GENDER

OF INDIGENOUS
RESPONDENTS

62%

IDENTIFIED AS MALE

34%

IDENTIFIED AS FEMALE

4%

IDENTIFIED
IN ANOTHER WAY

OF THE NON-INDIGENOUS
RESPONDENTS

72%

IDENTIFIED AS MALE

25%

IDENTIFIED AS FEMALE

3%

IDENTIFIED
IN ANOTHER WAY

AGE

OF INDIGENOUS
RESPONDENTS

8%

ARE UNDER 25

76%

ARE 25 TO 55

16%

ARE OVER 55

OF THE NON-INDIGENOUS
RESPONDENTS

18%

ARE UNDER 25

68%

ARE 25 TO 55

25%

ARE OVER 55

Results – Health Conditions

Health Conditions						
	Sheltered		Unsheltered		Total	
	#	%	#	%	#	%
Medical Condition/Illness	583	44%	532	47%	1,115	45%
Physical Disability	481	36%	455	40%	936	38%
Mental Health Issue	595	45%	603	53%	1,198	49%
Addictions Issue	733	55%	809	71%	1,542	63%
Learning Disability or Cognitive Impairment	254	19%	286	25%	540	22%
<i>Total Respondents</i>	1,331	100%	1,136	100%	2,467	
Don't Know/ No Answer	2,023		325		2,444	
Total	3,354		1,461		4,821	

Results – Gender

Gender						
	Sheltered		Unsheltered		Total	
	#	%	#	%	#	%
Man	931	69%	863	70%	1,794	69%
Woman	396	29%	322	26%	718	28%
Agender	1	0%	8	1%	9	0%
Non-binary	10	1%	21	2%	31	1%
Two-spirit	12	1%	13	1%	25	1%
Not listed	7	1%	7	1%	14	1%
Total Respondents	1,357	100%	1,234	100%	2,591	100%
Don't know / no answer	1884		212		2,230	
Total	3,241		1,446		4,821	

Results – Age Categories

Age (groups)						
	Sheltered		Unsheltered		Total	
	#	%	#	%	#	%
Youth (Under 25 Years)	96	7%	100	8%	196	8%
Adult (25-54 Years)	899	66%	921	75%	1,820	70%
Senior (55+)	366	27%	202	17%	568	22%
<i>Total Respondents</i>	1,361	100%	1223	100%	2,584	100%
Don't Know/ No Answer	1,880		223		2,237	
Total	3241		1,446		4,821	

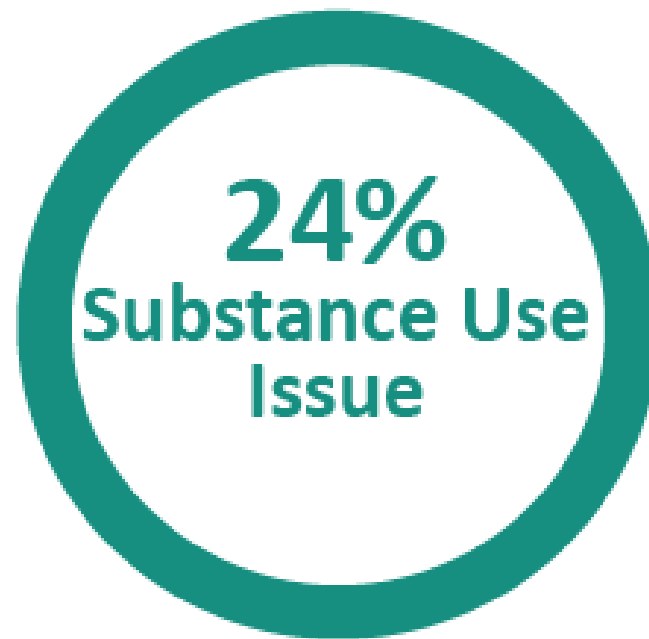
Results – Sexual Orientation

Changes in homelessness by sexual orientation (2020-2023)

Sexual orientation	2020		2023	
	#	%	#	%
2SLGBTQA+	220	11%	288	12%
Straight/Heterosexual	1,850	89%	2,106	87%
Other	n/a	n/a	22	1%
<i>Total respondents</i>	2,070	100%	2,416	100%
Don't know/No answer	1,564		2,405	
Total	3,634		4,821	

Results – Causes of Housing Loss

REASONS FOR HOUSING LOSS



Results – Locations in the Last Year

	Sheltered		Unsheltered		Total	
	#	%	#	%	#	%
Homeless shelter	1,196	92%	681	63%	1,877	79%
Outside or unsheltered in a public place	549	42%	661	61%	1,210	51%
Someone else's place or couch surfing	440	34%	550	51%	990	41%
Encampment	239	18%	362	33%	601	25%
Vehicle	213	16%	274	25%	487	20%
Hotel/ motel (funded by government organization)	243	19%	212	20%	455	19%
Transitional housing	104	8%	62	6%	166	7%
Second stage housing - AFTER transition house	56	4%	39	4%	95	4%
Second stage housing - AFTER addictions treatment	50	4%	37	3%	87	4%
None of the listed	13	1%	33	3%	46	2%
<i>Total Respondents</i>	1,302		1,087		2,389	100%
Don't know / no answer / unclear	2,052		374		2,432	
Total	3,354		1,461		4,821	

2023 Homeless Count in Greater Vancouver



2023 Indigenous Count Infographic



For more information
Visit: www.lnhs.ca/homelessness-entity
Contact: ReachingHome@vancity.com



2024 – 2028 Financial Plan Overview

OCTOBER 2023

Jerry Dobrovlny

Commissioner/Chief Administrative Officer

Harji Varn

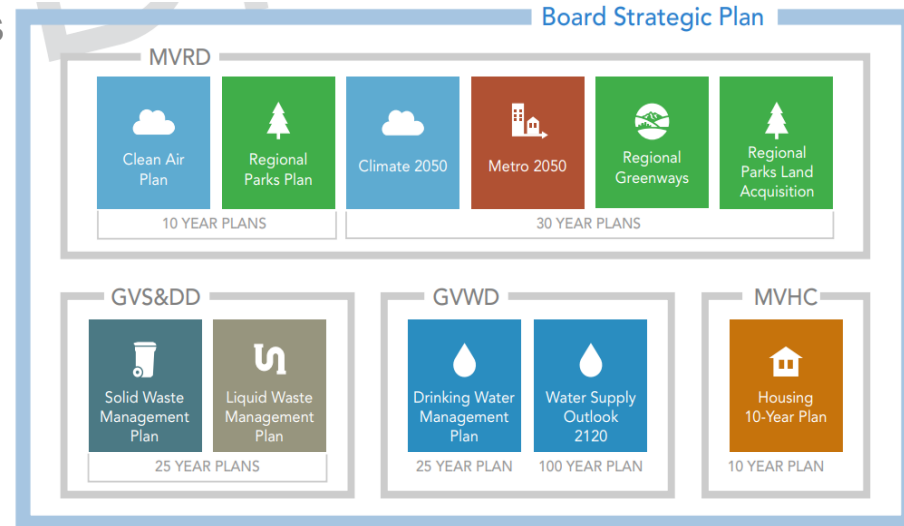
General Manager, Financial Services/Chief Financial Officer

metrovancouver

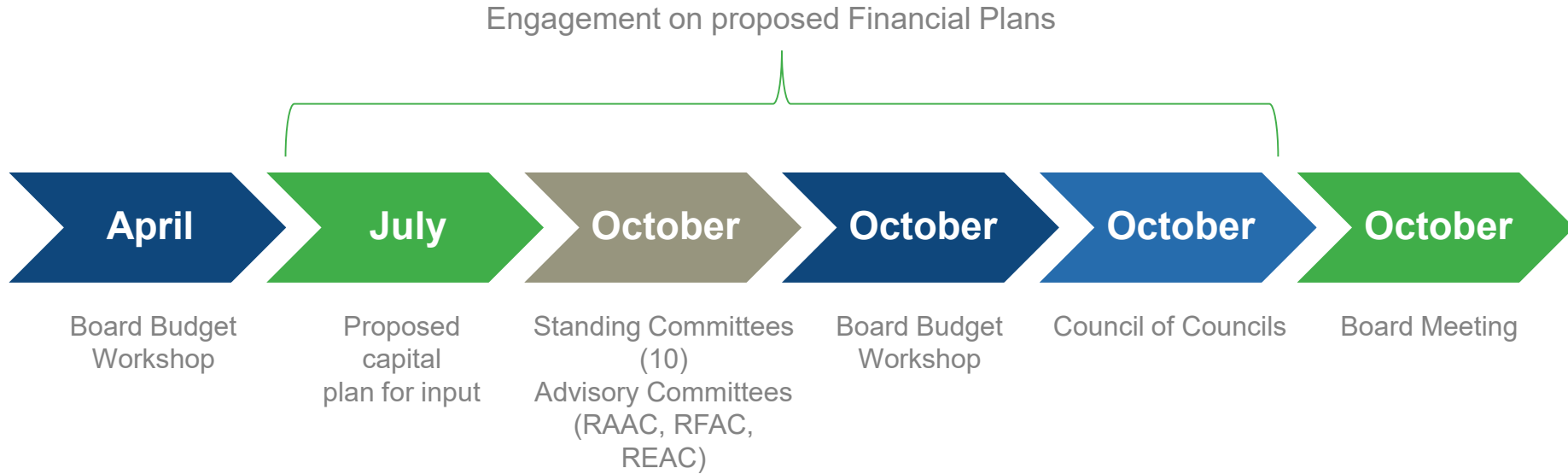
2024–2028 FINANCIAL PLAN OVERVIEW

2024 Budget – Addressing Board Priorities

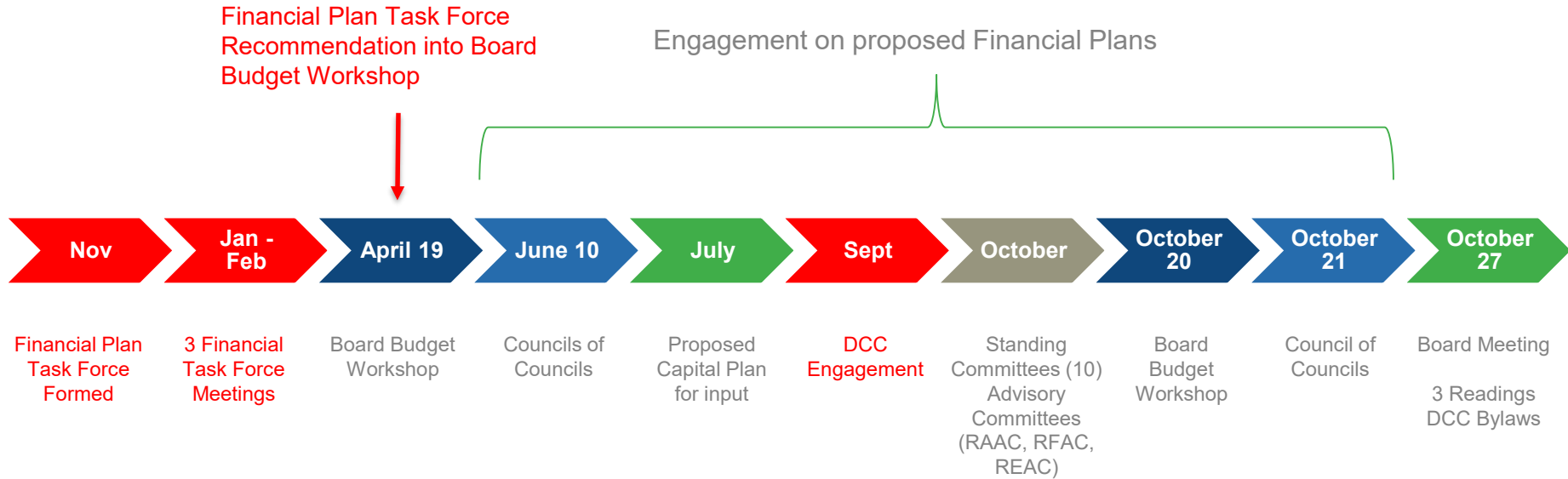
- Financial sustainability and regional affordability
- Climate action
- Resilient services and infrastructure
- Reconciliation
- Housing



TYPICAL BUDGET CYCLE TIMELINE

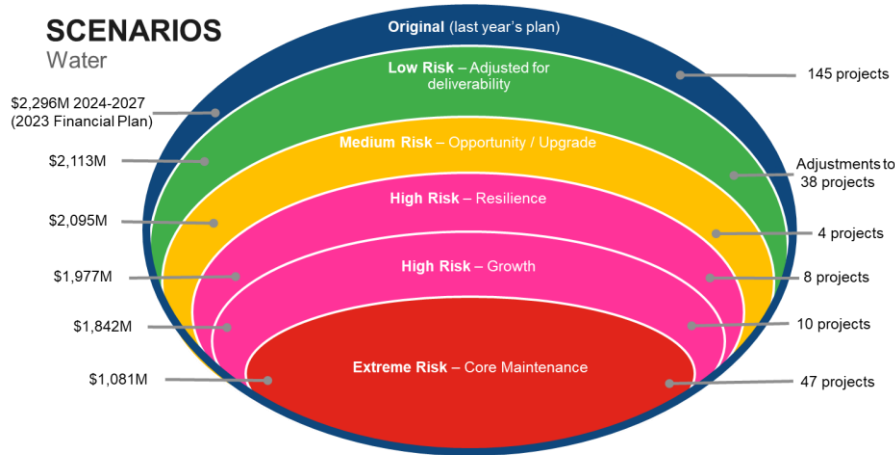


2024 BUDGET CYCLE TIMELINE

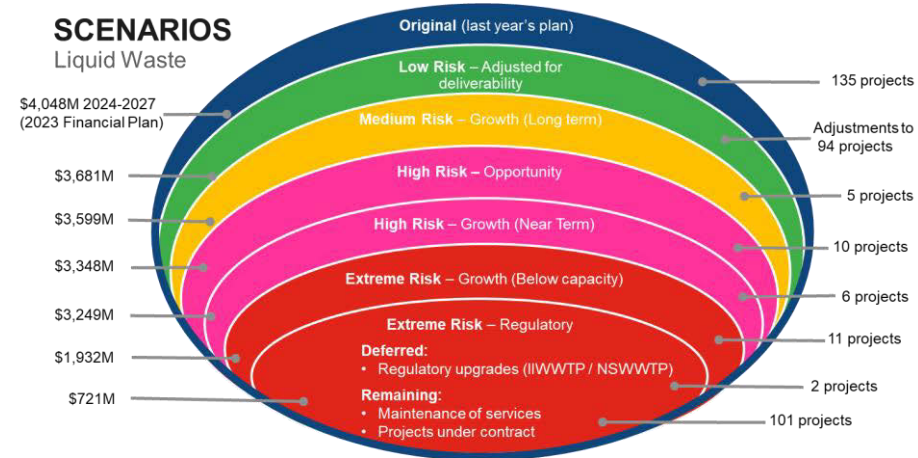


2024 – 2028 FINANCIAL PLAN OVERVIEW

Board direction from April 19, 2023 workshop



6



5

2024 – 2028 FINANCIAL PLAN OVERVIEW

Board direction from April 19, 2023 workshop

That the MVRD/MVHC/GVWD/GVS&DD Board at the April 19 Board Budget Workshop:

- a) direct staff to proceed through the 2024 budget cycle with household impact targets as follows:
 - i. 2024 – 12%
 - ii. 2025 – 11%
 - iii. 2026 – 5%
 - iv. 2027 – 5%

- b) direct staff to prepare the 2024 – 2028 Financial Plan with the following Development Cost Charge (DCC) rate assumptions:
 - i. Liquid Waste Development Cost Charges moving to a 1% assist factor with interest as part of the 2024-2028 Financial Plan
 - ii. Water Development Cost Charges moving to a 1% assist factor with interest as part of the 2024-2028 Financial Plan; and
 - iii. Implementation of a Development Cost Charge for Regional Parks and move to a 1% assist factor within the 2024-2028 Financial Plan.

2024 – 2028 FINANCIAL PLAN OVERVIEW

2024 Budget – Bottom Line

14.2%	Prior Projection for 2024 Budget
\$88	Increase for the average household in 2024 (Water: \$15, Liquid Waste: \$64, Solid Waste: \$3, MVRD: \$6)
\$711	Average annual costs for all Metro Vancouver services
12.0%	Proposed 2024 Budget
\$75	Increase for the average household in 2024 (Water: \$12, Liquid Waste: \$52, Solid Waste: \$3, MVRD: \$8)
\$698	Average annual costs for all Metro Vancouver services

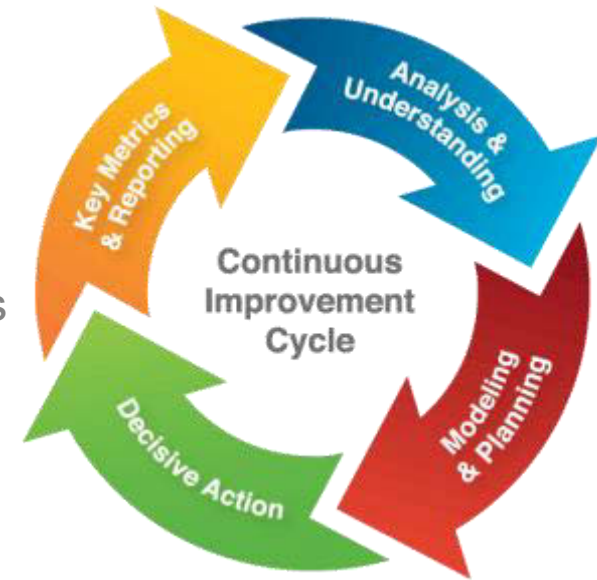
MAJOR COST DRIVERS

- Asset Renewal & Upgrades
- Inflation/Cost Escalation
- Population Growth/Asset Growth
- Climate Change/Resilience/Adaptation
- Affordable Housing Strategies
- Truth and Reconciliation Priority
- Debt Financing Cost



COMMITMENT TO CONTINUOUS IMPROVEMENT

- Continue to find efficient/effective ways to deliver
- Continue culture of continuous improvement
- Target & Measure - each individual committee report contains examples of many of our initiatives & outcomes
- Continue to seek alternative funding strategies/sources
- Continue with long range planning and procurement strategies for multi-year programs and project delivery



OVERALL HOUSEHOLD IMPACT 2024 - 2028

	2023	2024	2025	2026	2027	2028
Water District	\$177	\$189	\$203	\$214	\$219	\$223
Liquid Waste	\$297	\$349	\$406	\$443	\$479	\$514
Solid Waste	\$65	\$68	\$71	\$74	\$78	\$82
Regional District	\$84	\$92	\$94	\$82	\$78	\$77
Total Household Impact	\$623	\$698	\$774	\$813	\$854	\$896
% Change		12.0%	11.0%	5.0%	5.0%	5.0%
Prior Year Forecast		\$711	\$811	\$912	\$1,023	N/A
% Change		14.2%	14.1%	12.4%	12.1%	



2024 -2028 Proposed Financial Plan

Metrotown, Burnaby

METRO VANCOUVER OPERATING BUDGET

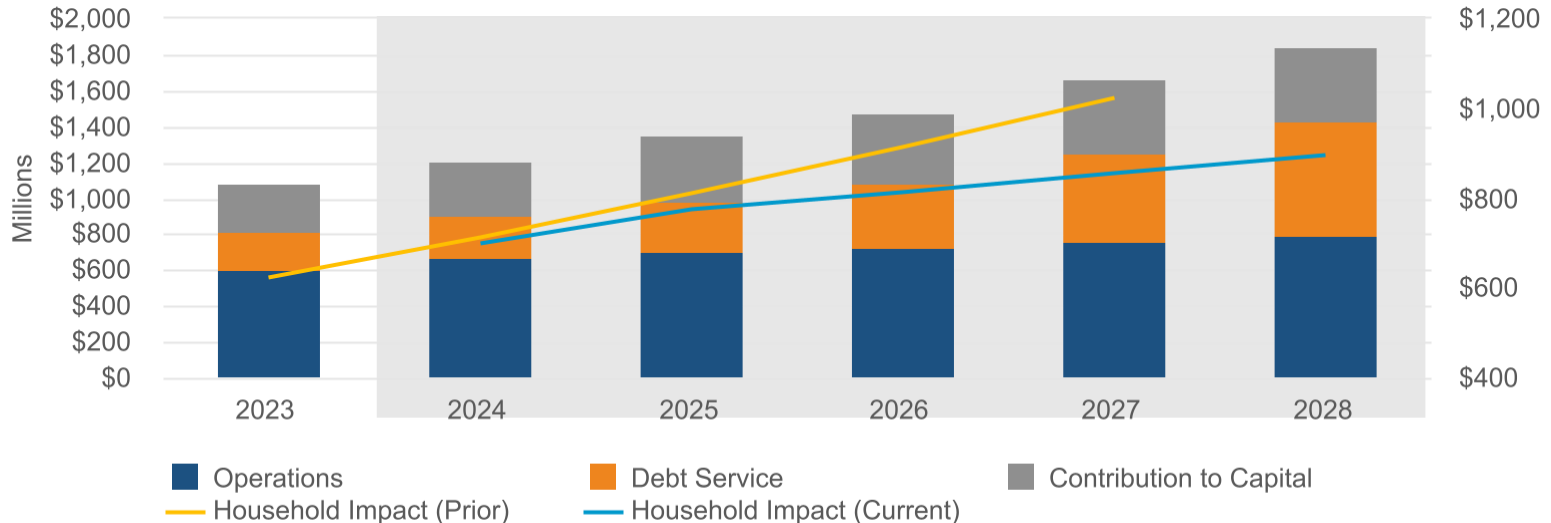
Expenditures

Overview:

- 2023 Operating Budget: \$1,086.1M
- 2024 Operating Budget: \$1,206.1M (+11.0%)
- ~1.2% lower previously projected for 2024

Drivers:

- Increase in operations roughly inflationary over 5 years
- Debt servicing reflective of the capital program
- Slight rise in contribution to Capital in 2024–2027



METRO VANCOUVER OPERATING BUDGET

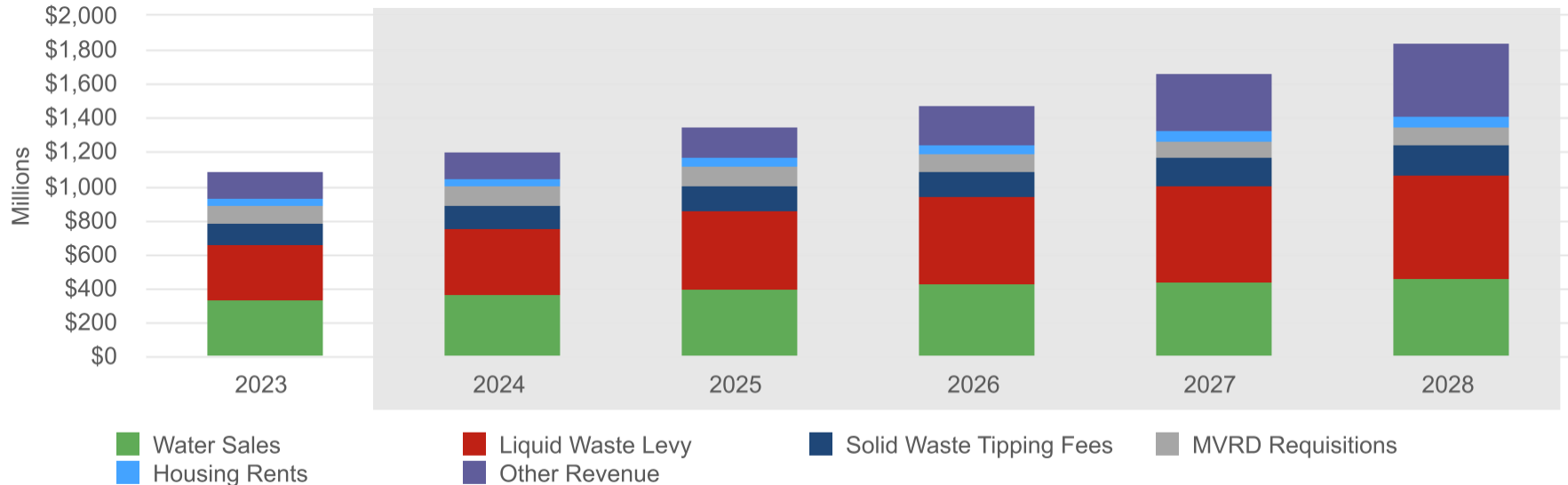
Revenues

Overview:

- Primary funding sources – water sales, sewer levy, tipping fees, rents, MVRD requisition, DCC
- Relative stability for primary sources
- Continue to seek third party funding support

Drivers:

- Pressure on the rates due to capital program
- Anticipated DCC revenues received and applied starting within Financial Plan



METRO VANCOUVER CAPITAL PLAN

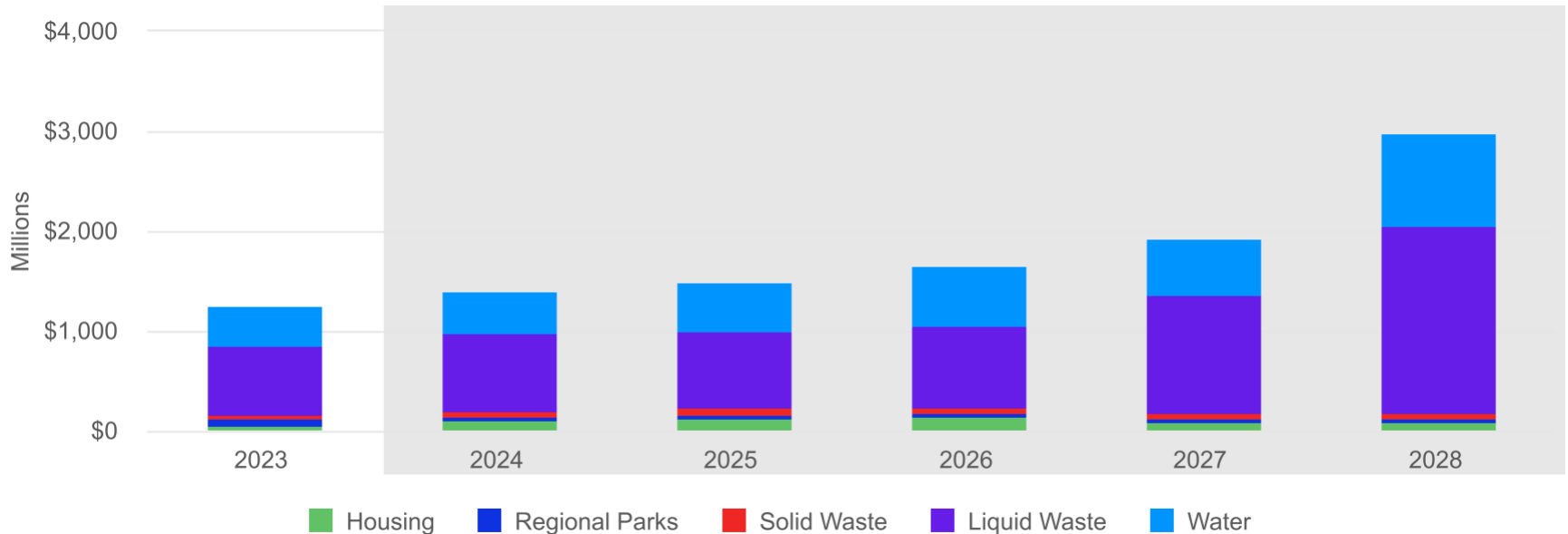
Expenditures

Overview:

- 2023 capital cash flow \$1.25B
- 2024 capital cash flow \$1.42B

Drivers:

- Continued activity on previously approved projects
- Significant increase in construction related activity on major projects starting in 2027





Iona Island Wastewater Treatment Plant

Questions?

metrovancouver



Pacific Spirit Regional Park

2024 – 2028 FINANCIAL PLAN

METRO VANCOUVER HOUSING

Heather McNeil

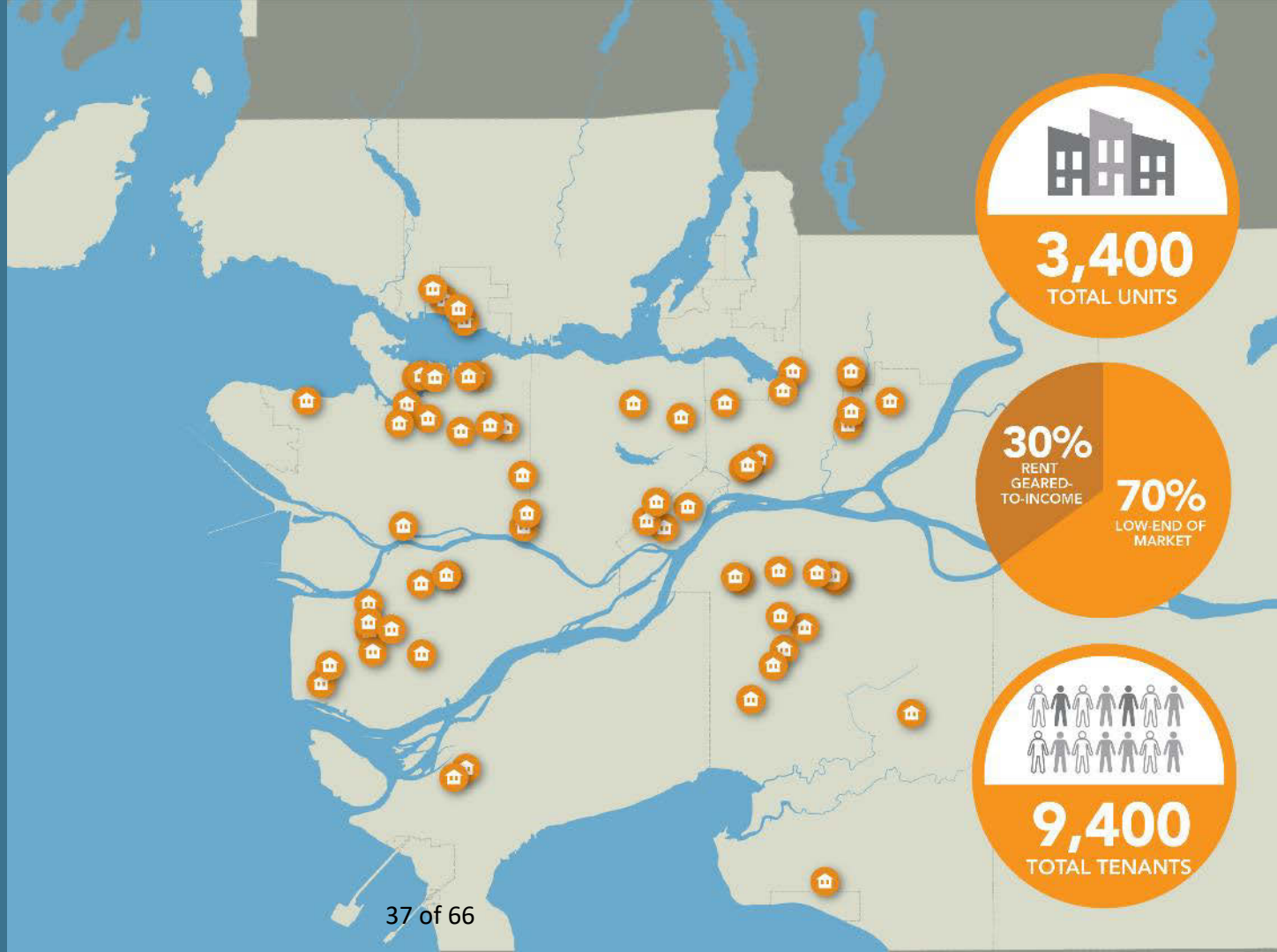
Deputy Chief Administrative Officer, Policy and Planning

Housing Committee – October 6, 2023

60146706

metrovancover

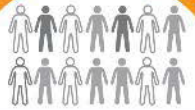
Metro Vancouver Housing



3,400
TOTAL UNITS

30%
RENT
GEARED-
TO-INCOME

70%
LOW-END OF
MARKET



9,400
TOTAL TENANTS



PROVIDE

TENANT PROGRAMS
COMMUNITY BUILDING

PRESERVE

RENEW &
REVITALIZE

EXPAND

RE-DEVELOPMENT OF
EXISTING SITES
PARTNERHIPS

Metro Vancouver Housing 10 Year Plan

10-Year Plan Targets



Mixed-income



Diverse housing



Age-friendly



Well maintained



Low emission



Energy efficient



Grow and expand

Metro Vancouver Housing 10-Year Plan

MVRD: Housing Planning & Policy

- \$8.2M
- Implement MVH 10 Year Plan
 - ID Redevelopment and Expansion Priorities
 - Manage redevelopment and expansion projects to pre-construction
- Partnerships and Funding applications
- MVHC Policy and Agreements
- Regional Policy, Data and Research

MVHC

- \$60.3M
- Operations (49 sites)
- Capital Maintenance
- Development and Redevelopment Projects
- Tenant Programs
- Finance (Tenant Accounts and Subsidies)



Pacific Spirit Regional Park

2024 – 2028 FINANCIAL PLAN

MVRD: HOUSING PLANNING & POLICY

Heather McNeil

Deputy Chief Administrative Officer, Policy and Planning

Housing Committee – October 6, 2023
60146706

metrovancouver



Welcher Avenue Redevelopment

HOUSING PLANNING & POLICY OVERVIEW

Housing Planning & Policy over the next 5 years

Supports the implementation of the *Metro Vancouver Housing 10-Year Plan* and MVHC development projects as well as *Metro 2050's* regional housing priorities and best practice research.

Metro Vancouver Housing

Development Priorities



PERFORMANCE METRICS

Housing Planning and Policy

% of Design Complete for MVHC Projects on Member Lands (pre-construction)

Key Performance	Past Performance (Average)	Expected Performance 2024
Initiation of all Tranche 2 partnership projects	Design 0% - 10% - Initial concept work	Partners secured for all sites
Moray Place Concept and Rezoning (Port Moody)	Design 10% - Initial concept work	Design – 40%: Planning approvals complete or nearly complete
Riverside Drive feasibility study and concept (District of North Vancouver)	Feasibility complete Design – 50%	Design 80%

CONTINUOUS IMPROVEMENT

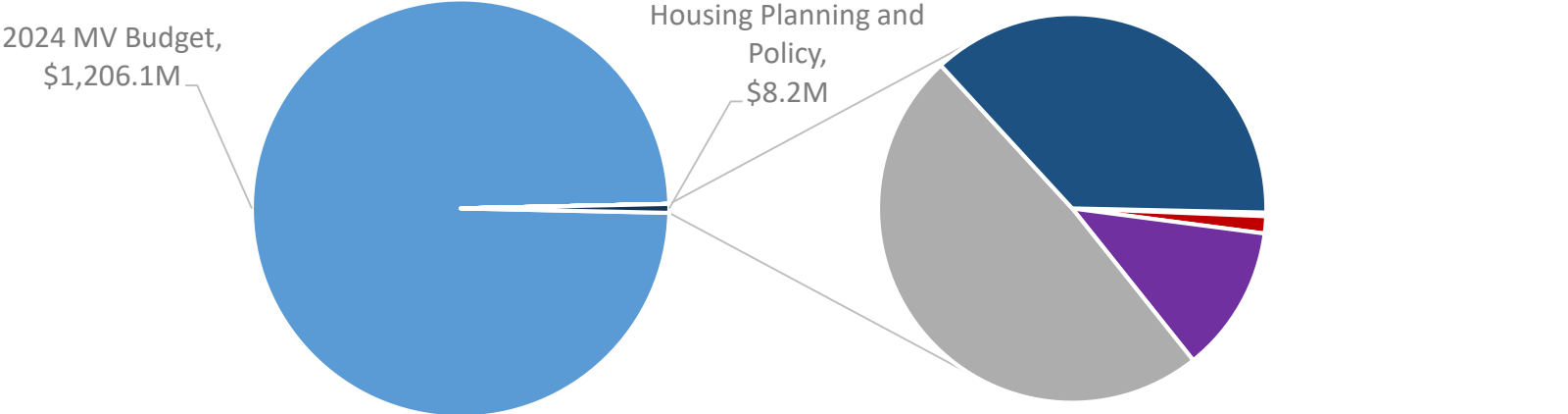
Housing Planning & Policy

Initiative	Outcomes
Conduct best practice research and create a model inclusionary housing policy	<ul style="list-style-type: none">• Resource to member jurisdictions to support delivery of 15% regional affordable rental housing target
Update the MVH 10-Year Plan	<ul style="list-style-type: none">• Clear guidance, priorities and strategy which are aligned with current financial, political and other factors
Create an implementation guideline for meeting Metro 2050 affordable housing objectives	<ul style="list-style-type: none">• Supports achieving regional 15% affordable rental housing target
Expand partnership approach	<ul style="list-style-type: none">• Deliver net affordable housing developments that would not otherwise be achievable with available resources

BUDGET OVERVIEW

Housing Planning and Policy

2024 Operating Budget Breakdown – Housing Planning and Policy



- Communications Program
- Allocated Programs
- Contribution to Affordable Housing Re-development Reserve
- Contribution to Affordable Housing Development Reserve
- Housing Planning and Policy

OPERATING EXPENDITURES

Housing Planning and Policy Financial Plan

Overview:

2023 Operating Budget: **\$7.2M**

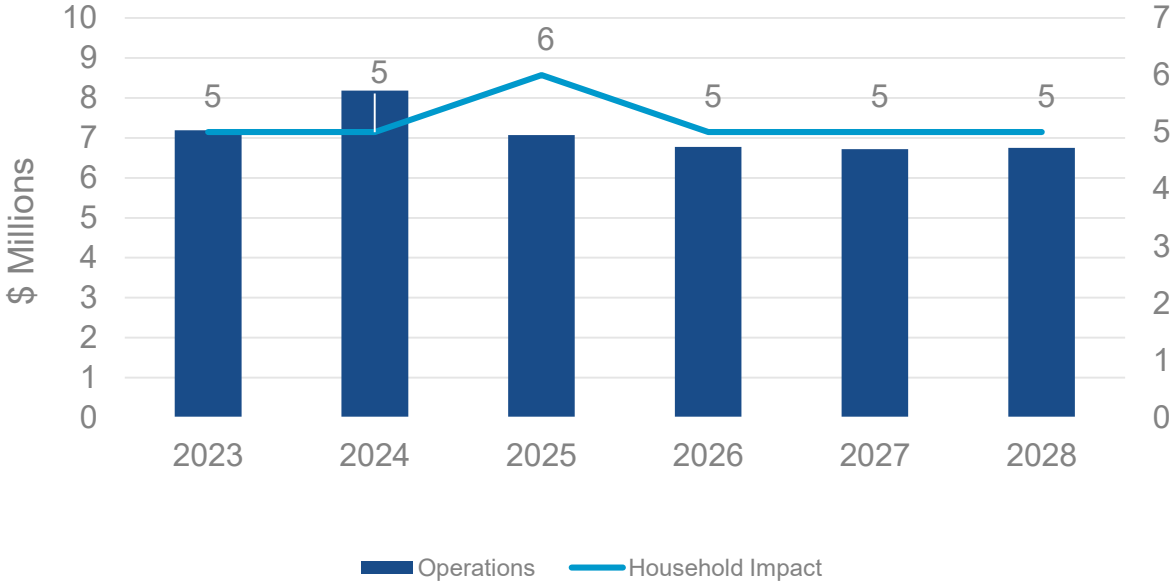
2024 Operating Budget: **\$8.2M**

13.8% increase

Drivers for Change:

Five active Sustainability Innovation Fund projects (decarbonization and reduced embodied carbon pilots)

2023 – 2028 Housing Planning and Policy Financial Plan



OPERATING FUNDING

Housing Planning and Policy Financial Plan

Overview:

2023 Operating Budget: **\$7.2M**

2024 Operating Budget: **\$8.2M**

13.8% increase

Drivers for Change:

Five active Sustainability
Innovation Fund projects (4 new)

2023 – 2028 Housing Planning and Policy Financial Plan



OPERATING HIGHLIGHTS

Housing Planning and Policy 2024 - 2028

Budget Year	Initiative	Description
2024	Development priorities	Support 4 projects through design and approvals. Advance partnership projects (5).
2025	Development priorities	Support 4 projects through design and approvals. Advance partnership projects (5).
2026	Development priorities	Support all active projects through construction.
2027	Development priorities	Advance next phase of expansion projects and partnerships to be identified per revised 10-Year Plan.
2028	Development priorities	Advance next phase of expansion projects and partnerships to be identified per revised 10-Year Plan

HOUSING PLANNING AND POLICY FINANCIAL PLAN SUMMARY

	2023	2024	2025	2026	2027	2028
Total Expenditures (\$ Millions)	\$7.2	\$8.2	\$7.1	\$6.8	\$6.7	\$6.7
% Change		13.8%	(13.6%)	(4.3%)	(0.8%)	0.5%
MVRD Requisition (\$ Millions)	\$6.3	\$6.6	\$6.9	\$6.8	\$6.7	\$6.7
% Change		4.6%	4.9%	(2.1%)	(0.5%)	0.5%
Household Impact (\$)	\$5	\$5	\$6	\$5	\$5	\$5
% Change		2.5%	3.4%	(3.4%)	(1.8%)	(0.9%)
Prior Cycle Household Impact Change (%)		(1.2%)	29.9%	(1.0%)	(1.1%)	N/A



Pacific Spirit Regional Park

2024 – 2028 FINANCIAL PLAN

METRO VANCOUVER HOUSING CORPORATION

Heather McNeil

Deputy Chief Administrative Officer, Policy and Planning / Operations

Housing Committee – October 6, 2023
60146706

metrovancover



Somerset Gardens Complex

MVHC OVERVIEW

Metro Vancouver Housing over the next 5 years

Guided by the Metro Vancouver Housing's 10-Year Plan: **Provide** safe, inclusive, diverse and affordable homes in communities throughout the region; **Preserve** existing portfolio through capital maintenance to support affordability & improve sustainability and accessibility; **Expand** through redevelopment and partnerships with member jurisdictions and other levels of government.

PERFORMANCE METRICS

MVHC

Key Performance	Past Performance (Average)	Expected Performance 2024
Total RGI units rented to subsidized tenants	31%	30% Target
Vacancy rate (based on percentage of rentable units)	0.1% (3-year average)	0.1%
Number of tenant programs offered in MVHC communities	130	230 (increase and diversify)

PERFORMANCE METRICS

MVHC

Key Performance	Past Performance (Average)	Expected Performance 2024
Reduce GHG emissions	10.2 grams CO2 E psm (2010 baseline) 7.8 grams CO2 E psm (2021 and 2022 avg.)	7.45 grams CO2 Emissions per square metre; on track for 45% reduction from 2010 levels by 2030
Kingston Gardens Phase I and Welcher Redevelopments	2023: 90% construction	Occupancy
Tranche 1 projects on track for 2027 occupancy (Malaspina Village 2028)	2023: 5% - 10% construction	15% - 30% construction

CONTINUOUS IMPROVEMENT

MVHC

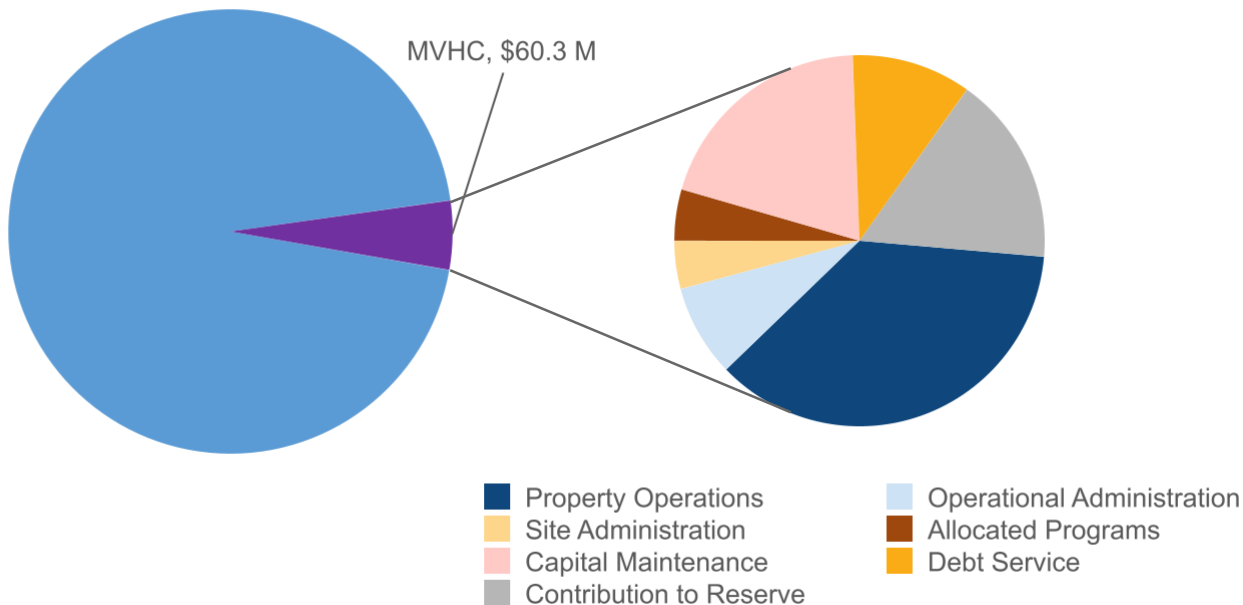
Initiative	Outcomes
Resource each housing site with individualized eco-systems of support.	<ul style="list-style-type: none">• Blends independent living within a supportive communal setting.• Increased outreach and visibility for Metro Vancouver Housing
Working with real estate and procurement to explore alternative approaches	<ul style="list-style-type: none">• Reduced cost of delivery through economies of scale• Advance use of innovative technologies to improve productivity for new buildings• Increased speed of project delivery
Initiate all Tranche 2 projects	Pipeline of 1,200+ additional homes to be delivered through partnerships and with support of other levels of government.

BUDGET OVERVIEW

MVHC Financial Plan

2024 Operating Budget Breakdown – MVHC

Total 2024
MV Budget
\$1,206.1M



OPERATING EXPENDITURES

MVHC Financial Plan

Overview:

2023 Operating Budget: **\$55.1M**

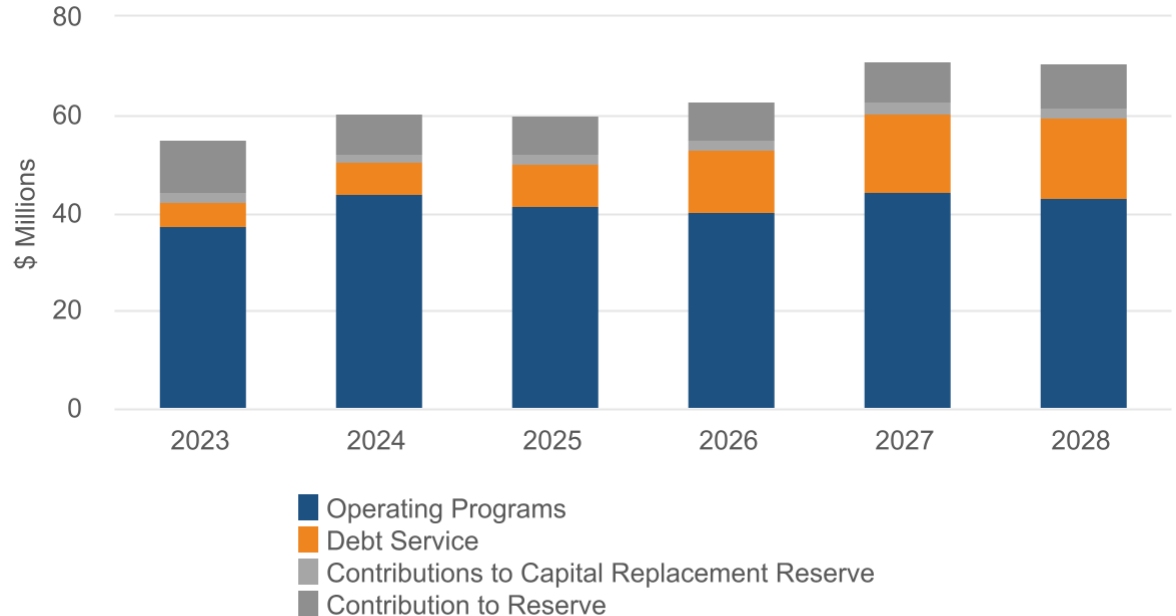
2024 Operating Budget: **\$60.3M**

9.4% increase

Drivers for Change:

- Inflationary increases in operational expenses
- Contracts increase

2023 – 2028 MVHC Financial Plan



OPERATING FUNDING

MVHC Financial Plan

Overview:

2023 Operating Budget: **\$55.1M**

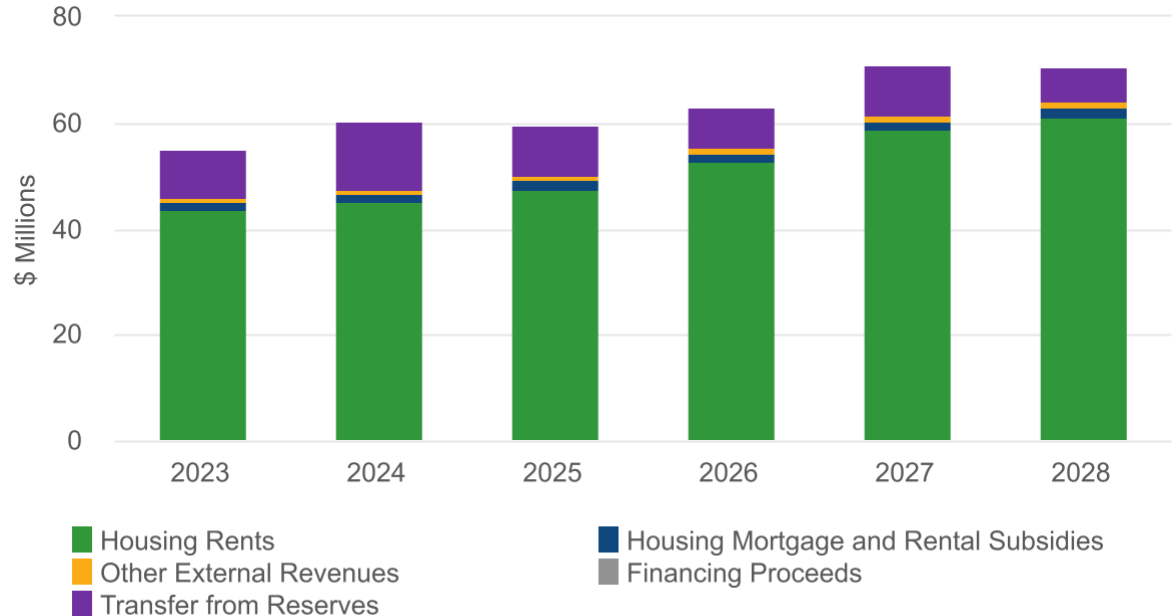
2024 Operating Budget: **\$60.3M**

9.4% increase

Drivers for Change:

- Increased transfer from reserve
- Increase in rents collected

2023 - 2028 MVHC Financial Plan



HOUSING CAPITAL DEVELOPMENT

2024-2028 CAPITAL DEVELOPMENT EXPENDITURES

Overview:

2023 Capital Cash Flow: **\$62.2M**

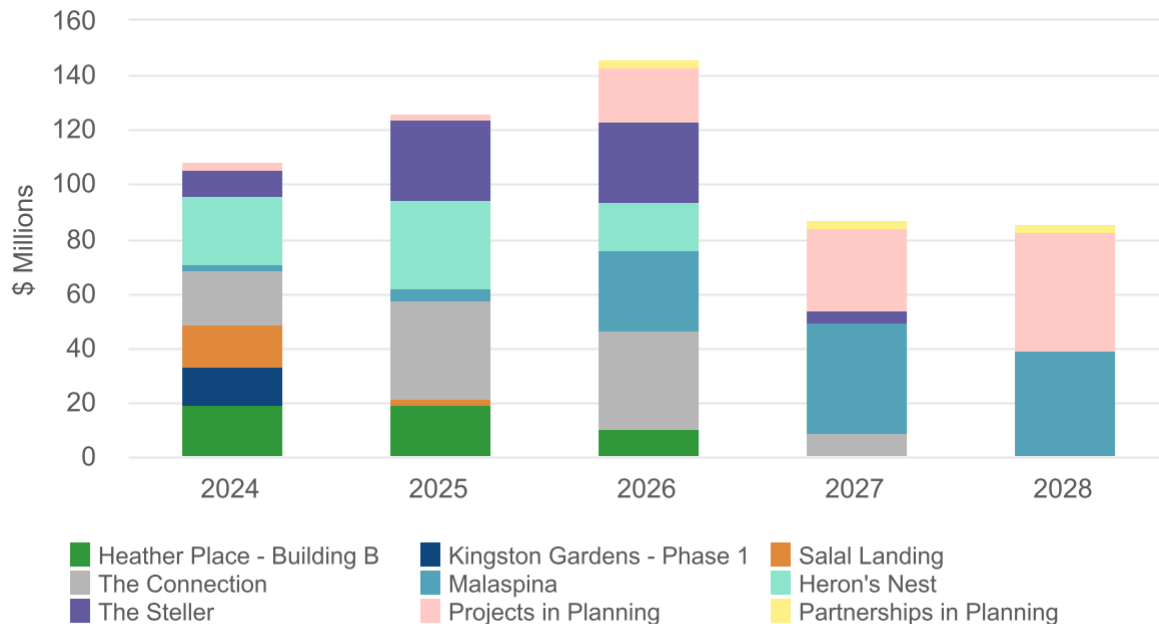
2024 Capital Cash Flow: **\$108.2M**

74.0% increase

Drivers for Change:

- Support the critical need for affordable housing in the region through redevelopment of existing sites to create additional homes
- Partnerships at the Municipal, Provincial and Federal level to deliver additional affordable housing sites across the region

2024 – 2028 MVHC Capital Cash Flow



CAPITAL DEVELOPMENT FUNDING

MVHC Capital Plan

Overview:

2023 Capital Cash Flow: **\$62.2M**

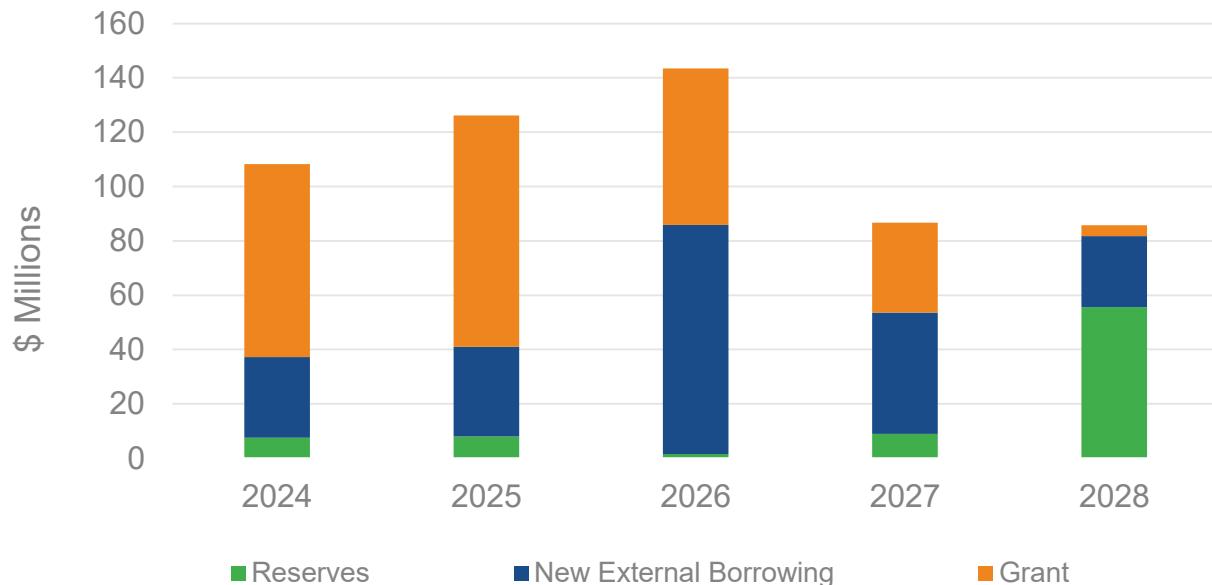
2024 Capital Cash Flow: **\$108.2M**

74.0% increase

Drivers for Change:

- Confirmed BC Housing grants for Tranche 1 projects
- Other confirmed funding sources (childcare grants, green building grants)

2024 – 2028 MVHC Capital Funding



MVHC CAPITAL PROJECT BUDGET

Overview:

- 5 redevelopment projects
- 2 partner projects with members
- 1642 new and redeveloped units

Drivers for Change:

- Greater than anticipated project escalation
- Projected interest rate increases

2024 MVHC Capital Budget

Heather Place B, Van	87 units	\$55,800,000
Kingston Gardens, Surrey	85 units	\$44,700,000
Salal Landing, PoCo	63 units	\$36,100,000
The Connection, Burnaby	174 units	\$104,200,000
Malaspina Ph1, Coq	161 units	\$117,900,000
Heron's Nest, Pitt Mea	115 units	\$76,900,000
The Steller, Burnaby	122 units	\$75,000,000
Projects in Planning	835 units	\$540,000,000
Total	1642 units	\$1,050,600,000

HOUSING CAPITAL REHABILITATION

2024-2028 BUILDING REHABILITATION PLAN EXPENDITURES

Overview:

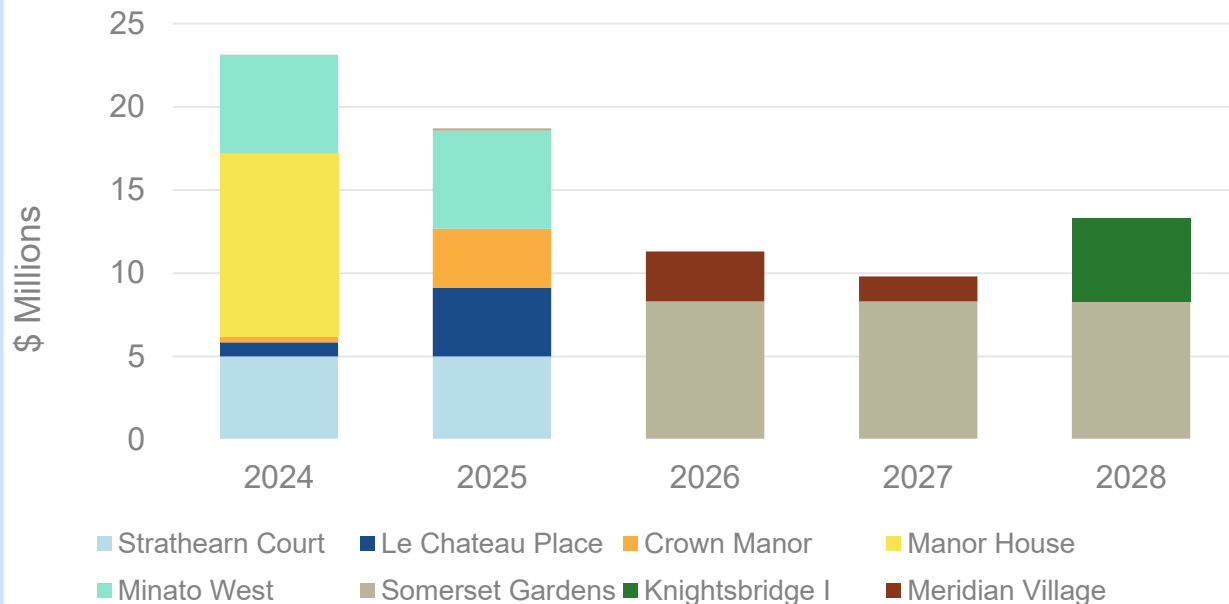
2024-2028 Capital Cash Flow: **\$76.2M**

2024 Capital Cash Flow: **\$23.1M**

Drivers for Change:

- Asset Facility Condition Index
- Preservation and revitalization of existing affordable housing
- Reduce GHG emissions by 45% (from 2010 levels) by 2030

2024 – 2028 MVHC Capital Funding



TENANT SERVICES AND COMMUNITY BUILDING

Community Building

- Community Champions
- Events and Programs
- Tenant newsletters & information
- Crime Prevention
- Emergency Preparedness
- Community Gardens
- Healthy Living Programs
- Reducing Energy Use
- Free Food Program

Tenant Operations

- Tenant Placement
- Tenant Support Services and Partnerships
- Tenant Relocation Support for Redevelopment



OPERATING and CAPITAL HIGHLIGHTS

MVHC 2024 - 2028

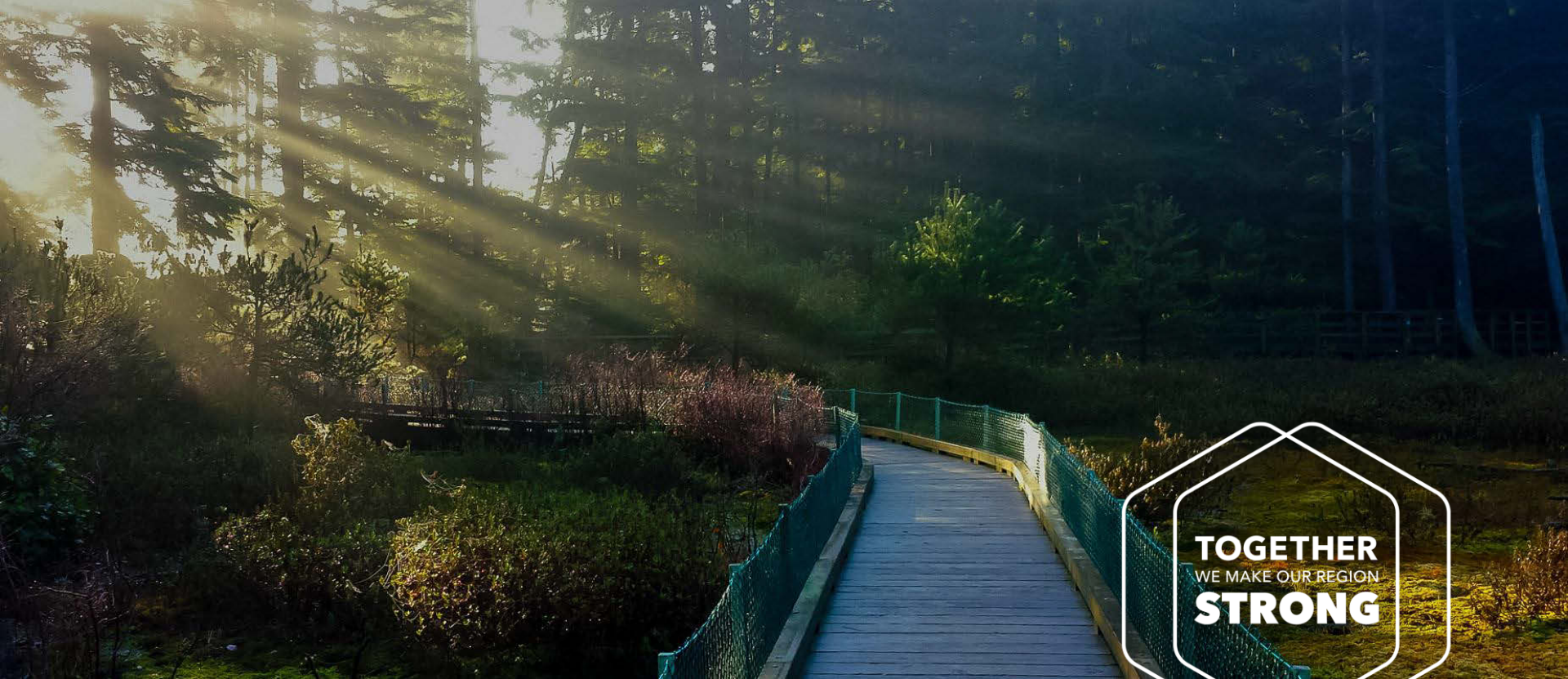
Budget Year	Initiative	Description
2024	Deliver major rehabilitation projects. Rent up 2 projects.	560 units rehabilitated with reduced GHGs 148 new homes added to the MVH Portfolio
2025	Rent up of 2 active projects: Heather Place B and Heron's Nest	An additional 202 homes added
2026	Rent up of The Connection and The Steller	An additional 296 homes added
2027	Construction of Riverside Drive	An additional 75 homes added
2028	Rent up of Malaspina Village	An additional 161 homes added

MVHC FINANCIAL PLAN SUMMARY

MVHC 2023 - 2028

	2023	2024	2025	2026	2027	2028
Total Expenditures (\$ Millions)	\$55.1	\$60.3	\$59.7	\$62.8	\$70.8	\$70.7
% Change		9.4%	(1.0%)	5.2%	12.8%	(0.3%)
Housing Rents (\$ Millions)	\$43.8	\$45.2	\$47.6	\$52.6	\$58.7	\$61.1
% Change		3.3%	5.2%	10.6%	11.6%	4.1%
Other Revenues *	\$11.4	\$15.1	\$12.1	\$10.2	\$12.2	\$9.5
% Change		32.9%	(19.6%)	(15.9%)	19.0%	(21.5%)
Total Capital Expenditures (\$ Millions)	\$62.2	\$108.2	\$126.1	\$146.1	\$86.7	\$85.8
Prior Cycle Household Impact Change (%)		8.3%	1.1%	2.0%	0.6%	N/A

*includes subsidies, other external revenues, financing proceeds, transfer from reserves



Camosun Bog



Questions?

metrovancouver