

METRO VANCOUVER REGIONAL DISTRICT HOUSING COMMITTEE

MEETING

Friday, September 8, 2023

1:00 pm

**Meeting conducted electronically/in-person pursuant to the Procedure Bylaw
28th Floor Committee room, 4515 Central Boulevard, Burnaby, British Columbia**

A G E N D A¹

1. ADOPTION OF THE AGENDA

1.1 September 8, 2023 Meeting Agenda

That the Housing Committee adopt the agenda for its meeting scheduled for September 8, 2023 as circulated.

2. ADOPTION OF THE MINUTES

2.1 July 7, 2023 Meeting Minutes

That the Housing Committee adopt the minutes of its meeting held July 7, 2023 as circulated.

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3. DELEGATIONS

4. INVITED PRESENTATIONS

4.1 Cindy Wilson, Co-Founder & CCO, Intelligent City

Kristin Slavin, Director of Product, Intelligent City

Mingyuk Chen, Associate Director of Projects, Intelligent City

Subject: Addressing Housing & Climate Change Through Mass Timber Prefabricated Construction

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Manager's Report

That the Housing Committee receive for information the report dated August 30, 2023, titled "Manager's Report".

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

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 meeting scheduled for September 8, 2023 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

10. ADJOURNMENT/CONCLUSION

That the Housing Committee adjourn/conclude its meeting of September 8, 2023.

Membership:

Locke, Brenda (C) – Surrey
Ruimy, Dan (VC) – Maple Ridge
Buchanan, Linda –North Vancouver City
Hepner, Gordon – Surrey

Kruger, Dylan – Delta
Martens, Barb – Langley Township
McNulty, Bill – Richmond
Meiszner, Peter – Vancouver

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

**METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Housing Committee held at 1:01 pm on Friday, July 7, 2023 in the 28th Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Mayor Brenda Locke, Surrey
 Vice Chair, Mayor Dan Ruimy, Maple Ridge
 Mayor Linda Buchanan*, North Vancouver City
 Councillor Gordon Hepner, Surrey
 Councillor Dylan Kruger, Delta
 Councillor Barb Martens, Langley Township
 Councillor Bill McNulty, Richmond
 Councillor Peter Meiszner*, Vancouver (arrived at 1:06 pm)
 Councillor Glenn Pollock, Port Coquitlam
 Councillor Daniel Tetrault, Burnaby
 Councillor Teri Towner, Coquitlam

MEMBERS ABSENT:

None.

STAFF PRESENT:

Heather McNell, Deputy Chief Administrative Officer, Policy and Planning
 Morgan Mackenzie, Legislative Services Coordinator, Board and Information Services

1. ADOPTION OF THE AGENDA

1.1 July 7, 2023 Meeting Agenda

It was MOVED and SECONDED

That the Housing Committee adopt the agenda for its meeting scheduled for July 7, 2023 as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

2.1 May 12, 2023 Meeting Minutes

It was MOVED and SECONDED

That the Housing Committee adopt the minutes of its meeting held May 12, 2023 as circulated.

CARRIED

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

3. DELEGATIONS

No items presented.

4. INVITED PRESENTATIONS

4.1 Roberto Pecora, Zero Emissions Building Exchange (ZEBx)

Roberto Pecora, Director, ZEBx, spoke to the Housing Committee on the decarbonization of the housing stock for larger buildings across the region.

Members were provided with a presentation on the goals and regulations for zero emission buildings, the role of ZEBx, its Building to Electrification Coalition program (B2E), the provincial Zero Carbon Step Code, the Netzero Feasibility Study at Metro Vancouver Housing's Welcher location, the retrospective cost analysis of high performance multi-unit residential buildings in British Columbia (BC), the need for industry compliance, and the value of including retrofits to achieve emission reduction targets.

1:06 pm Councillor Meiszner arrived at the meeting.

Presentation material titled "Zero Emissions Building Exchange" is retained with the July 7, 2023 Housing Committee agenda.

In response to questions, members were informed of the Climate Action Committee report dated June 23, 2023, titled "Annual Regional Greenhouse Gas Emissions for Onroad Transportation and Buildings," which provides more information on the correlation between retrofitting heat pumps in the existing building stock and decreasing building emissions.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 BC Rental Protection Fund - Metro Vancouver Housing Pre-qualification

Report dated June 28, 2023, from Mikayla Tinsley, Regional Planner I, Housing Policy and Planning, seeking the MVRD Board direction to apply to pre-qualify for the BC Rental Protection Fund program and to further investigate potential opportunities.

It was MOVED and SECONDED

That the MVHC Board direct staff to submit an application for pre-qualification to the BC Rental Protection Fund program, and report back with potential options for future consideration.

CARRIED

5.2 Decarbonization Plan – Meeting Metro Vancouver Housing’s 10-Year Plan Targets

Report dated June 28, 2023, from Adrian Lynch, Senior Project Engineer, Energy Management, Liquid Waste Services and Jade Hume, Division Manager, Capital Maintenance and Delivery, providing the Housing Committee with information on Metro Vancouver Housing’s (MVH) Decarbonization Plan, which aligns with meeting the greenhouse gas (GHG) emission reduction target outlined in the MVH 10-Year Plan.

Members were provided with a presentation on the MVH Decarbonization Plan, highlighting the housing energy and GHG emission data, the MVH asset management program, the energy management program, the capital investment decision-making process, the GHG portfolio reduction plan, the current and projected building benchmarking, financing of the decarbonization project, and the additional benefits.

Presentation material titled “Decarbonization Plan – Meeting MVH’s 10 Year Targets” is retained with the July 7, 2023 Housing Committee agenda.

It was MOVED and SECONDED

That the MVHC Board receive for information the report dated June 28, 2023 titled “Decarbonization Plan – Meeting Metro Vancouver Housing’s 10-Year Plan Targets”.

CARRIED

5.3 Draft Metro Vancouver Housing 2024 - 2028 Capital Development and Capital Maintenance Plans

Report dated June 14, 2023, from Michael Epp, Director, Housing Planning and Development, providing the Housing Committee with the draft Metro Vancouver Housing 2024 - 2028 Capital Development and Capital Maintenance Plans for input and feedback, which will then be incorporated into the Fall Budget approval process.

Members were provided with a presentation on the draft Metro Vancouver Housing 2024 – 2028 Draft Capital Plan, highlighting the plan objectives, the drivers of the capital plan, and the capital development plan projects, expenditures, and the proposed cash flows.

Presentation material titled “Metro Vancouver Housing” is retained with the July 7, 2023 Housing Committee agenda.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated June 14, 2023, titled “Draft Metro Vancouver Housing 2024 - 2028 Capital Development and Capital Maintenance Plans.”

CARRIED

5.4 Manager's Report

Report dated June 29, 2023 from Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, providing the Housing Committee with updates on the Housing Committee's Work Plan for 2023, the CMHC Housing Accelerator Fund, the responses to Metro Vancouver's planned Development Cost Charge changes, and the Housing Operations and Tenant Programs.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated June 29, 2023, 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 meeting scheduled for July 7, 2023 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED

10. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED

That the Housing Committee adjourn its meeting of July 7, 2023.

CARRIED

(Time: 1:59 pm)

Morgan Mackenzie,
Legislative Services Coordinator

Brenda Locke,
Chair

To: Housing Committee

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

Date: August 30, 2023

Meeting Date: September 8, 2023

Subject: **Manager's Report**

RECOMMENDATION

That the Housing Committee receive for information the report dated August 30, 2023, titled "Manager's Report".

HOUSING COMMITTEE 2023 WORK PLAN

The Housing Committee's Work Plan for 2023 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.

RENT-GEARED-TO-INCOME - QUARTERLY UPDATE (Q2)

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

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

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

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

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

As units turnover and new units are built, MVH strives to maintain an overall ratio of 30% RGI units across its portfolio. To monitor this target, the Housing Committee will receive regular updates on the proportion of RGI households. As of June 2023, MVH has a total of 1,023 RGI households, representing 31% of MVH's overall portfolio.

Units		RGI Units	% RGI
Total Rentable Units	3,299	1,023	31.0%
Units unavailable due to redevelopment & renovation.	159		
Total		3,458	

VACANCY REPORT – QUARTERLY UPDATE (Q2)

The average vacancy rate across the MVH portfolio remained low through the second quarter of 2023 at 0.1%. Additional vacancy trends for Q2 2023 are shown in the attached Vacancy Report (Attachment 2).

DEVELOPMENT PROJECTS: QUARTERLY UPDATE – JULY 2023

The table below provides an update of the approved development projects as of July 31, 2023.

Project Name	Current Project Details and Milestones	Projected Occupancy
Kingston Gardens – Phase 1	<ul style="list-style-type: none"> 65% of construction complete Roof framing is complete Window installation will proceed in August 	2024 Q1
Salal Landing (formerly Welcher Avenue)	<ul style="list-style-type: none"> 12% of construction complete Raft slab and waterproofing underway Underground mechanical and electrical utilities installation are 75% complete 	2024 Q3
Heather Place – Building B	<ul style="list-style-type: none"> Building Permit received June 2023 Construction will commence in August 	2025 Q3
Malaspina – Phase 1	<ul style="list-style-type: none"> Class C estimate expected September DP/Rezoning application submitted July 2024 – expecting comments from City in November 	2028 Q1
Heron's Nest (formerly Pitt Meadows Civic Centre Site)	<ul style="list-style-type: none"> 90% of detailed design complete ADP complete BP documents expected to be complete in August CMHC Co-Investment loan application in progress 	2026 Q2
The Connection (formerly Eastburn Square)	<ul style="list-style-type: none"> 35% of design complete Targeting October 2023 for 3rd reading Class C review in progress Abatement/deconstruction planned to commence in November 	2026 Q2
The Steller (formerly Southwynde)	<ul style="list-style-type: none"> 25% of design complete 1st and 2nd reading complete Targeting 3rd reading January 2024 	2026 Q3

REHABILITATION / CAPITAL RENEWAL PROJECTS: QUARTERLY UPDATE – JULY 2023

The table below provides an update of the rehabilitation projects as of July 31, 2023.

Project Name	Current Phase	Projected Completion
Strathearn Court	<ul style="list-style-type: none"> 100% of design complete Building Permit expected in September Construction tender expected in September 	2025 Q4
Crown Manor ○ Pembina Reframed	<ul style="list-style-type: none"> Consultant expected to be awarded in August 	2025 Q4
Manor House ○ FortisBC DER Pilot Program ○ Pembina Reframed	<ul style="list-style-type: none"> 100% Detailed design complete Building Permit submission in May 2023 Construction tender to begin August 8, 2024 Construction planned to start October 29, 2023 	2024 Q4
Le Chateau ○ Pembina Reframed	<ul style="list-style-type: none"> Consultant expected to be awarded in August 	2025 Q4

HOUSING OPERATIONS & TENANT PROGRAMS UPDATE

Operations staff are busy filling vacancies as the summer months tend to have higher unit turnovers. Work continues on outdoor projects to keep the grounds and gardens in good shape, as well, building envelope work is underway at a number of properties. Staff also take this time to meet with local crime free officers and conduct safety walk-throughs at our housing sites.

Tenant Programs and Services has successfully delivered spring and summer milestones that will be covered in the September presentation. Community and inter-departmental partnerships have been utilized to add capacity to youth, seniors and nature centric programming. The emphasis this quarter remains on reducing chronic loneliness and encouraging community connectedness.

Tenant Programs and Services is also responding to increased need for mental health resources and supportive programming for youth who face barriers to entry for resources. The Committee will also receive updates on ongoing implementation strategy, collaboration with Regional Parks and Water Services, volunteering events and increased engagement from community champions.

RESPONSES TO QUESTIONS REGARDING CMHC PROGRAMS AND INITIATIVES

At its May 12, 2023 meeting, the Housing Committee received a presentation from Eric Bond, Senior Specialist, Canada Mortgage and Housing Corporation (CMHC), on the 2022 CMHC Rental Market Survey Results. Following the presentation, Committee members posed a number of questions related to CMHC programs and initiatives that were beyond the scope of the presentation topic. CMHC staff committed to follow up with written responses to these questions, provided below for the Committee's information.

1. What is the status of CMHC's rent-to-own initiatives?

CMHC's Innovation Fund has received considerable interest with a steady stream of applications, and are working with a handful towards potential approval and agreement. The Rent-to-Own stream of the Affordable Housing Innovation Fund is for housing providers interested in developing, testing and scaling innovative rent-to-own models and projects. This funding will give housing providers, developers and investors resources to test new ideas. It enables them to explore better ways of meeting housing challenges, including financing projects and developing funding models to address new gaps and respond to a shifting housing landscape. We are happy to report back on results as they become available.

2. What has been the uptake of CMHC's NHS programs? Are they working as intended, particularly in terms of non-profits being able to access funding?

Uptake of CMHC's NHS programs have been strong. Programs specifically geared to non-profits, such as the National Housing Co-Investment Fund, the Rapid Housing Initiative, and the Federal Lands Initiative, have seen applications from across the country, and as of March 31, 2023, across all NHS programs there have been \$33.7B in funding commitments, with 104,519 new housing units created or committed (from a 10 year target of 160,000), 123,984 housing units repaired or committed (from a 10 year target of 300,000), and 32% of funding committed towards meeting the housing needs of women and their children (exceeding the target of 25%). Full reporting and success stories are available at <https://www.placetocallhome.ca/progress-on-the-national-housing-strategy>

3. Will Housing Accelerator Fund decisions and amounts be linked to immigrant and/or refugee settlement priorities?

The need for additional housing supply across the country, whether due to immigration, inter-provincial migration, existing internal demand, or changing demographics is a definite driver of the Housing Accelerator Fund. Decisions and funding amounts reflect a municipality's projected incremental growth in housing supply stemming from systemic changes in land use, planning, and development approval processes that address removing existing barriers.

HOUSING NEEDS REPORTS: LESSONS LEARNED FROM METRO VANCOUVER MEMBER JURISDICTIONS – INCOMING CORRESPONDENCE FROM MINISTRY OF HOUSING

At its meeting of March 31, 2023, the MVRD Board adopted the following resolution:

That the MVRD Board direct staff to send a letter to the Minister of Housing and relevant Ministry staff to share the recommendations contained in the report dated February 16, 2023, titled "Housing Needs Reports – Lessons Learned from Metro Vancouver Member Jurisdictions", and request continued consultation with local governments and other housing sector partners to improve future iterations of the Housing Needs Reports program.

A letter dated July 6, 2023, from Deputy Minister Teri Collins, addressed to Metro Vancouver Board Chair George Harvie, is attached to this report for information. The original letter sent to the Ministry of Housing, dated April 17, 2023, is also included (Attachment 4).

ATTACHMENTS

1. Housing Committee 2023 Work Plan

2. Vacancy Report Q2 2023
3. Correspondence regarding Housing Needs Reports: Lessons Learned from Metro Vancouver Member Jurisdictions
4. Presentation re: Capital Project Updates
5. Presentation re: Tenant Programs and Services Update

60800025

Housing Committee 2023 Work Plan

Report Date: August 14, 2023

Priorities

1st Quarter	Status
Housing 2023 Work Plan Adoption	Complete
Housing Site Naming - Update	Complete
Metro Vancouver Housing Cost Estimating Framework	Complete
RPAC Housing Subcommittee Annual Work Plan - Update	Complete
MVHC Subsidy Program - Update	Complete
Tenant Programs & Services - Update	Complete
Capital Rehabilitation Projects - Update	Complete
Capital Development & Redevelopment Projects - Update	Complete
Funding Progress - Update	Complete
Development Partnership Sites - Update	Complete
2nd Quarter	Status
MVHC Subsidy Program - Update	Complete
Tenant Programs & Services - Update	Complete
Capital Rehabilitation Projects - Update	Complete
Capital Development & Redevelopment Projects - Update	Complete
Development Partnership Sites - Update	Complete
Housing Policy Learnings & Best Practices	Complete
3rd Quarter	Status
MVHC Subsidy Program - Update	Pending
Tenant Programs & Services - Update	Complete
Capital Rehabilitation Projects - Update	Pending
Capital Development & Redevelopment Projects - Update	Pending
Funding Progress - Update	Pending
Development Partnership Sites - Update	Pending
Housing Policy Learnings & Best Practices	Pending
4th Quarter	Status
2024 Budget and 5-year Financial Plan – Approve	Pending
MVHC Subsidy Program - Update	Pending
Tenant Programs & Services - Update	Pending
Capital Rehabilitation Projects - Update	Pending
Capital Development & Redevelopment Projects - Update	Pending
Development Partnership Sites – Update	Pending
Housing Policy Learnings & Best Practices	Pending

Vacancies by Portfolio Q2 2023

METRO VANCOUVER HOUSING

MVHC Portfolio Summary	All MVHC Units #	Average Vacant Units #	Average Vacancy Rate %
TOTAL	3203	2.5	0.1%
Included in table above			
*Units Held for Renovation	17		
*Units Held for Redevelopment Activity	48		
*Total Units Held for Reno & Redevelopment	65		
*Not Included in table above			
*Downtown Eastside Vancouver Units excluded (Contract Managed):			
Claude Douglas	39		
Hugh Bird	65		
Regal Place	41		
*Total Units Contract Managed	145		
Kingston Gardens (Deconstructed Units)	24		
*Total Units Excluded	169		
TOTAL ALL MVHC UNITS	3372		

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

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

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

Vacancies by Municipality Q2 2023

METRO VANCOUVER HOUSING

Municipality	MVHC Total Units #	MVHC Average Available Units Q2 2023 #	MVHC Average Available Units Q2 2023 %	CMHC Average 2022
Maple Ridge	48	1.7	3.5%	0.8%
North Vancouver City	141	0.3	0.2%	1.0%
Burnaby	254	0.7	0.3%	1.1%
Port Moody	148	0.0	0.0%	0.5%
Port Coquitlam	204	0.3	0.2%	0.5%
Surrey	604	0.3	0.1%	0.6%
Richmond	636	0.0	0.0%	0.6%
Coquitlam	268	1.7	0.6%	0.5%
Vancouver	640	1.5	0.2%	0.9%
New Westminster	171	0.3	0.2%	0.6%
Delta / Ladner	89	0.0	0.0%	0.4%
	3203	2.5	0.1%	

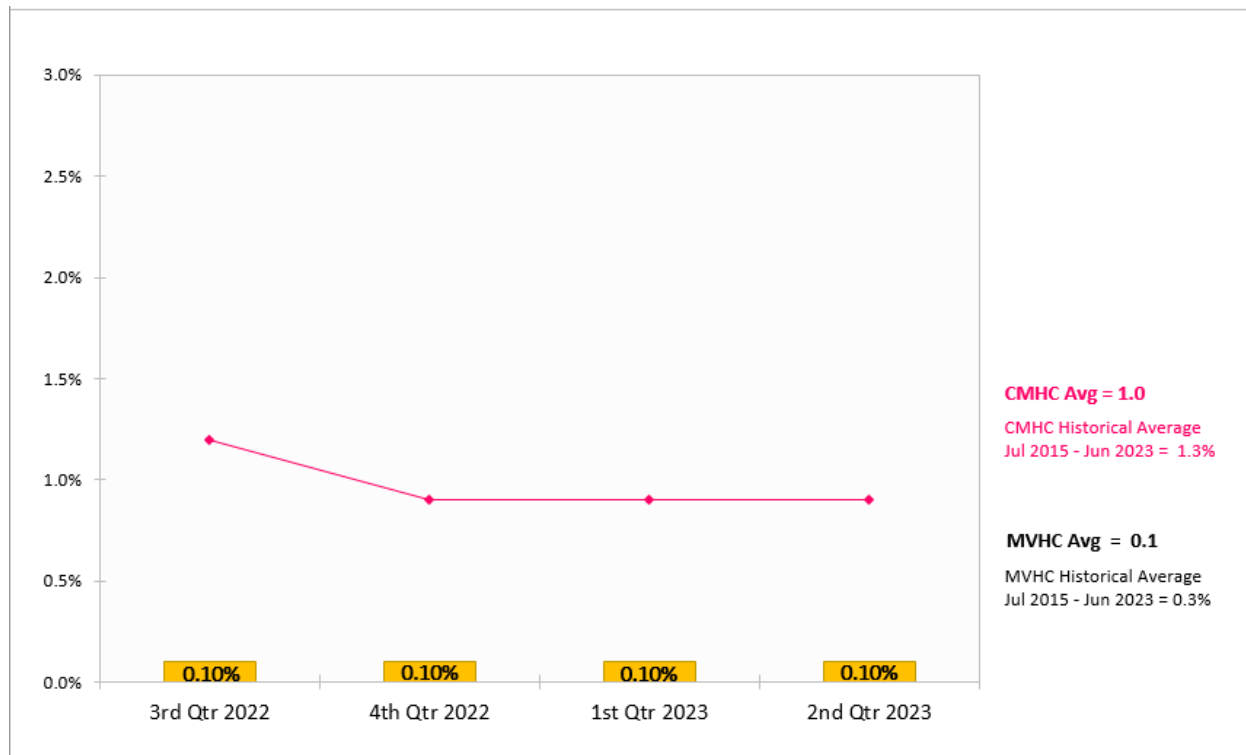
*CMHC Average per Rental Market Report - Vancouver CMA, 2021

*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 (Jul 2022 – Jun 2023)

METRO VANCOUVER HOUSING



Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

April 17, 2023

File: CR-12-01
Ref: RD 2023 Mar 31

The Honourable Ravi Kahlon, M.L.A.
Minister of Housing
PO Box 9844 Stn Prov Govt
Victoria, BC V8W 9T2
VIA EMAIL: HOUS.minister@gov.bc.ca

Dear Minister Kahlon:

Housing Needs Reports – Lessons Learned from Metro Vancouver Member Jurisdictions

On behalf of the Board of Directors, I would like to thank the Province for its past and ongoing efforts and commitments to diverse and affordable housing. The introduction of Housing Needs Reports (HNRs) was an important step in strengthening the ability of local governments to understand and respond to long-term, community-specific housing needs, and to ensure that local policies, plans, and development decisions are prepared based on recent documented data.

At its March 31, 2023 regular meeting, the Board Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board direct staff to send a letter to the Minister of Housing and relevant Ministry staff to share the recommendations contained in the report dated February 16, 2023 titled “Housing Needs Reports – Lessons Learned from Metro Vancouver Member Jurisdictions”, and request continued consultation with local governments and other housing sector partners to improve future iterations of the Housing Needs Reports program.

Metro Vancouver is a federation of 21 municipalities, one Electoral Area and a Treaty First Nation that collaboratively plans for and delivers regional-scale services for this region. Through its Regional Planning and Housing Services function, Metro Vancouver is implementing several plans and strategies to address regional housing objectives, including *Metro 2050*, the regional growth

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strategy, and the *Metro Vancouver Housing 10-Year Plan*. Metro Vancouver supported its member jurisdictions by collecting and issuing close to 50 distinct types of data required by the Province to fulfill the information collection requirement of the HNRs. In September 2022, following the conclusion of the first HNR reporting cycle, Metro Vancouver staff solicited feedback regarding the HNR process via a survey sent to member jurisdiction staff. Most commonly, our members identified the lack of a standardized methodology for preparing HNRs and related estimates of housing need as a significant area for improvement in the HNR program. While HNRs have been a useful exercise to ensure that local governments assess their local housing needs, differences in the methodologies used has resulted in HNRs that are not comparable regionally or provincially. In the absence of standardized methodology to estimate current and future housing need, local governments used varied approaches, and there was a lack of clarity about whether these estimates should be understood and communicated as projections or targets.

Based on lessons learned from our region, we request that the Provincial Government consider the following for future iterations of Housing Needs Reports:

1. Develop a standardized methodology for Housing Needs Reports and provide clear guidance for how to estimate current and future housing need.

Provincial regulations require that local governments estimate current and future housing need by number of bedrooms, but there are no clear guidelines on how to measure housing need. Having a consistent and peer-reviewed methodology that is standardized for use in all communities would ensure that HNR findings are comparable across the province, providing useful data for municipal, regional, and provincial policy and decision-making. Metro Vancouver and its members recommend that the Province undertake meaningful consultation with local governments and housing policy experts to determine a sound methodology to estimating housing need, that will improve the ability to compare future HNRs, and enable the aggregation of housing needs across regions and the province, given that housing issues extend beyond municipal boundaries.

2. Enhance the provincial Housing Needs Reports funding program

The funding program administered by the Union of BC Municipalities (UBCM) provided much needed resourcing and support to local governments; however, the population-based funding amounts did not account for the limited resources of smaller municipalities or the cost of collecting custom data and information where traditional data sources were suppressed or unavailable (i.e. in geographic areas where the population size is below a certain threshold). Survey respondents shared that the funding amounts were generally insufficient to cover all consulting and engagement costs. In addition, it was noted that once granted, the UBCM funding required a separate 12-month reporting deadline, rather than following the Province's HNR deadline of April 2022, which resulted in compressing the project deadline for municipalities who wanted to complete a more fulsome process. It is recommended that these challenges be considered when allocating funding for the next HNR cycle.

3. Address data gaps and identify Indigenous housing needs

Significant data gaps were acknowledged, particularly in order to support the identification of the housing needs of equity-seeking groups, and to estimate housing need in relation to affordability and the existing or unmet housing needs that already exist in the community (e.g. due to unavailability of suitable housing). It was also noted that the data and information collection requirements for HNRs did not require that local governments collect data around the specific housing needs of Indigenous populations, and the summary form and reporting requirements did not explicitly ask local governments to estimate Indigenous housing need in their communities. Furthermore, survey respondents mentioned challenges related to the granularity and availability of data, which was not always broken out at the municipal level. It is recommended that the Province engage with Metro Vancouver and local governments to ensure that data gaps are identified prior to the next HNR cycle, and to develop methods to support information collection that provides a comprehensive picture of local housing need.

4. Improve data accessibility and communication of Housing Needs Report findings

Survey respondents suggested that data accessibility could be improved in future iterations of the HNR program to create efficiencies and reduce the time and cost of collecting the required information to complete the reports. While Metro Vancouver assisted its member jurisdictions with preparing datasets, the Province could further streamline the provision of required data by ensuring that the complete dataset outlined by the provincial regulation (“Part 1”) is made available in a downloadable format from the Province’s open data portal, to create greater efficiencies and to ensure that local governments can easily access all of the required data. For example, not all BC Housing data was provided through the data portal, and required a separate data request, which Metro Vancouver completed on behalf of its member jurisdictions. Metro Vancouver will still continue to provide its members with support for coordinating Part 1 of the reports, including providing supplementary data such as the Metro Vancouver projections, to ensure consistency of the baseline data across the region. Furthermore, it is recommended that improvements be made to the format of the HNR summary form provided by the Province, to improve the communication of report findings and to provide a more meaningful summary of housing need in the community.

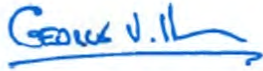
5. Align Housing Need Report deadlines with future Census data releases

The requirement to submit the first round of HNRs by April 2022, and every five years thereafter (April 2027) has created a cycle where HNR deadlines will consistently be just prior to the anticipated data release dates of the Census of Population (also every 5 years). To ensure that HNRs are based on the latest available data, it is recommended that the HNR deadlines be adjusted to account for future Census data release dates from Statistics Canada.

Going forward, continued consultation with Metro Vancouver and its members, as well as other housing sector partners, will be essential to improve future iterations of the Housing Needs Reports program, particularly as they relate to setting housing targets and advancing efforts to increase housing supply through the *Housing Supply Act*.

Thank you for your leadership. We look forward to continuing to work collaboratively with your ministry to successfully address the housing supply and affordability challenges of this region.

Yours sincerely,



George V. Harvie
Chair, Metro Vancouver Board

GVH/HM/jh

cc: Teri Collins, Deputy Minister of Housing, Ministry of Housing
Heather McNell, Deputy CAO, Policy & Planning, Regional Planning and Housing Services
Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services
Jessica Hayes, Senior Regional Planner, Housing Policy and Planning, Regional Planning and Housing Services



VIA EMAIL

Ref: 59149

July 6, 2023

His Worship George Harvie, Chair
Metro Vancouver
4515 Central Boulevard
Burnaby BC V5H 0C6
Email: mayorharvie@delta.ca

Dear Chair Harvie:

Thank you for your letter of April 17, 2023, to Minister Kahlon, and for sharing the recommendations from the "Housing Needs Reports – Lessons Learned from Metro Vancouver Member Jurisdictions" report. As the Deputy Minister of the Ministry of Housing (HOUS), I am pleased to respond.

The report's thorough recommendations are helpful to see, and I would like to thank you for sharing your experiences. HOUS staff have reviewed it, and it is clear that many of the recommendations are consistent with feedback we have heard from other local governments and stakeholders about Housing Needs Reports (HNRs), such as:

- Developing a standardized methodology and providing clear guidance for estimating current and future housing needs.
- Enhancing the provincial HNR funding program.
- Addressing data gaps and identifying Indigenous housing needs.
- Improving data accessibility and communication of HNR findings.
- Aligning the HNR deadlines with future Statistics Canada Census data release dates.

This type of detailed feedback is vital to the success of our ongoing work to support local governments to better understand and address local and regional housing needs.

.../2

His Worship George Harvie, Chair
Page 2

As you may know, HNRs have been one area of focus in the Development Approvals Process Review (DAPR). We very much appreciate the participation of Metro Vancouver elected officials and planning staff in various DAPR engagement sessions over the past year, and we look forward to future conversations.

Thank you again for your letter and for sharing the report's recommendations.

Sincerely,

A handwritten signature in cursive script that reads "Teri Collins".

Teri Collins
Deputy Minister



Capital Project Updates

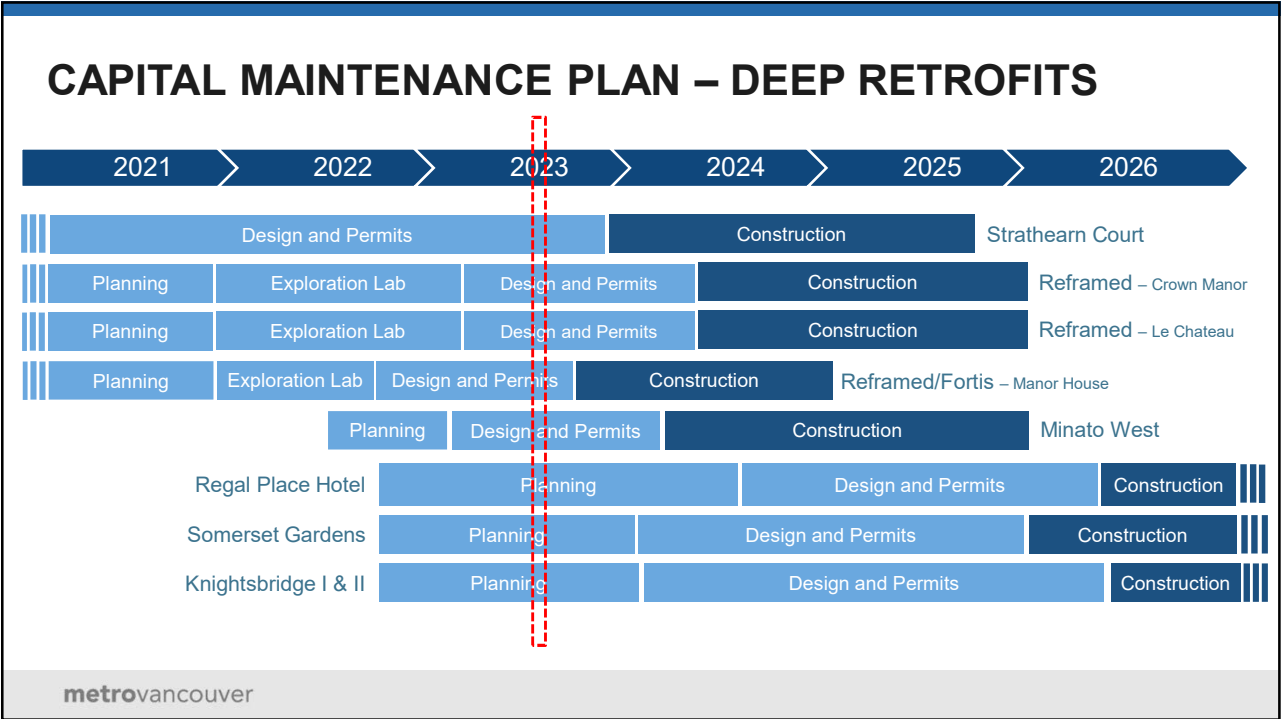
QUARTERLY UPDATE

Leigh Rollins, P.Eng.
Senior Engineer, Capital Projects
Metro Vancouver Housing

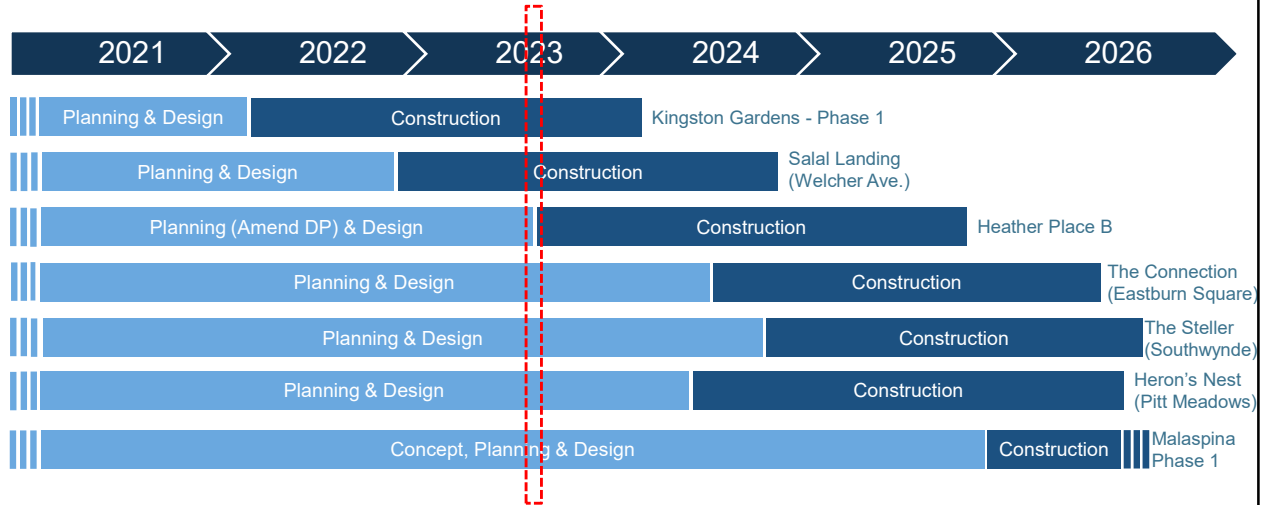
Housing Committee, September 8th, 2023

Evergreen Downs – Deep Retrofit

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CAPITAL DEVELOPMENT PLAN





Regional Parks Field Trip

2023 Tenant Programs & Services Update

Q3 2023

Josie Mocnik

Community Development Coordinator, Tenant Programs and Services
Metro Vancouver Housing

Housing Committee Meeting, September 2023

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JOY



KINDNESS

SENIORS' DAY



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3



SENIORS' DAY



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4



SPRING FLOWERS



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5

FREE FOOD PROGRAM



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6

COMMUNITY GARDENS



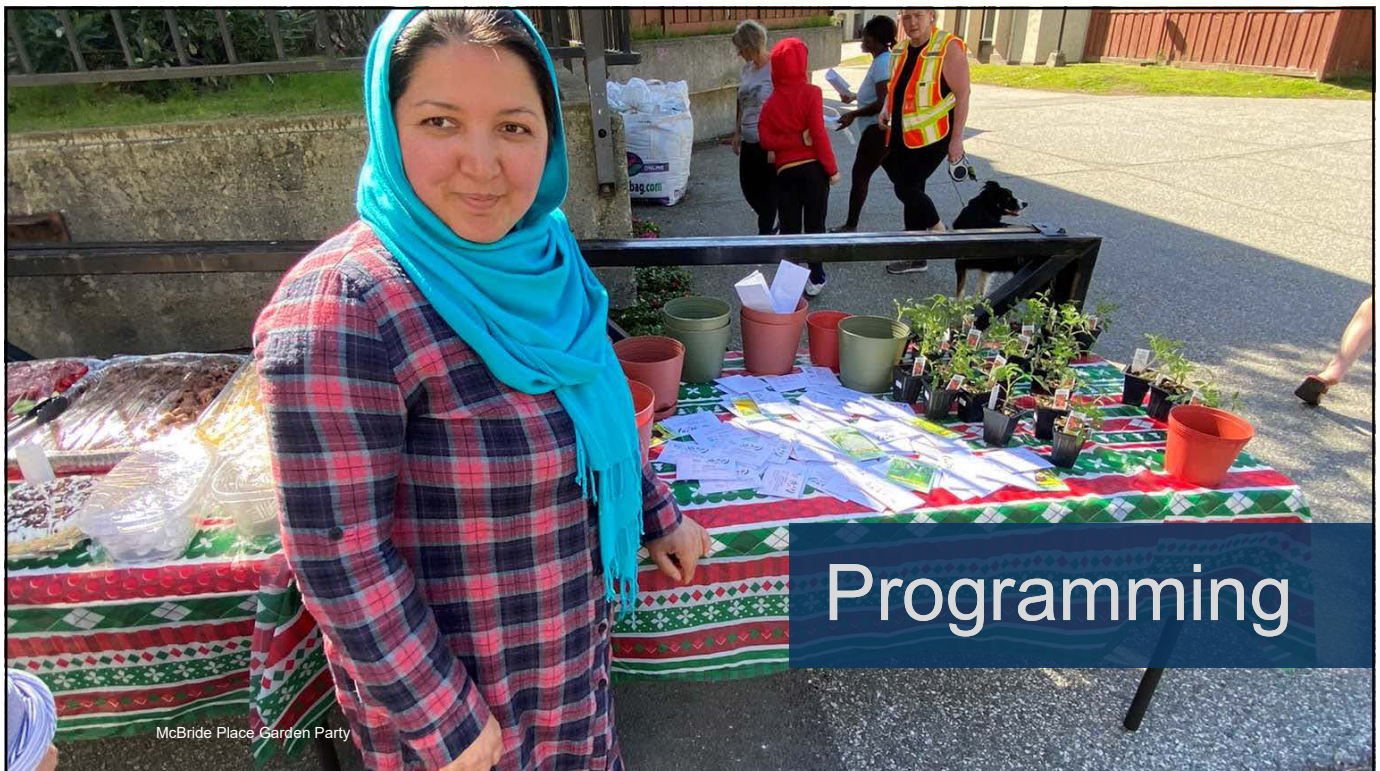
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8





CLEAN-UP DAYS



Resource
Delivery



Poverty Alleviation



Community
Ecosystems

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EPSOM DOWNS MAKEOVER DAY – JUNE 16 2023





Thank you

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Together we make our region strong