

**METRO VANCOUVER HOUSING CORPORATION (MVHC)
BOARD OF DIRECTORS**

BOARD MEETING

Friday, February 28, 2025

9:00 am

28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia

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

REVISED AGENDA

A. ADOPTION OF THE AGENDA

1. February 28, 2025 Meeting Agenda

That the MVHC Board adopt the agenda for its meeting scheduled for February 28, 2025 as circulated.

B. ADOPTION OF THE MINUTES

1. November 29, 2024 Meeting Minutes

That the MVHC Board adopt the minutes for its meeting held November 29, 2024 as circulated.

pg. 5

C. DELEGATIONS

D. INVITED PRESENTATIONS

E. CONSENT AGENDA

Note: Directors may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request that an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

1. HOUSING COMMITTEE REPORTS

1.1 Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration

pg. 8

Executive Summary

As part of the Rental Housing Blueprint project (Reference 1), a Metro Vancouver Housing (MVH) Pilot project was contemplated for exploration, with funding through the Sustainability Innovation Fund project. Since this time, the project objectives have been augmented with additional CMHC funding and MVH has been working with BC Housing and other partners on DASH (Digitally Accelerated Standardized Housing).

The Digitally Accelerated Standardized Housing (“DASH”) project is focused on accelerating the design and construction of mid-rise multi-family housing through standardization and digital tools. MVH has the opportunity to work with the DASH project team to investigate opportunities to integrate the DASH approach within the Moray Place and Riverside Drive housing development projects, two forthcoming MVH projects confirmed as part of Phase 2 and 3 of MVH’s expansion plan. This report provides a DASH project update and overview of MVH specific activities, including pilot project opportunities at Moray Place and Riverside Drive.

Recommendation

That the MVHC Board direct staff to explore integrating the Digitally Accelerated Standardized Housing (DASH) approach to forthcoming Metro Vancouver Housing developments at Moray Place and Riverside Drive and report back with the results of the exploration as per the report dated January 13, 2025 titled “Digitally Accelerated Standardized Housing: Metro Vancouver Pilot Projects for Exploration”.

2. CHIEF ADMINISTRATIVE OFFICER COMMITTEE REPORTS

Added

2.1 CMHC’s Affordable Housing Fund – Renewal and Repair Portfolio Funding Opportunity for Metro Vancouver Housing

pg. 13

Executive Summary

Metro Vancouver Housing and the Canada Mortgage and Housing Corporation (CMHC) share a common goal of preserving existing affordable housing stock. CMHC, through the Affordable Housing Fund, has offered Metro Vancouver Housing a second round of portfolio funding for upcoming repair and renewal projects. CMHC has provided Metro Vancouver Housing with a written offer and business terms to contribute up to \$7.15 million of funding towards the planned repair of a minimum of 715 units (10 projects) for MVH's portfolio of building renewal projects. The funding includes more flexible Affordable Housing Fund accessibility and energy requirements than past CMHC repair funding.

This report seeks approval from the MVHC Board to execute and deliver the final funding agreement and associated schedules once received from CMHC, provided there are no material changes to the business terms outlined in the attached offer letter.

Recommendation

That the MVHC Board authorize the Chief Administrative Officer and the Corporate Officer of the Metro Vancouver Housing Corporation (MVHC), for and on behalf of MVHC, to execute and deliver the portfolio funding agreement, its associated schedules and any other documents as reasonably required by Canada Mortgage and Housing Corporation (CMHC), on substantially similar business terms as included in the offer letter from CMHC provided to the MVHC Board as attached to this report, with such changes as MVHC may be necessary or advisable, for the purposes of receiving a portfolio funding contribution from CMHC of up to \$7.15 million to support the repair and renewal of a minimum of 715 units (10 projects) from Metro Vancouver Housing's portfolio within the next three years.

F. ITEMS REMOVED FROM THE CONSENT AGENDA

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

I. OTHER BUSINESS

J. RESOLUTION TO CLOSE MEETING

Note: The Board 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.

Added

That the MVHC Board close its meeting scheduled for February 28, 2025 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; and
- (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

K. ADJOURNMENT

That the MVHC Board adjourn its meeting of February 28, 2025.

**METRO VANCOUVER HOUSING CORPORATION
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Metro Vancouver Housing Corporation (MVHC) Board of Directors held at 12:25 pm on Friday, November 29, 2024, in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Burnaby, Chair, Director Mike Hurley	North Vancouver District, Director Lisa Muri
Anmore, Vice Chair, Director John McEwen	Pitt Meadows, Director Nicole MacDonald
Belcarra, Director Jamie Ross	Port Coquitlam, Director Brad West
Bowen Island, Director Andrew Leonard	Port Moody, Director Meghan Lahti*
Burnaby, Director Sav Dhaliwal	Richmond, Director Chak Au
Coquitlam, Director Teri Towner	Richmond, Director Malcolm Brodie
Delta, Director Rod Binder	Richmond, Director Bill McNulty
Delta, Director Dylan Kruger	scə́waθən məsteyəx ^w (Tsawwassen First Nation),
Electoral Area A, Director Jen McCutcheon	Director Laura Cassidy
Langley City, Director Paul Albrecht	Surrey, Director Gordon Hepner*
Langley Township, Director Eric Woodward	Vancouver, Director Lisa Dominato*
Lions Bay, Director Ken Berry	Vancouver, Director Sarah Kirby-Yung
Maple Ridge, Director Dan Ruimy*	Vancouver, Director Mike Klassen
New Westminster, Alternate Director Jaimie McEvoy for Director Nadine Nakagawa	Vancouver, Director Peter Meiszner
North Vancouver City, Director Linda Buchanan	Vancouver, Director Lenny Zhou*
	White Rock, Director Megan Knight

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

MEMBERS ABSENT:

Burnaby, Director Pietro Calendino	Surrey, Director Brenda Locke
Coquitlam, Director Craig Hodge	Surrey, Director Rob Stutt
Langley Township, Director Steve Ferguson	Vancouver, Director Rebecca Bligh
Surrey, Director Harry Bains	Vancouver, Director Ken Sim
Surrey, Director Doug Elford	West Vancouver, Director Mark Sager
Surrey, Director Pardeep Kooner	

STAFF PRESENT:

Jerry W. Dobrovolny, Chief Administrative Officer
Dorothy Shermer, Corporate Officer
Catherine Grosson, Legislative Services Coordinator, Board and Information Services

A. ADOPTION OF THE AGENDA

1. November 29, 2024 Meeting Agenda

It was MOVED and SECONDED

That MVHC Board adopt the agenda for its meeting scheduled for November 29, 2024 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. November 1, 2024 Meeting Minutes

It was MOVED and SECONDED

That the MVHC Board adopt the minutes for its meeting held November 1, 2024 as circulated.

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. CONSENT AGENDA

No items presented.

F. ITEMS REMOVED FROM THE CONSENT AGENDA

No items presented.

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

No items presented.

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

No items presented.

I. OTHER BUSINESS

1. MVHC Board Committee Information Items and Delegation Summaries

J. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

That the MVHC Board close its meeting scheduled for November 29, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

K. ADJOURNMENT

It was MOVED and SECONDED

That the MVHC Board adjourn its meeting of November 29, 2024.

CARRIED

(Time: 12:26 pm)

CERTIFIED CORRECT

Dorothy Shermer, Corporate Officer

Mike Hurley, Chair

72338293

To: Housing Committee

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

Date: January 13, 2025 Meeting Date: February 5, 2025

Subject: **Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration**

RECOMMENDATION

That the MVHC Board direct staff to explore integrating the Digitally Accelerated Standardized Housing (DASH) approach to forthcoming Metro Vancouver Housing developments at Moray Place and Riverside Drive and report back with the results of the exploration as per the report dated January 13, 2025 titled “Digitally Accelerated Standardized Housing: Metro Vancouver Pilot Projects for Exploration”.

EXECUTIVE SUMMARY

As part of the Rental Housing Blueprint project (Reference 1), a Metro Vancouver Housing (MVH) Pilot project was contemplated for exploration, with funding through the Sustainability Innovation Fund project. Since this time, the project objectives have been augmented with additional CMHC funding and MVH has been working with BC Housing and other partners on DASH (Digitally Accelerated Standardized Housing).

The Digitally Accelerated Standardized Housing (“DASH”) project is focused on accelerating the design and construction of mid-rise multi-family housing through standardization and digital tools. MVH has the opportunity to work with the DASH project team to investigate opportunities to integrate the DASH approach within the Moray Place and Riverside Drive housing development projects, two forthcoming MVH projects confirmed as part of Phase 2 and 3 of MVH’s expansion plan. This report provides a DASH project update and overview of MVH specific activities, including pilot project opportunities at Moray Place and Riverside Drive.

PURPOSE

To seek direction to explore applying the DASH project approach to Metro Vancouver Housing projects at Moray Place in Port Moody and Riverside Drive in the District of North Vancouver and to provide the Housing Committee and MVHC Board with an update on the Digitally Accelerated Standardized Housing (“DASH”) project.

BACKGROUND

In February 2024, the Rental Housing Blueprint project was awarded multi-year funding through the Metro Vancouver Regional District Sustainability Innovation Fund (SIF) to explore standardized approaches to streamline multi-family affordable rental housing delivery, including an MVH demonstration project. The project has since been augmented through additional funding through the Canada Mortgage and Housing Corporation's (CMHC) Housing Supply Challenge Round 5 –

‘Level Up’. BC Housing and other partners are progressing with the development of a systematic approach for standardizing buildings (“DASH”).

This report provides a project update and seeks direction to work with the DASH project team to investigate opportunities to integrate the DASH approach at Moray Place in Port Moody and Riverside Drive in the District of North Vancouver, two forthcoming MVH development projects endorsed as part of Phase 2 and 3 of MVH’s expansion plan.

PROJECT CONTEXT

The Rental Housing Blueprint project was initiated in 2023 by Metro Vancouver to streamline multi-family rental housing delivery through standardization and modern construction methods. In 2023, 11 member jurisdictions confirmed their interest in co-creating a standardized regulatory approach, which resulted in the development of an opt-in standardized and simplified regulatory approach for six-storey rental buildings which will be presented to the Regional Planning Committee and MVRD Board in March 2025. Concurrently, Metro Vancouver has been working with BC Housing and other partners on the DASH (Digitally Accelerated Standardized Housing) project which is focused on creating innovative digital tools that standardize and accelerate the design and construction of mid-rise multi-family housing. The DASH project complements and augments MVH’s Sustainability Innovation Fund (SIF) project to streamline the delivery of rental housing, which contemplates an MVH pilot project.

DASH OVERVIEW

The DASH project is led by BC Housing, with Metro Vancouver as a key partner, and will produce a comprehensive platform to accelerate housing delivery comprised of reference designs optimized for prefabrication and aligning with the 2024 BC Building Code and BC Housing design standards. DASH standardized designs are based on a “kit-of-parts,” which includes standard unit types and building components and is designed to be flexible to be easily adapted to different sizes and types of sites. The DASH system applies a digital approach at all stages of the design, approval and construction process, including:

- **Rapid Prototyping:** Using rules-based generative design software to rapidly generate multiple viable building concepts for a site that fit with the standard regulation requirements and reference building design elements.
- **Schematic Design:** Site concepts can be quickly expanded into more detailed designs by using and adapting the elements from open-source plan sets (reference building designs). This includes “modules” for units and structural elements which are non-proprietary and “open source”, and which are designed to evolve based on experience of design consultants, manufacturers and builders.
- **Kit of Parts:** The project will make a prefabrication optimizer widely available including an online platform and library of parts. A software system will allow design teams to easily test and apply prefabricated components. Manufacturers will have the ability to upload products to the library of parts.
- **Building Information Modelling (BIM):** The design process will be integrated throughout using BIM – a system which creates a precise, three-dimensional set of plans and reduces waste from conflicts and errors in construction.

- **Rapid Site Assembly:** The project is designed to progressively enable a greater percentage of building components to be produced off-site, starting with the simplest elements which can be easily produced and shipped, such as flat, open wall panels, and moving over time to include a full suite of building systems such as bathroom and kitchen pods, flooring, and structural elements.

The DASH system will further optimize manufacturing through an AI-enabled prefabrication configurator, which enhances the design-to-tender process for prefabricated interior and exterior components. The use of technology and moving toward off-site construction has the potential to reduce the cost of construction and speed up rental housing delivery, while delivering quality housing with high standards for livability and sustainability. Staff are exploring opportunities to test the DASH approach through demonstration pilot projects on MVH sites.

METRO VANCOUVER HOUSING DASH PILOT PROJECTS

Metro Vancouver Housing has been working closely as part of the DASH team to develop the “kit of parts” approach to simplifying the planning and construction of six-storey multifamily residential buildings. The kit of parts is being designed to optimize off-site construction possibilities, and includes innovations that have the potential to improve the efficiency of forthcoming MVH projects, for example:

- Standard unit layouts
- Wall and floor panels
- A wood frame and cross laminated timber scalable structural system
- Structural building cores
- Standard approach to mechanical systems
- Other standardized building components, including balconies.

MVH has two projects that are at the appropriate stages of design development where utilizing the DASH approach could be considered: Moray Place and Riverside Drive. These projects and the potential DASH applicability are outlined below. Projects with concrete construction and instream projects at more advanced design stages were not contemplated as the DASH system is a wood frame and retroactively applying the approach to instream projects would require redesign.

Moray Place (Port Moody)

MVH has identified the redevelopment of Moray Place in Port Moody as a forthcoming project in Phase 3 of the MVH expansion plan (2028 – 2030). The site is relatively large at 141,000 sq. ft. and is in a transit supported location. It is currently occupied by 52 townhome units at a density of 0.75 FSR. As a result, the site is well positioned for additional non-market homes.

Staff are working with Iredale Architecture to develop a concept plan for Moray Place. Given the early stage of design, the concept plan could apply the DASH approach. Metro Vancouver has met with City of Port Moody staff to introduce the potential approach to the site, which would include the use of standardized unit layouts and prefabricated components.

Should staff receive direction to explore the application of DASH to this site, staff would bring forward more detailed information as part of a concept plan for review and consideration by the Housing Committee and MVHC Board in Q1 2025. This will include an analysis of the benefits and implications of applying the DASH approach to the site including cost, timing, construction and process implications.

Riverside Drive (District of North Vancouver)

In partnership with the District of North Vancouver, MVH's is pursuing a new development project on the Riverside Drive site in the District of North Vancouver. A concept for the site was endorsed in July 2023, which included 65 homes within a six-storey building.

MVH is now working with Integra Architecture on the detailed design. With Riverside Drive in the early design phases, the timing is ideal to explore integrating the DASH standard unit types and "kit-of-parts" into the project as an additional pilot, leveraging the significant expertise available as part of the DASH team and external funding opportunities. Should staff be directed to explore integrating the DASH approach in this project, the team would explore applying factory-built components and standard unit designs and staff would report back with implications in terms of cost, timing, construction, etc.

DASH project objectives include significantly reducing the overall time to deliver projects, which in turn results in substantial cost savings. Any incremental differences in material costs will be assessed by a third-party Quantity Surveyor in the next phase of the piloting process. As the approach is new, in addition to the potential benefits, there are risks associated. Benefits and risks would be explored and outlined in subsequent reports seeking direction on whether to proceed with the DASH approach on the Moray Place and Riverside Drive projects.

ALTERNATIVES

1. That the MVHC Board direct staff to explore integrating the Digitally Accelerated Standardized Housing (DASH) approach to forthcoming Metro Vancouver Housing developments at Moray Place and Riverside Drive and report back with the results of the exploration as per the report dated January 13, 2025 titled "Digitally Accelerated Standardized Housing: Metro Vancouver Pilot Projects for Exploration".
2. That the Housing Committee receive for information the report dated January 13, 2025 titled "Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration".

FINANCIAL IMPLICATIONS

Costs for consultant support related to the Rental Housing Blueprint project's standardized regulatory approach are included in the 2024 and 2025 Housing Policy and Planning work plan and supported through project-specific funding from the Metro Vancouver Regional District Sustainability and Innovation (SIF) Fund. \$2.13M has been allocated from SIF to support this work over three years, including a minimum allocation of \$1M to realize one or more pilot projects on MVH sites. In addition, the multi-agency DASH project has received prizes totaling \$4M through the CMHC Housing Supply Challenge Round 5 – Level Up and there is an opportunity to advance to the final stage of the Housing Supply Challenge, with an additional \$5M prize available. Costs associated

with exploring the DASH design approach on Moray Place and Riverside Drive have been funded through the project prize award from CMHC and administered by BC Housing.

CONCLUSION

The Rental Housing Blueprint project seeks to streamline rental housing through standardized regulations and designs. In 2023, 11 member jurisdictions confirmed their interest in co-creating standardized regulations to expedite the delivery of rental housing. This phase of the project is complete and will be presented to the Regional Planning Committee and MVRD Board in March 2025. The second phase of the project has been advancing concurrently and will produce reference designs that are aligned with the standardized regulations, as part of the multi-agency DASH project.

This report provides a status update on the DASH project and seeks direction as it relates to Metro Vancouver Housing activities, which includes ongoing work on a concept plan for Moray Place, and detailed design for Riverside Drive. Staff will bring forward the Moray Place DASH concept plan for review and consideration by the Housing Committee and MVHC Board in Q1 2025. For both projects, staff will undertake a fulsome exploration of cost implications, timing implications, and risks associated with integrating the DASH approach in further planning.

REFERENCES

1. [Rental Housing Blueprint | Metro Vancouver](#)

71715542

To: MVHC Board of Directors

From: Jeff Sevoid, Program Manager, Capital and Technical Maintenance, Metro Vancouver Housing

Date: February 25, 2025 Meeting Date: February 28, 2025

Subject: CMHC's Affordable Housing Fund – Renewal and Repair Portfolio Funding Opportunity for Metro Vancouver Housing

RECOMMENDATION

That the MVHC Board authorize the Chief Administrative Officer and the Corporate Officer of the Metro Vancouver Housing Corporation (MVHC), for and on behalf of MVHC, to execute and deliver the portfolio funding agreement, its associated schedules and any other documents as reasonably required by Canada Mortgage and Housing Corporation (CMHC), on substantially similar business terms as included in the offer letter from CMHC provided to the MVHC Board as attached to this report, with such changes as MVHC may be necessary or advisable, for the purposes of receiving a portfolio funding contribution from CMHC of up to \$7.15 million to support the repair and renewal of a minimum of 715 units (10 projects) from Metro Vancouver Housing's portfolio within the next three years.

EXECUTIVE SUMMARY

Metro Vancouver Housing and the Canada Mortgage and Housing Corporation (CMHC) share a common goal of preserving existing affordable housing stock. CMHC, through the Affordable Housing Fund, has offered Metro Vancouver Housing a second round of portfolio funding for upcoming repair and renewal projects. CMHC has provided Metro Vancouver Housing with a written offer and business terms to contribute up to \$7.15 million of funding towards the planned repair of a minimum of 715 units (10 projects) for MVH's portfolio of building renewal projects. The funding includes more flexible Affordable Housing Fund accessibility and energy requirements than past CMHC repair funding.

This report seeks approval from the MVHC Board to execute and deliver the final funding agreement and associated schedules once received from CMHC, provided there are no material changes to the business terms outlined in the attached offer letter.

PURPOSE

To obtain approval to execute and deliver the portfolio funding agreement, its associated schedules, and any other documents as required by CMHC, for the purpose of receiving a portfolio funding contribution of up to \$7.15 million towards the planned repair and renew 715 units (10 projects) across Metro Vancouver Housing's (MVH) portfolio within the next three years.

BACKGROUND

CMHC is prepared to provide up to \$7.15 million towards the planned repair and renewal of 715 Metro Vancouver Housing units. This report seeks approval from the MVHC Board to execute and

deliver the final funding agreement and associated schedules once received from CMHC, provided there are no material changes to the business terms outlined in the attached offer letter.

CONTEXT FOR THE FUNDING OPPORTUNITY

In May 2018, CMHC launched the National Housing Co-Investment Fund (NHCF), now the Affordable Housing Fund (AHF), repair and renewal funding stream as part of the National Housing Strategy. This fund supports the repair and renewal of existing community and affordable housing and has minimums to target accessibility, energy efficiency, affordability and other social outcomes. Applications through CMHC's AHF Repair and Renewal Fund are typically on a per project basis, are competitive, and funding is not guaranteed.

Metro Vancouver Housing has faced challenges with multiple early applications to the AHF repair and renewal funding stream, as some of MVH's renewal projects cannot meet CMHC's accessibility requirements given the age and design of the built assets. In 2023, CMHC introduced more flexible accessibility requirements for the AHF program, enabling MVH to secure \$5.6 million for a portfolio of projects focused on repairs to 560 units. This work is currently underway.

Recently, CMHC extended a second offer to Metro Vancouver Housing, proposing funding for an additional portfolio of projects to repair and renew a further 715 units. This offer includes greater flexibility regarding accessibility and energy efficiency requirements, although MVH remains committed to meeting the program's energy goals. The planned capital maintenance projects will be completed with tenants in place and will primarily involve exterior renovations designed to renew, revitalize, and extend the lifespan of these buildings. No major interior renovations or alterations are planned.

PORTFOLIO FUNDING

Metro Vancouver Housing and CMHC share a common goal of preserving the existing affordable housing stock. CMHC and MVH are important partners and seek to build upon existing funding frameworks to make further progress on this goal. CMHC has offered flexibility in the AHF accessibility requirements to allow more projects to qualify for funding, and has offered MVH the use of a portfolio approach, which streamlines the funding process and reporting requirements of CMHC.

Offer Letter and Business Terms

MVH has received a written offer from CMHC pursuant to which CMHC will contribute \$7.15 million of portfolio funding towards the repair of up to 715 units (10 projects) within MVH's portfolio to be completed within three years of execution of the finalized agreement. A breakdown of the 715 units is outlined in Table 1. The projects included in the portfolio consist of work already planned for and included in MVH's five-year capital maintenance plan.

Table 1. MVH Projects and Unit Numbers

Project	Location	Planned Completion	Units
Meridian Village Apartment	City of Port Coquitlam	2027	72
St. Andrews Place	City of North Vancouver	2026	15
Kingston Gardens	City of Surrey	2026	144
Chateau DeVille	City of Coquitlam	2026	86
Guildford Glen	City of Surrey	2026	36
Ran Beamish Place	City of Burnaby	2026	122
Somerset Gardens	City of Surrey	2028	166
Odlinwood	City of Richmond	2027	48
Maplewood	City of Richmond	2027	26
			715 Units

MVH is reviewing the attached offer letter and business terms before moving forward with accepting the offer, subject to MVHC Board approval.

Given federal government timelines, this agreement must be executed by March 10, 2025. Key business terms (see Attachment 1 for details) include:

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

Staff have reviewed the projects within the portfolio, and confirm that the units meet the minimum levels of affordability and that the projects will achieve the required levels of GHG reductions and energy savings.

Final Offer and Metro Vancouver Housing Approval

Shortly after the offer is accepted, the final funding agreement and associated schedules will be provided to MVH. MVH will have to return an executed copy of the funding agreement to CMHC by March 10, 2025. Given the quick turnaround time required by CMHC, this report seeks Board approval to execute and deliver the final agreement, its associated schedules, and any other documents required by CMHC *provided that there are no material changes to the business terms outlined in the attached offer letter*. If there are substantive changes, staff will provide an update report to the Housing Committee and Board.

ALTERNATIVES

1. That the MVHC Board authorize the Chief Administrative Officer and the Corporate Officer of the Metro Vancouver Housing Corporation (MVHC), for and on behalf of MVHC, to execute and deliver the portfolio funding agreement, its associated schedules and any other documents as reasonably required by Canada Mortgage and Housing Corporation (CMHC), on substantially similar business terms as included in the offer letter from CMHC provided to the MVHC Board as attached to this report, with such changes as MVHC may be necessary or advisable, for the purposes of receiving a portfolio funding contribution from CMHC of up to \$7.15 million to support the repair and renewal of a minimum of 715 units (10 projects) from Metro Vancouver Housing's portfolio within the next three years.
2. That the MVHC Board receive for information the report dated February 25, 2025 titled "CMHC's Affordable Housing Fund – Renewal and Repair Portfolio Funding Opportunity for Metro Vancouver Housing".

FINANCIAL IMPLICATIONS

Should the Board approve alternative one, MVH will receive up to \$7.15 million in funding towards the planned repair and renewal of a minimum of 715 units (10 projects) in MVH's portfolio, which will decrease the contribution from reserves required to fund these projects that are in the existing scope of the plan. MVH is planning to finance some of the projects included, and the grant funding will reduce the overall debt funding required. Should MVH be unable to complete any of the listed projects within the required three-year time horizon, the CMHC grant component may be revoked and required to be returned. Therefore, the grant funds will be earmarked and held separately until the projects reach substantial completion within the specified timeframe. The projects in the portfolio were all planned to proceed prior to this granting opportunity and funding is allocated in the 2025-2029 Financial Plan to complete the projects.

Should alternative two be selected, MVH will not receive up to \$7.15 million in funding toward the repair and renewal of a minimum of 715 units (10 projects), and these projects will be funded through the Capital Maintenance Reserve and/or an alternative method of financing.

CONCLUSION

CMHC and Metro Vancouver Housing are key partners in the shared goal of preserving existing affordable housing stock. MVH recently secured funding through a portfolio application to CMHC's Affordable Housing Fund repair and renewal stream, following CMHC's decision to introduce flexibility in accessibility requirements. Building on past partnerships, CMHC has now extended a second funding opportunity to MVH, offering additional flexibility in accessibility and energy efficiency requirements to support eligibility for further funding using a portfolio-based approach. CMHC has provided a written offer and business terms (Attachment 1) to contribute \$7.15 million in portfolio funding for the repair of at least 715 units across 10 projects within MVH's portfolio.

This report seeks Board approval for MVH to execute and deliver the final funding agreement, along with its associated schedules and any other documents reasonably required by CMHC, provided there are no material changes to the business terms outlined in the attached offer letter.

ATTACHMENTS

1. Canada Mortgage and Housing Corporation “Appendix A – Municipal Repair Offer: Key Business Terms – Metro Vancouver Housing Corporation”.

74275321

Appendix A – Municipal Repair Offer: Key Business Terms – Metro Vancouver Housing Corporation

1. Funding Offer

- a. Total of **\$7,150,000** contribution funding for the repair of a minimum of **715 units** to be completed within **3** years of execution of the agreement (“Repair Period”) or March 31st, 2028-whichever comes first.
- b. Contributions are to be advanced in a single draw for the full amount of the contribution after the contribution agreement has been fully executed and all is to CMHC’s satisfaction.
 - i. In some cases, CMHC and the Government may negotiate for the disbursement of funding in the 2024/2025 or 2025/2026 fiscal year depending on availability of funding.

2. Purpose of the funding

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

3. Portfolio

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

For the purpose of clarity:

- a. Total number of units of the Portfolio is the sum all the units of the buildings included within the Portfolio.
- b. Conditions to Funding, and the commitments they represent within the agreement, are calculated at the Portfolio level.

4. Confirmation of key commitment terms

- a. By **February 25, 2025** indicate acceptance of offer via email, including any change the offer that occur through discussions with CMHC, and include the confirmation of the following details:
 - i. Amount of Affordable Housing Fund (AHF) contribution funding (full amount or portion of offer)

- ii. # of units and type (e.g. apartment, single family home, rowhouse...etc) in the Portfolio
- iii. # of affordable units within Portfolio
- iv. Clients will make their best efforts to ensure a minimum of 33% of units repaired are those which target women and/or women and their children.

5. Expiry of Commitment

- a. Governments will have until **March 10th, 2025** to return an executed agreement.
- b. Budget permitting, funds will be advanced in the 2024/25 fiscal year. In some cases, CMHC and the client may negotiate disbursement of funds in the 2025/2026 fiscal year.

6. Conditions of funding

The Government agrees it will:

- a. use the contribution funding for eligible costs (“Eligible Costs”) related to the repair of the Portfolio. Eligible Costs relate to:
 - i. all typical soft and hard costs incurred in repairing and upgrading the project, from the planning stage to completion of repairs and upgrades.
 - ii. revenue loss due to decanting of tenants to accommodate necessary repair activities will also be considered an Eligible Cost.
 - iii. administrative/staff salaries are **not** considered an Eligible Cost. However, expenses incurred from external, third parties to support repair activities are considered an Eligible Cost.
- b. ensure that at least 30% of units of the Portfolio must be below 80% of Median Market Rent (or appropriate proxy determined for On-Reserve projects), of which must be maintained for a commitment period of 20 years.
- c. ensure, AHF contribution funding is not to exceed maximum funding permitted for proponent type (30% of total repair costs for municipal governments) or \$10,000/unit, whichever is less. The Government is therefore responsible for the difference between total repair costs and the AHF funding provided.
- d. complete repair of Portfolio within the Repair Period

7. Stack of Federal Funds/Bi-Lateral Framework

- a. Funding provided within this agreement cannot be stacked with previous or future federal funding for units included in the Portfolio including but not limited to previous AHF funding and Bilateral Agreement funding, through a bilateral Agreement between CMHC and a Province or Territory for repairs.

8. Reporting

CMHC reserves the right to require the Recipient to provide annual reports to track progress of the repairs, amount of funding which has been utilized and vulnerable populations being served.

Within 90 days post the Repair Period or when the totality of the repairs is complete, whichever occurs first, the Government will:

- a. Notify CMHC that repairs have been completed and attest, via signed electronic copy of attestation document, to the following:
 - i. CMHC contribution funding represented no more than 30% of total investment for repair costs
 - ii. Outcomes with respect to Affordability, as indicated with the agreement, have been met
 - iii. Portfolio affordability will be maintained for no less than 20 years
 - iv. Where possible, at least 33% of the investments have been targeted to projects/units that serve women and/or women and their children
 - v. Units identified for repair are not in receipt of any other federal funding through the National Housing Strategy and/or Bilateral Agreements between CMHC and a Province or Territory and which are counted towards repair targets under that agreement.
- b. Provide a summary of repairs (“Repair Summary”) carried out on the Portfolio that include the following information:
 - i. Building location/address
 - ii. Total \$ invested (Government Investment, Contribution)
 - iii. Building type (walk-up, townhome, apartment w/elevator, etc.)
 - iv. Operational type (shelter, transitional, affordable)
 - v. # of units serving NHS Vulnerable Populations
 - vi. CMHC may request addition information regarding details of the building/units repaired to support announcements, communications, etc.

9. Return of Contribution

- a. The Government agrees that in the following circumstances they will return a prorated amount of the funding based on required adjustments, subject to CMHC’s calculation:
 - i. Government indicates to CMHC, prior to the end of the Repair Period, that it will not be able to achieve Affordability, or required level of Government Investment, as described within the contribution agreement
- b. The Government agrees that in the following circumstances they will return a prorated amount of the funding provided, subject to CMHC’s calculation:
 - i. Government fails to provide CMHC with a signed final attestation and Repair Summary within timeframe allotted,
 - ii. CMHC becomes aware of misrepresentation of a signed attestation, with respect to achievement Affordability, or required level of Government Investment, as described within the contribution agreementIn such cases, CMHC reserves the right to request information necessary to carry out such calculations.

- c. If at any point until the end of the agreement period, a Government becomes aware that they are not meeting the conditions of funding, they will advise CMHC in a timely manner and the parties will work together to come to a mutually acceptable resolution.

10. Substitution, Disposition and Encumbrances

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

11. Communications protocol

- a. Subject to the Access to Information Act (Canada), the Privacy Act (Canada), and the applicable provincial, territorial or municipal freedom of information and privacy legislation, the Parties shall hold confidential any information clearly identified and marked as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure. Nothing in this Agreement shall be construed in a manner that would contravene the access to information and privacy legislation that applies to the Parties.
- b. The Recipient consents to the collection, use and disclosure of information submitted to CMHC by the Recipient for the following purposes: (i) to assess the Recipient's eligibility under the AHF (ii) for analytics, policy analysis, auditing and research by CMHC; (iii) to communicate to the Recipient possible opportunities under other CMHC programs, or possible collaboration opportunities with third parties; (iv) for evaluation of the AHF (v) for use by CMHC in and the Government of Canada for purposes related to the National Housing Act (Canada); and (vi) for information verification and due diligence purposes, including to detect and protect CMHC from errors and fraud. The Recipient shall obtain the foregoing consents from any third party intermediary engaged by the Recipient to construct and/or operate the Units.
- c. CMHC and its representatives are authorized to use and disclose the information, on a need to know basis, to CMHC employees, officers and directors, the office of the Minister responsible for CMHC and provincial/territorial/municipal entities collaborating with CMHC for the purposes outlined in Section 11(b) of this Schedule.
- d. Any public communications related to projects under this Agreement must be approved in advance by CMHC. Notwithstanding the preceding, each Party retains the right to communicate information to Canadians about the projects to meet its respective legislated and regulatory obligations, with prior notice to the other Party.
- e. If requested by CMHC, the Recipient shall publicly acknowledge CMHC's and the Government of Canada's Contribution under this Agreement in a manner acceptable to

CMHC, acting reasonably, including through use of signage at the project (at the costs of CMHC)