



Vancouver Affordable Housing Agency Progress Report

Presented
to Vancouver City Council

by Mukhtar Latif,
Chief Executive Officer

June 10, 2015

To discuss today



Vancouver Affordable Housing Agency

1. Mandate, governance and structure
2. Key achievements to date
3. Sites, portfolio objectives and development plan
4. Key activities in 2015



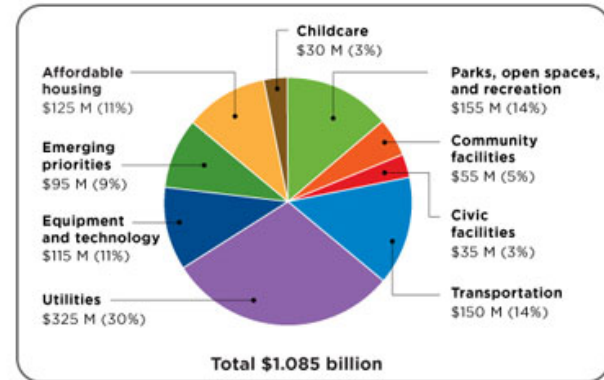
VANCOUVER
AFFORDABLE
HOUSING
AGENCY

1. Mandate, governance and structure



VAHA mandate

- Created in 2014 to enable delivery of 2,500 affordable housing units on City and partner land by 2021
- Interim review of business/operational model after first 500 units delivered
- Acts as an agent of the City



2015-2018 Capital Plan

- \$62m allocated to fund developments enabled by VAHA



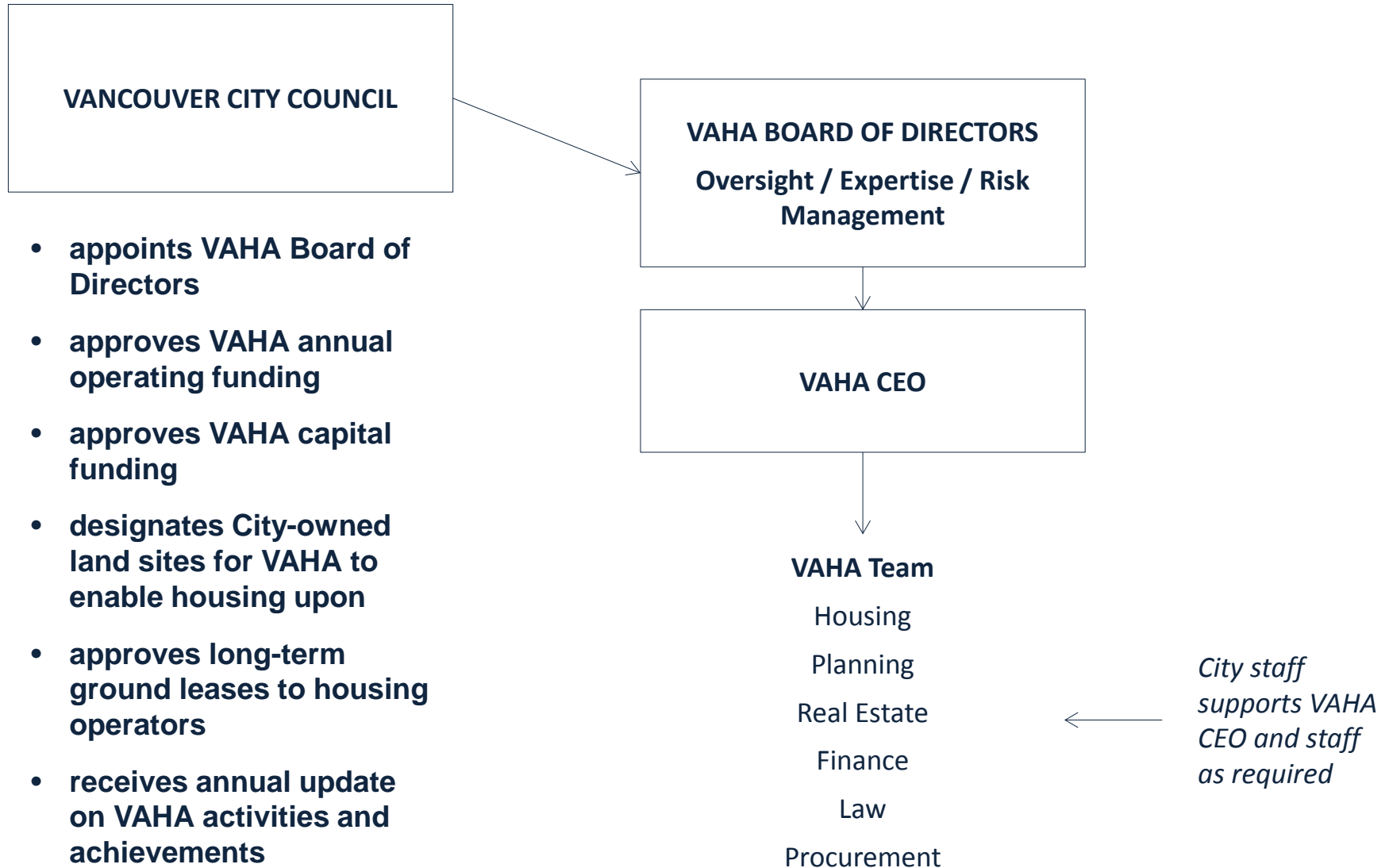
VAHA will act as a catalyst for new affordable housing across the housing continuum.

City and partner land, assets and resources will be leveraged using innovative partnerships to: build more affordable housing units, renew existing affordable housing units and deepen affordability wherever possible.

Key objectives

- Facilitate redevelopment of select City sites and partner land to deliver affordable housing in Vancouver
- Accountability, value for money and alignment with City's housing policy
- Centre of expertise to expedite housing delivery through innovative approaches and partnerships

VAHA Management and Governance structure



VAHA Board of Directors



External board members;

Ken Clement – is the CEO of the Canadian Aboriginal AIDS Network, a former member of the Vancouver School Board and a long-time champion for Aboriginal housing and employment.

Cassie Doyle – is currently the Consul General of Canada for northern California, Nevada, Hawaii and Guam. She started her career with the City of Ottawa working in housing and urban development.

Sarah Goodman - founder and CEO of Tree Top Strategy, an advisory firm that partners with businesses, social entrepreneurs, governments and philanthropists to foster social, economic and environmental innovation.

Bruce Tidball - President of Tidball Projects and for 20 years has provided major project management, construction and owner representation services of multiple residential, office, retail, hotel and mixed-use projects.

City appointed directors;

Penny Ballem – City Manager

Patrice Impey – Chief Financial Officer

Bill Aujla – General Manager Real Estate and Facilities

Senior Staff:

Mukhtar Latif, the City's Chief Housing Officer, is the CEO of the Vancouver Affordable Housing Agency



VANCOUVER
AFFORDABLE
HOUSING
AGENCY

2. Key achievements to date

Progress since June 2014

1. VAHA legally incorporated
2. Board of Directors established (three City staff + four external directors)
3. VAHA 2015 capital and operating budgets approved
4. VAHA staff structure in place: skill sets: planning, real estate, housing , finance, procurement and legal
5. ~20 development sites analyzed - 12 sites selected
6. Request for Qualifications to seek real estate and construction partners to facilitate development on city owned sites generated a considerable response
7. RFP issued for consultant to advise on number of vacant homes in the city



VANCOUVER
AFFORDABLE
HOUSING
AGENCY

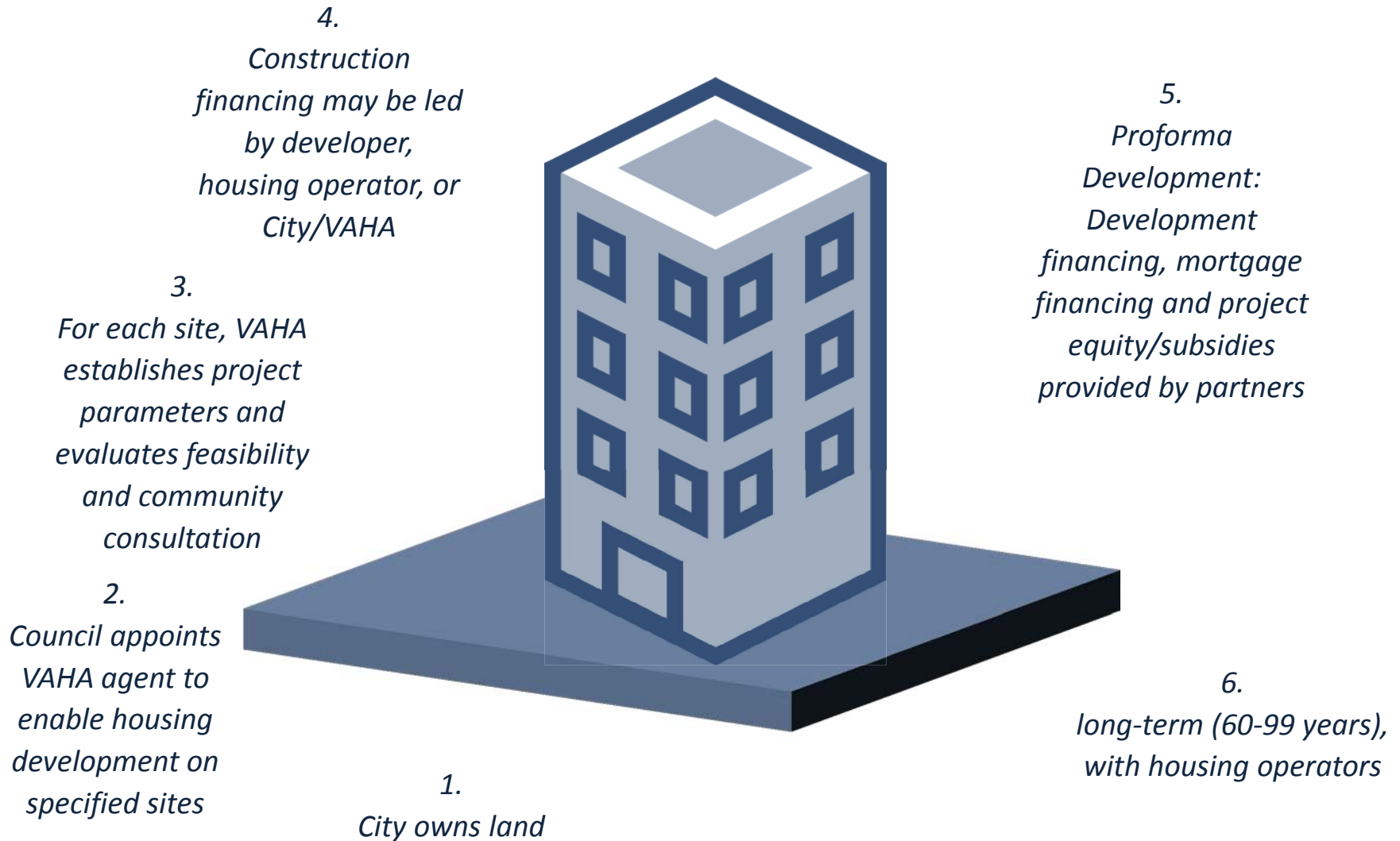
3. Sites, portfolio objectives and development plan

VAHA guiding principles for development of affordable housing

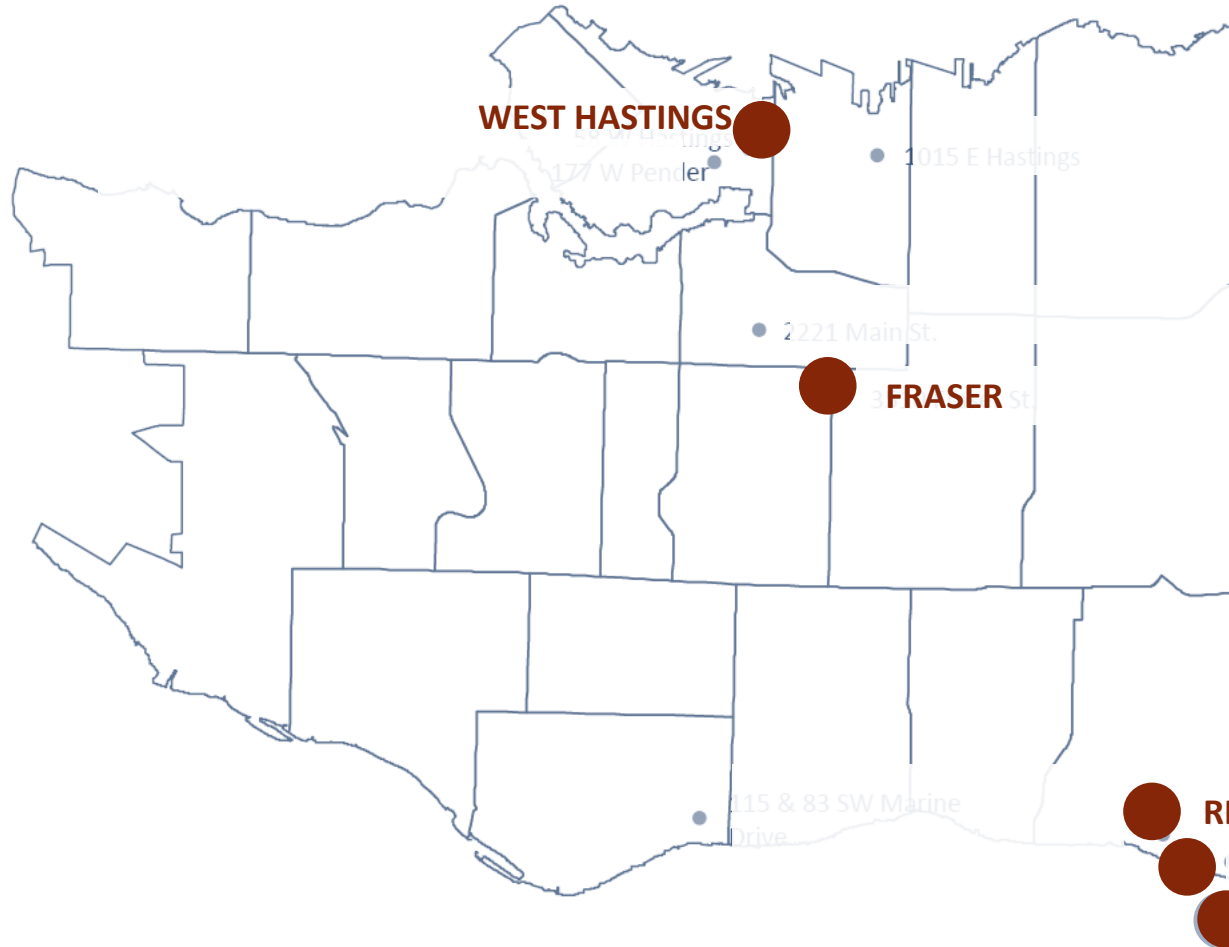


1. High priority for family suitable units – 2 and 3 bedroom and townhomes where feasible
2. Working with local communities to optimise density on each site
3. Maximise design and construction cost-efficiencies
4. Secure lowest-cost financing possible
5. Shorten development period to reduce holding costs and maximise revenues
6. Contract with efficient and effective housing operators

VAHA housing delivery model



VAHA Phase 1 – 810 Units - Recommended development sites



Criteria

- *density potential*
- *available for redevelopment immediately*
- *geographic distribution*
- *unit mix*
- *financial feasibility*

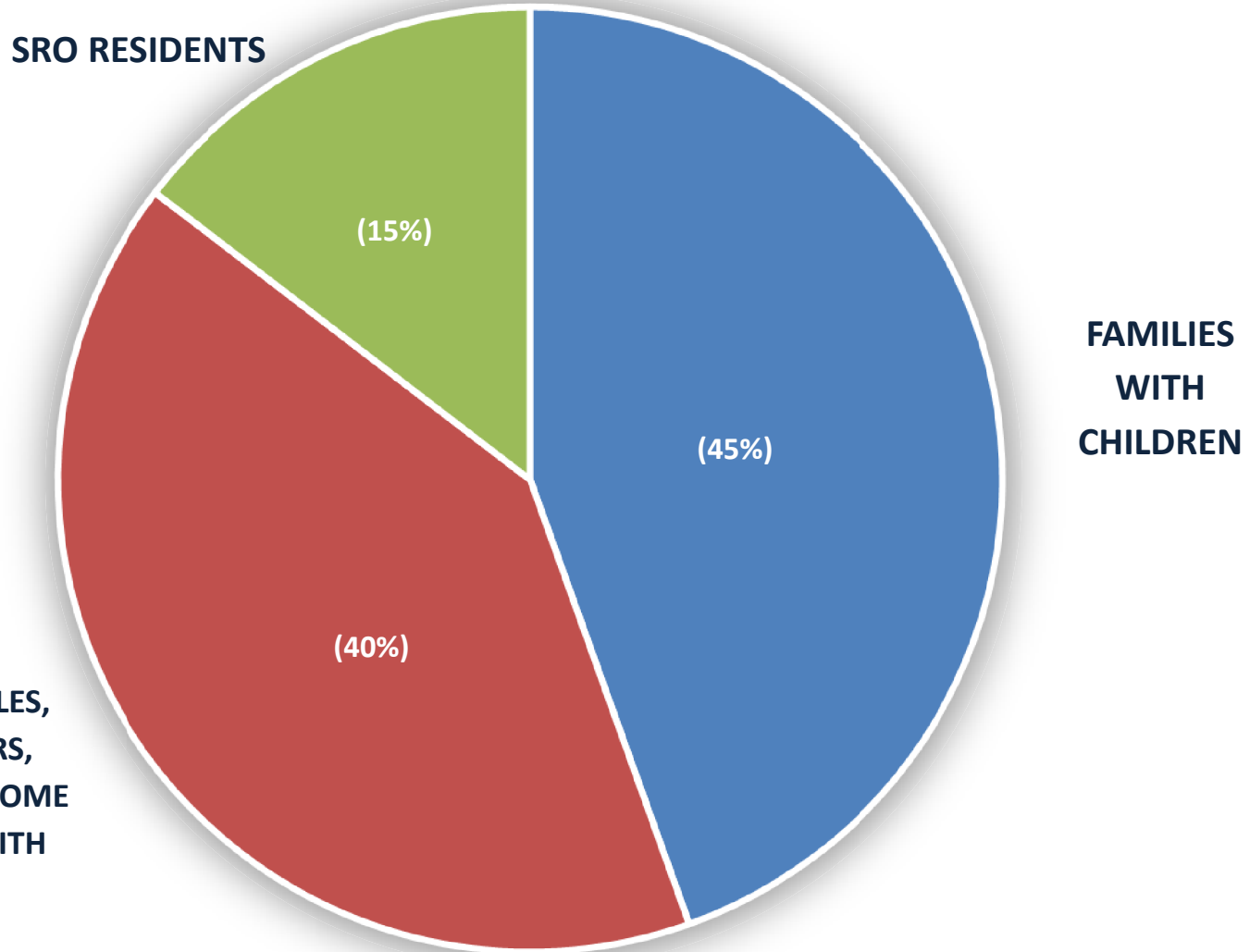
 **PHASE 1 (TOTAL 810 UNITS)**

VAHA Phase 1 – 810 Units - Recommended development sites

#	SITE	COMMUNITY AREA PLAN	REQUIRED ODP AMENDMENTS	REQUIRED REZONING
PHASE 1: TARGET 810 UNITS *				
1-3.	River District Parcels 1, 3 & 5A	East Fraser Lands	East Fraser Lands ODP	Yes
4.	River District Parcel 8A	East Fraser Lands	East Fraser Lands ODP	Maybe
5.	River District Parcel 43A	East Fraser Lands	East Fraser Lands ODP	No
6.	West Hastings Street	Downtown Eastside	-	Yes
7.	Fraser Street	Kensington-Cedar Cottage	-	Yes

* NUMBER OF UNITS DEVELOPED ON EACH SITE SUBJECT TO REZONING AND COUNCIL APPROVAL

Target resident groups – Aligned with Housing Policy Objectives



Target affordability

SHELTER RATES

(INCOME ASSISTANCE)

*Rent at Shelter Rate level,
typically part of DTES SRO
replacement projects*

(15%)

(31%)

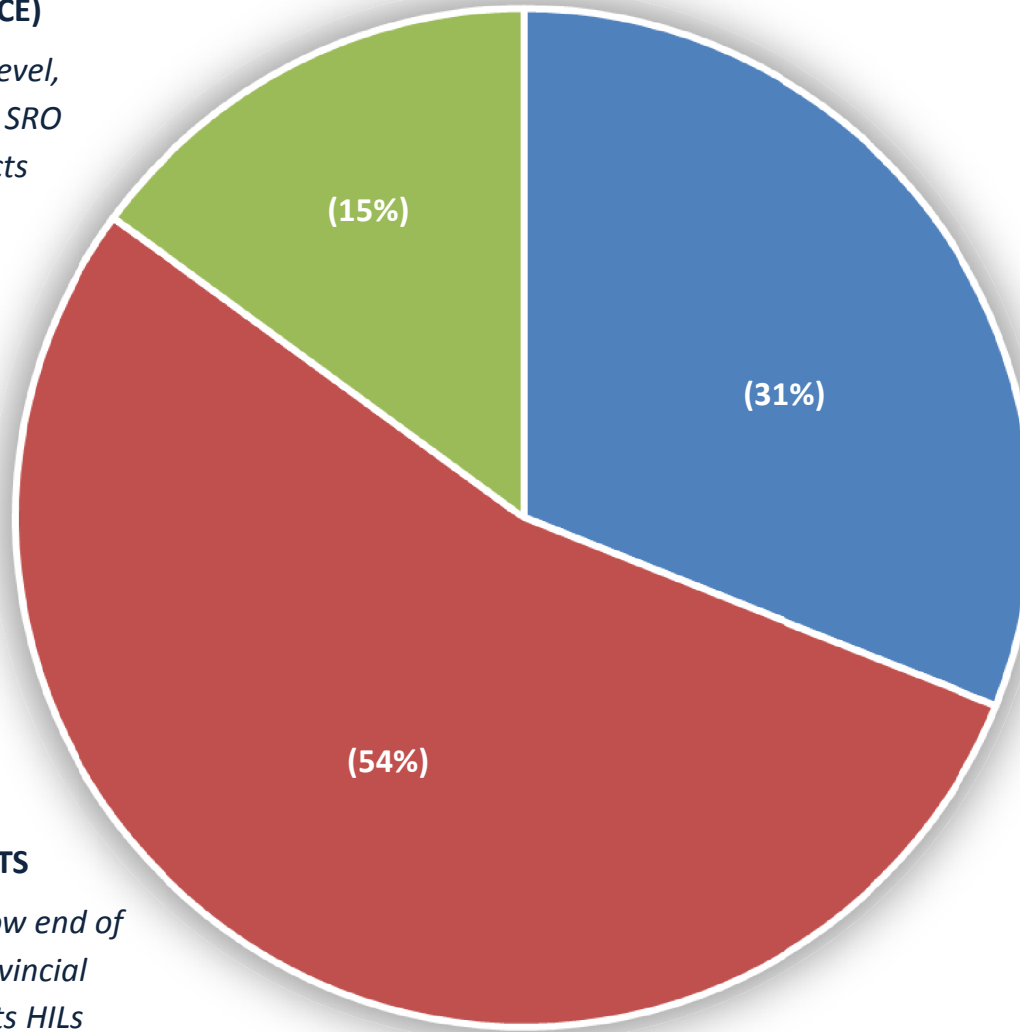
(54%)

AFFORDABLE MARKET RENTS

*At or Below DCL
Bylaw thresholds*

SUBSIDISED RENTS

*Range from shelter to low end of
market, based on Provincial
Housing Income Limits HILs*





VANCOUVER
AFFORDABLE
HOUSING
AGENCY

4. VAHA key activities 2015 - 2016

1

**PREQUALIFY
DEVELOPERS AND
HOUSING
OPERATORS**

Issue RFQ to prequalify developers and housing operators for VAHA projects

2

**FACILITATE
FUNDING &
FINANCING**

Work with senior government agencies, charitable foundations, financial institutions and/or pension funds to secure grants, and construction and mortgage lending facilities

3

**PHASE 1
DEVELOPMENT
PARTNERS**

RFPs calling for developers to secure short-term financing and construct housing, and negotiate development agreements with selected proponents

4

**PHASE 1
REGULATORY
APPROVALS**

Work with developer and operator partners to secure rezoning (if required) and development permit approvals. Engage local communities

5

**PHASE 1
HOUSING OPERATORS**

Issue separate RFPs calling for operators to operate housing and secure equity contributions and long-term mortgage financing

Council Oversight



- Annual VAHA progress report to Council.
- Any significant variance from approved Development Plan and Financial Strategy.
- Individual projects via regulatory processes.
- Approval of long-term ground leases with housing operators.
- Designation of further sites to add to VAHA portfolio.

Summary



- The Housing Agency has been established with clear parameters and objectives.
- Governance and oversight in place with independent Board of Directors appointed.
- First Phase Projects identified and enabling up to 800 new affordable housing units
- Clear alignment of projects with City Housing Policy