

# Housing Infrastructure Grant Framework Update

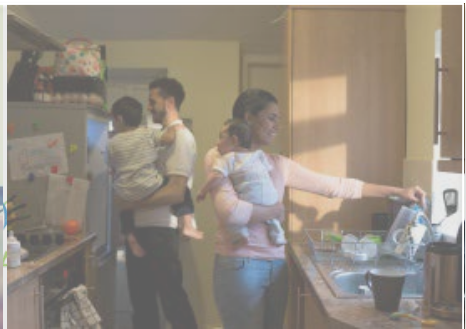
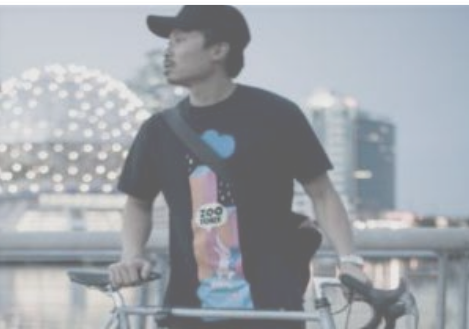
Presentation to Council

October 22<sup>nd</sup>, 2019

# Presentation Outline

## Housing Infrastructure Grant Framework Update

- Background & Context
- Proposed Changes & Recommendations
- Future Incentives



# Background

# Housing Vancouver Targets and Delivery Strategy

- Target of 1,200 social housing units per year  
 → 12,000 new social housing units over ten years across the city


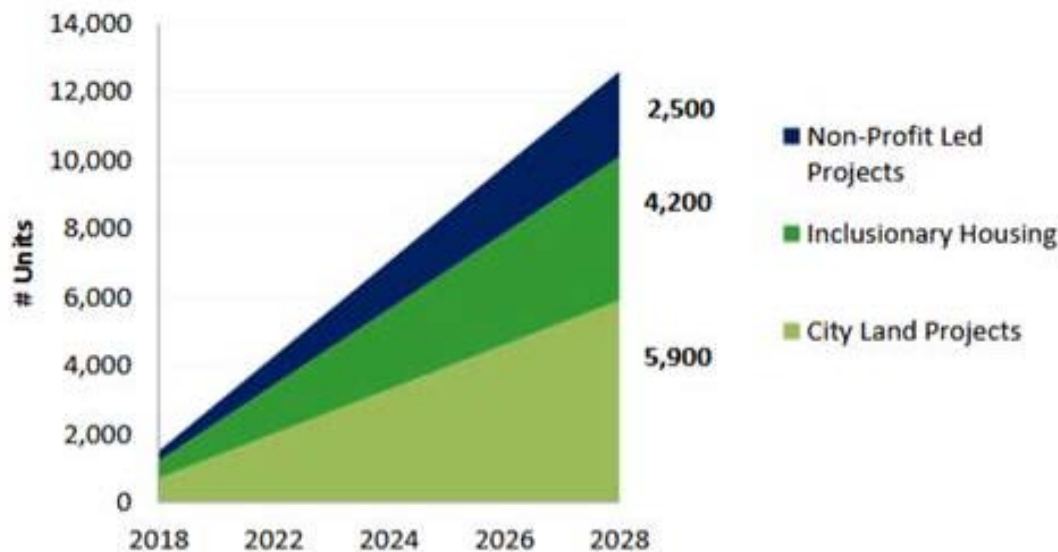
Building Type	Renters							Total
	Income Range	<\$ 15K/yr.	<\$ 15-30K/yr.	\$30-50K/yr.	\$50-80K/yr.	\$80-150k/yr.	>150K/yr.	
	Progress Towards Targets (# units approved in 2018)	626	29	92	729	462	-	1,938
Apartment	Annual HV Target	520	160	200	300	20	-	1,200
	% Of Total Annual Target	120%	18%	46%	243%	2310%		162%

Figure 1.1.6. Social and supportive housing approvals by income ranges served, 2018

# Housing Vancouver Targets and Delivery Strategy

Non-profits play a key role in delivery of new affordable housing:

- Creation of new projects through development or redevelopment of their own land → increasing affordable homes on-site
- Operating partners over the life of the building on City or Provincial/Federal land
- Non-profit-owned projects are expected to deliver approximately **2,500** social housing units over 10 years



# Supporting Non-Profit Partners

- ✓ Tenant relocation policy for non-profits/co-ops – June 11, 2019
- **Updated housing grant stream – October 22, 2019**
- ❑ New policies for (re)development of:
  - ❑ Non-market Housing (non-profit and co-op)
  - ❑ Places of Worship
  - ❑ Community Serving Spaces
- ❑ Additional resources for non-profit applicants to navigate City regulatory processes

# Funding Context

# Partnerships

**Federal  
Government  
(CMHC)**

**Provincial  
Government (BC  
Housing)**

**Municipal  
Government (City  
of Vancouver)**





# Current Grant Program Process



- **Rolling Application Intake – reviewed individually**



- **Grant amount calculated on “per-door” basis**



- **Grant request submitted to Council for approval following RZ/DP**



- **Grant agreement and housing agreement created**



- **Grant payable upon Building Permit issuance**

# Impact of City Grant (2015-2019)

- ✓ 10 projects funded since 2015
- ✓ Creation of 780 homes
- ✓ \$10.8M in grants disbursed
- ✓ Funding towards capital construction costs
- ✓ Contributes towards project viability



# Engagement

# Engagement Initiatives

## How?

- Online survey
- Workshop discussion
- One-on-one meetings

## Who?

- BC Non-Profit Housing Association
- Co-operative Housing Federation
- Non-profit housing providers
- Development partners and lenders



# Feedback – Key Themes

**Grant Timing**

**Pre-  
Development  
Support**

**Grant Amount**

**Prioritization**

# Proposed Changes

# What changes are recommended?

## Target support for deepening affordability

Signal intent to commit grant support earlier

Defining the City's role in supporting affordable housing

Equity, access and Reconciliation

Update and clarify grant process

# Target Support for Deepening Affordability

## Overall goal:

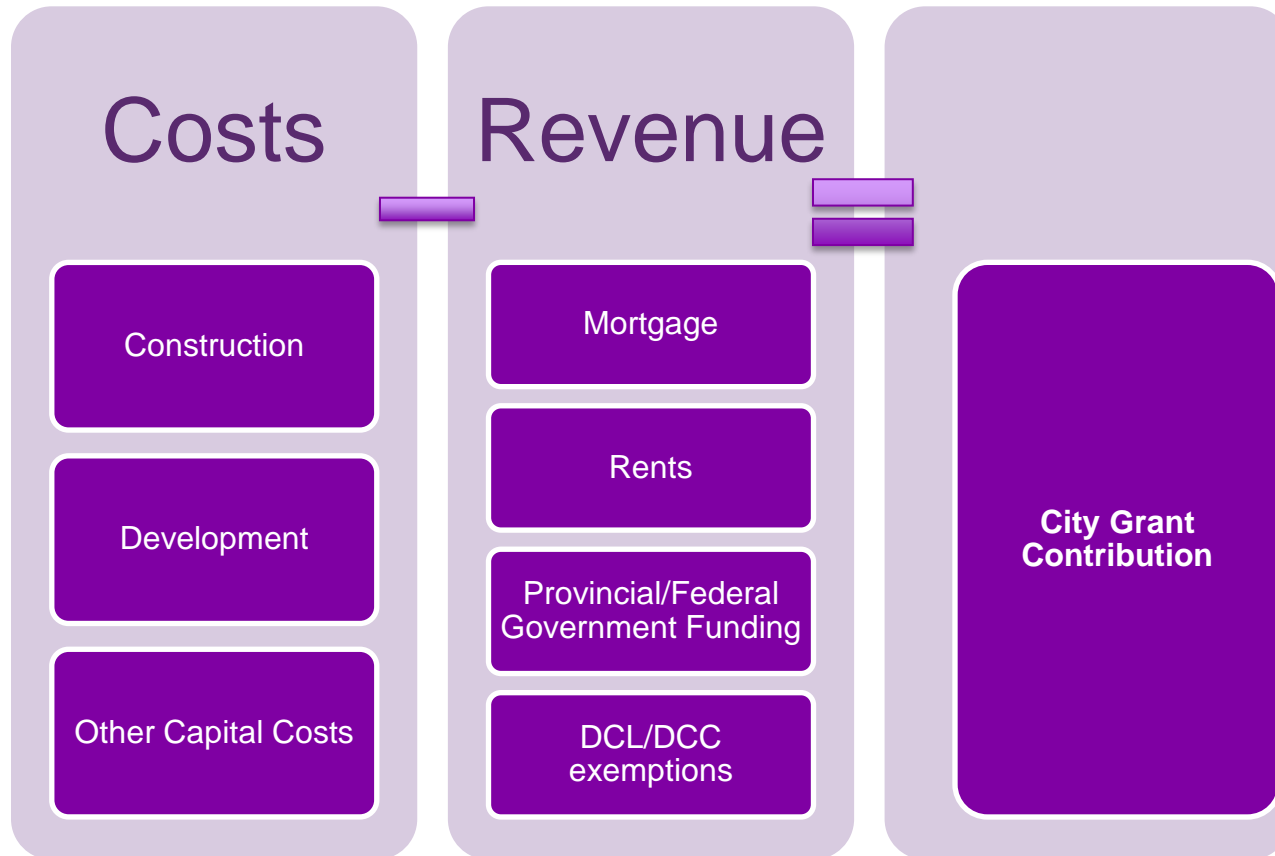
- Create a targeted approach that is consistent with Housing Vancouver and enhance grant amounts for projects with deeper affordability

Unit Types	Proposed New Grant *Note 1	2015-2019 Grant Program per Unit
Studio	Up to \$35,000	\$10,000
1-bedroom	Up to \$60,000	\$10,000
2-bedroom	Up to \$100,000	\$20,000
3-bedroom	Up to \$100,000	\$30,000
<b>Overall max per unit</b>	<b>\$75,000</b>	N/A

\*Note 1: Grant \$\$ may vary from project to project subject to rental rate & unit mix



# How will future grant amounts be calculated?



# Incorporate Equity, Access and Reconciliation into Application Process

## Overall goal:

- Better understand what projects the City is funding
- Will not be scored in year 1 but potential for targeting of funds or new grants streams in years 2 and beyond

## Sample questions:

- Describe how the project serves priority populations, including Urban Indigenous, people with mental health and addiction challenges, vulnerable children and youth, newcomers, seniors, women and girls, LGBTQ2+ and TGV2S, and persons with disabilities
- Describe how the development is appropriate for the target client and program needs. For example, location, unit design and mix respond to the needs of the resident population.

# Raise Profile of Grant Program

## Overall goal:

- Make information on the program and application process publicly available
  - Create an online presence with application guide for non-profit partners
  - Initial launch with non-profit partners (i.e. workshop) prior to the anticipated funding call next Spring 2020

# Preliminary Funding Letter Confirmation

## Overall goal:

- Increase non-profits ability to leverage provincial and federal government funding: goal is to be “first-in”
  - Provide preliminary in-principle funding commitment from City earlier in the process (subject to final Council approval)

# Future Incentives

# Affordable Housing + Community Space Incentive Program (AHCSIP)

**Council Direction:** Support non-profit societies, co-ops, and places of worship to deliver affordable housing on existing sites

## **Objectives:**

- Develop incentives for non-profit societies, co-ops, and places of worship to deliver affordable housing on their sites
- Retain and enhance community space and childcare (Community-Serving Spaces Study)
- Support + build capacity among non-profits, co-ops, and places of worship
- Create a policy that is clear, achievable, and economically viable

# Longer-term Considerations for Exploration

**Potential new grant streams or targeting of future grants**

**Pre-development funding opportunities for portfolio planning**

**Framework to partner with non-profit and co-op housing providers to acquire properties adjacent to existing sites to achieve more homes**

# Thank you