

# Praft Affordable Housing Strategy 2017–2027

## Welcome!

The City has completed the Draft Affordable Housing Strategy 2017 - 2027 and would like to hear from you.

Your feedback on the City's implementation plan over the next ten years will help further shape future actions to increase the supply of affordable housing in Richmond.

Thank you!





# Housing in Richmond

The City acknowledges that an important part of a liveable and inclusive community is having housing options to ensure all households of different sizes, ages, and incomes have access to housing that meet their needs. The housing continuum graphic below identifies this mix of housing options.

#### **Housing Continuum Rental Housing Homeless and At Risk** Homeownership **Affordable** Market **Shelters Transitional** Non-Market/ **Low-End-Market Purpose Built** Secondary **Emergency** Weather Rental **Market Rental** Homeownership Homeownership Housing **Social Housing** Rental **Shelters** This housing Units affordable Ownership Short to medium Rental units Residential Privately owned **Temporary** Short-stay housing with usually receives condominiums shelters opened term housing secured through housing built to middle income including single funding from that includes inclusionary that could be varying levels as rental units, home buyers. family dwellings, when an Extreme senior government of support to the provision of zoning. Targets These housing Weather Alert is and may not be rented out by row houses, and and includes individuals converted into support services low-moderate the owner at units are usually strata owned issued. housing managed (on or off-site), to stratified units. modestly sized condominiums at income market rate. by BC Housing, help people move households with May be owned and targeted to market prices. Metro Vancouver, towards selfrents set at below by a developer first-time home non-profit and cosufficiency market rates. or a non-profit buyers. operative housing organization, providers or a secondary

suite on a single-

family lot.









# Priority Groups in Need and Housing Gaps

The following priority groups in need of affordable housing and housing gaps were identified in the *Richmond Housing Affordability Profile*, endorsed by Council in November 2016.

#### **Priority Groups**

Families, including lone-parent families, families with children, and multigenerational families.

Low and moderate income earners, including seniors, families, singles, couples, students, and persons with disabilities.

Persons with disabilities.

Low and moderate-income seniors.

Vulnerable populations, including households on fixed incomes, persons experiencing homelessness, women and children experiencing family violence, individuals with mental health/addiction issues, and indigenous people

#### Identified Housing Gaps

- Family-friendly 2-3 bedroom units
  - Low-end of market rental housing
  - Purpose built rental housing
  - Low-end of market rental housing
  - Purpose built rental housing
- Accessible, Adaptable, and Visitable Housing
  - Low-end of market rental housing
  - Low-end of market rental housing
    - Low-barrier housing
    - No-barrier housing
    - Non-market housing for singles, couples and families









# Progress to Date

Stakeholder consultation has been key throughout the process of developing the Draft Affordable Housing Strategy 2017-2027.

#### Milestones include:

Housing Affordability Profile (endorsed by Council November 2016)

New Affordable Housing Policies Recommendation Report (approved by Council in July 2017)

Draft Affordable Housing Strategy (considered by Council in January 2017)

Final Affordable Housing Strategy (to be presented to Council in Spring 2018)









# New Affordable Housing Policies

#### Actions to Date

Actions related to the Low-end Market Rental and Cash-in-Lieu policies were implemented following Council's endorsement of the new affordable housing policies in July 2017. As such, the City is not currently seeking feedback on these policies or actions at this time. We welcome your feedback on the other actions included within the Implementation Plan that can be found on the following slides.

The chart below highlights the new Low-end Market Rental Policy requirements (as of July 2017):

Previous Requirement	New Requirement (July 2017)	
provide <b>5%</b> of floor space as affordable housing	provide <b>10%</b> of floor space as affordable housing	
developments with <b>80</b> or more units must provide affordable units	developments with <b>60</b> or more units must provide affordable units	

The chart below reflects the new cash-in-lieu contribution rates for applicable developments (as of July 2017):

Housing Type	Previous Rate	New Rate (July 2017)
Single Family	\$2 per buildable ft²	\$4 per buildable ft²
Townhouse	\$4 per buildable ft²	\$8.50 per buildable ft²
Apartment and mixed-use developments involving 60 or less residential units	\$6 per buildable ft²	\$14 per buildable ft <sup>2</sup> (concrete construction)  \$10 per residential ft <sup>2</sup> (wood-frame construction)

Note that all applications received prior to July 2017 will be grandfathered under the previous requirements if presented to Council for 1st reading by July 2018.





# 5 Strategic Directions

Actions in the *Draft Affordable Housing Strategy 2017 – 2027* are grouped under 5 strategic directions, which help guide the implementation of the strategy. We welcome your feedback on the City's proposed actions under these strategic directions, which will help shape the final implementation plan. Please refer to the *Actions for Implementation Summary* document, available at this **Open House** and on **Let'sTalkRichmond.ca** 

#### **Strategic Direction 1**

Use Regulatory Tools to Encourage a Diverse Mix of Housing Types and Tenures



Actions include long-term land use planning and the development applications process to ensure that a diverse mix of housing types are built in Richmond for residents that need them. This includes asking developers to make affordable housing contributions (built Low-end Market Rental units of cash-in-lieu) in exchange for additional density.

This strategic direction includes 8 policies and 30 actions.



# 5 Strategic Directions

#### **Strategic Direction 2**

Maximize Use of City Resources and Financial Tools



Actions help to ensure that the City's resources, including land and affordable cash contributions gained through development, are best used to support innovative affordable housing developments.

This strategic direction includes 5 policies and 21 actions.

#### **Strategic Direction 3**

Build Capacity with Non-Profit Housing and Service Providers



Actions help to empower non-profit housing and services providers in their mandates to support residents in achieving successful housing outcomes through housing provision and wraparound supports.

This strategic direction includes 3 policies and 19 actions.





# 5 Strategic Directions

#### **Strategic Direction 4**

Facilitate and Strengthen Partnership Opportunities



Actions help the City to capitalize on partnership opportunities regarding the development of stand-alone affordable housing buildings and the management of Low-end Market Rental units secured through development.

This strategic direction includes 2 policies and 6 actions.

#### **Strategic Direction 5**

Increase Advocacy, Awareness and Education Roles



Actions help to ensure the City continues to advocate for the housing needs of Richmond residents to the federal and provincial governments, who have the primary responsibility for providing affordable housing.

This strategic direction includes 3 policies and 8 actions.





### Please Give Us Your Feedback

#### At today's event you can:

Learn more: In addition to the display boards, copies of the Draft Affordable Housing Strategy 2017-2027 and Implementation Plan Summary are available.

**Ask questions:** City staff are here today to answer any questions you may have about the Draft Affordable Housing Strategy 2017-2027.

**Fill out a survey:** Paper surveys are available to provide your feedback on the City's proposed implementation plan. Paper copies can be submitted to staff today or scanned and emailed to **affordablehousing@richmond.ca**. They are also available online at **LetsTalkRichmond.ca** 

# Next Steps

City staff will analyze the feedback received at open houses and will refine the implementation plan in the Affordable Housing Strategy 2017-2027

City staff will report back to Council in Spring 2018 with the final Affordable Housing Strategy 2017-2027 for adoption

Once adopted, the Affordable Housing Strategy 2017-2027 will help guide the City's actions to increase the supply of affordable housing over the next 10 years

# Thank you for attending!

If you have any questions, please contact affordablehousing@richmond.ca



