



City of Richmond
Councillors' Office

Re: W# 9
Council Agenda
February 13/06

Memorandum

To: Mayor and Councillors
From: Linda Barnes
Councillor
Re: **Affordable Housing**

Date: February 13, 2006
File: ~~01-0105-01/2006-Ver-01~~
4057-05
Xr: 4057-04

This policy must be designed for all including seniors, families of different sizes and make-up, people with disabilities and to include a definition of affordable housing.

The policy vision of utilizing city resources to maximise results without the city going broke.

Work together with the communities (those groups mentioned and others).

Have a complete public process on the policy development and the tools available.

What is the long term benefit to the city of having affordable housing and a strategy to achieve it?

1. Specify & discuss entire range of choices and tools for council's review and decision, ie Smart Growth has numerous tools.
2. Determine the pros & cons of each tool and choice with an evaluation and how it pertains to Richmond.
3. What are other municipalities and cities doing to create affordable housing, along with a full variety of housing, and can these programs or policies be adapted for Richmond, ie Vancouver owns units and leases to non-profits to operate thus creating an ongoing equity; property endowment fund to manage city lands/invest/successful project back east that has units facing lanes; density bonusing, convertible houses, but **particularly a policy framework to allow council to respond positively to the need for creative and affordable housing, and staff some parameters within which to work.**
4. Investigate and bring to council options for a moratorium on demolition of rental housing built before 19__
5. Investigate ways to ensure existing affordable rental stock is not lost due to Olympics or development of Olympic Oval lands.

Linda Barnes
Councillor

pc: Joe Erceg, General Manager, Urban Development



City of Richmond

Report to Council

To:	Richmond City Council	<i>To Council - Feb 18, 2006</i>
From:	Mayor Malcolm D. Brodie Chair, General Purposes Committee	Date: February 8 th , 2006
Re:	SENIORS HOUSING	File: 08-4057-04/2006-Vol 01

The General Purposes Committee, at its meeting held on Monday, February 6th, 2006, considered the attached resolution, and recommends as follows:

Committee Recommendation

WHEREAS there is a shortage of Seniors' housing options in Richmond and the Richmond Seniors' population is expected to double over the next fifteen years;

LET IT BE RESOLVED:

- (1) That staff develop an overall affordable housing strategy, including a strategy for seniors, and including an assessment for the demand;*
- (2) That staff consult with the various stakeholders, including those listed in the memorandum from the Manager, Policy Planning (dated February 6th, 2006), for their input on the affordable housing strategy;*
- (3) That pending development of the strategy, that staff continue to work with the Provincial Government and all developers of multi-unit residential developments to secure affordable housing, including affordable housing for seniors where appropriate;*
- (4) That the funding source for the preparation of the strategy be the "Affordable Housing Fund", up to an amount of \$65,000, including \$10,000 received from Coast Capital Savings Credit Union; and*
- (5) That staff report on additional personnel required and funding sources for same.*

Mayor Malcolm D. Brodie, Chair
General Purposes Committee

Attach.

VARIANCE

Please note that the following was recommended:

WHEREAS there is a shortage of Seniors' housing options in Richmond and the Richmond Seniors' population is expected to double over the next fifteen years;

LET IT BE RESOLVED:

- (1) That staff be directed to revise and bring forward an affordable housing strategy for Seniors, including an assessment for the demand;
- (2) That staff consult with the Seniors Advisory Committee for their input on the affordable housing strategy for seniors;
- (3) That staff bring forward a short list of possible City-owned sites, if any, for an "Abbeyfield" style supportive independent living residence, capable of providing 10 to 20 affordable supportive residences; and
- (4) That staff work with the developer of the property at 6351, 6391, and 6491 Minoru Boulevard, and the Provincial Government, to secure the availability and funding for 20 affordable seniors housing units.

Motion

12 January 2006

Whereas

There is a shortage of Seniors' housing options in Richmond and the Richmond Seniors' population is expected to double over the next 15 years

Let it be resolved;

That staff be directed to revise and bring forward an affordable housing strategy for Seniors, including an assessment for the demand. And,

That staff consult with the Seniors advisory Committee for their input on the affordable housing strategy for seniors'. And,

That staff bring forward a short list of possible City owned sites, if any, for an 'Abbeyfield' style supportive independent living residence, capable of providing 10-20 affordable supportive residences.

That staff work with the Developer of the Property at 6351,6391,6491 Minoru Blvd, and the Province, to secure the availability and the funding for 20 affordable Seniors housing units.

Councillor Rob Howard

Submission to Council
February 13, 2006
Re: Item No. 9

4057-05
Xr: 4057-04

February 13, 2006

Brief to Richmond City Council and the Media:

The Richmond Poverty Response Committee is heartened by the fact that City Councilors finally want to move ahead with an Affordable Housing Review, five years after the Richmond Poverty Response Committee (RPRC) first highlighted the need for the City to be proactive around affordable housing issues.

Since 2000, Richmond has increased the non-market housing stock by only 66 units. At the same time market affordable housing units have disappeared to make room for high-end developments. The ongoing fight by the Richmond Gardens tenants is only one example of the challenges facing low-income Richmond residents in their quest to maintain affordable housing. A crisis is developing – the homelessness count showed that Richmond has a homeless problem highlighted by the stories last year of people sleeping underneath bridges and squatting on vacant properties.

We were encouraged during the recent municipal election that all successful candidates expressed their commitment to affordable housing. It is time for council to act and follow through on campaign promises. In 2003, the RPRC worked with Coast Capital Savings to raise \$10,000 towards an Affordable Housing Review by the City. Three years later, it is time for the City to use this donation for the purpose it was given. We are dismayed by reports that discussions have taken place to only look at one type of affordable housing for a single population group.

The RPRC endorses a *comprehensive* review of affordable housing and recommendations for the development, and maintenance of affordable housing stock by the City. The Review should ensure that all aspects and solutions to affordable housing are explored. The review must look at the needs of families, single, seniors, youth, disabled and people in need of supportive housing. It must include the homeless in its recommendations. The review must include an inventory of existing market and non market affordable housing. Special attention must be given to the older rental units in the review to ensure their maintenance as rental affordable suites. Accessible, affordable housing projects can and do cater to a variety of needs and populations. Market and non-market housing solutions should be part of the review and recommendations. It is important that the review is comprehensive in scope and includes of all these groups in consultation processes and solutions.

There are a number of significant projects coming before Council such as:

- The Oval lands and the development sites behind the Oval
- The Cambie West site
- The Waterfront redevelopment
- The Garden City Lands
- The final zoning on the Packer lands
- The City Centre high-rises

It is important that the review and its recommendations are implemented before development permits are issued for these sites.

We also urge the City to continue to be proactive with senior levels of government (province and federal) to advocate for their involvement in supporting affordable housing. We are dismayed by rumors that the Province is pulling out of affordable housing and we hope these are only rumors. Currently provincial funding is focused on two target areas; seniors assisted living and support for some homelessness projects.

The Affordable housing Task force has worked on this issue for the past five years and we look forward to being included in the Steering Committee for the Affordable Housing Review.

We can all agree that Richmond is a wonderful community that wins awards for its livability. Lets all work together to make sure that all of Richmond continues to be home to a diverse community.

Annie McKittrick
David Reay
Co-chairs
Richmond Poverty Response Committee

C: Richmond Review
Richmond News

DR/AM/mlv