Welcome!

The City is working to update the current Affordable Housing Strategy, adopted by Council in 2007, and we would like to hear from you.

Please review the display material and connect with City Staff to ask questions and share your experiences with housing in Richmond.

Input and feedback received will help ensure that the updated Affordable Housing Strategy reflects community needs and priorities.

Thank you!
We need your help!

A range of affordable housing choices for individuals and families of all ages, types, and incomes is an important part of a liveable and inclusive community. Housing affordability however remains a critical issue for many households in Richmond.

Local knowledge will strengthen the updated strategy. We need your help to identify and prioritize local housing issues and needs.

Affordable Housing Strategy Update Process

The strategy will take place over 5 phases and there will be opportunities for engagement along the way.

WE ARE HERE

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Profile</td>
<td>Policy Review</td>
<td>Housing Action Plan</td>
<td>Draft Affordable Housing Strategy</td>
<td>Final Affordable Housing Strategy</td>
</tr>
</tbody>
</table>

Visit LetsTalkRichmond.ca to participate in an online survey and visit Richmond.ca/AffordableHousing to keep updated on the project’s progress and opportunities to engage.

Project Team

Joyce Rautenberg  
Affordable Housing Coordinator  
City of Richmond  
jrautenberg@richmond.ca

Monica Bennington  
Affordable Housing Planner  
City of Richmond  
mbennington@richmond.ca
Defining Affordable Housing

‘Affordable Housing’ is commonly defined as households spending no more than 30% of their gross income towards housing costs. For renters, this includes rent and utilities. For homeowners, this includes mortgage payments, utilities, property taxes and house insurance.

For example, a household that earns $60,000 a year should ideally not pay more than $1,500 a month on housing costs.

Appropriate Housing

‘Appropriate Housing’ is housing that is affordable and that is:

- **Adequate** (Does not require any major repairs)
- **Suitable** (Enough bedrooms for the size and make-up of resident households)
Let's Talk...
Richmond Affordable Housing Strategy Update

City’s Role in Affordable Housing

A partnership role
The City cannot solve housing affordability problems alone. It recognizes that it can play a role in partnership with the federal and provincial governments, which have the primary responsibility for affordable housing, and the private and non-profit housing sectors.

2007 Affordable Housing Strategy
The current Affordable Housing Strategy directs the City’s response to ensure that a range of housing options are developed for households of different ages, family types, and income.

• 3 Key Priorities

Subsidized (Non-market) rental
Annual household incomes less than $34,000

Low End Market Rental
Annual household incomes between $34,000 and $57,000

Entry Level (affordable) Homeownership
Annual household incomes less than $64,000

• Key elements in the City’s response to Affordable Housing:
  – Planning and housing policy development
  – Leasing City owned land to non-profit housing providers
  – An Affordable Housing Reserve Fund, which contributes funding to affordable housing projects
  – Inclusionary zoning requiring developers to build affordable rental units in exchange for density bonuses
Highlights

Affordable Housing Achievements (as of March 2016)

Affordable Housing Inventory

- 1,392 units secured through the Affordable Housing Strategy since 2007:
  - 320 low-end market rental units
  - 477 subsidized rental units
  - 411 market rental units
  - 165 secondary suites and coach houses
  - 19 affordable homeownership units

- 3,175 affordable rental units secured outside of the Affordable Housing Strategy (including family and seniors’ rental, and co-ops)

City Contributions to Affordable Housing Projects

- The City has made significant contributions over the past three years towards the construction costs and municipal fees for two local housing developments:
  - $24.1 million to the Kiwanis Towers for low-income seniors’ rental housing (project completed).
  - $19.1 million to the Storeys development for vulnerable individuals and families (project under construction).

Land Partnerships

- The City has leased seven (7) City-owned properties at below market rates to non-profit housing providers

Density Bonusing

- The City collects affordable housing contributions at a flat rate in exchange for density bonuses:
  - $2 per square foot for single family developments
  - $4 per square foot for townhouse developments
  - $6 per square foot for apartment/mixed-use developments with 80 units or less

- In developments with more than 80 units, the City requires at least 5% of the total floor area to be constructed as low-end market rental units

Affordable Housing Reserve Fund

- Since 2007, the City has collected $7,459,208 in developer contributions towards Affordable Housing
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 following housing continuum identifies this mix of housing options.

### Housing Continuum

<table>
<thead>
<tr>
<th>Homeless and At Risk</th>
<th>Rental Housing</th>
<th>Homeownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Weather Shelters</td>
<td>Shelters</td>
<td>Transitional Housing</td>
</tr>
<tr>
<td>Temporary shelters opened when an Extreme Weather Alert is issued.</td>
<td>Short-stay housing with varying levels of support to individuals</td>
<td>Short to medium term housing that includes the provision of support services (on or off-site), to help people move towards self-sufficiency</td>
</tr>
</tbody>
</table>

### Richmond Highlights

<table>
<thead>
<tr>
<th>Homeless and At Risk</th>
<th>Rental Housing</th>
<th>Homeownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>28 temporary spaces for men and women</td>
<td>10 spaces for adult males</td>
<td>3,652 affordable rental units (including family and seniors' rental, and co-ops)</td>
</tr>
</tbody>
</table>
A Snapshot of Housing Affordability in Richmond

**Richmond at a glance**

- **Renters**: 23%
- **Owners**: 77%  
  *2011 National Household Survey

- **Average renter income**: $43,115
  - Is much lower than **Average household income**: $60,479

**In 2011, 22.4% of households were low income – 20% of these were children.**

**In 2011, seniors made up 14% of the population – this will grow to 26% by 2041.**

---

**What will happen to our communities if families and our workforce cannot afford to live here?**

- **Rental Market**
  - **Vacancy rate**: 0.9%
    - In 2015 the vacancy rate was 0.9% far below a 3% ‘healthy’ housing market.
  - **47.5% of renter households spend more than 30% on their housing costs.**
  - **30%**

- **As of 2015 there were a total of 2,806 purpose built rental units in Richmond.**

---

**Indicators of need**

- **Service providers estimate over 100 residents are homeless in Richmond.**

- **In 2015, almost 10,000 households in Metro Vancouver were waiting for social housing (a waitlist of 5–7 years).**

---

**Homeownership Market**

- **Benchmark prices in Richmond, and annual income necessary to affordable purchase (as of March 2016)**

<table>
<thead>
<tr>
<th>Type</th>
<th>Benchmark Price</th>
<th>Annual income necessary with a 20% down payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Detached</td>
<td>$1,413,500.00</td>
<td>$206,576</td>
</tr>
<tr>
<td>Townhouse</td>
<td>$631,600.00</td>
<td>$98,030</td>
</tr>
<tr>
<td>Apartment</td>
<td>$404,700.00</td>
<td>$65,171</td>
</tr>
</tbody>
</table>

- Far above the median household income of **$60,479** in Richmond

**Housing cost increase (2005–2015)**

- **Detached**: 131%
- **Townhouse**: 76%
- **Apartment**: 48%

However, average annual income only increased **20.8%** from 2001 – 2011
Let's Talk...
Richmond
Affordable Housing
Strategy Update

What we’ve heard so far...

Your experience with housing in Richmond and your thoughts on creating a liveable community will help shape the updated Affordable Housing Strategy. The strategy will guide the City’s actions in addressing local housing challenges in the coming years. Here are some of the comments and ideas we have heard so far:

- Impossible to find accessible and affordable housing for people experiencing disabilities
- More family friendly housing options
- Adult children are living with parents because they cannot afford to live on their own
- We need an emergency shelter for women in Richmond
- Support more co-op housing!
- Too many investors in the housing market, leaving middle income households behind!
- Encourage large lot subdivisions to have smaller, more affordable homes
- ‘Affordable’ rental units are not affordable for households on fixed income
- More affordable rental housing and care facilities for seniors
- The working poor cannot afford to rent in Richmond
- More integrated low-income housing in our neighbourhoods!
- Affordable homeownership program for middle income households
- Housing development for women with children with supports like child care
- Families are moving to other cities because they cannot afford to buy in Richmond
- More affordable homeownership program for middle income households
- Adult children are living with parents because they cannot afford to live on their own
- We need an emergency shelter for women in Richmond
- Support more co-op housing!
- Too many investors in the housing market, leaving middle income households behind!
- Encourage large lot subdivisions to have smaller, more affordable homes
- ‘Affordable’ rental units are not affordable for households on fixed income
- More affordable rental housing and care facilities for seniors
- The working poor cannot afford to rent in Richmond
- More integrated low-income housing in our neighbourhoods!
- Affordable homeownership program for middle income households
- Housing development for women with children with supports like child care
- Families are moving to other cities because they cannot afford to buy in Richmond
What we’ve heard so far...

The City of Richmond works to create affordable housing options in partnership with senior levels of government and the non-profit and private sectors. Here are some comments our stakeholders have shared regarding housing affordability in Richmond:

- **Non-profits could partner with developers to manage affordable units**
- **The rents of LEMR units are too high for the target populations**
- **The minimum low-end-market-rental unit size requirements are much larger than market units**
- **An affordable homeownership program should be developed for families**
- **No affordable housing options for vulnerable discharged hospital patients**
- **Stacked townhouses encourage more affordability**
- **It is impossible for non-profits to find clients affordable and accessible housing**
- **A centralized waitlist should be created for affordable units in Richmond**
- **Be creative and repurpose commercial spaces for affordable housing**
- **Our community needs to redefine what ‘need’ is**
- **Non-profits could partner with developers to manage affordable units**
- **The rents of LEMR units are too high for the target populations**
- **The minimum low-end-market-rental unit size requirements are much larger than market units**
- **An affordable homeownership program should be developed for families**
- **No affordable housing options for vulnerable discharged hospital patients**
- **Stacked townhouses encourage more affordability**
- **It is impossible for non-profits to find clients affordable and accessible housing**
- **A centralized waitlist should be created for affordable units in Richmond**
- **Be creative and repurpose commercial spaces for affordable housing**
- **Our community needs to redefine what ‘need’ is**
Visual Explorer Game

If a picture is the same as a 1,000 words, what do these pictures say to you?

On the table are a variety of housing images. They are from a range of places and settings. Pick out one image that illustrates what housing options you’d like to see in Richmond. Feel free to play the Visual Explorer game again if you see other important images you’d like to speak about.

Note: The images are chosen from many possible housing photos. They do not, nor are they intended, to represent the ideal illustration of Richmond’s housing forms. Their role is to help inspire you.

How to Play

1. Imagine
   Think of what housing options you’d like to see in Richmond.

2. Browse and Select
   Go to the image table and select an image from the available collection that illustrates a part of your vision for housing in Richmond.

3. Reflect
   Take a moment to write or draw how the image related to what housing options you’d like to see in Richmond and why. Make sure you identify the number (on the back) of the picture you chose.

4. Share
   Stick your note to the board and take a few moments to enjoy the contributions of others.
I wish housing in Richmond was...