



Let's Talk...

Richmond Affordable Housing Strategy *Update*

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

Winter 2016–Summer 2016

**Community
Profile**

Spring 2016–Fall 2016

**Policy
Review**

Summer 2016–Spring 2017

**Housing
Action Plan**

Winter 2017

**Draft
Affordable
Housing
Strategy**

Summer 2017

**Final
Affordable
Housing
Strategy**

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

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Richmond
**Affordable Housing
Strategy Update**



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

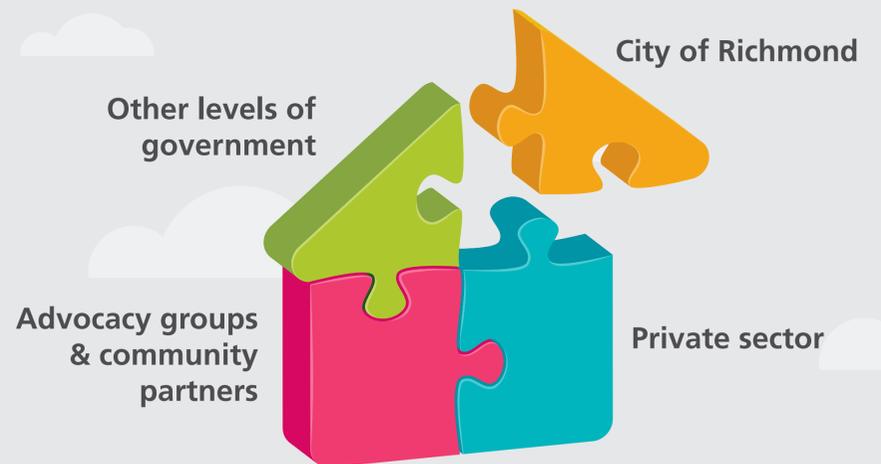
(Enough bedrooms for the size and make-up of resident households)



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

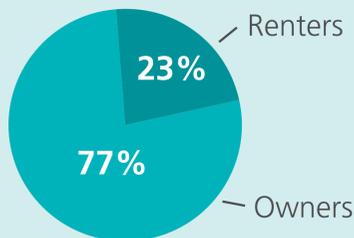
The City acknowledges that an important part of a liveable and inclusive community is having housing options to ensure all households of different sizes, ages, and incomes have access to housing that meet their needs. The following housing continuum identifies this mix of housing options.

Housing Continuum								
Homeless and At Risk			Rental Housing				Homeownership	
Emergency Weather Shelters	Shelters	Transitional Housing	Non-Market/Social Housing	Low-End-Market Rental	Purpose Built Rental	Secondary Market Rental	Affordable Homeownership	Market Homeownership
Temporary shelters opened when an Extreme Weather Alert is issued.	Short-stay housing with varying levels of support to individuals	Short to medium term housing that includes the provision of support services (on or off-site), to help people move towards self-sufficiency	This housing usually receives funding from senior government and includes housing managed by BC Housing, Metro Vancouver, non-profit and co-operative housing providers	Rental units secured through inclusionary zoning. Targets low-moderate income households with rents set at below market rates.	Residential housing built as rental units, and may not be converted into stratified units. May be owned by a developer or a non-profit organization, or a secondary suite on a single-family lot.	Privately owned condominiums that could be rented out by the owner at market rate.	Units affordable to middle income home buyers. These housing units are usually modestly sized and targeted to first-time home buyers.	Ownership including single family dwellings, row houses, and strata owned condominiums at market prices.
Richmond Highlights			Richmond Highlights				Richmond Highlights	
28 temporary spaces for men and women	10 spaces for adult males	10 spaces for women who are experiencing violence	3,652 affordable rental units (including family and seniors' rental, and co-ops)	320 Low-end-market-rental units secured through inclusionary zoning	Approximately 2,806 units of purpose built rental housing and 812 secondary suites	Approximately 4,223 renter occupied housing units	Approximately 77% of households are homeowners in Richmond	



A Snapshot of Housing Affordability in Richmond

Richmond at a glance*



*2011 National Household Survey

\$43,115
Average renter income
is much lower than
\$60,479
Average household income



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



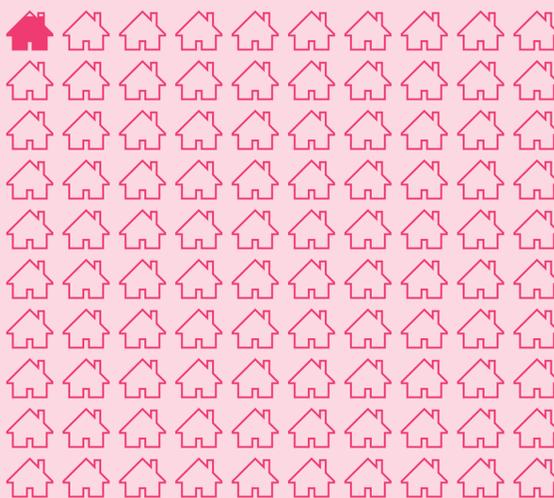
In 2011, seniors made up **14%** of the population – this will grow to **26%** by 2041.

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

Rental Market

0.9%
Vacancy Rate

In 2015 the **vacancy rate** was **0.9%** far below a **3%** 'healthy' housing market.



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)

Type	Benchmark Price	Annual income necessary with a 20% down payment
Single Detached	\$1,413,500.00	\$206,576
Townhouse	\$631,600.00	\$98,030
Apartment	\$404,700.00	\$65,171

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



Housing cost increase (2005-2015)
However, average annual income only increased **20.8%** from 2001 - 2011



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:

Affordable homeownership program for middle income households

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

Too many investors in the housing market, leaving middle income households behind!

Encourage large lot subdivisions to have smaller, more affordable homes

Support more co-op housing!

More integrated low-income housing in our neighbourhoods!

The working poor cannot afford to rent in Richmond

'Affordable' rental units are not affordable for households on fixed income

Housing development for women with children with supports like child care

More affordable rental housing and care facilities for seniors

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:

No affordable housing options for vulnerable discharged hospital patients

Non-profits could partner with developers to manage affordable units

An affordable homeownership program should be developed for families

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

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

Our community needs to redefine what 'need' is

Be creative and repurpose commercial spaces for affordable housing



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...



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