

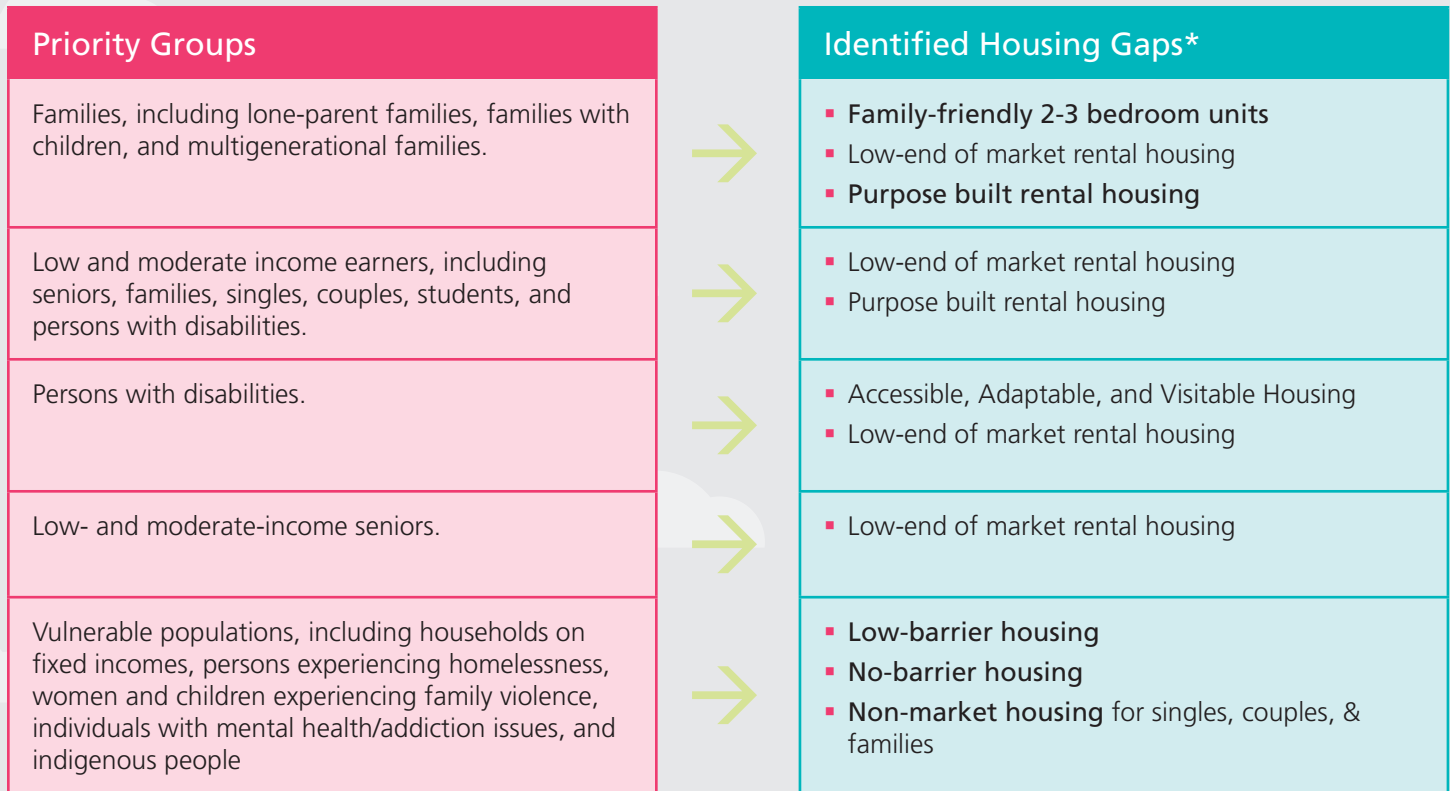
The 2017-2027 Affordable Housing Strategy has been approved!

On March 5th, 2018, Richmond City Council adopted the Strategy which will guide the City's actions to increase the supply of affordable housing over the next 10 years. Please see the Richmond Affordable Housing Website for more detail: <https://www.richmond.ca/affordablehousing>

The update has been extensive, and included phases of data analysis, policy review, consultations, workshops, and a draft policy for review. Highlights of the updated Affordable Housing Strategy are shown below:

- The Affordable Housing Strategy began with gathering data and with public consultation. The City approved the following Groups in Need and Housing Gaps

- Low-End Market Rental Unit:** Rental housing units affordable for low to moderate income households secured through the City's inclusionary housing policy. Maximum rents are based on 10% below BC Housing's Housing Income Limits
- Purpose Built Rental Housing:** Private rental market units provided by the private market
- Accessible/Adaptable/Visitable Housing:** Dwelling units that include features, amenities or products to better meet the needs of people with disabilities.
- Low / No-Barrier Housing:** Housing or shelter that has few requirements for entry, is physically accessible, includes storage for belongings and is typically pet-friendly.
- Non-Market Housing:** Affordable housing that is subsidized by an external party such as the government or a non-profit agency.



*Endorsed by Richmond City Council in November 2016 as part of the Richmond Housing Affordability Profile



- A major update in the 2017 Affordable Housing Strategy was changing requirements for the LEMR units and Cash-in-lieu payments. A summary of those changes is provided below.

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

Previous Requirement	New Requirement (July 2017)
provide 5% of floor space as affordable housing	provide 10% of floor space as affordable housing
developments with 80 or more units must provide affordable units	developments with 60 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 ft ²	\$4 per buildable ft ²
Townhouse	\$4 per buildable ft ²	\$8.50 per buildable ft ²
Apartment and mixed-use developments involving 60 or less residential units	\$6 per buildable ft ²	\$14 per buildable ft ² (concrete construction) \$10 per residential ft ² (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.



- Based on the feedback received during the summer workshops, city staff developed 5 strategic directions, along with 22 individual policies under the Draft Affordable Housing Policy on January 2018

Strategic Direction	Notable Actions
<p>Strategic Direction 1: Use Regulatory Tools to Encourage a Diverse Mix of Housing Types and Tenures</p>	<p>1–3 Years: Set higher targets for 2 and 3 bedroom units when secured through development.</p> <p>1–3 Years: Consider policy options to increase the supply of Market Rental units in Richmond</p>
<p>Strategic Direction 2: Maximize Use of City Resources and Financial Tools</p>	<p>4–6 Years: Explore opportunities to secure a site for a transitional housing project.</p> <p>1–3 Years: Target \$1.5 million / year in developer cash contributions for market projects</p> <p>1–3 Years: Undertake analysis to waive development costs for new affordable housing developments managed by non-profits</p>
<p>Strategic Direction 3: Build Capacity with Non-Profit Housing and Service Providers</p>	<p>1–3 Years: In Non-profit driven projects, permit greater flexibility in rents to suite needs of their clients</p> <p>1–3 Years: Review research undertaken by BC Housing and BC Non-Profit Housing Association regarding expiry of operating agreements and identify opportunities to partner</p>
<p>Strategic Direction 4: Facilitate and Strengthen Partnership Opportunities</p>	<p>1–3 Years: Consider conducting a feasibility study of initiating a Richmond-based Community Land Trust</p>
<p>Strategic Direction 5: Increase Advocacy, Awareness and Education Roles</p>	<p>1–3 Years: Advocate to senior levels of government to implement policies and actions regarding foreign ownership, speculation, and empty homes which may contribute to increasing home purchase prices and low vacancy rates</p>

Please visit the project website for the full strategy, the development bulletin, the Housing Affordability Profile, and Policy Review Document. <https://www.richmond.ca/affordablehousing> for the full strategy.

Transitional Housing: A supportive—yet temporary—type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, support (for addictions and mental health, for instance), life skills, and in some cases, education and training.

Community land Trust: An organization, either public or non-profit, that acquires and secures land for the future development and preservation of affordable housing

