



CITY OF RICHMOND
**AFFORDABLE
HOUSING STRATEGY**

2017–2027
2021 UPDATE



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Introduction

Affordable housing is fundamental to the physical, economic and social well-being of individuals and families, and is an important component of diverse and inclusive communities. Ensuring there is enough affordable housing to meet the needs of Richmond residents is a joint responsibility across all levels of government. The City of Richmond is committed to playing a leadership role to increase housing choices for all Richmond residents. While overall funding and broad strategic planning to address housing affordability and investments in social housing falls within the general purview of the provincial and federal governments, the City has made notable strides in increasing the supply of affordable housing in Richmond, maximizing opportunities within the regulatory tools available to municipal governments. By adopting inclusionary zoning policies, protecting rental housing developments, expediting approval processes for affordable housing projects, and implementing the City's Low-End Market Rental (LEMR) program, the City has secured over 2,800 housing units comprised of LEMR, non-market housing, secondary suites, market rental units and entry level homeownership units since 2007.

Affordable housing continues to be a complex issue that cannot be solved by one level of government alone. While the primary responsibility for housing falls to the federal and provincial governments, there is limited funding available. On an ongoing basis, the City meets with BC Housing and Canada Mortgage and Housing Corporation (CMHC) to advocate for funding opportunities to support new affordable housing developments in Richmond. The City also continues to build partnerships with the federal and provincial governments to emphasize the need for additional funding, and continues to use the regulatory tools within its legislative authority to advance affordability for Richmond residents.

Since the City's *Affordable Housing Strategy (2017–2027)* was adopted by Council in March 2018, the City has made progress towards achieving many of the actions outlined in the strategy. The *2021 Update* report provides a high-level summary of achievements completed by the City and community partners during the 2021 calendar year. While this report focuses on work completed in 2021, a summary of shelter, rental and affordable housing initiatives completed in Richmond from January 2007 to May 2022 is included in Appendix A.



About the Strategy

Adopted by City Council in 2018, the *Richmond Affordable Housing Strategy (2017–2027)* is an action-oriented framework that guides the City’s response to creating safe, suitable, and affordable housing options for Richmond’s current and future residents. The priority groups most in need of affordable housing identified in the *Affordable Housing Strategy (2017–2027)* are:

- Families, including lone-parent families, families with children, and multigenerational families;
- Low and moderate income earners, including seniors, students, singles, couples and families;
- Persons with disabilities; and
- Vulnerable populations, including households on fixed incomes, persons experiencing homelessness, women and children experiencing family violence, individuals with mental health or addiction issues, and Indigenous peoples.

The *Affordable Housing Strategy* is guided by a vision to “ensure that Richmond remains a livable, sustainable community and that the City continues to take an active role to maintain, create, and facilitate diverse and affordable housing choices for current and future residents.”

To carry out this vision, the *Affordable Housing Strategy* outlines five strategic directions:

Strategic Direction 1:

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

Strategic Direction 2:

Maximize Use of City Resources and Financial Tools

Strategic Direction 3:

Build Capacity with Non-Profit Housing and Service Providers

Strategic Direction 4:

Facilitate and Strengthen Partnership Opportunities

Strategic Direction 5:

Increase Advocacy, Awareness and Education Roles

The strategy contains more than 60 specific actions that are designed to achieve the five strategic directions over the 2017–2027 timeframe. The timeframe for each action is identified as short-term (1–3 years), medium term (4–6 years), long-term (7–10 years) or ongoing.

City Role in Affordable Housing

While the provincial and federal governments are primarily responsible for housing affordability, the City of Richmond continues to play a leadership role in increasing the supply of affordable housing units for Richmond residents. Municipal governments have limited scope and authority within legislation; however, there are certain regulatory tools available to municipal governments that can increase affordable housing supply. For example, the City has adopted policy that requires built-unit or cash-in-lieu contributions to affordable housing through rezoning applications and also has procedures in place to fast-track development applications that include 100% non-profit or 100% market rental housing to ensure that new rental and affordable housing is prioritized and built quickly to increase the City's housing supply. The City also uses funds contributed to the Affordable Housing Reserve through the rezoning process to leverage funding from the provincial and federal government towards new affordable housing developments. By maximizing available regulatory tools and policies, the City of Richmond provides a range of affordable housing options to Richmond residents and continues to explore new opportunities to add to or refine existing policies and programs to address housing needs in the community.

Provincial and Federal Funding for Affordable Housing

The provincial and federal governments are responsible for ensuring that adequate funding is allocated to municipalities to support the development of new affordable housing. Municipal governments have limited tools and resources to address affordability needs on their own and are reliant on funding from other levels of government to subsidize new affordable housing projects. Without this support, municipalities are limited in their capacity to build new affordable housing.

Since 2017, the federal and provincial governments have launched new housing strategies and affordable housing funding programs. In November 2017, the federal government released *A Place to Call Home: Canada's National Housing Strategy*, the first strategy to focus on housing affordability needs at the national level. The strategy established a target of developing 60,000 new affordable housing units across the country over a ten-year period.

In 2018, the provincial government released *Homes for BC: A 30-Point Plan for Housing Affordability in British Columbia*. In support of this plan, BC Housing announced funding for the development of more affordable housing with a focus on supportive housing, women's transition housing and Indigenous housing. All funding opportunities are centred on a partnership model and municipalities are encouraged to provide land. Even with strong partnership proposals in place, funding from other levels of government to support affordable housing initiatives is limited and increasingly competitive. The City of Richmond advocates to the federal and provincial government on a regular basis to seek additional funding to support Richmond residents.



Richmond Housing Affordability Profile

Housing affordability is a relative term that associates housing costs to a household's income. Housing affordability guidelines established by the federal government state that housing costs should not exceed 30 percent of a household's annual income. In 2016, federal Census data indicated that 6,445 renter households in Richmond spent between 30% and 100% of their annual income on housing.

Although the 2016 Census data is now several years old, it remains the most current population data available. Statistics Canada is releasing updated 2021 Census data in phases according to seven themes. The 2021 Census data related to housing is scheduled to be released in fall 2022. At that time, the City will update the Richmond Housing Affordability profile information. Based on the 2016 data, key trends for these renter households include the following.

Household Income

Of the 6,445 households in unaffordable housing, four out of five have incomes that fall below \$50,000. Almost half of these households (2,940 or 45%) earn very low income with annual incomes below \$30,000.

Household Types

One-person households are overrepresented amongst renters in unaffordable housing. This is particularly pronounced for very low-income renter households that earn less than \$30,000 per year. Three in five very low-income households (1,775 households) are one-person households compared to just under a quarter of total households.

In comparison, low-income households (those that earn between \$30,000 and \$50,000 per year) in unaffordable housing are made up of a greater proportion of families with children, representing almost half of all households (1,110 households) in this income bracket.

Age Groups

All age groups, including young adults and seniors, are experiencing housing affordability challenges. Half of households living in unaffordable housing were between 25 and 54 years. Of the remaining half, 39% were over 55 years and 11% were between 15 and 24 years. Compared to the overall renter population in Richmond, there was a greater proportion of young adult and senior households in unaffordable housing.

BC Housing Waitlist

As of December 2021, there were 1,074 Richmond households waiting for affordable housing units managed by BC Housing, an increase of 16% compared to December 2020. Of the households on the waitlist, almost half were seniors, a third were families and the remaining households consisted of single individuals, people with disabilities and households in need of wheelchair accessible units.

Rental Market Trends

Based on CMHC data, between 2020 and 2021 average market rents in Richmond increased from \$1,382 to \$1,436 a month, representing an increase of 3.9%. In 2021 the vacancy rate in Richmond decreased to 1% compared to 1.9% in 2020. A vacancy rate of 3% is considered a desirable rate for a balanced or healthy rental market where renter households have sufficient choice in housing types and price points.

In 2021, the City published the *2021 Housing Needs Report*, available on the City's Affordable Housing website (richmond.ca/affordablehousing), which describes current and projected housing needs in Richmond through analysis of key demographic and housing statistics, and consultation with housing service providers. The purpose of the City's *Housing Needs Report* is to provide robust information as a foundation for further development of City housing strategies, policies and action.

The COVID-19 Pandemic and Affordable Housing

In 2021, the COVID-19 pandemic continued to affect Richmond residents and place additional pressures on affordability. The City works closely with community partners and continues to monitor key issues and opportunities, and furthers initiatives through grant funding and programs made available from senior levels of government in response to the pandemic. The City also continues to ensure that individuals experiencing homelessness have adequate access to shelter and other necessary resources and supports. More information about the City's response to homelessness is available at richmond.ca/homelessness.

The following sections provide an overview of the City's efforts related to the affordable housing sector that were completed in 2021.

Strategic Direction 1: Use Regulatory Tools to Encourage a Diverse Mix of Housing Types and Tenures

Why is this direction important?

The City's most effective tool within its legislative authority to address housing affordability is long-term land use planning and the review of development applications to ensure a diverse mix of housing types are built. Under the Local Government Act, cities can require developers to make affordable housing contributions in exchange for additional density beyond what is permitted under the Zoning Bylaw (e.g. Inclusionary Zoning Policy). This is an important tool as it helps to create mixed income and socially inclusive communities. The City has implemented a number of measures to maximize affordable housing contributions through regulatory tools. In addition to inclusionary zoning, the City has:

- Implemented procedures to fast-track development applications for 100% non-profit and 100% market rental projects;
- Introduced new policies to maintain existing market rental buildings by requiring developers to replace market units being redeveloped at a minimum ratio of 1:1 and to be secured as affordable housing; and
- Protected the rights of tenants by requiring redevelopment projects to provide tenants with relocation assistance, compensation, and the right to return to a replacement unit.



These regulatory tools work together to maintain existing supply and create new affordable housing across the community. As a direct impact of the City's actions, Richmond has secured more than 2,800 new affordable and market rental housing units since 2007 by leveraging a range of regulatory tools at the City's disposal. An overview of the achievements related to the City's use of regulatory tools to encourage a diverse mix of housing types and tenures is provided below.

2021 Achievements

1.1 Low-End of Market Rental (LEMR) Unit Contribution

Launched in 2007, the LEMR program has successfully secured 909 housing units for low and moderate income households as of the end of 2021. The LEMR program utilizes an inclusionary zoning approach through which developers receive a density bonus in exchange for a built unit or cash-in-lieu contribution. Notably in 2021:

- City Council approved an increase to the built affordable contribution from 10% to 15% of the total residential floor area for developments with over 60 units located in the City Centre.
- The City approved housing agreements for 91 LEMR units secured through developer contributions. These 91 secured units will be located in the following developments: 5740, 5760 and 5800 Minoru Boulevard (88 units) and 9700–9800 Williams Road (3 units).
- 61 new LEMR units were occupied, with a total of 395 LEMR units gaining occupancy between 2007 and 2021.
- The City conducted a Statutory Declaration process to ensure that LEMR units are rented to low to moderate income households and that property managers are honouring the LEMR program by complying with all program requirements.

1.2 Cash-in-Lieu Contribution

Through the LEMR program, the City secured \$840,073 in cash-in-lieu contributions from private developments in 2021. Cash-in-lieu contributions to the City's Affordable Housing Reserve are used to help support the development of stand alone affordable housing projects, such as Bridgeport Supportive Housing and Pathways Clubhouse. The City has secured over \$16 million in cash-in-lieu contributions from private developments since 2007.

1.3 Family-Friendly Housing

The City continued to work with developers to ensure the family-friendly housing targets were met for LEMR units in new developments. In 2021, 55% of the units secured were family-friendly two and three bedroom units, exceeding the LEMR program 20% requirement and approaching the 60% target outlined in the Affordable Housing Strategy. This policy is intended to ensure that housing appropriate for families continues to be available in Richmond so that households can remain within their community as they grow.

1.4 Secondary Suites

The City continued to secure secondary suites for single-family re-zonings. In total, 15 secondary suites were secured in 2021. From 2007 to 2021, 312 secondary suites have been secured. Secondary suites are self-contained units within single-family houses and townhouses that may be rented at market rates. This policy is intended to ensure densification in single-family neighbourhoods and to provide more rental options for low and moderate income households.

1.5 Market Rental Housing

As of December 2021, there were six developments with development applications in process. These development applications comprise a total of 658 market rental units. Market rental housing is purpose-built rental housing in the private market. The goal of this policy area is to create more affordable rental options for moderate-income households in Richmond who may not qualify for non-market or low-end market rental units. This policy increases the housing supply in Richmond and allows residents to remain in the community with more housing options at their disposal.

1.6 Basic Universal Housing

The City continued to ensure both LEMR and non-market units are built with Basic Universal Housing (BUH) features. In 2021, 97% of approved LEMR units included BUH features, exceeding the 85% target outlined in the Affordable Housing Strategy. These features, such as wider doorways and wheelchair accessible windows and outlets/light switches, go beyond minimum accessibility requirements outlined in the BC Building Code, to meet community need and increase the availability of accessible and affordable housing units.

1.7 Micro-Unit Rental Housing

In 2021, best practise research was completed to identify successfully implemented developments with micro-units in other municipalities. The goal of this policy area is to increase the diversity of unit types in Richmond and to provide an affordable option in the private or rental market.

1.8 Transit-Oriented Affordable Housing Development

In 2021, progress was made on an inter-departmental parking study for LEMR and non-profit housing units. A revision to LEMR parking requirements is anticipated in 2022. The goal of this policy area is to increase the number of affordable housing units located in close proximity to the Canada Line and along frequent transit routes on major arterial roads. Through the redevelopment application process, the City implemented parking relaxations for non-profit owned development projects, such as the Storey's development and Bridgeport Supportive Housing.

LEMUR Contributions 2007–2021

Since the implementation of the LEMR program in 2007, the City has made significant strides to improve the supply of affordable housing for Richmond residents. Through an inclusionary zoning approach, the City has been able to secure 909 LEMR units, 312 secondary suites, and over \$16 million in cash-in-lieu contributions to the Affordable Housing Reserve from private developers.



Table 1: Breakdown of LEMR Contributions by Year in Richmond (2007–2021)

Year	LEMUR Units Secured	Secondary Suites Secured	Cash-in-lieu Contributions
2007	5	0	\$0
2008	35	22	\$415,841
2009	0	17	\$1,222,393
2010	24	29	\$637,947
2011	28	30	\$940,581
2012	38	21	\$857,136
2013	132	17	\$666,349
2014	37	14	\$2,107,672
2015	25	23	\$603,960
2016	89	39	\$1,804,995
2017	20	40	\$1,129,319
2018	168	19	\$1,846,050
2019	170	20	\$2,761,174
2020	47	6	\$565,749
2021	91	15	\$840,073
Total (end of 2021)	909	312	\$16,399,239

Strategic Direction 2: Maximize Use of City Resources and Financial Tools

Why is this direction important?

Currently, one of the most challenging barriers to the development of affordable housing is the high cost of land. The City makes use of its resources, including land and cash contributions gained through development, to best address the housing needs of Richmond's residents. To maximize funds in the Affordable Housing Reserve, the City partners with other key stakeholders to advance innovative affordable housing projects. Partnerships with the provincial and federal governments in particular, are crucial in order to leverage funds available to develop new affordable housing. The City continues to liaise with other levels of government to advocate for additional and sustained funding to support affordable housing projects in Richmond. In addition, the City utilizes financial tools within the municipal jurisdiction to mitigate costs associated with the development of affordable housing, such as waiving permit fees. The City also continues to assist the development of affordable housing by exploring the feasibility of waiving additional fees, such as development cost charges for affordable housing.

2021 Achievements

2.1 Use of City Land for Affordable Housing

The City continued to review Richmond's affordable housing needs and look for opportunities to allocate City-owned land for affordable housing developments. Two upcoming developments, the 80-unit Pathways Clubhouse Affordable Housing development and the 40-unit Bridgeport Supportive Housing

development, are located on City-owned land. Bridgeport Supportive Housing will be named Aster Place, and will be operated 24/7 by Community Builders, an experienced non-profit housing provider in Richmond, and will provide wrap around supports in order to assist residents as they transition to stable housing. In 2021, the City continued discussions with BC Housing regarding a new permanent supportive housing development in Richmond on City-owned land.

2.2 Affordable Housing Reserve Fund

Funds from the Affordable Housing Reserve Fund continue to be used to support affordable housing in Richmond, particularly standalone affordable housing projects such as the Bridgeport Supportive Housing (Aster Place) which will open in 2022. In 2021, developer cash-in-lieu contributions in the amount of \$840,073 were deposited in the Affordable Housing Reserve. In fall 2021, cash-in-lieu contribution rates were also increased to ensure that developers are providing more funds to the Affordable Housing Reserve to support future affordable housing development.

2.3 Financial Incentives

The City continues to explore opportunities to provide capital funding contributions towards standalone non-profit housing developments through policies that minimize the cost associated with affordable housing developments for non-profit housing providers, including waiving certain fees. Additional funding from other levels of government is necessary in order to support the construction of new standalone affordable housing.

2.4 Special Development Circumstances and Value Transfer

The City continues to allow flexibility for large-scale developments to cluster the location of LEMR units within a development if a non-profit service provider is in place to manage the units. In 2021, 88 affordable housing units located in a standalone LEMR building, as part of the Thind development (5740, 5760, and 5800 Minoru Boulevard), were secured. Thind has partnered with S.U.C.C.E.S.S., a well-established non-profit service provider, to manage these units. The City supports the clustering of LEMR units in large-scale development as engagements with non-profit housing providers have highlighted the benefits of clustering in some situations due to operational efficiencies.

Strategic Direction 3: Build Capacity with Non-Profit Housing and Service Providers

Why is this direction important?

Non-profit organizations play a critical role in meeting the needs of groups or households that may experience barriers to housing. Non-profit housing providers have expertise in development, tenant selection, as well as ongoing occupancy management. Further, wraparound services such as employment training, education, addictions recovery and immigration services can be integrated into housing projects that are managed by non-profit housing providers. Although it is not the City's role to manage or operate affordable housing units, the City plays a critical role supporting non-profit housing and





service providers to best meet the needs of Richmond residents. The City meets on an ongoing basis with various partners to increase awareness and provide updates on the City's affordable housing requirements, to ensure compliance with policy and to obtain feedback to further refine and improve City policies and programs. Establishing and maintaining these key relationships and building capacity within the community ensures non-profit housing and social service providers are supported and have the right tools and resources to meet the needs of their clients.

2021 Achievements

3.1 Non-Profit Housing Development

In 2021, the City continued to prioritize and fast-track development applications for standalone affordable housing and market rental developments.

The City permits rent structures that allow a variety of rent levels in clustered projects that are 100% rental and non-profit driven. For example, the proposed rental rates for the Pathways Clubhouse Affordable Housing project include affordable rental rates for both low-income as well as moderate-income households.

The City continues to build relationships with established non-profit housing providers throughout Richmond and Metro Vancouver. In 2021, the City supported BC Housing in securing Community Builders, a new operator to Richmond, to manage the 40 units in the Bridgeport Supportive Housing development. Community Builders has a strong track record of providing supportive housing in Vancouver's Downtown Eastside and other areas of Vancouver since 2001.

3.2 Facilitating Stakeholder Partnerships

The City continues to review and update the list of non-profit housing providers who have expressed interest in owning or managing LEMR units. Building on this inventory of potential partnerships will ensure that future LEMR units are managed by experienced non-profit housing providers. The intent of this policy is to increase non-profit ownership and management of LEMR units secured in residential developments to increase efficiencies and align resources in LEMR unit management. In 2021, the City was able to successfully facilitate non-profit management of 88 LEMR units by S.U.C.C.E.S.S. at the Thind development.

3.3 Renew Non-Profit Housing

In 2021, the City developed a preliminary set of guidelines to support faith-based organizations to redevelop lands with a component of affordable housing. Many non-profit and social housing buildings are aging and approaching the end of their operating agreements with the federal government. In some instances, the costs of repairs may warrant redevelopment of the buildings, providing the opportunity to include additional affordable housing units. This policy supports organizations that wish to renew aging non-market housing buildings and ensures that the supply of affordable housing is maintained and where possible, increased.

3.4 Encourage Accessible Housing

The City continues to explore opportunities to secure additional accessible housing units that are affordable for low-income residents who experience physical disabilities and diverse mobility needs. Securing additional accessible housing units is crucial in supporting low-income residents with diverse needs and abilities, and to support Richmond's aging population to safely "age in place."

Strategic Direction 4: Facilitate and Strengthen Partnership Opportunities

Why is this direction important?

A partnership approach is essential to address the complexity of housing affordability. The City is well-positioned to facilitate collaboration among key stakeholders to encourage the development of affordable housing. By working with the development community, local housing providers and senior levels of government, the City is able to increase the supply of affordable housing in the community. This strategic direction guides the City to capitalize on partnership opportunities ensuring that affordable housing options for priority groups in need are available in addition to units secured through development contributions. The City also creates resources in order to facilitate a greater number of partnerships and collaboration in the community. For example, the City created an inventory of non-profit housing providers in Richmond to help facilitate connections between developers and potential non-profit affordable housing operators.

2021 Achievements

4.1 Co-location of Non-Market and Community Assets

The City continues to explore opportunities to create affordable housing units, non-market commercial space and other community assets in private market and non-market developments in Richmond. The co-location of community amenities with affordable housing provides tenants with improved access to important amenities, such as child care, health and wellness services, education, recreation and training services.

In 2021, one of the most recent examples of this was highlighted with the final construction of the City approved Keltic Paramount development at 6340 No. 3 Road, which secured 27 affordable rental housing units that are owned and operated by YWCA Metro Vancouver. These units prioritize residents with connections to the Richmond community and women fleeing domestic violence. As part of this development, the City was also able to secure and co-locate a number of community amenity contributions from the developer, including the Sprouts Early Childhood Development (ECD) Hub. This facility provides 92 licensed child care spaces for infants, toddlers, and children up to 12 years old, as well as space for community-based family strengthening and support programs. The ECD hub also includes a toy and resource library, a commercial kitchen, and an outdoor amenity space.



4.2 Community Land Trust

In 2021, the City conducted research to assess the feasibility of establishing a community land trust in Richmond. Recommendations from the study concluded that supporting the creation of a community land trust would offer no major benefit to the City at this time and would also bring significant challenges. The City will continue to assess alternate models to increase the supply of affordable housing that may provide greater community benefit.

Strategic Direction 5: Increase Advocacy, Awareness, and Education Roles

Why is this direction important?

Local governments are increasingly involved in addressing housing affordability. Local governments can use a variety of tools within their legislative authority to increase housing supply and improve affordability, but additional funding from other levels of government is necessary for municipalities to build new standalone affordable housing. The City works closely and advocates to provincial and federal governments for more funding on behalf of Richmond residents and stakeholders to address affordable housing needs. The City also plays an active role in raising awareness about housing affordability needs and collaborates with stakeholders and members of the public to share and align resources and information. The City continues to play an advocacy role by liaising with other levels of government to ensure that future policies and funding programs are informed by community input and need.

2021 Achievements

5.1 Building Awareness and Information Sharing

In 2021, the City focused on sustaining partnerships with key stakeholders in the community. On an ongoing basis, the City liaised with BC Housing, Vancouver Coastal Health, Metro Vancouver, the Ministry of Social Development and Poverty Reduction, and a range of other government departments and community organizations to explore opportunities to increase the supply of affordable housing in Richmond. On a number of occasions, the City also met with housing providers, private developers and other stakeholder groups to explore ideas for new affordable housing developments.

Throughout 2021:

The City met with the Urban Development Institute and other representatives of the development community regularly to explore opportunities to further enhance the impact of affordable housing developer contributions. These meetings explored new approaches to meet the housing affordability needs of Richmond residents and provided valuable insight from the developer's perspective on the City's role and what the City can do to facilitate affordability needs.

The City participated on Metro Vancouver's Regional Planning Advisory Committee Housing Subcommittee to keep up to date on advancements in affordable housing in other municipalities, learn about current provincial and regional policy development, and share City of Richmond updates. These meetings are an important opportunity for City staff to participate in information sharing sessions with other Metro Vancouver municipalities and expose staff to alternative methods of approaching affordability.

5.2 Monitoring and Reporting

The City continues to update the City's Affordable Housing website by reporting out on projects and initiatives, and providing information and resources for renters in Richmond. In 2021, the City published an updated Affordable Housing Guide, which provides information to Richmond residents on the range of affordable housing options available in the community. This document is regularly updated, circulated to affordable housing networks and available on the City's website to support residents in their search for affordable housing.

5.3 Prepare Position Papers

In 2021, the City published the *2021 Housing Needs Report*, which is a provincial legislative requirement for local governments to collect data, analyze trends and present reports that describe current and anticipated housing needs in their communities. The *2021 Housing Needs Report*, available on the City's Affordable Housing website, considers the entire spectrum of housing needs of existing Richmond households. Findings indicated that:

- There is a strong demand for market rental housing and a substantial need for non-market and low-end market rental housing.
- The need for housing for seniors is growing rapidly, as well as for specific population groups such as low-income singles, low-income lone-parent families, people with mental health challenges and/or substance use issues, newcomers, and people with disabilities.
- The number of individuals that are experiencing homelessness or at risk of experiencing homelessness is increasing.

In response to these findings, the City has implemented internal procedures to fast-track development applications that contain 100% non-profit or 100% market rental development applications to ensure that housing for moderate and low-income households is being constructed as quickly as possible. Further, the City has implemented protections to market rental projects that are being proposed for redevelopment ensure that any existing rental housing that will be demolished will be replaced at a 1:1 ratio and will be provided at LEMR rates. In 2021, 55% of the LEMR units secured were family-friendly two and three bedroom units, exceeding the LEMR program 20% requirement and approaching the 60% target outlined in the Affordable Housing Strategy. The City continues the practice of negotiating the following unit breakdown: 10% studio, 30% one-bedroom, 30% two-bedroom, and 30% three-bedroom, recognizing the importance of providing a variety of unit types to meet the diverse needs of Richmond residents.

The *2021 Housing Needs Report* provides key trends and a summary of housing needs in Richmond that, along with the *Affordable Housing Strategy* and the *Homelessness Strategy*, will inform the development of future housing policies and programs. To further this work and to ensure that the housing needs of Richmond residents is considered by the provincial and federal governments, the City will continue to fulfil its advocacy role by preparing position papers that incorporate findings from the Richmond context in order to convey the housing needs of Richmond residents to higher levels of government.



Conclusion

Guided by the *Affordable Housing Strategy (2017–2027)*, the City of Richmond remains committed to meeting the diverse housing needs of Richmond residents. Throughout 2021, the City of Richmond has played an active leadership role in addressing affordability needs for residents. Notably, as of December 31, 2021, the City has secured 909 housing units for low and moderate income households, has seen 395 LEMR units gain occupancy, and has secured over \$16 million in cash-in-lieu contributions to the Affordable Housing Reserve through policies outlined in the Affordable Housing Strategy since 2007. In 2021 alone, 91 new LEMR and 15 new secondary suites were secured, 61 new LEMR units were occupied, and \$840,073 was secured in cash-in-lieu contributions to the Affordable Housing Reserve through private developments. These figures will continue to increase, particularly with updated policy, adopted by Council In November 2021, which increases the built affordable housing unit contribution from 10% to 15% of the total residential floor area for developments with over 60 units located in the City Centre, and increases the City's cash-in-lieu requirements for all rezoning applications.

The City of Richmond has made notable strides in improving access to affordable housing for residents by maximizing opportunities within the regulatory tools available to municipal governments. Despite these advancements in affordability, there is still much work to be done. Affordable housing is a complex issue that cannot be tackled alone and requires partnership between all levels of government. The City continues to work closely and collaboratively with community partners to increase the supply of affordable housing in Richmond, increase education and awareness in the community about local housing issues, and advocate for additional funding and resources to meet the affordable housing needs of low and moderate income residents.



Appendix A: City of Richmond Shelter, Rental and Affordable Housing Initiatives Summary

Housing Type	# of Units (as of May 13, 2022)			Comments
	Built/ Occupied	Approved/ Under Development	Under Review (Estimate)	
SHORT TERM ACCOMMODATION				
Emergency Shelter Spaces Temporary accommodation and services for residents experiencing homelessness (e.g. Richmond House Emergency Shelter).	90 beds	N/A	N/A	The City contributed land for the emergency shelter, developed in partnership with BC Housing and operated by The Salvation Army. The City provided temporary use of a City building to BC Housing for the Emergency Response Centre, operated by Turning Point Recovery Society.
AFFORDABLE RENTAL HOUSING				
Supportive Housing Self-contained units with on-site supports for people who have experienced homelessness (e.g. Alderbridge Supportive Housing, Storeys).	78	40	60	The City contributed land for temporary supportive housing, developed in partnership with BC Housing and operated by RainCity Housing. The City contributed land for a second temporary supportive housing site, which is currently under development, in partnership with BC Housing.
Non-Market Housing Rental units for households with annual incomes less than \$40,000 (e.g., Kiwanis Towers, Storeys).	480	80	210	The City continues to explore opportunities to partner with senior levels of government and non-profit organizations to build new non-market housing. For example, the City is partnering with Pathways and BC Housing to add 80 non-market housing units. There is also a project that is in the preliminary stages that will add additional non-market housing units.
Modest Market Rental Below market rental units for households with an average income range between \$40,000 and \$60,000 (i.e. West Cambie).	0	15	0	Located along Garden City Road, these units are the result of innovative mixed-use, mixed-income policy in the West Cambie Area Plan.
Low-End Market Rental (LEMUR) Below market rental units for households with an average income range between \$40,000 and \$70,000 (e.g. Rivermark Apartments).	480	776	230	This made-in Richmond program secures LEMUR units and cash-in-lieu contributions to the Affordable Housing Reserve Fund from developments throughout the city.
Housing Income Limits (HILs) A rent geared to income approach that calculates the rent contribution based on the BC Rent Scale, with an average income range generally between \$44,000 and \$81,500.	0	0	137	HILs income for eligibility are established by Canada Mortgage and Housing Corporation and calculated based on the BC Rent Scale. Secured rental units that apply HILs rates are proposed within two separate 100% rental developments.
SUB-TOTAL	1,038	911	637	
MARKET RENTAL HOUSING				
Secondary Suites and Coach Houses Legal self-contained rental units located in a single-detached house or townhome, and separate rental units in the backyard of a single-detached house.	1,490	199	50	The City requires that all new single family rezonings to have a secondary suite or contribute to the Affordable Housing Reserve Fund. Secondary suites are also encouraged in duplexes and townhouses.
Purpose Built Market Rental Units secured in perpetuity as rental units based on market rental rates.	415	736	507	Since the adoption of the Market Rental Housing Policy in 2018, there has been a high level of interest in 100% market rental projects. Consideration is being made to have a minimum mandatory market rental requirement in all multi-family residential projects.
SUB-TOTAL	1,905	935	557	
GRAND TOTAL	3,033	1,846	1,194	



City of Richmond

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