Why Municipal Support is Necessary

Building Strong Communities through Affordable Housing

April 2015

M’akola Development Services

Professional consulting firm

31 1600 8

Concept to Community

Mixed-Use | Purpose Built | Assisted Living
Youth, Singles, Families, Seniors/Elders

Approach

Municipal Government
Local Community
Invested Stakeholders

Current Funding Environment

1. Grants
2. Equity
3. Subsidized housing programs nearly non-existent
   – Current subsidy programs ending
   – No longer rent-g geared-to-income
   – New projects target low-end-of-market rents

Ways Municipalities Can Contribute

1. Reduce/Waive Municipal Fees
   Fees to obtain permits for planning-related and other municipal services add significant cost to a project

Ways Municipalities Can Contribute

2. Development Cost Charges
   Monies municipalities/regional districts can collect
   – Roads
   – Drains
   – Sanitary
   – School District
   – Sewer
   – Water
Ways Municipalities Can Contribute

3. Affordable housing funds/amenity funds
   - Funds from dedicated ongoing revenue sources
   - Funds from for-profit development; density bonusing

4. Property Tax Exemption
   Temporary reduction or elimination of property taxes

5. Expedite permits/approvals
   - Clear requirements
   - Shorter review timelines
   One approval = streamlined process down duplication

6. Staff champion
   One stop contact
   Response rate
   Issues

7. Land Donation
   - Leverage provincial & federal government
   - Get projects “off the ground”
   - Viable & sustainable operations

1. Reduce/waive municipal fees
2. Reduce/waive development cost charges
3. Create housing/amenity funds
4. Property tax exemption
5. Expedite permits/approvals
6. Staff champion
7. Land donation
Examples of Municipality Support

Large and small municipalities have partnered with us:

- Nanaimo, BC (2011 Census = 83,810)
- Langford, BC (2011 Census = 29,228)
- Saanich, BC (2011 Census = 15,936)
- Sooke, BC (2011 Census = 11,435)

550 Goldstream

- Multi-Family Housing
- Mixed-use (ground floor office)
- Langford, BC
- 36 Units
- $13M

550 Goldstream

City of Langford
- DCC's residential: $193,600
- DCC's office space: $70,000
- Affordable Housing Fund: $200,000
- Property tax exemption: approx. $77,750.64

Funding Impacts

Rosalie’s Village

- “Supportive” Housing
- Saanich, BC
- 42 Units
- $12.8M

Rosalie’s Village

District of Saanich
- Affordable Housing Trust Fund: $172,000
- Property Tax Exemption: approx. $82,364.53
- Expedite permits/approvals
Rosalie’s Village

Boundary Supportive

- Supportive Housing
- Nanaimo, BC
- 41 Units
- $10.3M

Boundary Supportive

City of Nanaimo
- Development Cost Charge: $299,998
- Donated land: $432,000
  - Pay $10.00 per year
- Property tax exemption: approx. $82,831.25

Boundary Supportive

Hope Centre

Hope Centre

District of Sooke
- Building Permit: $24,584.47
- Development Cost Charge: $45,863.50
- Municipal Fees: $10,475.00
- Development Permit/variance: $1,200
- Sewer Serviceability Review: $1,338.75
Hope Centre

Funding Impacts
- Avg Rent Without Funding
- Avg Rent with Confirmed Funding
- Avg Rent with Municipal Funding

$1,111.88
$551.50
$524.00
$0.00
$200.00
$400.00
$600.00
$800.00
$1,000.00
$1,200.00

Tangible Effects
1. Advance affordable housing
2. Money food & essentials
3. Inequality gap

Successful Municipalities

1. Advance affordable housing
2. Money food & essentials
3. Inequality gap

Closing: Call for Action
1. Create Policies
   - Process times
   - Density
2. Enact Changes
   - Staff champion
3. Housing Funds
   - Increased contributions

Successful Municipalities

Policy Options
- Encourage density
- Increase housing development targets
- Enhance policy around affordable housing
- Reduce Regional Housing Trust Fund contributions
- Allocate more funding for secondary suite development

Figure 12: Municipalities in the Capital Region that use elements of Alternative Development Standards.

Policy | Municipalities Undertaken | Municipalities Considering
--- | --- | ---
Encouraging smaller units | Central Saanich, Esquimalt, Langford, Saanich, Sidney, Sooke and Victoria | Highlands, Metchosin
Reduced set-backs, narrow lot sizes | Central Saanich, Langford, Saanich, Sidney, Sooke and Victoria |
Reduced parking requirements | Central Saanich, Esquimalt, Langford, Saanich, Sooke and Victoria | Sidney
Exemptions from parking requirements | Central Saanich, Saanich, Sooke and Victoria |
Reduced road allowance | Langford, Saanich, Sooke and Victoria | Highlands
Allowing infill | Central Saanich, Esquimalt, Langford, Saanich, Sidney, and Victoria | Highlands, Sooke