



Presentation to UBCM
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HAP MISSION STATEMENT

The Housing Affordability
Partnership's Mission is to
increase awareness and facilitate
innovative solutions to improve
community stability through
housing affordability in BC's
Capital Region.

WHY A NEW APPROACH FOR HOUSING?

- Housing "system" more complex than ever
- Market pressures, demographic change driving project demand at local level
- Approval process complex, multiple stakeholders
- NIMBY a reality
- The linear approach may not yield "win/win" outcomes

WHY HAP?

- Formed 2000 stemming from Victoria City CRUNCH process
- Enlarged to embrace all key players
- Recognition of need for more informed deliberation + delivery
- Not an approval agency, a P3 catalyst for positive action
- Unique in Canada – strong commitment stems from recognition of need to change

WHO IS HAP?

- Urban Development Institute
- Vancouver Island Health Authority
- CMHC
- Municipalities
- Community Associations
- Rental Owners Managers Association
- Coast Capital Savings
- Capital Region Housing Corporation
- Canadian Home Builders Association
- Chambers of Commerce
- Non-Profit Sector
- BC Housing
- Community Social Planning Council

HAP GOALS

- Collaborative – working across sectors to address housing affordability across Capital Region
- Ensure new housing gets to market affordably
- Working region-wide to highlight awareness of housing issues & opportunities
- Apolitical, objective, "no axe to grind"
- Promote new partnerships for housing solutions
- Always "take the high road" here for the long haul
- Seize the transferable options, stay solutions-focussed
- Stress win/win outcomes for community/business/resident/non-profit/local govt
- Multi-sectoral = united front

WHAT'S THE MARKET REALITY OUT THERE?

- Rental reality = 0.5% vacancies, rents rising 5–8%, land component \$28K/apt, \$61K/row, ESA + DCC's
- New rental not viable unless something changes
- Ownership = \$270K/resale SFD, \$301K/new
- Apt condos = \$139K/resale, \$225K/new
- Row condos = \$201K/resale, \$257/new
- Lots = \$95–165K & limited supply
- Recovery = upward pressure on prices, rents, land
- Least affordable markets in Canada, fewest renters able to afford ownership
- Bottom line = getting new/recycled product to market difficult

REGIONAL PLANNING LINKS

- CRD Regional Growth Strategy (RGS) a reality
- 3 Underpinning strategies:
 - housing affordability strategy
 - regional transportation strategy
 - economic development strategy
- HAP supports orderly approved growth via OCP's & RGS
- Avoid duplication, act in a complementary way, perception = reality

QUESTIONS ASKED STAKEHOLDERS?

- Where will your children/you/your parents live?
- Will potential investors/employers find acceptable housing choice by type/tenure/price?
- Will new/existing employees have housing choice?

HOW HAP MOVES THE HOUSING AGENDA

- Forums for action - eg Seattle, Saskatoon
- Informal receptions with Councillors, MLA's, MP's
- Liaising with 13 municipalities & regional district - eg Housing Affordability Week
- www.housingaffordability.ca
- Project support policy
- Presentations to Councils, industry, nonprofits, community forums

HAP LOGISTICS

- "Volunteer" Steering Committee meets monthly to vet all business
- Working Teams to handle financial, communications, special events
- Agendas driven by Steering, 2 Co-Chairs
- Project support policy, conflict policy
- Part time HAP coordinator
- "Reply All" crucial!

HAP MAKING A DIFFERENCE?

- Municipal awareness of issues/solutions rising
- Proponents approaching HAP for support
- Neighbourhood associations looking for info
- Media mentions increasing
- Regional Housing Affordability Strategy involvement official

WHAT DO THE STAKEHOLDERS SAY?

- "Help provide long term rental for those in need" (ROMA)
- "Partnership projects playing an increasing role" (CMHC)
- "HAP truly represents housing across the sectors" (CRD)

FOLLOW THE MONEY - HAP FINANCIAL SUPPORT

- Every P3 source considered
- BC Housing, CRHC, Real Estate Foundation, Coast Capital
- Operations/governance/funding dilemma

UPCOMING HAP AGENDA 2002-2003

- Housing Affordability Week Oct 14-20
- Municipal/Regional Proclamations
- HAW Supplement in local media
- Housing Forum Oct 18
- RHAS Public Workshops
- Presentation to CRD Board Oct 23
- RHAS Implementation Phase 2003

THE FUTURE IS NOW: NO MAGIC BULLET

- Mixed use projects, P3, secondary suites
- Bonus density, housing agreements
- Surplus public lands
- Web based rezonings?
- Shrink the multiple unit size
- Streamlined approval processes
- Neighbourhood, developer, council education
- Link to social stability, economic development;, QOL enhancement
- Infill, redevelopment, sustainable, smart growth strategies
- Pre-application (ADR) mediation
- Flexible fees applications
- NIMBY info = just the facts

THE BOTTOM LINE

- Consider a HAP approach...
- Benefits for
 - Councils, planners, neighbourhoods, industry
 - Lessen the stresses
 - Maximize win/win outcomes
- HAP Worth doing . . . Worth funding!

SOLVING THE URBAN HOUSING CRISIS

WHAT ARE THE OBSTACLES TO SOLVING THE HOUSING CRISIS?

The three main obstacles to solving the housing crisis

- Costs
- Approvals
- Availability of land

THE FIRST OBSTACLE

- Land costs
- Building costs
- Fee and servicing costs
- Carrying costs

THE SECOND OBSTACLE

- Approval
- Approval
- Approval

THE THIRD OBSTACLE

- Availability of zoned property

CONSIDERING SOLUTIONS ?

- Costs
- Approvals
- Availability of land