



OPTIONS FOR URBAN ABORIGINAL HOUSING DELIVERY

1. TRADITIONAL SOCIAL HOUSING MODEL

New or redeveloped social housing buildings can be established on city or government-owned or non-profit owned sites. If the non-profit owns land and is interested in new or redeveloped social housing units, municipalities can support this through expedited processes when applying for rezoning(s). With municipal owned lands there is an opportunity to provide social housing through a city-controlled housing entity or through partnerships with developers and non-profits where the land is either given or leased at a very low rate to the non-profit who will manage the housing development.

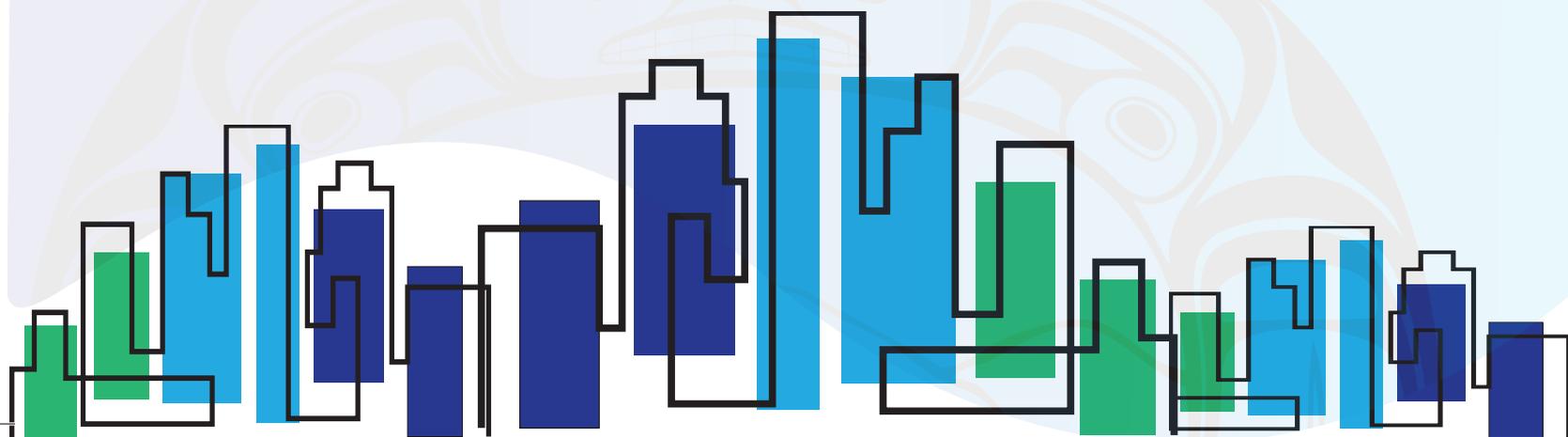
2. COMMUNITY LAND TRUST (CLT)

CLTs are non-profit, community-based organizations that own, develop and maintain land. The land is purchased by or given to the CLT, held in trust, and then permanently taken out of the market. Further development on this land is leased and the homeowner, able to sell at any time, earns a portion of the increased property value while the remainder of the increased value is kept by the CLT to maintain affordability.

3. COMMUNITY AMENITY CONTRIBUTION (CAC) NEGOTIATION OR INCLUSIONARY ZONING REQUIREMENT

CACs are negotiated between developers and the city when City Council approves a rezoning. CACs take the form of onsite amenity or cash contributions, which can be used for a variety of public benefits including affordable housing, community and childcare facilities, etc. Inclusionary zoning requirements are municipal programs or policies that use development regulations to require developers to build a certain amount of affordable housing within new market projects. Inclusionary zoning is viewed as low cost for municipalities with a high potential for benefits to address a variety of housing needs, including social housing. Six Metro Vancouver municipalities have already adopted inclusionary zoning policies.

Towards an Urban Aboriginal Housing and Wellness Strategy for Metro Vancouver 2015-2020



4. CO-OPERATIVES

Housing co-operatives come in a variety of forms and are organized as democratic communities where residents/members make decisions regarding how the co-operative will function. Residents of a housing co-op purchase a share and become members of the co-operative; if a member(s) decides to leave the co-op their home is returned to the co-op. Housing co-ops are guided by a set of principles that prioritize open membership, democratic control, economic participation, independence, co-operative education, co-operation or collaboration among co-operatives, and community.

5. AFFORDABLE HOMEOWNERSHIP PROGRAMS

Affordable homeownership programs aim to lower barriers to homeownership for low- to moderate-income households, and are operated by municipalities themselves, non-profits, or for-profit enterprises. These programs address barriers such as a lack of down payment, lack of knowledge around the purchase process and increase affordability through various strategies including, but not limited to; gifted down payments, sweat equity, rent-to-own programs, homeownership education and training, second mortgages, shared ownership agreements, community land trusts, and housing co-operatives.

6. OTHER INNOVATIVE PARTNERSHIPS

Municipalities have unique opportunities to address housing need through collaboration and partnerships with Aboriginal organizations, non-profits, developers, and other governments (Federal, Provincial, Municipal, and First Nations). There is a role for every sector. Given the urgent need to identify options for Aboriginal residents, and the fact that no single housing form works for everyone, no single approach or strategy will be able to address the diverse and unique housing needs of Aboriginal residents in Metro Vancouver.

7. SOCIAL PURPOSE REAL ESTATE (SPRE)

Social Purpose Real Estate is generally defined in two parts: "(i) social purpose, meaning organizations with a mission to provide community benefits; and, (ii) real estate, in this context referring to the property and/or facilities either rented, leased, or owned and operated by social purpose organizations. Together, SPRE refers to property and facilities owned and operated by organizations and investors for the purpose of community benefit, and to achieve blended value of returns." SPRE offers unique opportunities to align vision with sustainable projects for the long-term.

8. SOCIAL ENTERPRISE AND C3

Community Contribution Companies (C3's) are hybrid social enterprise structures, and are designed to bridge the gap between for-profit businesses and non-profit enterprises. "C3 status allows entrepreneurs in B.C. to pursue social goals through their businesses while still generating a profit and providing investment opportunities to like-minded investors." Housing providers can choose to establish themselves, or a subsidiary, as a C3.

"Social enterprises are businesses owned by non-profit organizations, that are directly involved in the production and/or selling of goods and services for the blended purpose of generating income and achieving social, cultural, and/or environmental aims. Social enterprises are one more tool for non-profits to use to meet their mission to contribute to healthy communities." - Social Enterprise Canada

