

Small Housing BC's

Small Housing Goes Big

project overview



SHBC

the voice of
small housing in bc

What is small housing?

Ground-oriented housing between 200 to 1500 square feet. For example: Laneways, grow homes, lock-off suites, micro-suites, tiny homes, houseplexs.

- Founded in 2012
- Vancouver-based
- Registered non-profit society
- Promotes the development of small housing forms in BC
- Our work: Research, advocacy, education and capacity-building
- More on SHBC at <http://www.smallhousingbc.org/>

Learn more
about types of
small housing
[here](#)



Our shared challenge

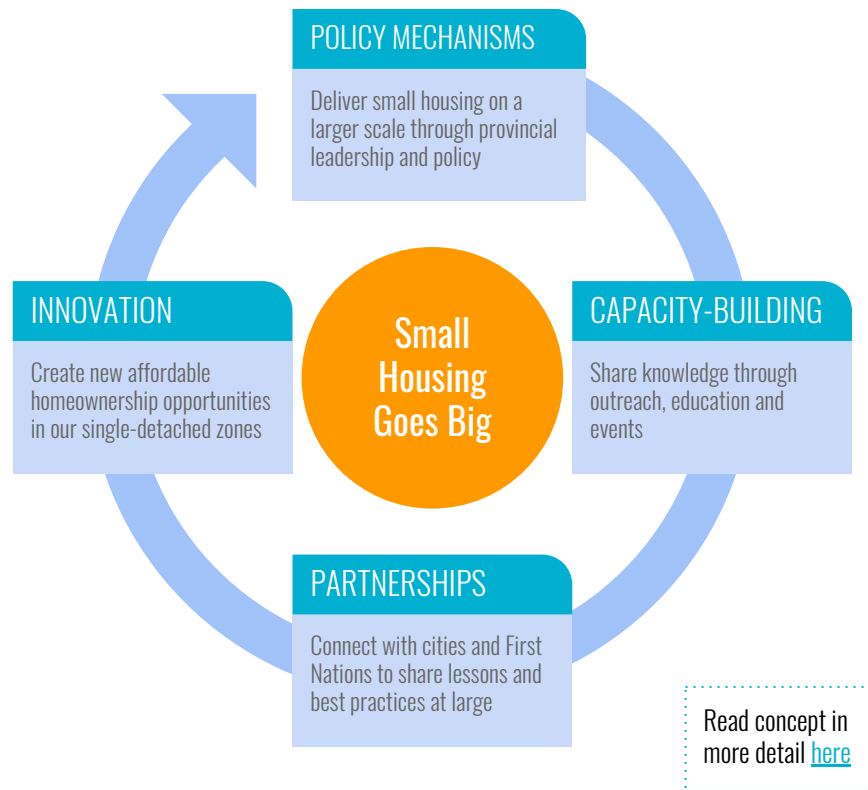
Now

Missing middle
Single-family land base
High land prices
Expensive housing
Homeownership for few



Next

SHBC believes that a combination of policy mechanisms, innovation, capacity building and knowledge sharing can disrupt the current housing paradigm and unleash a new wave of housing in BC. The Small Housing Goes Big project consists of four key parts:



“SHBC is broadening our knowledge of the issues related to small housing. This is important in BC, and can serve as important knowledge for the rest of the country.”

—Derek Ballantyne, managing partner, New Market Funds & chair, CMHC

1. POLICY MECHANISMS

Purpose: To enable small housing development in single-family neighbourhoods through a provincial adjustment to land use regulation.

- Establish strong relations with key government authorities to advance a made-in-BC solution
- Develop a provincial regulatory approach that will legalize most infill in residential neighbourhoods and fast-track development, if key criteria are met
- Build a coalition of supporters to advance the policy solution with the provincial government
- Launch a public communication campaign to draw attention to the housing crisis and small housing as part of the solution

IN ACTION

REGIONAL APPROACH TO ACCESSORY DWELLING UNITS

“So the trick to adding new housing, especially in expensive cities, is finding policies that appeal to the interests of homeowners.”

—David Garcia, policy director at the Turner Center for Housing Innovation at the University of California at Berkeley

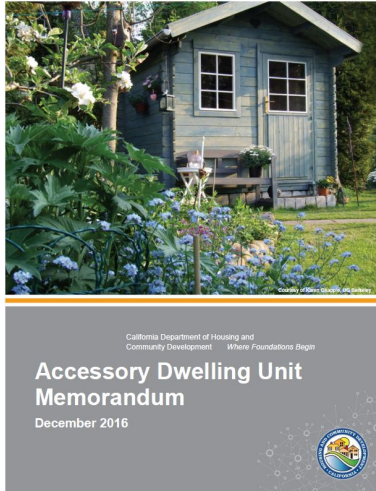
“In an historic housing shortage that is causing immense financial hardship for millions of residents, reusing unused spaces as small homes has broad support to help families, facilitate intergenerational living, and create more housing options.”

—Denise Pinkston, partner, TMG Partners; co-founder of Casita Coalition

Read more about
this work [here](#)

- Since about 1970, California has experienced an extended and progressive housing shortage
- The shortage has been estimated at 3-4 million housing units (20-30% of California's current housing stock)
- One significant constraint to housing supply was the planning process which made it expensive, complicated and/or illegal to build small housing, especially accessory dwelling units (ADUs)

Removing barriers at the regional level works



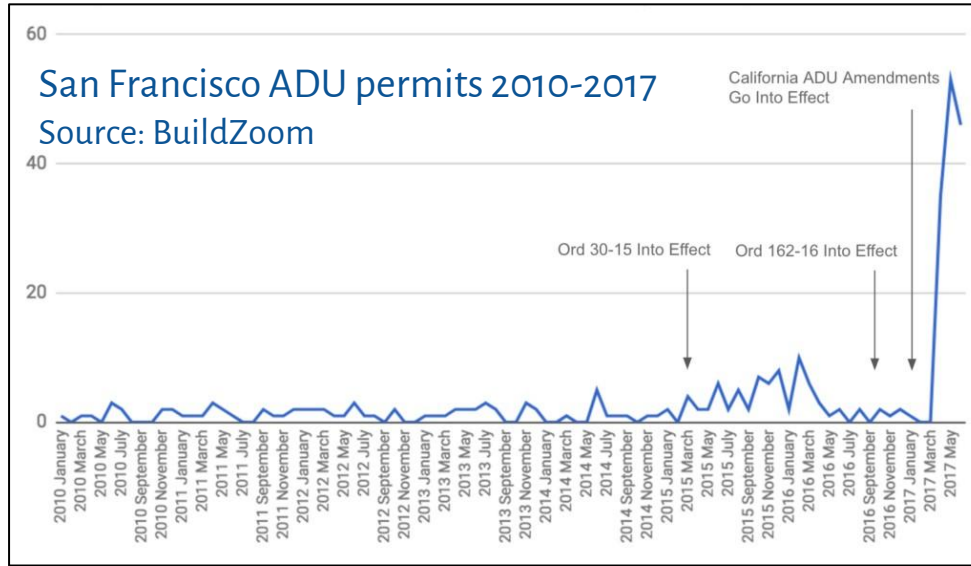
On January 1, 2017, the California Legislature enacted a law requiring cities to allow homeowners to build accessory dwelling units (ADUs)—otherwise known as granny flats, guest houses or garage apartments:

- The new structures have to be in residential areas and meet such basic requirements as setbacks and height limits
- Cities can't ban the units altogether, and they can't force homeowners who want to build them to go through planning commissions or city councils
- The law also relaxed parking requirements

Uptake is huge

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**Building spikes in most CA cities—400%
10,000 ADUs in first 12-18 months**



“The affordable housing issue has many diverse stakeholders sitting at the table and we need to speak with a unified voice. The value the Small Housing Goes Big project has to our industry—and the people in our communities throughout the province who will benefit from this program—is of vital importance.”

—Scott Fearnley, director of operations, Click Modular Homes

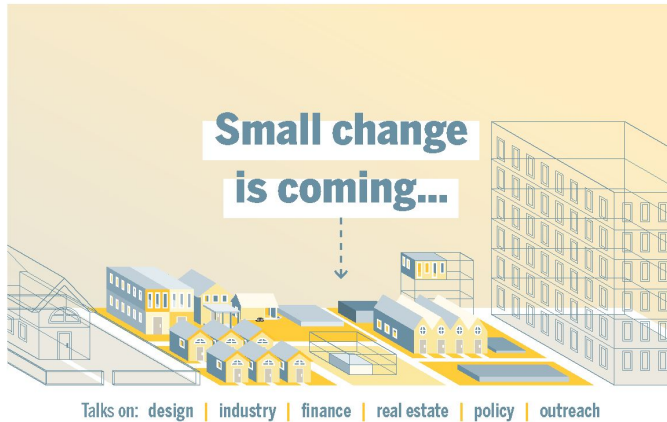
2. CAPACITY-BUILDING

Purpose: To create a platform for knowledge sharing, education and tooling up of key stakeholders.

- Cross-sectors are fragmented; need to understand key stakeholders and their viewpoints, to scale small housing
- Develop event programming over two years: organize workshop (2019) and second Small Housing Summit (aka Summit) in 2020
- Use city partnerships to share best practices and lessons learned

IN ACTION

KNOWLEDGE-SHARING THROUGH SMALL HOUSING SUMMIT



- SHBC organized [Small Housing Summit](#) in 2018, Canada's first small housing conference
 - Denise Pinkston, keynote speaker
 - Secured expert presenters, key industry partners and sponsors
 - 200 delegates from over 40 municipalities and First Nations
 - Featured in top media outlets, with over 12 million views

Our supporters

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THE small housing summit	Funded by 
Sponsors	PLATINUM 
GOLD	
SILVER	    
BRONZE	           
CRYSTAL	  
Project partners	     

The right people in the room

- Cross-section of diverse industries: design, industry, real estate, finance, policy
- Expert [presenters](#), including:
 - Denise Pinkston (keynote, Casita Coalition)
 - Jon Stovell (micro-suites)
 - Aeron Hodges (micro-suites, Boston)
 - Ross Chapin (pocket neighbourhoods)
 - Raymond Kwong (BC Housing)
 - Lance Jakubec (CMHC)
 - Ryan McKinley (Vancity)
- Presentations by city planners from Maple Ridge, Nelson, Vancouver and Coquitlam

“Some conferences are full of ideas, as this summit was. But SHBC went further, to examine issues for real communities and lean into solutions that could be taken immediately into consideration and application.”

—Summit presenter

A Summit success



Read more about the Summit's impacts [here](#)

- 200 delegates
- Diversity across sectors
- Summit was featured in the *Vancouver Courier*, *Georgia Straight*, *Business in Vancouver*, *BCBusiness*, *The Tyee*, *Canadian Architect* and CBC Radio, and more

“The Summit was exceptionally well run. It may have been one of the smoothest events I’ve ever attended.”

—Summit attendee

“Maple Ridge is looking forward to participating with SHBC and other municipalities and organizations in further exploring how these ideas may evolve into formalized partnerships aimed at creating greater knowledge Province wide.”

—Brent Elliott, manager of community planning, City of Maple Ridge

3. PARTNERSHIPS

Purpose: To support cities and First Nations communities to identify opportunities for small housing and remove barriers to uptake.

- Each city/Nation is unique but similar; resource-limited and eager to innovate but need support to extrapolate what is working and what is not
- Partner with 1-3 municipalities and First Nations to plan and execute a tailored intervention over two years, focused on increasing the supply and quality of small housing typologies, built on the needs of their communities

IN ACTION

CITY PARTNERSHIPS TO ENABLE SMALL HOUSING

In 2017, SHBC launched its multi-year project, [Bringing Little Homes to the City](#). Its goal was to partner with three municipalities to support efforts to remove barriers and increase uptake of small housing.



- Chosen cities: Maple Ridge, Nelson and Vancouver
- Project funders: Vancity, BC Housing's Consumer & Licensing Services and the Real Estate Foundation of BC

City impacts: Maple Ridge

The City of Maple Ridge introduced detached garden suites (DGS or laneway homes) in 2008. Since then, only 40 houses have been built to date. Facing increased housing pressures from rising prices and limited choice, the city was eager to [review its DGS program](#) as a way to encourage greater uptake and affordable choices.

The detached garden suite pilot project lookbook

JUNE 2018

What we achieved

Increased public awareness of small housing options through public open house, survey, media ads and pilot project

Produced report on pre-approved plans to see whether templated designs would help accelerate uptake

Supported the development of a pilot project which engaged homeowners to pursue infill developments with larger square footage

Shared best practices and lessons with peers at the Summit

housing
BC

City impacts: Nelson

The City of Nelson has allowed detached secondary dwelling units (DSDUs or laneways) since 2013. In that time, 15 units have been built or are in the application stage. Low uptake hasn't matched staff's initial expectations. As such, the city, with council approval, initiated steps to develop a more robust policy.



What we achieved

Increased public awareness of small housing options through public open house and survey

Easy-to-use communication tools that tell the story behind small housing and how to build a laneway house

Sharing of best practices and lessons with peers at the Summit

How-to Guide
Laneway Houses

City of
NELSON
BRITISH COLUMBIA

“Through Small Housing Goes Big, the City of North Vancouver hopes to actively engage and partner to pilot and mainstream new solutions to infill housing and affordability.”

—Michael Epp, director of planning, City of North Vancouver

4. INNOVATION

Purpose: To introduce a new community-driven program (Permanently Affordable Homeownership or PAH) that can deliver affordable homeownership in perpetuity.

- Rising land prices and majority of land base is single-detached; cost of homeownership is out of the reach of most British Columbians
- Municipalities and communities are eager to find new solutions that encourage community involvement/partnerships
- Pilot the PAH program in one BC community



Innovation | Small Housing Goes Big

IN ACTION

AFFORDABLE MODEL FOR SINGLE-FAMILY NEIGHBOURHOODS

The City of Vancouver launched its Making Room Housing program. It's focused on creating the right supply in single-detached neighbourhoods, ultimately creating missing middle typologies. The city was equally interested in exploring affordable homeownership programs. SHBC, in consultation with city planning staff, developed the [Permanently Affordable Homeownership](#) model.

What we achieved

Formed a cross-sector expert advisory group

Developed a viable affordable homeownership model that is community and homeowner-driven

Produced a feasibility report to demonstrate potential and establish a framework for a pilot

Permanently
Affordable

Homeownership:
A feasibility study

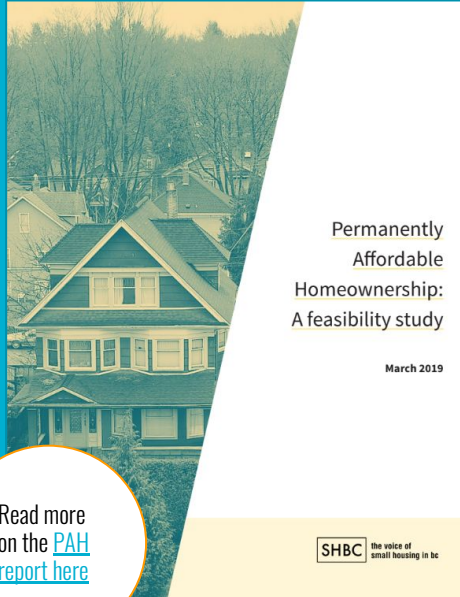
March 2019

SHBC the voice of
small housing in bc

Permanently Affordable Homeownership (PAH)

PAH | Redevelopment of a single-detached lot by a homeowner; at least one unit on the site is sold at below market value to an income-qualifying homebuyer and held affordable in perpetuity (using a negative covenant)

- Formed advisory group of cross-sector housing experts; developed in consultation with City of Vancouver planning staff
- Density-bonus program, leveraging land asset for up to 15% profit
- Non-market unit targets household incomes \$80,000 to \$120,000
- Configuration can take form in a character remodel, or as a houseplex, stacked housing, rowhomes or infill development



Read more
on the [PAH report here](#)

How the PAH model works

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Homeowner redevelops his/her property via a density bonus; configuration blends market and non-market units* (at least one) on the lot

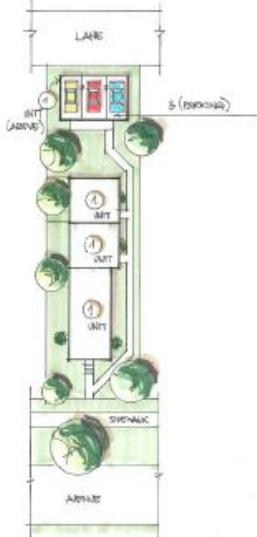
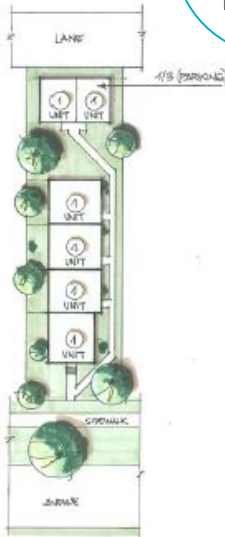
* City/non-profit manages the non-market unit and administers the PAH program

Market units are sold traditionally

Non-market units are sold to income-qualifying households below market value (restrictions set via a negative covenant)

PAH designs

[More designs](#) on page 21 of PAH report



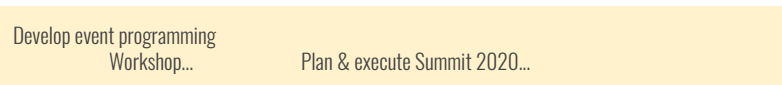
“Through Small Housing Goes Big, CMHC hopes the ideals and best practices of small housing can reach even further, guiding and inspiring projects across the country to be part of the affordable housing solution in their community.”

—Lance Jakubec, affordable housing specialist, CMHC

POLICY MECHANISMS



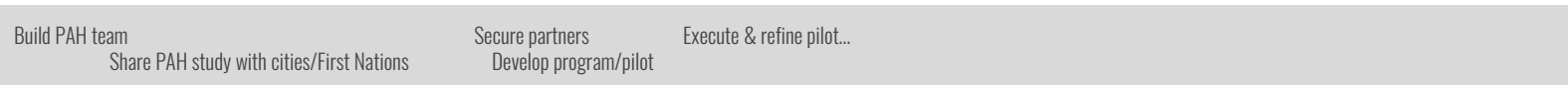
CAPACITY-BUILDING



PARTNERSHIPS



INNOVATION



Learn more
about our
board [here](#)

Akua Schatz (government relations, capacity building)

Jake Fry (industry/design)

Fiona Jackson (non-profit housing)

David Silva (First Nations)

Michael Mortensen (planning/policy)

Richard Bell (real estate law)

Scot Hein (urban planning/design, education)

James Bussey (design)

Neal Lamontagne (city planning/policy, education)

Anastasia Koutalios (communications, project management)

Impact & vision

Small Housing Goes Big: 2019-2021

- Established policy tool(s) that introduce and expedite delivery on missing middle typologies across BC
- More effective city and First Nations planning processes
- More robust and diverse housing market that can deliver on municipal and provincial housing goals
- New and proven affordable homeownership programs that can assist cities in meeting their housing targets while engaging the community in developing the housing supply they need
- More affordable and accessible small housing options and choices for industry and residents

“We believe this project will greatly assist with addressing barriers to small housing uptake in the province, while also working at regional levels to better understand municipal and First Nation challenges, and our shared solutions to access, housing affordability and choice.”

—Bob de Wit, CEO, HAVAN (formerly Greater Vancouver Home Builders' Association)

Our ask

Small Housing Goes Big: 2019-2021

To partner with SHBC as a key funder on its Small Housing Goes Big project



the voice of
small housing in bc

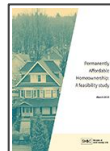
Contact

- Jake Fry, co-director
- info@smallhousingbc.org | <http://www.smallhousingbc.org/>

Extra slides | Our work

WHAT WE'VE EXPLORED

- What is small housing
- Innovations within smaller forms
- Alternative forms of tenure
- Incorporating nature (preserving trees) into density developments
- Infill and public perception
- Infill and Official Community Plans and strategies
- Pre-approved design plans
- Small housing and affordable homeownership



Funded by:

Real Estate Foundation of BC

BC Housing (CLS)

Vancity

Bullitt Foundation

Simon Fraser University

Outlined more
in later slides



Jake Fry of SHBC presenting to staff and council on small housing typologies at the City of Vernon (2017). Photo: SHBC.

OUR IMPACT

- Research small housing through various projects and cities, including Surrey
- Better understand public perception and barriers to small housing through four industry and public workshops in Maple Ridge and Nelson
- Identified challenges and gaps in communication material re: laneway programs in Maple Ridge and Nelson; assisted in developing clearer how-to guides, lookbooks and design guidelines
- Developed homeowner-driven affordable homeownership program

Past city partners

Surrey

Maple Ridge

Nelson

Vancouver

These three cities took part in SHBC's latest multi-year project called Bringing Little Homes to the City (2017-2018). Learn more [here](#).

THE **small** housing summit



“You got the right people in the room.”

—Summit attendee

- SHBC organized Canada’s first small housing conference, the [Small Housing Summit](#) in November 2018
- 200 delegates from over 40 cities and First Nations attended
- Denise Pinkston, keynote speaker, helped enact [ADU legislation statewide in California](#); photo credit: Mazin Al Hakim