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EXECUTIVE SUMMARY

This discussion paper is intended to facilitate discussion of proposed directions for an updated Regional Affordable Housing Strategy (RAHS) with both internal and external stakeholders. It has several specific aims:

- To summarize progress and highlight accomplishments since the RAHS 2007 and Metro 2040 were adopted;
- To identify current and pressing issues to be addressed by the strategy;
- To note opportunities for maximizing housing affordability and diversity;
- To present broad goals for an updated RAHS; and
- To identify directions for consideration by internal and external stakeholders.

WHERE ARE WE NOW?

- Since the Regional Affordable Housing Strategy was adopted in 2007, and as the region has grown, the number of new dwelling units has kept up with demand in terms of quantity but not price or affordability.
- Despite the strategy and much effort, the trend of increasing lack of affordability continues.
- If we are to be successful in addressing this important issue, we need to better understand the underlying factors causing the Metro Vancouver housing market to be so expensive.
- Progress has been made in addressing homelessness, thanks to the implementation of Regional Homeless Plan 2007, the Provincial Homelessness Initiative and provincial–municipal Memorandums of Understanding, the Homelessness Partnering Strategy, efforts of non-profits and community agencies, and municipalities.
- The construction of rental housing is increasing due to market factors and municipal policies such as secondary suite legalization and purpose built rental incentives.
- We’ve not done as well in increasing the number of rental units affordable to low income households, as these require government subsidies, but rent supplement programs have helped.
- Our understanding of purpose-built rental housing has improved and we are developing tools to work to retain and renew this important stock.
- There is significant capacity and equity within the non-profit and cooperative housing sector and the region has a valuable resource in Metro Vancouver Housing Corporation (MVHC).

The Discussion Paper proposes an emphasis on:

- increasing affordable housing located close to Translink’s Frequent Transit Network;
- an expanded role for non-profit providers, including Metro Vancouver Housing Corporation (following the model for the proposed Heather Place Redevelopment) and housing co-ops; and
- the expansion of private market, purpose built rental housing supply.
PROPOSED GOALS

The following broad goals are proposed for the updated 2014 Regional Affordable Housing Strategy.

1. Housing diversity and affordability are maximized to meet a range of needs.
2. Housing initiatives are aligned with Metro 2040, particularly the focus on rental and affordable housing near the Frequent Transit Network.
3. Rental housing supply is expanded, including mixed income housing for low and moderate income households.
4. The existing purpose built rental housing stock is sustained where possible.
5. The needs of low and moderate income renters are met, including through redevelopment.
6. Homelessness is ended.
7. Federal and provincial government measures increase the supply, diversity and affordability of housing.
8. The drivers of high housing costs and affordability challenges in Metro Vancouver are better understood.

PROPOSED DIRECTIONS

The following directions are proposed for discussion. They will be further elaborated by specific actions for Metro Vancouver and Metro Vancouver Housing Corporation and recommended actions for municipalities and senior levels of government during development of the Draft Strategy in phase 2 of the Update process.

1. Diversify the supply of housing to meet a range of needs.
2. Capitalize on transit-oriented locations for rental and affordable housing before escalating land values eliminate affordability as an option.
3. Support the non-profit sector to continue to operate and develop mixed income rental housing.
4. MVHC to play an enhanced role in redevelopment of its existing sites to expand the supply of mixed income rental housing.
5. Investigate measures to preserve or sustain the existing purpose built rental housing stock to extend its useful life while avoiding measures that lead to tenants losing their homes because of renovation activities.
6. Support the Regional Steering Committee on Homelessness in its efforts to end homelessness through implementation of the Regional Homelessness Plan priorities.
7. Advocate for provincial and federal housing policies and resources to achieve regional goals.
8. Develop new data sources and measures to improve housing policy and planning decisions.

NEXT STEPS

Engagement with municipal members and external stakeholders on the proposed goals and directions will occur over the next few months. Following that, work will begin to prepare a Draft Regional Affordable Housing Strategy Update, taking into account the feedback received.
1. INTRODUCTION

While Metro Vancouver is consistently rated the most “livable” city in the world by The Economist magazine and others, it is also one of the most unaffordable. This is an issue because the region’s population continues to grow by 35-40,000 persons per year and each household needs a home that they can afford. When a housing system works well, it provides a range of appropriate housing solutions for a diverse population. When it doesn’t work for all, livability, diversity, and the economy are affected.

Affordability is above all, a measure of ability to pay. The term affordable housing is a relative one: it relates the price of housing to household income. A dwelling is considered affordable when its rent or monthly mortgage payment (including property taxes and heating costs) does not exceed 30% of a given household’s gross monthly income. Affordable housing is invariably associated with households that have trouble finding housing in the market place owing to lower incomes.

In Metro Vancouver, low income households have annual incomes below 50% of median household income or $32,000 in 2011.

Households with low to moderate incomes have incomes of between roughly $32,000 and $51,000 per year.

THE REGIONAL AFFORDABLE HOUSING STRATEGY 2007

The Metro Vancouver Board adopted the first Regional Affordable Housing Strategy in 2007 to respond to mounting concerns around housing affordability and homelessness. The Strategy provided housing policy direction to Metro Vancouver, municipalities and senior levels of government to advance the following three goals:

1. Increase the supply and diversity of modest cost housing,
2. Eliminate homelessness across the region, and
3. Meet the needs of low income renters.

For each goal, the 2007 Strategy set out specific objectives and actions for Metro Vancouver, member municipalities and other levels of government. The RAHS has been pivotal in laying the groundwork for municipalities to employ various tools and policies to improve the supply, diversity and affordability of housing. It has also guided Metro Vancouver’s housing policy activities, which include policy research, information dissemination, advocacy, and convening member municipalities on housing issues of common concern.
Metro 2040, the regional growth strategy, was adopted in 2011. It provides an overall growth management framework for the region, directing growth to be concentrated in Urban Centres and in frequent transit development areas (FTDAs). In fact, the plan calls for over two thirds of residential and employment growth to occur in these areas.

Metro 2040 responded to the directions provided in the RAHS with Goal 4 aiming to “Create Complete Communities.” It incorporates a strategy to “provide diverse and affordable housing choices” to respond to the full range of household incomes and needs across the region. Metro 2040 supplemented the policy direction in the RAHS with estimates of housing demand, including estimates for housing affordable to low and moderate income households both regionally and for each municipality. Metro 2040 also set out an expectation that each municipality will develop a Housing Action Plan with specific policies to help reach these demand estimates.

### METRO 2040

**AFFORDABLE HOUSING STRATEGY**

Affordable housing with a range of housing options is an essential part of complete communities.

<table>
<thead>
<tr>
<th>REGIONAL GROWTH STRATEGY</th>
<th>INPUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Includes estimates of housing needs</td>
<td></td>
</tr>
<tr>
<td>Requires municipalities to prepare Housing Action Plans</td>
<td></td>
</tr>
<tr>
<td>Supports higher densities and intensification which provide a diversity of (more affordable) housing options</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OUTPUT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>
Table 1 reproduces the housing demand estimates contained in Appendix A4 of Metro 2040. On a regional basis, estimated demand is for almost 190,000 housing units over 10 years or 19,000 additional units annually. This is comprised of about 65,000 rental units and 121,000 ownership units regionally over 10 years (or 6,500 and 12,000 units respectively on an annual basis).

Of the 65,000 rental units, 21,000 units are needed for low income households and 25,000 units affordable to moderate income households (generally requiring below market prices). Metro 2040 recognized that senior government assistance is needed to meet low income and moderate income demand estimates. The remaining demand for 18,000 rental units is at market prices.

### Table 1 - Metro 2040 Ten Year Housing Demand Estimates

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Low income rental</th>
<th>Moderate income rental</th>
<th>Market rental</th>
<th>Total rental demand</th>
<th>Ownership demand</th>
<th>Total Demand</th>
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<td>2,900</td>
<td>2,200</td>
<td>7,500</td>
<td>13,800</td>
<td>21,300</td>
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<td>700</td>
<td>800</td>
<td>600</td>
<td>2,100</td>
<td>3,900</td>
<td>6,000</td>
</tr>
<tr>
<td>Langley City</td>
<td>300</td>
<td>300</td>
<td>200</td>
<td>800</td>
<td>1,500</td>
<td>2,300</td>
</tr>
<tr>
<td>Langley Township</td>
<td>1,400</td>
<td>1,700</td>
<td>1,200</td>
<td>4,300</td>
<td>7,900</td>
<td>12,200</td>
</tr>
<tr>
<td>Maple Ridge</td>
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<td>900</td>
<td>600</td>
<td>2,300</td>
<td>4,300</td>
<td>6,600</td>
</tr>
<tr>
<td>Pitt Meadows</td>
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<td>200</td>
<td>200</td>
<td>600</td>
<td>1,000</td>
<td>1,600</td>
</tr>
<tr>
<td>Coquitlam</td>
<td>1,700</td>
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<td>5,200</td>
<td>9,600</td>
<td>14,800</td>
</tr>
<tr>
<td>Port Coquitlam</td>
<td>500</td>
<td>700</td>
<td>400</td>
<td>1,600</td>
<td>3,000</td>
<td>4,600</td>
</tr>
<tr>
<td>Port Moody</td>
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<td>500</td>
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<td>North Vancouver City</td>
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<td>200</td>
<td>800</td>
<td>1,600</td>
<td>2,400</td>
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<tr>
<td>North Vancouver District</td>
<td>500</td>
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<td>2,600</td>
<td>4,000</td>
</tr>
<tr>
<td>West Vancouver</td>
<td>200</td>
<td>200</td>
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<td>500</td>
<td>900</td>
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</tr>
<tr>
<td>Delta</td>
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<td>400</td>
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<td>1,100</td>
<td>1,900</td>
<td>3,000</td>
</tr>
<tr>
<td>Richmond</td>
<td>1,800</td>
<td>2,200</td>
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<td>5,600</td>
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<td>100</td>
<td>0</td>
<td>200</td>
<td>500</td>
<td>700</td>
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<td>Surrey</td>
<td>5,600</td>
<td>6,800</td>
<td>4,900</td>
<td>17,300</td>
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<td>300</td>
<td>100</td>
<td>600</td>
<td>1,200</td>
<td>1,800</td>
</tr>
<tr>
<td>Vancouver</td>
<td>3,500</td>
<td>4,200</td>
<td>3,000</td>
<td>10,700</td>
<td>20,000</td>
<td>30,700</td>
</tr>
<tr>
<td>Electoral Area A</td>
<td>300</td>
<td>400</td>
<td>200</td>
<td>900</td>
<td>1,800</td>
<td>2,700</td>
</tr>
<tr>
<td><strong>Metro Vancouver Total</strong></td>
<td><strong>21,400</strong></td>
<td><strong>25,400</strong></td>
<td><strong>18,100</strong></td>
<td><strong>64,900</strong></td>
<td><strong>120,700</strong></td>
<td><strong>185,600</strong></td>
</tr>
</tbody>
</table>

THE RAHS UPDATE PROCESS

It has now been over six years since the RAHS was adopted. Much has been accomplished but much remains to be done. Metro Vancouver staff has begun working with member municipalities through the Regional Planning Advisory Committee Housing Subcommittee on a process to update the Regional Affordable Housing Strategy to reflect current conditions and to identify new directions going forward.

There are three overarching priorities for the update:

• maintaining a focus on the purpose built rental housing supply as in 2007,
• creating stronger linkages with Metro 2040 land use goals, specifically focusing residential growth along the Frequent Transit Network, and
• an expanded role for Metro Vancouver Housing Corporation in increasing the supply of mixed income housing.

Consultation with internal and external housing stakeholders is an important aspect of the plan update process, and is set to occur at two key points: to respond to the Discussion Paper and to provide feedback on the Draft Strategy. Municipal members will be asked to review and provide input and ultimately to endorse the strategy. External stakeholders include industry organizations such as the Urban Development Institute, Canadian Homebuilders Association and Landlord BC; non-for profit organizations like BC Non Profit Housing Association, Cooperative Housing Federation of BC and Tenants Rights Action Coalition; Translink, government such as BC Housing, CMHC, Provincial Housing Branch and Health Authorities; business groups such as the Board of Trade, and agencies representing special populations such as seniors, persons with disabilities, immigrants, youth and Aboriginal persons, including the Regional Steering Committee on Homelessness. The Regional Steering Committee on Homelessness is in the process of updating the Regional Homelessness Plan and a draft Regional Homeless Plan is expected by the end of September 2014.

**Initiate and Scope**

<table>
<thead>
<tr>
<th>Fall 2013</th>
<th>Fall 2013</th>
<th>Winter/Spring 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stakeholders</td>
<td>Stakeholders</td>
<td>Draft Strategy</td>
</tr>
</tbody>
</table>

**Develop Goals**

<table>
<thead>
<tr>
<th>Phase 1 - Issues and Options</th>
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</thead>
<tbody>
<tr>
<td>Winter 2015</td>
</tr>
<tr>
<td>Stakeholders</td>
</tr>
</tbody>
</table>

We are here.
This Discussion Paper is based on a review of housing market statistics, recent policy analysis work by Metro Vancouver such as the Purpose Built Rental Housing: Inventory and Risk Analysis (2012), the Apartment Parking Study (2012) and What Works: Affordable Housing Initiatives in Metro Vancouver Municipalities (2012); a review of progress to date in implementing the Regional Affordable Housing Strategy and Metro 2040 and a high level review of municipal Housing Action Plans. In addition, the RPAC Housing Subcommittee, the advisory committee for this project, participated in a preliminary dialogue about housing issues and opportunities facing the region on Oct 30, 2013, and has reviewed and commented on a preliminary draft of this Discussion Paper.

THE HOUSING MARKET CONTEXT

The housing market is largely meeting the region’s growing demand for housing in terms of total supply, albeit not at a price that everyone can afford, nor necessarily in the location that they prefer. An average annual increase of about 14,800 households in the region between 2006 and 2011 was matched by about 14,300 net housing completions annually over the same period.

The high cost and affordability of ownership housing remains a concern in the region. The share of all home sales that are at prices affordable to households with benchmark moderate household incomes (120% of the median household income for the region of $76,016) has been declining. In 2012, 29% of all homes sold in the Greater Vancouver Real Estate Board area were affordable to these households, and this is down from 33% in 2007. The cost of ownership housing and its affordability varies throughout the region and by housing type, with higher costs evident in the City of Vancouver, West Vancouver, Richmond and Burnaby, and more affordable pricing found in Surrey, Delta, Langley and Maple Ridge.
With declining homeownership affordability, an adequate supply of rental housing becomes more important. CMHC has demonstrated that existing purpose built rental housing is the least costly market-based housing option, less costly than a rented condominium apartment or the purchase of a new starter home or condominium. In Metro Vancouver in 2013, the average rents for a one- and two-bedroom unit were $1,005 and $1,281, respectively. To rent a condominium apartment would require $1,287 and $1,580 for a one- and two-bedroom unit, respectively. However, the cost of renting either a purpose-built rental or a condominium apartment would still be significantly lower than buying a comparable home in the Vancouver CMA with an average monthly cost of $1,500 to $2,200. Again, these rental rates vary throughout Metro Vancouver and by unit size. Average rent for a 1 bedroom apartment ranges from $708/month in Maple Ridge, to $900/month in Burnaby and $1,090 in the City of Vancouver.

1 CMHC Rental Market Report Fall 2013. Uses typical assumptions.
Ninety-five percent of the region’s households obtain housing in the private housing market, be it ownership or rental tenure. Five percent of the region’s households live in the approximately 50,000 social housing units that were developed under senior government housing supply programs. These programs provide subsidies to bridge the gap between what it cost to develop and operate these rental units, and what low income households could afford to pay. However, most non-profit and cooperative operating agreements will expire over the next 20 years and subsidies will end. From 2016-2020 over 7,500 units will be affected. Some projects will remain viable and subsidized units will be preserved. In others there is potential for loss of some existing affordable rental units if non-profits must raise rent levels to meet their operating expenses or sell units or buildings to meet unfunded capital needs.
THE HOUSING CONTINUUM

Figure 5 shows the housing continuum, a visual representation of the various housing forms and tenures that form the housing supply. It depicts different housing types, tenures and support levels, as well affordability or income levels. As you move to the right along the continuum the cost of housing is higher, and the market plays a greater role. The continuum incorporates the annual housing demand estimates contained in Metro 2040 and the Regional Affordable Housing Strategy 2007.

Figure 5 – Metro Vancouver housing continuum with annual housing demand estimates

<table>
<thead>
<tr>
<th>Rental</th>
<th>Ownership</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable rental with support</td>
<td>Affordable rental</td>
<td></td>
</tr>
<tr>
<td>Emergency shelter</td>
<td>Transitional and supportive housing</td>
<td>Low income rental</td>
</tr>
<tr>
<td>N/A</td>
<td>500</td>
<td>1,640</td>
</tr>
</tbody>
</table>

WHY DOES IT MATTER?

An affordable and diverse housing stock is important for meeting the housing needs of the regional population and is a crucial driver of the region’s economic success. Affordable and diverse housing:

- contributes to the economic health of the region by assisting employers to attract and keep workers;
- provides accommodation for recent immigrants who often require rental housing when they arrive;
- provides options for young people just starting out;
- offers flexibility for the workforce to move to economic opportunities; and
- ensures individuals and families with modest incomes who work in service, retail, or clerical / administration jobs can find suitable housing without foregoing other necessities.

Those in their 20s and even 30s are disproportionately impacted by high housing costs. They may continue to live at home with parents, or move to locations with a more affordable cost of living. New immigrants, single parents and others on limited incomes may live in crowded conditions, for instance, a family of five in a 2 bedroom basement suite. Seniors on fixed incomes may have to leave their communities to seek less costly housing, or make trade-offs for food and other essentials. Emergency response personnel—particularly younger police, firefighters and nurses—live long distances from their jobs making it difficult to respond in an emergency. A lack of affordable rental housing is also a contributing factor to homelessness.
THE ROLE OF GOVERNMENT

While the market plays a predominant role in housing supply, all levels of government play a role.

The federal government plays a significant role in the housing market through interest rate and banking policies and CMHC mortgage insurance. While it has funded a significant stock of social housing in the past, it maintains a small role in new affordable housing provision through its Investment in the Affordable Housing (IAH) initiative which has recently been renewed at $150 million over 5 years (April 1, 2014-Mar 31, 2019). The federal government does not encourage the market to produce rental housing through the use of tax measures as it has in the past and is withdrawing from ongoing funding of existing non-profit and cooperative housing, as operating agreements expire. It has recently renewed the federal Homelessness Partnering Strategy (HPS) program for five years to March 2019, albeit at the same annual amount, with no increases for inflation.

The provincial government administers the existing non-profit housing stock and matches federal funding with an investment of $30 million per year or $150 million over 5 years. The previous funding cycle saw a provincial focus on supportive and transitional housing for the homeless, and the introduction of rent supplement programs for families. The Province has indicated in its recently released Housing Matters Strategy that it will continue to focus on the most vulnerable, including the homeless. Through a cost-matched agreement with the federal government, the province will spend $300 million over the next five years to expand rental assistance supports and build approximately 100 new units of non-profit housing per year. The Strategy provides little detail on how that will occur - more information is expected.

Although approving housing development is an important role of municipalities, providing affordable housing is not a primary responsibility of municipalities. Municipalities alone or together cannot solve the housing affordability problem, particularly for low income households. Subsidies from senior levels of government, either in the form of social housing or rent supplements, are required.

Municipalities can and do work to ensure that the housing market works for more people in several ways. Local governments play a fundamental role in advancing housing diversity and affordability through the land use and regulatory process. They use tools provided by the Local Government Act to lever market and non-market providers to produce more diverse and/or affordable stock. They can also lever municipal assets such as land. Municipalities also plan for affordable housing needs through the development of Official Community Plans and Housing Action Plans, and municipalities and Metro Vancouver advocate to senior levels of government to provide needed housing resources.

Metro Vancouver’s roles in housing include operating a separate wholly owned non-profit housing organization, Metro Vancouver Housing Corporation (MVHC); as implementation partner for the federal Homelessness Partnering Strategy; setting out housing policies in the regional growth strategy Metro 2040; developing and implementing the Regional Affordable Housing Strategy; providing housing data and research to municipal members; convening municipal staff and politicians on housing matters; and advocating to senior governments for housing policies and resources.
The MVHC (formerly GVHC) is one of the first non-profit societies established in Canada following major changes to the National Housing Act in 1973. During the early 1970s, member municipalities of the GVRD recognized that there was a shortage of affordable rental accommodation. At the same time, subsidized rental housing programs were being made available by Canada Mortgage and Housing Corporation (CMHC). The member municipalities decided it would be more cost effective to have one housing corporation in the GVRD responsible for developing rental housing under CMHC programs rather than each individual member municipality undertaking this task on its own. The GVRD created the GVHC as a legal vehicle to develop social housing under programs funded by the senior government. It was legally incorporated under the Companies Act in 1974, and is wholly-owned by the Greater Vancouver Regional District (GVRD).

Today, MVHC owns 50 rental complexes in 11 municipalities throughout the region. The portfolio is comprised of over 3,500 one, two and three bedroom townhouses and apartments, including two dedicated seniors’ buildings, and one dedicated wheelchair accessible building. These units were created under senior government funding programs which terminated in 1992 (federal) and 1996 (provincial). Rents vary from competitive market rates to subsidized rents for those with lower incomes. MVHC is self supporting and does not affect the regional tax base. At the present time, over 86% of the MVHC revenues come from tenant rents, and about 14% from provincial government subsidies.

MVHC has spent the last 10 years or so ensuring its buildings are upgraded to a good standard and addressing water ingress issues in those buildings that required it. Of the Corporation’s 50 buildings, seven are already operating outside of operating agreements and the remaining projects will freed from mortgage payments and operating agreements beginning in 2015, with the bulk coming off between 2017 and 2020. This will result in MVHC having significant assets or equity at expiry and cash flow in excess of its operating needs. MVHC aims to use these to lever investments in new mixed income housing throughout the region, as opportunities become available.

As an example, after concluding that the cost of upgrading one of its sites to address water ingress issues was too high given the redevelopment potential, MVHC initiated redevelopment of Heather Place in Vancouver. It is currently seeking rezoning from 86 units to 230 units. The funding model proposed for Heather Place (which will increase both the number of subsidized units and market units), is one of equity capital and mortgage debt. Market rent revenues must be sufficient to cover the cost of the mortgage, the reduced rent paid by the subsidized units and to fund a capital reserve with no subsidies by the provincial or federal government. Further enabling this approach is land costs of zero (as the land is owned by MVHC), municipal concessions on fees and charges, and parking reductions. With this model, the number and degree of subsidized units is determined by the value of the difference between revenue (rental income) and expenses (management, repairs, utilities etc).
AIM OF THE DISCUSSION PAPER

This discussion paper is intended to facilitate discussion of potential directions for an updated RAHS with both internal and external stakeholders and has several specific aims:

- To summarize progress and highlight accomplishments since the RAHS 2007 and Metro 2040 was adopted;
- To identify current and pressing challenges to be addressed by the strategy;
- To note opportunities for maximizing housing affordability and diversity;
- To present broad goals for an updated RAHS; and
- To identify potential directions for consideration by internal stakeholders, then external stakeholders through a consultation process.
2. WHERE ARE WE NOW?

RAHS IMPLEMENTATION AND PROGRESS

Most of the actions recommended in the RAHS 2007 have been implemented or are in progress, with a few exceptions. For each of the three goals, the following section summarizes implementation status of recommended actions (complete, underway, or not completed) and reports on performance indicators specified in the RAHS, where available. A detailed description is found in Appendix B.

GOAL 1 – INCREASE THE SUPPLY AND DIVERSITY OF MODEST COST HOUSING

OBJECTIVES

1. Increase the supply of affordable housing at key points along the housing continuum including entry level homeownership, market and low end of market rental housing, non-market rental, transitional/supportive and emergency housing.

2. Identify partnership opportunities to allow low income families and individuals to advance along the continuum.

<table>
<thead>
<tr>
<th>Metro Vancouver Actions</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Set targets for the number of new affordable housing units in the Regional Growth Strategy</td>
<td>Complete</td>
</tr>
<tr>
<td>1.2 Require as part of the Regional Growth Strategy that municipalities develop housing action plans or the equivalent which set out specific strategies and objectives for meeting established targets.</td>
<td>Complete</td>
</tr>
<tr>
<td>1.3 Examine the feasibility of adopting region-wide inclusionary housing policy which takes into account regional differences as well as constraints related to overall project economics.</td>
<td>Complete, but not implemented</td>
</tr>
<tr>
<td>1.4 Design and deliver a community outreach initiative to demonstrate the benefits and opportunities of promoting increased density and diversity to create modest cost housing.</td>
<td>Not complete</td>
</tr>
<tr>
<td>1.5 Identify sites across the region which are owned or controlled by Metro Vancouver which are suitable for the development of affordable housing and make these sites available at or below market value.</td>
<td>In progress</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Municipal Actions</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>1.6 Develop OCPs, Regional Context Statements and Housing Action Plans or their equivalents which demonstrate the actions taken to increase the supply and diversity of affordable housing at key points along the housing continuum.</td>
<td>In progress</td>
</tr>
</tbody>
</table>
PERFORMANCE MEASURES

- The number of new rental housing completions each year in the region has increased from about 560 units in 2008 to over 3,100 units in 2013, a marked increase composed of both non-market and market units. This is partially attributed to changing market conditions for condominium apartments, to municipal incentives for secure rental housing and in the last couple of years, better CMHC data on secondary suite completions. The Goodman Report: Year End Review 2013 notes that 49 new purpose built rental projects are in the development approval process throughout the region, representing over 5,800 units.2

- Entry level homeownership opportunities are declining. Fewer typical homes sold are affordable to benchmark moderate income households.3 In the Greater Vancouver Real Estate Board area in 2012, 29% of sales were affordable to moderate income households, down from 33% in 2007. In the Fraser Valley Real Estate Board area, 42% of sales were affordable in 2012, down from 44% in 2007.4

- The number of purpose-built rental units at or below $750/month which are affordable to households earning approximately $30,000 declined from 34,000 units in 2007 to 15,000 in 2011.

GOAL 2 - ELIMINATE HOMELESSNESS ACROSS THE REGION

OBJECTIVES

1. Enhance the continuum of housing and support for those who are homeless.

2. Improve the affordability of rental accommodation for low income renters as a means of preventing economic eviction and homelessness.

<table>
<thead>
<tr>
<th>Metro Vancouver Actions</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1 Continue to support the Regional Steering Committee on Homelessness</td>
<td>In progress</td>
</tr>
<tr>
<td>2.2 Promote support for emergency shelters and transitional/supportive housing across the region through community education and advocacy.</td>
<td>In progress</td>
</tr>
<tr>
<td>2.3 Advocate for increased funding from senior levels of government for the provision of 5,000 new transitional/supportive housing units across the region over the next 10 years.</td>
<td>In progress</td>
</tr>
<tr>
<td>2.4 Advocate for senior levels of government to ensure that appropriate services and supports are in place to help families and individuals who are homeless gain access to permanent stable housing.</td>
<td>In progress</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Municipal Actions</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop OCPs, Regional Context Statements and housing action plans or their equivalents which demonstrate the specific actions taken to address homelessness.</td>
<td>In progress</td>
</tr>
</tbody>
</table>

---

3 Earning 120% of median regional income or $76,300 in 2011.
4 Metro Vancouver Housing Databook. Section 5.5 Affordable Sales Based on Price Thresholds.
PERFORMANCE MEASURES

- An additional 3,700 units for homeless persons (primarily supportive housing) have been completed since 2007, three quarters of the way to the target of 5,000 units in 10 years set out in the RAHS.

- Metro Vancouver has strengthened its role in the region by agreeing to administer federal homeless funds on behalf of the Regional Steering Committee on Homelessness.

- The 2011 Regional Homeless Count results marked the first time since the inception of the count in 2002 that the overall number of homeless people in Metro did not increase. The total number of homeless 2,650 people in 2011 was virtually unchanged from 2008 suggesting that investments in housing, shelter, and support services are making a difference. There were 52% fewer homeless people living on the street in 2011 than in 2008 (see Table 2).

Table 2: Homelessness in Metro Vancouver 2008-2011

<table>
<thead>
<tr>
<th>Homeless in Metro</th>
<th>2008</th>
<th>2011</th>
<th># change</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless people living on streets</td>
<td>1,574</td>
<td>758</td>
<td>-816</td>
<td>-52%</td>
</tr>
<tr>
<td>Homeless people staying in shelters</td>
<td>1,086</td>
<td>1,892</td>
<td>+806</td>
<td>+74%</td>
</tr>
<tr>
<td>Total number homeless</td>
<td>2,660</td>
<td>2,650</td>
<td>-10</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: Metro Vancouver Homeless Count 2011.

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GOAL 3 – MEET THE NEEDS OF LOW INCOME RENTERS

OBJECTIVES

1. Expand the supply of affordable rental housing

2. Maintain the viability of existing rental housing

<table>
<thead>
<tr>
<th>Metro Vancouver Actions</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Increase MVHC portfolio by 100 units per year through densification of existing properties and the management of units acquired through municipal processes, with this target being reviewed and increased should senior government funding for new housing supply programs become available.</td>
<td>In progress</td>
</tr>
<tr>
<td>3.2 Develop a strategy to assist municipalities in the management of properties acquired through municipal processes.</td>
<td>In progress</td>
</tr>
<tr>
<td>3.3 Develop partnerships to explore opportunities to build economic independence and self reliance for families currently living in housing managed by MVHC including potential opportunities to access entry level ownership opportunities.</td>
<td>Not completed</td>
</tr>
<tr>
<td>3.4 Establish and manage a Regional Housing Trust Fund.</td>
<td>Complete but not implemented</td>
</tr>
<tr>
<td>3.5 Waive development cost charges for non-profit rental housing, supportive housing and other forms of rental housing where affordability is secured for a minimum of 20 years</td>
<td>Complete</td>
</tr>
<tr>
<td>3.6 Revise the method of calculating DCCs to account for variations in size with the purpose of reducing costs for smaller units and lots.</td>
<td>In progress</td>
</tr>
<tr>
<td>3.7 Require that municipalities adopt measures to prevent the loss of existing rental housing stock including strata conversion policies, replacement policies for loss of rental housing and legalization of secondary suites.</td>
<td>Complete</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Municipal Actions</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3.8 Develop Official Community Plans, Regional Context Statements and housing action plans or their equivalent which demonstrate the actions taken to expand the supply of affordable rental housing as well as preserve and maintain the existing stock.</td>
<td>In progress</td>
</tr>
</tbody>
</table>
PERFORMANCE MEASURES

- The number of people on the BC Housing Registry waitlist for social housing in Metro Vancouver in March 2013 was 9,391 people, down slightly from the 2007 figure of 9,700 persons. This is partly attributable to the introduction by BC Housing of the Rental Assistance Program in 2006.

- The number of families receiving a rent supplement through the Rental Assistance Program in Metro Vancouver rose from 2,546 families in 2007/2008 to 5,222 families in 2010/2011. This increase reflects changes in program eligibility as well as demand.

- A proposal to redevelop an existing MVHC housing site in Vancouver is in the rezoning phase, and if it proceeds, will create an additional 150 units of mixed income housing.
Both the RAHS and Metro Vancouver 2040 created an expectation for municipalities to develop Housing Action Plans (HAPs) to assess local conditions, and identify housing priorities and implementation measures. Nine municipalities have adopted or updated Housing Actions Plans since 2007 when the RAHS was adopted, the most recent being Pitt Meadows, and at least six are pending. Several others are working to complete them over the next 2-4 years. A review of these HAPs revealed that each municipality defines the housing continuum according to local circumstances, with most municipalities having similar broad housing needs (non-market, market rental, ownership), but with some variation in specific points along the spectrum. This reflects each municipality’s approach to identifying and addressing their unique conditions. Appendix A contains a summary of the main elements of completed HAPs. In brief:

**Issues**

- Overall concern with provision of rental housing units, facilitating more affordable and diverse home ownership options, providing appropriate seniors housing, and addressing the needs of specific groups (typically seniors, and people who are homeless and at risk).

- Specific rental concerns ranged from a lack of purpose-built stock, affordable rental options, the need to develop new rental stock, or challenges with uptake of secondary suites.

- Loss of rental stock was an issue identified in most HAPs, and some municipalities identified actions to develop loss-prevention policies.

- Several HAPs identified increasing costs of home ownership and lack of affordable ownership options other than single family housing to be a challenge.

- Specific seniors housing challenges identified included lack of ground oriented and smaller units, accessibility, affordable stock, growing demand, and lack of social housing.

**Goals**

Goals are generally focused on maximizing housing choice or housing diversity for a range of households within the market. Improving affordability, in some cases focused on low and moderate income residents, and/or through the non-market housing sector, was also specifically noted in some HAPs. Preserving the existing affordable housing stock was a focus for some, and some municipal HAPs incorporate goals focused on addressing homelessness or citizens at risk of homelessness.
Objectives /strategies

Objectives outlined in municipal HAPs range from facilitating non-market or affordable housing, including for specific target household incomes, avoiding the loss of existing purpose built rental housing stock or managing that loss to avoid tenant impacts, implementing standards of maintenance bylaws, providing incentives for new market rental housing, facilitating the development and legalization of secondary suites, and ensuring a mix of housing tenures and types to meet changing needs. Advocacy and information collection and dissemination were also objectives of some HAPs.

Actions

Nearly half of the HAPs make a connection between locating affordable housing options in areas served by transit as well as in proximity to other services/amenities. Reducing parking requirements was supported for affordable housing developments or rental housing in some HAPs, often in good transit locations. Among the fiscal actions identified include actions related to Affordable Housing Reserve Funds, either in terms of developing one, developing a specific fund for operational costs and or developing policies/guidelines to use monies in an existing fund. Other fiscal actions include reduced fees and taxes for non market housing and in some cases for rental housing. Among the regulatory actions are aligning OCPs with the HAP, consideration of inclusionary housing policies whereby affordable housing is obtained through rezoning, consideration of upzoning appropriate sites for multi-unit development in area and neighbourhood plans, and reducing regulatory barriers. On the policy and planning side, HAPs proposed: rental replacement policies, secondary suite policies, rental conversion policy, universal housing guidelines, policies for new duplexes, townhouses and condominiums to have a secondary suite, policy on suite ready homes, municipal land banking policy, inclusionary housing policy, policies protecting existing market rental stock and preventing tenant displacement.
MUNICIPAL MEASURES FOR HOUSING AFFORDABILITY AND DIVERSITY

Municipalities can facilitate housing affordability and diversity through adoption of a range of tools and measures described in the Regional Affordable Housing Strategy. Types of measures include fiscal (land or financial contribution), planning policies (neighbourhood plans, Housing Action Plans), zoning or regulatory actions (density bonus, parking reductions in areas with good transit), actions designed to speed the approval process (fast-tracking), rental loss prevention (conversion policies, transfer of density, flexible zoning) and education and advocacy. Metro Vancouver began tracking adoption of a range of tools and measures that municipalities may implement in support of greater housing diversity and affordability in 2011. Table 3 below summarizes the number of municipal measures adopted since 2011 categorized by type of action. It shows that municipalities have been adding to their toolkits to enable more diverse and affordable housing, particularly through zoning and regulatory measures, fiscal actions, rental housing loss prevention and education and advocacy measures. Appendix C contains the complete table showing the measures adopted in each municipality as of December 2013.

Table 3: Summary of new municipal measures for housing diversity and affordability 2011-2013

<table>
<thead>
<tr>
<th>Municipal Actions</th>
<th># of measures adopted</th>
<th># of measures adopted</th>
<th>Change</th>
<th># of measures pending or exploring</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of action/Year</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fiscal actions</td>
<td>2011</td>
<td>2013</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning policies</td>
<td>43</td>
<td>53</td>
<td>10</td>
<td>1</td>
</tr>
<tr>
<td>Zoning/regulatory actions</td>
<td>119</td>
<td>142</td>
<td>23</td>
<td>10</td>
</tr>
<tr>
<td>Approval process</td>
<td>16</td>
<td>19</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Rental housing loss prevention</td>
<td>25</td>
<td>34</td>
<td>9</td>
<td>2</td>
</tr>
<tr>
<td>Education and advocacy</td>
<td>11</td>
<td>21</td>
<td>10</td>
<td>2</td>
</tr>
</tbody>
</table>
3. LOOKING AHEAD TO THE UPDATED REGIONAL AFFORDABLE HOUSING STRATEGY

PROPOSED GOALS

The following broad goals are proposed for the updated 2014 Regional Affordable Housing Strategy. They build upon the goals contained within the 2007 Strategy but offer an expanded range of goals to better focus efforts.

1. Housing diversity and affordability are maximized to meet a range of needs.
2. Housing initiatives are aligned with *Metro 2040*, particularly the focus on rental and affordable housing near the Frequent Transit Network.
3. Rental housing supply is expanded, including mixed income housing for low and moderate income households.
4. The existing purpose built rental housing stock is sustained where possible.
5. The needs of low and moderate income renters are met, including through redevelopment.
6. Homelessness is ended.
7. Federal and provincial government measures increase the supply, diversity and affordability of housing.
8. The drivers of high housing costs and affordability challenges in Metro Vancouver are better understood.
CHALLENGES

Despite some concerted action and progress, housing affordability and diversity remain challenges and new issues have gained prominence since 2007 and can serve as the focus for strategic action going forward.

BROAD CONTEXTUAL FACTORS

Broad economic, demographic, social and environmental drivers affect the regional housing market, some of which are unique to the region, most arising outside it and well beyond our control.

- Federal finance and interest rate policies influence the operation of the housing market directly and indirectly. Low interest rates and mortgage policies that favour the ownership market have been used since the early 2000s to stimulate demand.

- High rates of population growth driven by immigration policies.

- Globalization of the economy and increased mobility of capital boost demand for Metro Vancouver’s housing stock as investors seek real estate as an investment in high amenity locations around the globe.

- Community resistance to increased density in established neighbourhoods.

- Socio-economic drivers such as smaller household size and an aging population are affecting local housing markets.

- Persistent homelessness remains a significant social issue, although the growth in street homelessness slowed between 2008 and 2011.

- Rising fuel/energy prices based on global oil prices/electricity costs may affect housing and transportation cost burdens and people’s decisions about how large a house to own or how far they are willing to move to find a place to live.

AN INADEQUATE SECURE RENTAL HOUSING SUPPLY

Rental housing is the most affordable form of housing (other than non-profit or cooperative housing) and the region’s rapid population growth has created continuing strong demand for rental housing. With rising homeownership prices and subsequent declining affordability of that tenure, preserving and expanding the rental housing stock is paramount. While all forms of rental housing are important, the purpose built supply provides the greatest security of tenure. Some specific concerns are:

- Changing federal government policies over the past half-century, in particular, have weakened incentives (tax incentives) for rental housing creation.

- The economics of rental housing cannot compete with condominium development which creates higher and immediate returns for the investor on the same multi-family zoned sites.

- Little new purpose built rental housing has been constructed for many years, (although this is on the upswing), and low vacancy rates are the norm in Metro Vancouver, averaging just 1.6% over the last 10 years. However, there is significant variability in vacancy rates throughout the region, with higher vacancy rates in Surrey and Coquitlam for example, and lower rates in Vancouver, the North Shore and Richmond.

- The most affordable housing is the existing stock. There are about 115,000 purpose built rental housing units built prior to 1980 at about 6,300 different properties (with 4 or more units) in Metro Vancouver. Metro Vancouver’s Purpose Built Rental Housing: Inventory and Risk Analysis (2012) found that in six municipalities studied, 16-18% of the stock is at risk of redevelopment in the absence of policies to protect it. This risk varies by municipality but is most pronounced in high land value locations.
(such as locations with good access to transit) and in buildings with low levels of capital improvement.

- Municipal efforts to preserve existing purpose built rental housing by restricting redevelopment, while working to preserve the stock in the short-term, place significant burdens on landlords, and may be unworkable in the long term as the stock ages.

- Municipalities presently cannot zone sites for rental housing in order to create opportunities solely for development of rental housing.

RENTAL HOUSING AFFORDABLE TO LOW AND MODERATE INCOME HOUSEHOLDS

In 2006, between 56,000 and 129,000 Metro Vancouver households were in core housing need and spending at least 50% of their income on shelter or spending at least 30% of their income on shelter.\(^6\)\(^7\) Some issues going forward:

- There is no federal and provincial funding to create new rental housing that is subsidized so that rents are affordable for low income households. In July 2013 there were over 9,300 households on the BC Housing waiting list for social housing.

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\(^6\) CMHC. They were paying more than 30% of their income for housing, and could not afford to rent the average priced unit in their locality.

\(^7\) Core housing need figures for 2011 are not yet available.
- Non-profit operating agreement expiry will begin in earnest in the next five years affecting 7500 units between 2016 and 2020 with potential for loss of some subsidized units.

- Municipalities can promote an expanded market rental housing supply through targeted incentives but affordability needs to be enhanced by subsidies from senior levels of government.

- With high and rising land costs, particularly in locations near transit, it is not financially viable to develop new mixed income housing without subsidy from government, cross subsidy from market rental units and/or alternate sources of low cost or patient financing. Today, such projects typically require complex partnerships, significant equity in the form of land or capital on the part of the non-profit or other partners, and concessions or incentives from local governments.

- Major transit investments have been shown to bid up the price of land in transit oriented locations, particularly near Skytrain stations, based on the increased development potential of such well-located property. This poses challenges in the face of the need for more affordable housing, and the synergies and affordability implications of co-locating affordable housing near transit.

Figure 7: Expiry of Non-profit and Cooperative Housing Operating Agreements in Metro Vancouver

<table>
<thead>
<tr>
<th></th>
<th>2012-2015</th>
<th>2016-2020</th>
<th>2021-2025</th>
<th>2026-2030</th>
<th>2031+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non Profit</td>
<td>516</td>
<td>6145</td>
<td>8071</td>
<td>6465</td>
<td>148</td>
</tr>
<tr>
<td>Co-op</td>
<td>495</td>
<td>757</td>
<td>2072</td>
<td>337</td>
<td>1035</td>
</tr>
<tr>
<td>BC Housing</td>
<td>74</td>
<td>266</td>
<td>69</td>
<td>292</td>
<td>126</td>
</tr>
<tr>
<td>Homeless</td>
<td>1179</td>
<td>270</td>
<td>239</td>
<td>6</td>
<td>24</td>
</tr>
<tr>
<td>Rent Supplements</td>
<td>453</td>
<td>104</td>
<td>264</td>
<td>181</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: BC Housing and Cooperative Housing Federation of BC
LITTLE AFFORDABLE GROUND ORIENTED HOUSING SUITABLE FOR FAMILIES

Metro Vancouver household incomes have not kept pace with rising housing prices and single family homes and other ground oriented options are out of reach in some areas leaving families with few choices but to seek single family homes located in increasingly distant locations. This disproportionately affects the younger generations starting out in the housing market.

- Strong demand and rising costs are creating diminished access to traditional forms of homeownership, particularly single-family homes in highly desirable locations within the region, including in areas with good transit.

- Housing prices do not tell the whole affordability story. The combined housing and transportation cost burden inherent in some locations is an important indicator of affordability, but often overlooked, feeding the “drive till you qualify” phenomenon and urban sprawl.

- There are few alternative housing options suitable for families, particularly ground oriented medium density forms such as row housing, stacked townhouses and duplexes, in transit oriented locations.

CROSS CUTTING ISSUES

Some issues affect a variety of housing types and tenures.

- The market is not creating an adequate supply and range of multi-family living options suitable for families with children, both ownership and rental e.g. multi-bedroom units. Purpose-built rental housing stock for families is especially limited (3+ bedroom units) in number of units. According to the CMHC Fall 2013 Market Rental Report for Vancouver-Abbotsford, just 4,299 out of the 108,666 purpose rental apartment and townhome units are 3+ bedroom. Also freehold rowhouses have failed to make inroads in the market place in Metro Vancouver. There were just 96 freehold row housing starts in Metro Vancouver in 2012, compared to 4,547 starts in the Toronto CMA.8

- A growing number of seniors are aging in place in single family homes in low density neighbourhoods without adequate support or access to services. Are there opportunities to better meet seniors’ needs for support and care if seniors were provided with options to remain in their communities through diversification of housing types, preferably in proximity to transit and services?

• There are gaps in the seniors housing continuum, for example, for moderate income seniors with equity who need some support services or care, but do not require the options available through the health system and cannot afford the high cost of private independent or assisted living options.

• The burden of high housing and transportation costs affects people’s ability to accumulate savings and create wealth, and keeps low- and moderately low-income households from finding housing in proximity to their jobs, further exacerbating the toll of high housing and transportation costs.

• There is inadequate or incomplete housing market information with which to make informed policy decisions. Examples include limitations with the 2011 National Household Survey, particularly as it relates to household incomes at small levels of geography; the extent of foreign, investor or absentee sales or ownership; the number of secondary suites; the rented condominium market; and Real Estate Boards housing sale price data do not provide very much information on what a “benchmark” property actually looks like or its size. It would be desirable to have more information on the benchmark properties for each community.
OPPORTUNITIES

There are some opportunities on which to build a renewed Regional Affordable Housing Strategy.

HEIGHTENED AWARENESS OF IMPORTANCE OF HOUSING AFFORDABILITY AND DIVERSITY

- Numerous media stories, think tanks, affordability indices, conferences and task forces over the past several years have raised the profile of housing affordability challenges in the region and there is a collective appreciation of the importance of creating complete communities and working to ensure housing affordability for a broad range of incomes.

- The Canadian Rental Housing Supply Coalition, spearheaded by Metro Vancouver, demonstrated the willingness of different housing stakeholders to work together to promote rental housing. The Coalition tasked itself with raising the profile of the purpose built rental housing stock and advocating to senior levels of government for a suite of actions to increase the purpose built rental housing supply.

EXPANDING USE OF MUNICIPAL AND REGIONAL TOOLKIT

- Municipalities are finding creative ways to use the tools at their disposal to facilitate new affordable housing. As illustrated in the summary of municipal measures above, they are actively adopting and implementing additional measures to facilitate housing affordability and diversity. *What Works: Affordable Housing Initiatives in Metro Vancouver Municipalities* showcases several examples of the use of municipal tools in new projects or programs. For example, the City of North Vancouver used its Affordable Housing Reserve Fund, rezoned for increased density, permitted infill development on the parking lot and reduced parking requirements to help a non-profit society create supportive housing in a former rental building.

- Some municipalities have created municipal incentives to bridge the economic viability gap between construction of new condominiums and purpose built rental housing by offering a package of incentives for example, the City of Vancouver (Short Term Incentives for Rental and Rental 100) and City of New Westminster (Secure Rental Housing Policy).

- Metro Vancouver implemented the GVS&DD Development Cost Charge Waiver intended to provide some relief from regional DCC fees for affordable housing developed by the private sector and non-profit societies.
TRANSPORTATION COSTS ARE THE LARGEST HOUSEHOLD EXPENDITURE AFTER HOUSING. HOUSING LOCATED NEAR TRANSIT REDUCES TRANSPORTATION COSTS AND THEREFORE IMPROVES THE ABILITY OF HOUSEHOLDS TO AFFORD TO PAY FOR HOUSING AND OTHER DAILY NEEDS. RESEARCH BY THE CENTER FOR HOUSING POLICY AND CENTER FOR NEIGHBOURHOOD TECHNOLOGY IN THE US HAS SHOWN THAT COMBINED HOUSING AND TRANSPORTATION COSTS ARE LOWER IN LOCATIONS WITH GOOD PROXIMITY TO TRANSIT AND THAT WORKING HOUSEHOLDS MAY PAY MORE FOR TRANSPORTATION AS THEY SEEK HOUSING FAR AWAY FROM WORK.

- New transit investments in the region can improve overall affordability by reducing reliance on cars and the associated costs. When communities are built around transit, it increases the likelihood that residents will live or work close to transit, and be able to reduce their expenditures on automobiles.

- Locating affordable housing near transit, such as Translink's Frequent Transit Network, helps to grow transit ridership while ensuring complete communities.

- The Metro Vancouver Apartment Parking Study (2012) found that parking demand in purpose built market rental apartments is generally lower than for strata apartments, and the number of vehicles per household is generally lower in areas close to transit.

- Major transit investments such as the Evergreen Line and others present opportunities to retrofit existing neighbourhoods and develop suburban locations with enhanced walkability and amenity. However, these benefits typically result in higher land costs and therefore housing prices, frustrating efforts to preserve or create affordable housing. The City of Coquitlam's

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Transit Oriented Development Strategy (2012) for its station areas includes Interim Rental Housing Strategies requiring developers to submit a Rental Housing Strategy for proposed redevelopments of existing purpose built rental housing and considers incentives for new on-site purpose built rental housing.

- Car share programs are proliferating thus reducing parking needs and, if parking is unbundled from housing, can reduce housing costs.

**EXISTING RESOURCES AND CAPACITY**

- Provincial rent supplement programs boost senior and family tenants’ ability to afford private rental units.

- Strong demand for housing enables municipalities to leverage private development to create rental or affordable units through the rezoning process, or to receive contributions towards such amenities in lieu.

- There is significant equity and expertise in the hands of some non-profit and cooperative housing organizations, including their stock of buildings, capital and land. Some of these will provide opportunities for redevelopment at higher densities. MVHC is one of these organizations and is in a position to begin pursuing mixed income development opportunities throughout the region.

- Municipalities own the land for over 2,700\(^{10}\) of the social housing units managed by non-profits in the region (not including co-ops) on government land that will face expiry in the upcoming years.

- Innovative public, private and non-profit partnerships and initiatives have demonstrated that it is possible to create new mixed income communities using non-traditional means.

- There is increased developer and investor interest in market rental housing, at least for the time being. This can change with market conditions.

- There are investments that can benefit both owners and renters such as secondary suites and laneway houses (affordable places to rent for renters, help pay the mortgages of owners).

- Programs and resources are available to assist rental building owners and operators to conduct energy audits and develop a business case for energy and other retrofits, which accrue to the bottom line over time.

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\(^{10}\) Metro Vancouver Housing Data Book. Section 3.6. BCNPHA data for non-profits only.
PROPOSED DIRECTIONS

The following directions are proposed for the 2014 Regional Affordable Housing Strategy to achieve the goals presented above. Some specific actions for Metro Vancouver are presented for discussion. They will be further elaborated with recommended actions for municipalities and senior levels of government.

1. **Diversify the supply of housing to meet a range of needs.**
   
   Expand understanding of the need for and barriers to alternate forms of multi-family housing suitable for families with children or other large families. This could include forming partnerships to estimate demand, explore the barriers and opportunities for alternative forms of family-oriented multi-family housing, or identify best practices.

   Develop a framework for a seniors housing continuum, identify gaps in Metro Vancouver and potential policy mechanisms to fill those gaps, particularly in good transit locations. Investigate approaches to facilitate seniors aging within their community by ensuring an appropriate mix of housing types and tenures within every community.

   Investigate the potential for municipalities to zone areas for rental housing in order to create opportunities solely for development of rental housing.

2. **Capitalize on transit-oriented locations for rental and affordable housing before escalating land values eliminate affordability as an option.**

   Collaborate to identify sites suitable for new mixed income housing developments on Metro Vancouver, Translink and municipal lands, particularly in locations near the Frequent Transit Network.

   Examine the barriers and solutions for affordable rental housing near the Frequent Transit Network. Investigate opportunities to develop a fund to finance land acquisition, for example, modeled on the Bay Area/Puget Sound Transit Oriented Development Funds.

3. **Support the non-profit sector to continue to operate and develop mixed income rental housing.**

   Review and amend the regional Development Cost Charge waiver for affordable housing to ensure it addresses the current development environment for non-profit housing.

   MVHC to consider partnership opportunities with other non-profits to expand supply of mixed income rental housing as opportunities arise.

4. **MVHC to play an enhanced role in redevelopment of existing sites to expand the supply of mixed income rental housing.**

   MVHC to embark upon a program to redevelop existing sites as mixed income communities in locations near the Frequent Transit Network where financially viable. This might require development of a shared regional vision and guiding principles for such development.

   MVHC to consider partnership opportunities as presented to expand supply of mixed income rental housing.

5. **Investigate measures to preserve or sustain the existing purpose built rental housing stock to extend its useful life while avoiding measures that lead to tenants losing their homes because of renovation activities.**

   Research and disseminate information on strategies to enable apartment property owners to increase revenues in existing buildings for example, by allowing infill development on existing sites, transferring development rights, developing vacant or underutilized spaces, or undertaking business case analysis of potential savings from energy and mechanical upgrades.

   Explore how maintenance or fire protection (e.g., sprinklers) can prevent the loss of buildings to fire and flood. Consider how incentives to increase the life safety of the existing stock such as installing sprinklers, fire prevention upgrading and the installation of alarms connected to the Fire Department.
Consider how redevelopment of existing purpose built rental stock can be managed to limit impact on tenants, including that some new market/non-market rental stock is built either on site or elsewhere, in lieu; and/or through changes to Residential Tenancy Act, or by supporting tenants through their required moves resulting from redevelopment of rental.

6. **Support the Regional Steering Committee on Homelessness in its efforts to end homelessness through implementation of the Regional Homelessness Plan priorities which are to:**

Provide more housing to persons who are homeless and at-risk of homelessness through a combination of purpose-built, dedicated-buildings and scattered site units. This includes providing a range of affordable housing options along the housing spectrum, from shelters to independent living options.

Provide housing throughout the region that meets the needs of specific at-risk populations, such as housing specific to at-risk youth, women, families, seniors, the Aboriginal community, persons with mental health and addiction issues, and the LGBTQ population.

Prevent the loss of affordable rental housing units and improve the quality of older rental housing stock (e.g. renovate older buildings in poor condition). One of the recommendations is to develop a regional livability standard and ensure municipalities work with property managers and landlords to ensure buildings and scattered site units are safe, secure, and maintained.

Improve the situation of people who are homeless and at-risk of homelessness by making financial assistance and subsidy programs accessible and adequate. Some specific recommendations include:

- Support rent bank programs and consider developing a regional rent bank program.
- Advocate and work with Provincial agencies to: Increase the number of rent supplements available to homeless outreach programs and continue to provide rent assistance for low-income families through the Rental Assistance Program (RAP) and seniors through the Shelter Aid for Elderly Renters Program (SAFER) and expand the eligibility of these programs.
7. Advocate for provincial and federal housing policies and resources to achieve regional goals.

Advocate for senior government commitments to housing including:

• a federal commitment to favourable taxation measures as incentives for private sector investment in new purpose built rental housing;

• a federal tax credit in favour of existing purpose built rental building owners who sell to a non-profit, reducing the original owner's capital gains tax payable;

• federal and provincial commitments to provide capital funding to help achieve low and moderate income housing demand estimates;

• federal and provincial commitments to provide capital and operating funding for the continued development of transitional and supportive housing units, and

• a provincial commitment to broaden Development Cost Charge criteria to include affordable housing.

Collaborate with the Federation of Canadian Municipalities and other national and provincial organizations in lobbying efforts to promote same.

8. Develop new data sources and measures to improve housing policy and planning decisions.

Fill housing data gaps to improve housing policy and planning decisions. This could include exploring options and collaborating for data collection on foreign ownership of property; advocating to the federal government for a return to the long form census; working with Real Estate Boards to improve transparency of benchmark sale price data; and working with Canada Mortgage and Housing Corporation or others for improved secondary suite data.
APPENDICES
The City will collaborate with senior government, its municipal neighbours, the region, the housing industry and community stakeholders in the interests of affordable housing.

The principle of social integration, of both neighbourhoods and housing development, underlies the City’s approach to affordable housing.

1. To preserve and increase Coquitlam’s stock of safe, affordable, appropriate housing.
2. To decrease the number of Coquitlam residents in housing need.
3. To support Coquitlam residents in housing through the stages of the housing cycle to enhance homeownership to independent market housing.

The Strategy takes a multi-dimensional approach to addressing housing affordability and proposes ongoing and new actions set within 10 established municipal roles.

- Implement incentive-based approaches to density bonusing and other financial incentives to secure affordable housing and community amenities.
- Establish an Affordable Housing Reserve Fund.
- Consider incentives such as reduced OCCs or lower graduated property tax over a specified period in order to encourage new rental construction.
- Reduce/eliminate regulatory barriers to help facilitate development costs.
- Explore the feasibility of utilizing appropriate sites for multi-unit development following Council’s adoption of area and neighbourhood plans.
- Ensure affordable and special needs housing objectives and policies are included in plans.
- Require affordable housing as condition of sale base of some of City’s land holdings.
- Explore policy options for allowing new duplexes, townhouses & condos to have a secondary suite.
- Explore strategic delivery strategies for lands in NE Coquitlam designated for nonmarket/special needs fog.
- Develop & implement community-based homelessness strategies.
- Assign staff to shepherd non-market housing proposals through development review and approvals process.
- Assign staff to shepherd non-market housing proposals through development review and approvals process.
- Consider the adoption of a Standards of Maintenance bylaw to upgrade and protect rental housing.
- Encourage new detached homes to be built as “secondary suite ready”.
- Continue to advocate for senior government to preserve the value of affordable housing.
- Work with landlords and homeowners to identifying senior government housing programs.
- Facilitate, in partnership with public & non-market housing sector, the repositioning (reinvestment and rebuilding) of existing older non-market housing.
- Collect, monitor and analyze data in order to track trends and identify issues.

Need to: for “field basis” for affordable/special needs housing.

- Continue to advocate for senior government to preserve the value of affordable housing.
- Work with landlords and homeowners to identifying senior government housing programs.
- Facilitate, in partnership with public & non-market housing sector, the repositioning (reinvestment and rebuilding) of existing older non-market housing.
- Collect, monitor and analyze data in order to track trends and identify issues.

Implement scholarship funds to support students in the field of housing and related fields.

- Continue to advocate for senior government to preserve the value of affordable housing.
- Work with landlords and homeowners to identifying senior government housing programs.
- Collect, monitor and analyze data in order to track trends and identify issues.

- Support students in the field of housing and related fields.
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Issues / Gaps identified for the Township of Langley in the housing action plan:
• Lack of rental housing close to transit, jobs and services
• Lack of a variety of affordable homeownership options
• Lack of housing for people with special needs
• Limited supply of social housing for seniors and families

Policy and Regulations: Clarity and Consistency
• Promote an accessible
housing stock
• Increase the supply of rental housing in walkable, transit-oriented locations
• Facilitate the development and legalization of secondary dwellings
• Preserve and improve the quality of existing rental housing
• Facilitate the development of new housing and regeneration of older non-market Projects
• Share information about Affordable Housing and Programs

Fiscal/Strategies
• Advocate to senior levels of government for additional funding/housing programs
• Promote affordable home ownership
• Create more opportunities for innovation and a broader range of housing types and tenure

Regulatory
• Increase the supply of rental housing in walkable, transit-oriented locations
• Facilitate the development and legalization of secondary dwellings
• Preserve and improve the quality of existing rental housing
• Facilitate the development of new housing and regeneration of older non-market Projects

A) Infill development/smaller lot sizes
• Provide density bonus in exchange for non-market housing units
• Continue to implement a regulatory environment that supports innovative housing types and tenures

B) Shared Equity/Resale price restrictions
• Amend OCP to supplement existing statements related to affordable housing
• Establish Affordable Housing Reserve Fund
• Consider the feasibility of establishing an affordable housing ‘land bank’

C) Policy and/or density bonus provisions,
or in-lieu fees
• Develop guidelines for the Affordable Housing Reserve Fund
• Experiment with the feasibility of establishing an affordable housing ‘land bank’
• Update the affordable and special needs housing goals and policies in the OCP
• Consider a Standards of Maintenance bylaw to enforce minimum standards on the landlords of market rental housing

D) Policy and/or density bonus provisions,
or in-lieu fees
• Consider an inclusionary housing policy and/or density bonus provisions
• Develop a set of policies to protect the existing affordable market rental housing stock
• Continue to engage in discussions to develop strategies for homelessness

E) Policy and/or density bonus provisions,
or in-lieu fees
• Activity seek and develop partnerships with not-for-profit housing organizations and for-profit developers to encourage the development of a range of affordable housing

Policy/Strategies
• Review policy on subsiﬁed rental
• Home and encourage builders to put suites in new single detached homes
• Reduce parking requirements for purpose-built rental housing
• Consider a Standards of Maintenance bylaw to enforce minimum standards on the landlords of market rental housing
• Provide density bonus in exchange for non-market rental housing units
• Draft a policy on subsiﬁed rental

Partner/Facilitate
• Partner with non-market funders and groups to support innovative pilot/demon project
• Establish a committee to review applications by non-proﬁts for land/ grants new non-market housing projects
• Partner with non-market funders and groups to support innovative pilot/demon project
• Encourage development of new affordable units
• Encourage development of new affordable units

Partners/Other
• Establish a system to regularly track key housing indicators
• Encourage builders to use green technology to achieve energy efficiency, higher environmental standards
• Establish a committee to review applications by non-proﬁts for land/ grants new non-market housing projects
• Partner with non-market funders and groups to support innovative pilot/demon project
• Establish a committee to review applications by non-proﬁts for land/ grants new non-market housing projects
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Regional Affordable Housing Strategy Update - Discussion
### APPENDIX B  STATUS OF RAHS 2007 IMPLEMENTATION

#### Goal 1 - Increase The Supply And Diversity Of Modest Cost Housing

<table>
<thead>
<tr>
<th>Metro Vancouver Actions</th>
<th>Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Set targets for the number of new affordable housing units in the Regional Growth Strategy</td>
<td>Complete</td>
<td>Demand estimates for affordable housing are included in Appendix A 4 of the Metro 2040 adopted in 2011.</td>
</tr>
<tr>
<td>1.2 Require as part of the Regional Growth Strategy that municipalities develop housing action plans or the equivalent which set out specific strategies and objectives for meeting established targets.</td>
<td>Complete</td>
<td>Goal 4, Strategy 4.1, Action 4.1.8 requires municipalities to prepare and implement Housing Action Plans and Regional Context Statements that indicate policies or strategies to work towards meeting future housing demand.</td>
</tr>
<tr>
<td>1.3 Examine the feasibility of adopting region-wide inclusionary housing policy which takes into account regional differences as well as constraints related to overall project economics.</td>
<td>Complete</td>
<td>Concept explored and not accepted regionally. Inclusionary zoning workshop in May 2008 did not find support. Five municipalities have adopted an inclusionary zoning approach.</td>
</tr>
<tr>
<td>1.4 Design and deliver a community outreach initiative to demonstrate the benefits and opportunities of promoting increased density and diversity to create modest cost housing.</td>
<td>Not complete</td>
<td>Not implemented.</td>
</tr>
<tr>
<td>1.5 Identify sites across the region which are owned or controlled by Metro Vancouver which are suitable for the development of affordable housing and make these sites available at or below market value.</td>
<td>In progress</td>
<td>MVHC completed a preliminary review of its sites which identified Heather Place as the prime candidate due to water ingress issues and location. It is now undertaking a detailed evaluation of its remaining sites to assess their re-development potential for mixed income housing.</td>
</tr>
</tbody>
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<tbody>
<tr>
<td>1.6 Develop OCPs, Regional Context Statements and Housing Action Plans or their equivalents which demonstrate the actions taken to increase the supply and diversity of affordable housing at key points along the housing continuum.</td>
<td>In progress</td>
<td>9 municipalities have developed or updated Housing Action Plans since 2007. 6 others are pending.</td>
</tr>
</tbody>
</table>
### Goal 2 - Eliminate Homelessness Across the Region

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>2.1 Continue to support the Regional Steering Committee on Homelessness</td>
<td>In progress</td>
<td>Metro Vancouver Homelessness Secretariat provides administrative support to the Regional Steering Committee on Homelessness and is responsible for managing federal Homelessness Partnering Strategy funds for the region.</td>
</tr>
<tr>
<td>2.2 Promote support for emergency shelters and transitional/supportive housing across the region through community education and advocacy.</td>
<td>In progress</td>
<td>Homelessness Action Week is an awareness raising event organized by the RSCH annually in October. Activities occur in municipalities throughout the region. The focus is not emergency shelters/transitional or supportive housing.</td>
</tr>
<tr>
<td>2.3 Advocate for increased funding from senior levels of government for the provision of 5,000 new transitional/supportive housing units across the region over the next 10 years.</td>
<td>In progress</td>
<td>Metro Vancouver supported the RSCH in its discussions with the federal government on increases to Homelessness Partnering Strategy funding for the region. The federal government has renewed funding for the period 2014 - 2019. The stock of transitional/supportive housing in Metro is increasing. Metro is tasked with advocating for further capital and operating funding for transitional/supportive housing through the housing goals of the Regional Growth Strategy.</td>
</tr>
<tr>
<td>2.4 Advocate for senior levels of government to ensure that appropriate services and supports are in place to help families and individuals who are homeless gain access to permanent stable housing.</td>
<td>In progress</td>
<td>The Regional Steering Committee on Homelessness advocates to senior levels of government for appropriate supports and services, through the Housing Committee.</td>
</tr>
</tbody>
</table>

### Municipal Actions

| Develop OCPs, Regional Context Statements and housing action plans or their equivalents which demonstrate the specific actions taken to address homelessness. | In progress | Municipalities are preparing HAPs or their equivalents. Many municipalities participate in community homelessness tables and 9 have a local homeless plan or strategy. |
Goal 3 - Meet the Needs of Low Income Renters

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>3.1 Increase MVHC portfolio by 100 units per year through densification of existing properties and the management of units acquired through municipal processes, with this target being reviewed and increased should senior government funding for new housing supply programs become available.</td>
<td>In progress</td>
<td>No senior government funding has been available for new development. Heather Place is being proposed for redevelopment and a detailed review of all sites from a redevelopment perspective is underway.</td>
</tr>
<tr>
<td>3.2 Develop a strategy to assist municipalities in the management of properties acquired through municipal processes.</td>
<td>In progress</td>
<td>MVHC is a willing partner for management of affordable housing units developed by others providing it is financially feasible.</td>
</tr>
<tr>
<td>3.3 Develop partnerships to explore opportunities to build economic independence and self reliance for families currently living in housing managed by MVHC including potential opportunities to access entry level ownership opportunities.</td>
<td>Not completed</td>
<td>MVHC is aware that other jurisdictions have taken an active role in developing affordable home ownership units, however the current focus is on increasing the supply of purpose built rental housing and mixed income housing.</td>
</tr>
<tr>
<td>3.4 Establish and manage a Regional Housing Trust Fund.</td>
<td>Completed but not implemented</td>
<td>Preliminary work undertaken to identify a pool of funds that could be used to support acquisition or development of rental housing was not supported by municipalities.</td>
</tr>
<tr>
<td>3.5 Waive development cost charges for non-profit rental housing, supportive housing and other forms of rental housing where affordability is secured for a minimum of 20 years</td>
<td>Completed</td>
<td>A waiver of regional DCCs for affordable rental housing was implemented in April 2010.</td>
</tr>
</tbody>
</table>
**Goal 3 - Meet the Needs of Low Income Renters**

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<tr>
<td>3.6 Revise the method of calculating DCCs to account for variations in size with the purpose of reducing costs for smaller units and lots.</td>
<td>In progress</td>
<td>Finance Dept reviewing regional DCCs in 2014.</td>
</tr>
<tr>
<td>3.7 Require that municipalities adopt measures to prevent the loss of existing rental housing stock including strata conversion policies, replacement policies for loss of rental housing and legalization of secondary suites.</td>
<td>Completed</td>
<td>Rental loss prevention is explicitly included in Strategy 4.1 of the RGS. Metro Vancouver has completed a region-wide rental inventory and risk analysis to support municipal policy efforts.</td>
</tr>
</tbody>
</table>

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<tbody>
<tr>
<td>3.8 Develop Official Community Plans, Regional Context Statements and housing action plans or their equivalent which demonstrate the actions taken to expand the supply of affordable rental housing as well as preserve and maintain the existing stock.</td>
<td>In progress</td>
<td>Municipalities expected to prepare Housing Action Plans or their equivalents.</td>
</tr>
</tbody>
</table>


### Municipal Actions

| Action Type | Burnaby | Coquitlam | Delta | Langley (City) | Langley (TSHP) | Maple Ridge | New Westminster | North Vancouver City | North Vancouver District | Pitt Meadows | Port Coquitlam | Port Moody | Richmond | Surrey | Vancouver | West Vancouver | White Rock |
|-------------|---------|-----------|-------|---------------|---------------|-------------|----------------|-------------------|------------------------|--------------|---------------|-----------|-----------|--------|----------|-----------|-------------|-------------|
| Fiscal actions | | | | | | | | | | | | | | | | | |
| City owned sites appropriate for affordable housing for lease to non-profits | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Donate City-owned Land to facilitate Affordable Hsg | Yes | | | | | | | | | | | | | | | | | | | | | | | |
| Grants to facilitate Affordable Housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Property tax exemption or forgiveness | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Heritage Grants address housing affordability | | | | | | | | | | | | | | | | | | | | | | | | |
| Waiving development permit fees | Yes | Yes | n/a | Yes | Yes | Yes | Yes | Grants | Yes | Pending | Yes | | | | | | | | | | | | |
| Waive/reduce municipal development cost charges | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Trust for Affordable Housing | | | | | | | | Grants | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Affordable Housing Reserve/Trust Fund | Yes | Yes | Exploring | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Other fiscal actions | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning process | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Housing Strategy or Action Plan | Yes | Pending | Yes | Yes | Yes | Yes | Yes | Pending | Yes | Pending | Yes | Yes | Pending | Yes | Yes | Pending | Yes | Yes | Pending | Yes | Yes | Pending | Yes | Yes | |
| Official Community plan policies showing commitment to providing a range of housing choices | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | |
| Neighbourhood plans / Area plans showing commitment to providing a range of housing choices | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | |
| Identifying suitable affordable housing sites in neighbourhood and area planning processes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | |
| Heritage Program includes provisions to consider/address housing affordability | | | | | | | | | | | | | | | | | | | | | | | | Support |
| Other planning actions | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | |

**APPENDIX C - MUNICIPAL MEASURES FOR A DIVERSE AND AFFORDABLE HOUSING 2013**
### Appendix C - Municipal Measures for a Diverse and Affordable Housing 2013

| Municipal Actions | Burnaby | Coquitlam | Delta | Langley City | Langley (Tsawwassen) | Maple Ridge | New Westminster | North Vancouver City | North Vancouver District | Port Coquitlam | Port Moody | Richmond | Surrey | Vancouver | West Vancouver | White Rock |
|-------------------|---------|-----------|-------|--------------|------------------------|-------------|-----------------|----------------------|-----------------------------|----------------|------------|----------|--------|----------|-------------|-----------|-----------|
| **Zoning/regulatory actions** |         |           |       |              |                        |             |                 |                      |                             |               |            |          |        |          |             |           |           |
| Increased density in areas appropriate for affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Smaller Lots | Yes | Yes | Yes | Yes | Support | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Coach Houses | Yes | Yes | Yes | Yes | Pending | Yes | Pending | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Secondary Suites | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Infill Housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Pending | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Reduced parking requirements for all housing located in areas with good access to transit | Yes | Yes | Yes | Yes | Yes | Yes | Pending | Yes | Yes | Exploring | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Reduced parking requirements for affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Density bonus provisions for affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Pending | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Comprehensive development zone guidelines favour Affordable Housing | n/a | Pending | Yes | Pending | Yes | Pending | Exploring | Yes | Yes | Support | Support | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Inclusionary zoning / community amenity policies | Yes | Yes | Pending | Yes | Pending | Yes | Pending | Exploring | Yes | Yes | Support | Support | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Modified building standards (ie. Code related) | Pending | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Housing Agreements | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Other zoning actions | Pending | Pending | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| **Approval process** |         |           |       |              |                        |             |                 |                      |                             |               |            |          |        |          |             |           |           |
| Fast track approval of affordable housing projects | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Provide assistance | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Rental housing loss prevention |          |           |       |              |                        |             |                 |                      |                             |               |            |          |        |          |             |           |           |
| Replacement policies for loss of rental housing stock | Pending | Yes | Yes | Yes | Yes | Yes | Support | Pending | Exploring | Yes | Yes | Exploring | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Demolition policies | Yes | Yes | Yes | Support | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Condo/strata conversion policies | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Exploring | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Standards of Maintenance by-law | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Pending | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Retention Policy - Other | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Education and advocacy |          |           |       |              |                        |             |                 |                      |                             |               |            |          |        |          |             |           |           |
| Guide to development process for affordable housing options such as secondary suites. | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Monitor rental housing stock | Yes | Yes | Pending | Exploring | Yes | Yes | Pending | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

APPENDIX C - MUNICIPAL MEASURES FOR A DIVERSE AND AFFORDABLE HOUSING 2013