

5.1 Attachment 3

Measures to Promote the Preservation and Renewal of Existing Rental and Development of New Rental

Municipal				
Measure	Description	Level of Investment	Level of Impact	Where Used
Standard of Maintenance By-Law	Tool for local government to order repairs to rental housing to ensure housing meets minimum standards for health and safety. Typically, there is lack of adequate enforcement – the cost and effectiveness of these Bylaws is related to the degree to which they are enforced. It can be cumbersome to get landlord compliance and fines are too low to cover municipal costs. Considering additional measures of enforcement including removal of business license, increasing fines can increase effectiveness.	Moderate	Moderate	Delta, New Westminster, North Vancouver (City and District), Richmond, Surrey, Vancouver
Maintain low density zoning	In some cases it is appropriate to maintain low density zoning to reduce development pressure on the land and protect existing rental housing.	Low	High	Burnaby, Vancouver, (others?)
Rental replacement requirements.	This is a strategy to ensure no net loss of rental housing. The units can be secured through a housing agreement.	Moderate	High	Vancouver, Richmond, District of North Vancouver
“Moratorium” on demolition of rental buildings.	Penalties have to be high enough to act as a deterrent. This is a blunt tool that can prevent the immediate loss of rental buildings. Preventing demolition on its own is not sufficient to preserve rental supply - should operate in combination with a replacement policy or other rental preservation policy.	Low	Moderate	Township of Langley Richmond Vancouver
Support Infill Rental Housing	Existing rental sites that are underdeveloped may be able to support additional density through infill. Infill development would enable the existing rental to be retained while increasing density on the site. Creative options such as multi-unit laneway housing in multi-unit zones could be piloted.	Low	Moderate	Case by case.
Density Bonus	Allowing additional density for developments that include rental housing. Density bonuses can also be used to facilitate the conversion of non-rental or unused space to rental in an existing building. Consideration needs to be	Low	High	Many municipalities.

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	paid to sensitive integration of additional density in neighbourhoods.			
Promote new construction of rental housing through targeted incentives	Limited rental housing is being constructed in the region due to the economics of building rental versus strata construction. Providing incentives for rental housing including: Relief from fees and charges, recognition of rental as a community amenity, parking reductions, flexibility on unit size and density bonuses for rental can help make rental housing a viable option for developers.	Moderate	High	Vancouver
Permit transfer of density to another site	Where an existing rental site is under developed based on the allowable density under zoning, this measure would allow the transfer of the allowable (but unused) density to another site in exchange for a housing agreement to maintain existing rental building. This approach has significant limitations because it relies on appropriate “receiving” sites for the density which can be problematic. It is most useful in cases where the donor and receiving sites are adjacent or close to each other and/or where the donor and receiving sites have the same owner. Flexibility to allow averaging density over multiple sites, or leveraging density for affordability could make this measure more useful.	Low	Low	New Westminster and Vancouver use this approach to preserve heritage buildings.
Acquisition of existing rental properties	Direct municipal purchase of rental property or enabling a NP society to purchase an existing rental property can help preserve existing rental. Many municipalities have Affordable Housing Funds which could be used to purchase a property outright or to lever other funding and/or financing for an NP purchaser.	High	High	North Vancouver City, Vancouver, Burnaby
City owned land for affordable rental housing	Making surplus municipally owned land available for rental housing development can help to increase the supply and affordability of rental housing.	High	High	Vancouver
Inclusionary policy for rental housing	Requiring that developments of a certain size in appropriate locations include a percentage of rental units in the development. The affordability of these units can be increased by partnerships with non-profit societies and government subsidy where possible.	Moderate	High	Vancouver, Richmond, North Vancouver District

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Metro Vancouver	
Advocacy to Federal and Provincial Governments	Continue to support the Rental Housing Coalition goals and actively advocate for policies and programs from senior governments (see below) that will support the preservation, redevelopment and construction of new rental supply.
Regional monitoring and information sharing	Metro Vancouver has compiled the regional rental inventory and updated it to include all rental housing regardless of year built and all buildings with three or more rental units. Metro Vancouver can provide a forum to facilitate sharing of best practices and experience in the region and regional supporting data.
Propose a Regional Affordable Housing Trust Fund	Trust funds have a dedicated source of revenue that is targeted to increasing the supply of affordable housing. Many municipalities have Trust Funds. The Capital Region District has used its Affordable Housing Trust fund to support several affordable housing projects in the Capital Region, including low end of market rental.
Provincial and Federal Governments	
Federal/Provincial strategy to preservation and renewal of existing affordable rental housing.	With the aging of the private rental stock and social housing stock, a large number of affordable rental units in the region are at risk. A comprehensive strategy that addresses the preservation, repair upgrade and renewal of the existing private and social housing stock is urgently needed at a time when the federal government has eliminated the Rental Rehabilitation Assistance Program and subsidies for tens of thousands of social housing units are being phased out through the expiry of operating agreements.
Capital and Operating subsidies to increase the affordability of rental housing.	Expanding the affordable rental supply will require funding to bring the construction costs down or provide long term rent subsidies to increase affordability. Funding should be targeting to facilitate both preservation of existing rental (increasing viability and affordability and preventing demolition or conversion) and to facilitate replacement of affordable rental in redevelopment sites that are in urban centres with good access to transit.
Support Rental Housing Supply Coalition goals.	<ol style="list-style-type: none"> 1. A National Economic Strategy that includes an adequate supply of rental housing as an essential element. 2. Reinstate federal tax incentives to stimulate private market rental housing. 3. Increase the viability of non-profit and co-op housing construction through direct capital investment and long-term low cost financing. 4. Increase the supply of federal, provincial and municipal land for affordable rental housing. 5. Modify property assessment practices that over-value rental properties 6. Review all provincial taxes, including property transfer tax, to ensure they do not impede delivery of rental housing relative to other forms of residential use. 7. Adopt policies that support rental housing construction, for example increase density where appropriate, reduce or eliminate charges and fees, reduce regulatory requirements and streamline approvals. 8. Facilitate a long-term commitment from industry to support innovation in the design, financing and

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	<p>construction of affordable market rental housing. 9. Foster a long-term commitment from the non-profit sectors to work with the public and private sector to develop and maintain adequate, safe, secure, and affordable rental housing</p>
<p>Explore alternative financing strategies for energy retrofits where retrofit costs are paid from energy savings.</p>	<p>One model is the "property assessed payments for energy retrofits", or "PAPER." The model is designed for homeowners, but could potentially be adapted for rental property owners. The idea is enable property owners to obtain financing for renovations to improve the energy efficiency of their property and repay through a temporary fee on their property tax bill. Cost savings from energy efficiency ideally will exceed payments. For a program like this to work for rental housing, the energy efficiency savings would need to accrue to the building owner to offset the investment. In order for the approach to be successful, some creative thinking is needed as to how the cost savings can be captured to pay the financing.</p> <p>Toronto Real Estate Board president calls the program "a winner for citizens, governments and future generations." The province of Nova Scotia has made the mechanism available for Halifax Regional Municipality. Regulatory changes at the provincial level could make it easy for municipalities to set up and clarify their authority to use the mechanism for private property energy retrofits when property owners opt in.</p>
<p>Federal tax credits to encourage/facilitate energy retrofits and upgrades in rental housing. (FCM)</p>	<p>Federal tax credits are used to encourage activities that meet public policy objectives and/or that stimulate the economy. Energy retrofits and upgrades to rental housing accomplish many public policy objectives, and the associated construction activity generates significant economic activity in terms of jobs, sales of goods and materials, etc.</p> <p>An "eco-energy" Rental Housing Tax Credit could help improve the quality of the rental stock, reduce high utility-cost burdens for tenants, reduce emissions and environmental impact, and increase resale and future rental value to landlords. A tax credit could be targeted to rental property owners who house low-to-moderate income tenants when they invest in energy-efficiency upgrades. Tenants commonly pay utilities; no incentive currently exists for landlords to invest in energy retrofits.</p>
<p>Tax-credit to encourage landlords/owners to sell rental property to a non-profit housing provider. (FCM)</p>	<p>To encourage the preservation of rental housing, and limit the demolition and conversion to condominiums—of existing lower-rent properties. This approach would credit property owners for selling relatively affordable assets to eligible non-profit providers and providers who agree to hold rents at average market prices for 20 years, thereby preserving the asset and ongoing affordability. It targets small investors who purchased assets for investment, but who face significant tax liability upon sale. The majority of rental properties in Metro Vancouver are owned by small one or two building investors.</p>