

# **Municipal measures for housing affordability and diversity in Metro Vancouver**

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**SUBMITTED TO CMHC EXTERNAL RESEARCH PROGRAM**

**BY MARGARET EBERLE, JIM WOODWARD, MATT THOMSON AND DEBORAH KRAUS**

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## Abstract

There is growing recognition that municipalities influence housing affordability and diversity. In 2007 Metro Vancouver adopted an *Affordable Housing Strategy (AHS)*. For the first time at the regional level, it laid out a framework for municipal action to address housing affordability. This study documents the extent to which the 15 largest Metro Vancouver municipalities have adopted 35 measures referenced in the strategy and the perceived influence of the strategy. Using a web search and interviews with municipal staff, the study found that over 250 zoning, fiscal, planning, approval process, rental loss prevention and education/advocacy measures were in place and another 30 were pending adoption. Zoning and regulatory measures were the most common type of measure adopted, followed by fiscal measures involving contributions of land or cash. There has been a range of responses, with municipalities adopting between 23% and 80% of the 35 measures considered. The City of Vancouver, the largest by population and with the most costly housing has adopted the most measures, at 80%. Many of the measures had been adopted in the last two decades, and 22% of all measures had been introduced since the AHS was adopted in November 2007. In over fifty percent of municipalities a homeless plan was in place, and two thirds participated on a homeless task force or committee or had facilitated housing or shelter for homeless persons. Overall, the Metro AHS (2007) was perceived to have had little influence on municipal activity to date, however it was felt to offer significant indirect benefits in setting a common policy direction for the region. It is clear these Metro municipalities are responding to growing concern about housing affordability and diversity. This research has served as an indicator of current activity and can serve as a baseline against which future efforts and changes can be assessed.

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# Executive Summary

## Background and context

There is growing recognition among housing stakeholders that municipalities influence housing affordability and diversity. There are distinct measures they can implement that play a critical role in facilitating the creation and retention of housing that is affordable and diverse, through both the private market and the use of non-market approaches. In 2007 Metro Vancouver (formerly Greater Vancouver Regional District) adopted an *Affordable Housing Strategy (AHS)*. For the first time at the regional level, it laid out a framework for municipal action to address housing affordability. This project documents the extent to which the 15 largest municipalities in Metro Vancouver have adopted and implemented 35 measures referenced in the 2007 Metro Vancouver *Affordable Housing Strategy (AHS)* to address issues of housing affordability and diversity. It creates a baseline resource that can be used by Metro Vancouver municipalities and others to measure progress in the years ahead and the situation in Metro Vancouver in relation to other large Metro areas in Canada.

## Objectives

The objectives of this study are to:

- a. Develop a snapshot of each municipality describing relative housing affordability and availability of rental and ownership housing, as well as diversity of the housing stock;
- b. Conduct research to document current municipal activity addressing housing affordability and diversity, using as a framework the municipal actions set out by the Metro Vancouver *Affordable Housing Strategy (2007)*; and
- c. Discuss the findings in terms of recent trends in municipal housing measures, gaps with respect to the Metro Vancouver Affordable Housing Strategy recommendations and measures that municipalities are considering.

This research represents an assessment of municipal *effort* in terms of providing the enabling tools and measures that influence the affordability and diversity of the housing stock, but not a measure of the *extent of use* of the tools or *outcomes* produced by the measures. For example, although a municipality may have a number of measures in place, they may have been used infrequently or indeed not at all.

## Methods

The work was carried out in three phases. Phase 1 consisted of preparing municipal profiles using pertinent demographic and housing information to set the context for understanding the nature and extent of housing measures that have been adopted in different municipalities. Phase 2 consisted of data collection using a list of 35 discrete housing measures identified in the Metro AHS, populated first through a web search and then through a survey of municipal staff to collect descriptive information about the measures in place in each municipality. This included date adopted, type of measure, a brief description, adopted via policy, plan or bylaw, if it has been used, the intended type of housing it addresses, and the measure's perceived effectiveness. A secondary aim was to establish the influence of the Metro AHS on municipal housing policies and practices. Phase 3 consisted of municipal level reporting and analysis of the combined responses.

## Findings

Municipalities in Metro Vancouver have in their “toolkits” a range of measures that promote affordability and diversity. The 15 municipalities included in this study had adopted over 250 measures, an average of 17 measure each out of the 35 measures considered in this study. An additional 30 measures are pending adoption. On average, each measure was adopted by seven municipalities, just under half those included in the study.

Of the 35 municipal measures considered, only two measures had been adopted by all municipalities - *Official Community Plan policies showing commitment to a range of housing choices* and *Increased density in areas appropriate for affordable housing*. The Local Government Act requires the former. Five measures had been adopted by at least 80% of municipalities. In terms of specific measures, only seven of the fifteen municipalities indicated that they had an affordable housing strategy or action plan in place. This is of interest as the Metro Vancouver Regional Growth Strategy (Draft 2011) requires municipalities to adopt these plans to demonstrate how they will meet affordable housing demand going forward.

Municipalities appear to favour zoning measures that affect affordability through densification and diversity, such as permitting secondary suites in all single family residential areas, and smaller lots. Of the 253 measures adopted, 46% were zoning/regulatory measures and 18% were categorized as fiscal measures. Somewhat surprisingly given municipal resource constraints, one fiscal measure, leasing city owned sites to non-profits, is among the ten most common measures. Only 4% of all measures adopted were education and advocacy.

There was a wide range among municipalities in terms of the share of the 35 measures adopted - from 23% to 80%. Not unexpectedly given its size and high housing costs, the City of Vancouver has adopted the most measures, 28 out of the 35 considered, or 80% of them. Other municipalities such as the District and City of North Vancouver closely follow, however, the District of North Vancouver emphasized that most measures have rarely been used, and in fact will be rescinded upon adoption of its new OCP. This suggests that the adoption of a measure is a limited metric, as it does not reflect the extent or frequency of use nor the magnitude of outcomes in terms of units created or preserved.

The relationship between the number of measures adopted and city population size appears to be positive, but weak. Some small and moderate sized municipalities have a higher frequency of measures than some larger ones. Other factors, such as type and age of housing stock, play a role.

The study shows there has been much municipal activity in the last two decades, arguably since the withdrawal by the federal government of funding for new non-profit housing in the early 1990s and in the 2000's, when high and rising homeownership costs became a growing concern. In addition, 22% of all measures had been introduced since the AHS was adopted in November 2007.

In the last few years, municipalities have been quite active in the homelessness area, the second goal of the AHS. This is not unexpected given the growing magnitude and visibility of the issue, and the fact that several senior government funding programs were introduced to support these efforts. In over fifty percent of municipalities a homeless plan was in place, and two thirds participated on a homeless task force or committee or had facilitated some form of emergency shelter or transitional/supportive housing for homeless persons.

More than half the interviewees reported that the Metro AHS (2007) had not directly influenced municipal adoption of housing affordability and diversity measures despite the fact that 22% of all measures had been adopted since 2007. There may be several reasons for this. Firstly, the Metro AHS has been in place for a short period of time in terms of the time needed to pass bylaws, develop plans and policies, and indeed housing. It too may have been adopted in response to some of the same pressures

that led municipalities to adopt affordability and diversity measures. Nonetheless, respondents reported significant indirect benefits of the AHS, including setting a common policy direction for the region. Going forward, it may be seen to have more of a direct influence on municipal activity, particularly with adoption of the Regional Growth Strategy. In fact, several municipalities indicated pending adoption of an affordable housing plan or strategy.

Of the ten most common measures adopted by municipalities, four were strongly suited to addressing entry-level homeownership including increased density in areas appropriate for affordable housing, infill housing, neighbourhood plans and smaller lots. Only one of the ten most common measures was considered well suited to address either non-market rental or special needs housing. Many of the ten most common measures, including secondary suites, condo/strata conversion policies and density bonus provisions, were intended to address market and low-end market rental housing.

Broad policy measures such as OCPs and neighbourhood/area plans are perceived as moderately effective. Other measures tend to be effective for a particular housing type or types. For example leasing city owned sites and housing agreements were viewed as most effective for special needs housing such as transitional and supportive housing.

### **Conclusions**

The study provides information on municipal measures adopted to promote housing affordability and diversity in the regional context, specifically Metro Vancouver, an area experiencing tremendous housing price increases and low rental vacancy rates. Framed in the context of the newly adopted Metro Vancouver Affordable Housing Strategy (2007), the data shows a longstanding municipal role, beginning in the 1970s. It also shows increasing municipal activity, with a particular focus in the 2000s, not unexpected given the withdrawal of senior levels of government from programs creating new affordable housing in the 1990s, and the mounting homelessness crisis with a federal response that required community-based planning. The study also shows the relative difference in the extent of adoption of municipal measures among Metro Vancouver municipalities and although some of the larger cities have adopted many measures, city size alone does not explain the variations. In terms of the type of measures municipalities are adopting, the data not surprisingly reveals a focus on regulatory measures to facilitate housing affordability and diversity. The large number of pending measures suggests that municipal activity in this area will continue to grow.

Many of the most common measures address entry-level homeownership or market and low-end market rental housing. Only one of the ten most common measures was considered well suited to address either non-market rental or special needs housing - leasing city owned land to non-profits. This likely reflects the traditional municipal focus on regulation as well as relative paucity of funding for this type of housing. The study attempted to assess the influence of the 2007 Regional AHS on municipal activity, and noted that while municipal staff feels the influence has been limited to date, there are some clear benefits in terms of a regional focus on housing affordability and diversity.

This study will provide a baseline with which to compare municipal activity in the future, and perhaps in relation to other large Canadian metropolitan areas. This research documents municipal *effort* in terms of providing the enabling tools and measures that influence the affordability and diversity of the housing stock, but not a measure of the *extent of use* of the tools or *outcomes* (number of units) produced by the measures. Further research in this area is warranted

# 1. Introduction

## 1.1. Purpose and objectives

There is growing recognition among housing stakeholders that municipalities can and do influence housing affordability and diversity. There are distinct measures they can implement that play a critical role in facilitating the creation and retention of housing that is affordable and diverse, through both the private market and the use of non-market approaches. This project documents the extent to which the 15 largest municipalities in Metro Vancouver have adopted and implemented measures laid out in the *Metro Vancouver Affordable Housing Strategy (2007)* to address issues of housing affordability and diversity. It creates a baseline resource that can be used by Metro Vancouver municipalities and others to measure progress in the years ahead and the situation in Metro Vancouver in relation to other large metropolitan areas in Canada.

The objectives of this study are to:

- Develop a snapshot of each municipality describing relative housing affordability and availability of rental and ownership housing, as well as diversity of the housing stock;
- Conduct research to document current municipal activity addressing housing affordability and diversity, using as a framework the municipal actions set out by the *Metro Vancouver Affordable Housing Strategy (2007)*; and
- Discuss the findings in terms of recent trends in municipal housing measures and gaps with respect to the *Metro Vancouver Affordable Housing Strategy* recommendations.

## 1.2. Context

In 2007 Metro Vancouver (formerly Greater Vancouver Regional District) adopted the *Regional Affordable Housing Strategy (AHS)*. For the first time at the regional level, it laid out a framework for municipal action to address housing affordability. The strategy aimed to improve the housing supply across the housing continuum, from transitional and supportive housing, non-market rental, market rental and entry-level homeownership. It set out specific actions to be taken by the Region, Municipalities and other agencies. The Strategy has three objectives:

1. To increase the supply and diversity of modest cost housing;
2. To eliminate homelessness across the region; and
3. To meet the needs of low-income renters.



Although three major types of actions were envisaged in the Strategy, Metro has since disaggregated them in the following way:

- **Fiscal actions** designed to improve the economics of housing production and/or create a source of equity for generating additional affordable housing units. This could include the use of municipal assets or financial incentives to leverage funds from other sources to expand the supply of affordable housing.
- **Planning measures** such as Official Community Plan housing policies, neighbourhood/area planning, and identifying suitable affordable housing sites in neighbourhood and area planning processes.
- **Zoning/regulatory actions** rely on municipal development control processes to encourage an increase in the supply and diversity of housing at key points along the continuum.
- **Approval process measures** such as fast tracking affordable housing projects and providing staff assistance throughout the process.
- **Rental housing loss prevention measures** including demolition policies, replacement policies for loss of rental housing stock and standards of maintenance bylaws.
- **Education and advocacy** designed to build community awareness and support for affordable housing and to advocate for solutions to respond to needs that are not currently being met through existing government programs.

The *Metro Vancouver Regional Growth Strategy* (Draft 2011) likewise requires municipalities to develop housing action plans and sets out municipal targets for different types of housing in keeping with the *Affordable Housing Strategy*. While the *Affordable Housing Strategy* (AHS) outlines a number of measures municipalities may use to implement their housing action plans, the region has no authority to mandate them.

Three years after implementation of the AHS, this study sought to shed light on the progress municipalities have made in adopting 35 distinct measures referenced in the AHS that may assist in improving housing affordability and diversity.

### **1.3. Background**

Beginning in 1992, the government of British Columbia introduced changes to the *Municipal Act* (now the *Local Government Act*), giving municipalities authority to adopt a variety of tools designed to increase their ability to support the creation of affordable housing or to preserve the existing rental stock. These tools include density bonuses, standards of maintenance bylaws to preserve existing rental stock, and alternate building codes for secondary suites. Several reports have noted municipal take-up of these measures province-wide.<sup>1</sup>

This issue is an important one as the federal government has reduced its expenditures on new non-market housing and the provincial government in BC has focused on meeting the housing needs of the most vulnerable, including people who are homeless and at risk of homelessness, people with complex needs including mental illness and/or addictions, and low income families and seniors. The price of homeownership is soaring, and there is little private construction of new purpose built rental housing. In a growing region like Metro Vancouver, this is of significant concern. The *Draft Regional Growth Strategy* estimates that the population of Metro Vancouver will increase by 300,000 people or 185,600 households by 2021.<sup>2</sup> The Growth Strategy includes demand estimates for affordable housing and requires

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<sup>1</sup> BC Ministry of Community Aboriginal and Women's Services. 2004. *Planning for Housing. An Overview of Local Government Initiatives in BC.*

<sup>2</sup> Metro Vancouver. *Regional Growth Strategy*. Bylaw No. 1136, 2010. Second reading Jan 14, 2011.

municipalities to demonstrate how they will meet the estimated demand. A diverse and affordable housing supply will be required.

#### **1.4. Scope**

The research included 15 municipalities in Metro Vancouver with a population of over 20,000 as of the 2006 Census. The survey was completed in all municipalities by December 31, 2010, and is current up to that point.

While one municipality may have leased many sites to non-profit providers over the years and another may have done so only once, this difference would not be reflected in the tables below. For example among all fifteen municipalities studied, 27 measures had not been used, although implemented by bylaw or policy. This might occur for instance if a municipality has created an affordable housing reserve fund but there have been few or no contributions and therefore no monies disbursed. Most municipalities had some measures like this.

This research represents an assessment of municipal *effort* in terms of providing the enabling tools and measures that influence housing affordability and diversity, but not a measure of the *extent of use* of the tools or *outcomes* produced by the measures. For example, although a municipality may have a number of measures in place, they may have been used infrequently or indeed only once.

There are challenges involved in measuring outcomes of these measures. Most municipalities do not track units built by price or affordability level and thus do not have ready access to the number of entry-level homeownership units built or approved. Furthermore, most affordable housing initiatives involve the use of several municipal concessions, such as incentives or relaxations, so it is difficult to gauge the impact of a single type of measure. Finally, in some municipalities like the City of Vancouver with a long history of affordable housing initiatives, this would be time prohibitive. The research did attempt to gauge the number of units produced since Nov 2007 when the AHS was adopted for each of four housing types but this was only partially successful.

#### **1.5. Method**

The research team collaborated with Metro Vancouver staff and the Technical Advisory Committee, Housing Subcommittee to collect the data for this project, as Metro required similar information for their own reporting purposes.

The work was carried out in three phases:

Phase 1 consisted of preparing municipal profiles using pertinent demographic and housing information from Metro Vancouver, CMHC, Statistics Canada, and BC Housing. The purpose was to set the context for understanding the nature and extent of housing measures that have been adopted in different municipalities, as the 15 municipalities represent a diverse range of urban, suburban and partially rural areas with different housing stock and affordability issues.

Phase 2 consisted of data collection. Metro Vancouver staff prepared a list of 35 discrete affordable housing measures based on those identified in the Metro AHS. Metro staff carried out a preliminary Web search to populate the matrix, using Official Community Plans (OCPs) and other policy documents available on the Web. Metro Vancouver's Technical Advisory Committee, Housing Sub-committee membership reviewed this for accuracy. The research team then developed an interview guide containing questions pertaining to the 35 measures and other questions related to the AHS (see Appendix A). It was designed to collect descriptive information about each measure such as date introduced, type of measure, a brief description, whether it is policy or practice, if it has been used, the housing target group, and the measure's effectiveness. A secondary aim was to establish the influence of the Metro AHS on

municipal housing policies and practices and whether the AHS influenced the creation or retention of an affordable and diverse housing stock since its inception. The interviews were carried out by telephone or in-person with municipal staff.

Phase 3 consisted of municipal level reporting and analysis of the combined responses. The researchers prepared a synopsis of municipal affordability and diversity measures in a two-page fact sheet for each municipality. The fact sheets include a brief description of the municipal context, consisting of a demographic and housing profile, and describe the affordability and diversity measures in place, including number of measures adopted, significant housing initiatives, recent initiatives, homelessness actions, planning for future needs and the influence of the Metro AHS. It also contains a table showing all measures adopted in that municipality.

The survey response information was entered into a database for analysis. This municipal measures database was analyzed to determine the number and type of measures adopted and pending, by incidence of use, type of measure, municipal distribution, ten most common measures, ten least common measures and date introduced. To reflect the diversity of city sizes and types, the municipalities were grouped by city size and shown with the ranking of measures.

### **1.6. Limitations**

The research has a number of limitations.

1. Firstly, there may be a lack of clarity around definitions of some measures, and indeed some overlap of measures. For example, “increasing density in areas appropriate for affordable housing”, and “broadening duplex and townhouse zoning” might be viewed as one and the same, and therefore counted twice.
2. Secondly, there is a grey area in terms of what constitutes a measure. For the purposes of this study, the measure must have been adopted in a plan; policy or bylaw and not represent a “one-off” decision, i.e. spot rezoning. “Support” for a measure in an OCP is not included if it has not been implemented through a bylaw or other policy.
3. Thirdly, the interviewers relied on municipal staff for their views. In some cases, municipal staff could not recall if or when a measure was introduced, as it may have preceded their tenure by many years.
4. Finally, the Metro Vancouver AHS had been in place for approximately three years at the time of the survey, so it is relatively early to be gauging its influence.

### **1.7. Report organization**

The report has three sections: Introduction, Analysis of Municipal Housing Measures in Metro Vancouver, and Municipal Profiles and Summaries.

## 2. Municipal housing measures in Metro Vancouver

### 2.1. Frequency of measures

Table 1 displays all 35 AHS measures and the number (and share) of municipalities that have adopted each as of December 31, 2010.<sup>3</sup> In total the 15 municipalities have adopted over 250 measures in support of affordability and diversity of the housing stock. The average number of measures per municipality was 17.

Two measures had been adopted in all municipalities – Official Community Plan (OCP) policies and increased density in areas appropriate for affordable housing. Similarly, none of the municipalities had land trusts for affordable housing. On average, each measure was adopted by seven municipalities (excluding other measures), about half the municipalities surveyed.

Table 1 shows that excluding OCP housing provisions (which are required by the Local Government Act), the most common measures adopted by municipalities are:

- increasing density in areas appropriate for affordable housing; and
- permitting secondary suites in all single-family residential areas.

Municipal housing action plans were in place in 7 out of 15 municipalities, just under half the municipalities included in this study. This is significant because this measure will be required of municipalities once the Regional Growth Strategy is adopted.<sup>4</sup> Over 50% of municipalities permit coach houses in some areas, a surprise since they are a relatively new housing form in Metro Vancouver.

There are a variety of factors affecting municipal adoption of these measures, including resources or staff capacity, perceived need, political considerations, and relevance. The measures are not universally applicable in all municipality types. For example, in newer municipalities with little purpose built rental housing stock, rental housing preservation measures may not be applicable. Likewise the need for affordability measures linked to heritage preservation is not applicable in all municipalities.

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<sup>3</sup> Some municipalities identified “other measures” not specifically listed in the original 35 measures. These are included.

<sup>4</sup> The Regional Growth Strategy (Draft 2011) requires Metro Vancouver to monitor the implementation of Housing Action Plans. It also requires municipalities to adopt *Regional Context Statements* that include policies or strategies that indicate how municipalities will work towards meeting the estimated future housing demand as set out in the Regional Growth Strategy.

**Table 1 - Frequency of measures**

MEASURES	Number	Share
Increased density in areas appropriate for affordable housing	15	100%
Official Community Plan policies showing commitment to providing a range of housing choices	15	100%
Secondary suites permitted in all single family residential zones	13	87%
Condo/strata conversion policies	12	80%
Density bonus provisions for affordable housing and rental housing	12	80%
City owned sites leased to non-profits	11	73%
Housing Agreements	11	73%
Infill housing	11	73%
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	11	73%
Smaller lots	11	73%
Affordable Housing Reserve / Trust Fund	10	67%
Broadening row/town house and two family zoning	8	53%
Coach houses permitted in some single family zones	8	53%
Affordable Housing Strategy or Action Plan	7	47%
Fast track approval of affordable housing projects	7	47%
Monitor rental housing stock	7	47%
Staff provide assistance	7	47%
Grants/capital contributions to facilitate affordable housing	6	40%
Reduced parking requirements for affordable housing	6	40%
Reduced parking requirements for all housing located in areas with good access to transit	6	40%
Comprehensive development zone guidelines favour affordable housing	5	33%
Identifying suitable affordable housing sites in neighbourhood and area planning processes	5	33%
Property tax exemption or forgiveness	5	33%
Standards of Maintenance by-law	5	33%
Waive development permit fees	4	27%

## Municipal measures for housing affordability and diversity in Metro Vancouver

Guide to development process for affordable housing options	4	27%
Inclusionary zoning policies	4	27%
Modified building standards	4	27%
Replacement policies for loss of rental housing stock	4	27%
Waive / reduce municipal development cost charges	4	27%
Demolition policies	3	20%
Donate City-owned land to facilitate affordable housing	3	20%
Other regulatory	2	13%
Other rental loss prevention	2	13%
Heritage grants address housing affordability	1	7%
Heritage program includes provisions to consider / address housing affordability	1	7%
Other fiscal actions	1	7%
Other planning	1	7%
Land trust for affordable housing	0	0%
TOTAL	252	

The most common fiscal measures are leasing city-owned sites to non-profit providers (11 out of 15 municipalities) for creating new non-profit housing followed by housing reserve funds (10). It should be noted that several municipalities that lease city land have done so for a nominal fee, for example \$1, but retain the lease tenure, and that they are therefore included in this category. Donating city owned land is less common but 3 out 15 municipalities have done so at least once. Examples of other fiscal measures include a municipal equity partnership in a non-market project, and a second mortgage provided by a municipality to a seasoned non-profit operator to purchase an existing multiple unit building for conversion to non-profit status.

The most common planning measures reported are OCP policies and neighbourhood or area plans showing a commitment to a range of housing choices. The City of Vancouver does not have a “stand alone” housing strategy or plan, but instead has several focused housing plans: a supportive housing plan, a downtown eastside housing plan, and a homeless action plan.<sup>5</sup>

The most common zoning/regulatory measures aim to increase density in areas appropriate for affordable housing, to permit secondary suites in all single-family areas, and to provide density bonuses. Zoning for smaller lots and implementing housing agreements<sup>6</sup> are also common regulatory measures promoting affordability and diversity. The latter usually accompany leased or donated municipal land or other significant municipal contributions to affordable housing.

<sup>5</sup> Since this research was completed, the City of Vancouver draft Housing and Homelessness Strategy was released in Feb 2011 and is undergoing public review.

<sup>6</sup> Bylaw specifying the conditions under which projects receiving public contributions must operate e.g. rental tenure for 20 yrs, serving low-income residents etc.

Condominium conversion measures aimed at rental loss prevention are quite prevalent as well, adopted by 80% of these municipalities.

## 2.2. Categories of measures

Forty-six percent of all measures adopted were zoning or regulatory measures affecting the density of housing development. This is followed by fiscal measures (18%), which include grants and capital contributions, property tax exemptions, and land lease and donations. This is somewhat surprising given limited municipal tax revenues and budgets, but the current emphasis on partnerships as a way of obtaining senior government funding for affordable housing makes this an important approach. Few measures have been adopted that affect the approval process or focus on education and advocacy. These would be relatively low cost measures.

**Table 2 – Number of measures adopted by category across all municipalities**

Category of measure	Number	share
Zoning/regulatory	116	46%
Fiscal	45	18%
Planning	41	16%
Rental loss prevention	25	10%
Approval process	14	6%
Education and advocacy	11	4%
Total	252	100%

## 2.3. Ten most common measures

The ten most common measures use municipal zoning powers such as increasing density in areas suitable for affordable housing, provisions for secondary suite legalization and smaller lots to promote affordability and diversity. Condominium conversion policies are in place in 12 out of 15 municipalities, several of them dating to the 1970s. There also tends to be a focus on measures that assist in the creation of non-profit housing, such as leasing city sites to non-profits and housing agreements. Housing reserve funds are in the eleventh spot.

**Table 3 - Ten most common measures**

	Measure	Number	Share of municipalities
1	Official Community Plan policies showing commitment to providing a range of housing choices	15	100%
2	Increased density in areas appropriate for affordable housing	14	93%
3	Secondary suites permitted in all single family residential zones	13	87%
4	Condo/strata conversion policies	12	80%
5	Density bonus provisions for affordable housing and rental housing	12	80%
6	City owned sites leased to non-profits	11	73%
7	Infill housing	11	73%
8	Housing Agreements	11	73%
9	Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	11	73%
10	Smaller lots	11	73%

## 2.4. Least common measures

The next table depicts the least adopted measures of the 35 considered. Land trusts are singular in that no municipality has adopted this measure. However, arguably, this is more of a community-based tool, in which a municipality might play a role. Land trusts for affordable housing are not prevalent in Canada. The next two measures are heritage provisions, which would apply only in municipalities with heritage buildings. Donating city owned land is an uncommon approach to supporting non-profit housing developers; rather, leasing land is the common approach, even if it is done for a nominal fee. Only four municipalities have adopted inclusionary zoning policies to date.

**Table 4 - Least common measures**

Measure	Number of municipalities	Share of municipalities
Land trust for affordable housing	0	0%
Heritage grants address housing affordability	1	7%
Heritage program includes provisions to consider / address housing affordability	1	7%
Demolition policies	3	20%
Donate City-owned land to facilitate affordable housing	3	20%
Guide to development process for affordable housing options	4	27%
Inclusionary zoning policies	4	27%
Modified building standards	4	27%
Replacement policies for loss of rental housing stock	4	27%
Waive / reduce municipal development cost charges	4	27%
Waive development permit fees	4	27%

## 2.5. Measures adopted by municipality

Table 5 shows the number of measures adopted by each municipality, which ranged from a low of 8 measures to a high of 28 out of 35 measures. Not surprisingly, the City of Vancouver has adopted the most measures with 28 or 80% of the all measures under consideration. The City has been active in promoting affordable housing for many years and is considered a leader in the field. Vancouver is followed by North Vancouver District<sup>7</sup>, the City of North Vancouver, Richmond and New Westminister, all inner suburbs immediately adjacent to the City of Vancouver. Port Moody and Delta, which are outer suburban municipalities, had the fewest measures in place (about one quarter of the measures considered).

While one municipality may have leased many sites to non-profit providers over the years and another may have done so only once, this difference would not be reflected in the table below. In addition, 27 measures, although implemented by bylaw or policy, have not been used. This might occur for instance if a municipality has created an affordable housing reserve fund but there have been few or no contributions and therefore no monies disbursed. Most municipalities had some measures like this.

<sup>7</sup> The District of North Vancouver has a relatively high number of affordability and diversity measures in place at the time of the study. These have been adopted primarily through neighbourhood plans and have been used infrequently. In addition, with the adoption of new OCP in 2011, neighbourhood plans will be rescinded, leaving the municipality, at least until new plans or policies are adopted, without the benefit of these tools and measures.



**Table 5 - Number and percent of measures adopted by municipality**

Municipality	Number	Percent
Vancouver	28	80%
North Vancouver District	24	69%
North Vancouver City	23	66%
Richmond	23	66%
New Westminster	21	54%
Surrey	19	54%
Burnaby	19	54%
Maple Ridge	18	51%
Coquitlam	17	49%
West Vancouver	12	34%
Langley Township	11	31%
Port Coquitlam	11	31%
Langley City	10	29%
Port Moody	9	26%
Delta	8	23%
Total measures considered	35	100%

### **2.6. Pending measures**

A significant number of measures were pending adoption as of December 31, 2010. For example, an OCP may be undergoing third reading, or a plan may be under development. Of 30 “pending” measures identified, Port Moody, Richmond, and West Vancouver will be adding the most new measures if adopted. Richmond is responding to its recently adopted Affordable Housing Strategy, Port Moody is in process of an OCP update, and West Vancouver has instituted some measures arising out of its *Community Dialogue* process.

The types of pending measures vary. Four are Housing Action Plans, likely linked to the Metro AHS and Regional Growth Strategy requirements. Other pending measures include broadening multi-family zoning, fast-tracking approval of affordable housing projects, and providing grants or capital contributions to facilitate affordable housing.

**Table 6 - Pending measures**

Municipality	Number measures pending
Burnaby	0
Coquitlam	0
Delta	0
Langley City	0
Langley Township	2
Maple Ridge	0
New Westminster	4
North Vancouver City	1
North Vancouver District	3
Port Coquitlam	0

Port Moody	7
Richmond	6
Surrey	1
Vancouver	1
West Vancouver	5
Total	30

### 2.7. Measures by city size

Table 7 shows the ranking of municipalities within three population size categories by number of measures adopted. Grouping municipalities by 2006 population size into three categories shows there is a weak relationship between city size and adoption of housing affordability and diversity measures. Only some of the largest municipalities by population have adopted the most measures. For example, the City of Vancouver (which also has the highest land and housing costs) has adopted the most affordability and diversity measures. Yet the City of Surrey, the second largest city by population, ranks fifth in terms of number of housing measures, as does Burnaby. However, the City of Surrey has lower average single detached home prices than Burnaby. On the other hand, mid-sized North Vancouver District ranks second in terms of number of measures adopted. Similarly, the City of North Vancouver is categorized as a small city by population size, but ranks third in terms of number of measures adopted. Clearly the introduction of affordable housing and diversity measures is not related to city size alone, but by other factors, such as period of development, proximity to the urban core, type of housing stock and relative housing costs, and municipal staff capacity. Political considerations also influence the role of municipalities in promoting housing affordability and diversity.

**Table 7 – Ranking in number of measures adopted by city size**

By population size (descending order)	Ranking by # of adopted measures
<b>Over 100,000 people</b>	
Vancouver	1
Surrey	5
Burnaby	5
Richmond	3
Coquitlam	7
<b>50,000-100,000 people</b>	
Delta	12
Langley Township	9
North Vancouver District	2
Maple Ridge	6
New Westminster	4
Port Coquitlam	9
<b>Under 50,000 people</b>	
North Vancouver City	3
West Vancouver	8
Port Moody	11
Langley City	10

### **2.8. Measures by decade and year introduced**

Table 8 shows that the number of measures introduced rose each decade with a significant jump in the 1990s and again in the 2000s. More than half (54%) of existing measures were adopted in the latter period, coinciding with increasing home-ownership costs and growing public awareness of housing affordability issues. For example, provisions to legalize secondary suites in single-family zones have largely come about in the last two decades.

**Table 8 - Measures by decade adopted**

<b>Year adopted</b>	<b>Number of measures</b>	<b>Share of measures adopted</b>
1970-1979	13	5%
1980-1989	14	6%
1990-1999	65	26%
2000-2010	137	54%
DK/NA	23	9%
<b>Total</b>	<b>252</b>	<b>100%</b>

Table 9 shows that since Metro AHS was adopted in late 2007, 54 measures have been adopted in these municipalities representing over one fifth or 22% of all measures. In addition, 30 measures are pending.

**Table 9 - Measures by year adopted**

<b>Year</b>	<b>Number Measures Adopted</b>
2000	15
2001	7
2002	6
2003	1
2004	12
2005	8
2006	16
2007 Metro AHS introduced	18
2008	20
2009	20
2010	14
Pending	30

## 2.9. Actions on homelessness

The research showed that municipalities have been active on the homeless file. Table 10 below shows that in over half of municipalities there is a local homeless plan or strategy in place. These plans were not necessarily developed by the municipality, but usually with municipal involvement. Two thirds of municipalities participate in a homeless task force or committee and two thirds have facilitated in some way emergency shelters or supportive housing for homeless people.

**Table 10 - Homeless actions**

Activity	Number of municipalities	Share of municipalities	Pending/ underway
Local homeless plan or strategy	8	53%	
Participates in homeless task force or committee	10	67%	
Facilitated emergency shelter or transitional/ supportive housing	10	67%	2
Total	15		

## 2.10. Influence of Metro Affordable Housing Strategy

When asked if the Metro Vancouver Affordable Housing Strategy was a factor in municipal adoption of any of these measures, over half the respondents said the strategy had little or no influence. Of those who said the AHS had little or no influence to date, two indicated that it would influence the municipality in the future.

**Table 11 - Influence of Metro AHS on adoption of measures**

AHS influence on adoption of measures	Number of municipalities	Share
AHS influenced	4	27%
Little or no influence	8	53%
Don't know	3	20%
Total	15	

In addition, six municipalities noted that while the AHS had had little direct influence on the adoption of measures locally to date, there were *indirect* benefits of the AHS. These included:

- promotes awareness of housing issues;
- provides education or guidance;
- acknowledges/demonstrates the importance of creating a sufficient supply of affordable housing; and
- demonstrates clearly that affordable housing is a regional priority.

The survey asked planners to identify which type(s) of housing (from among the four AHS priorities) each measure was intended to address. Table 12 provides the responses for the ten most common measures. They are rated S for strong, M for moderate or P for poor based on the number of responses. For example, measures such as increased density in areas appropriate for affordable housing and neighbourhood/area plans are intended to address both entry-level homeownership and market/low end market rental. Infill and smaller lots are intended to facilitate the creation of entry-level homeownership options. Non-market rental was addressed by OCP policies. Leasing City-owned land to non-

profits was intended to address special needs housing. Density bonuses tended to be targeted for market and low-end market rental and non-market rental housing.

Of the ten most common measures adopted by municipalities, four were strongly suited to addressing entry-level homeownership including increased density in areas appropriate for affordable housing, infill housing, neighbourhood plans and smaller lots. Only one of the ten most common measures was viewed as well suited to address either non-market rental or special needs housing. Many of the ten most common measures were intended to address market and low-end market rental housing including secondary suites, condo/strata conversion policies and density bonus provisions.

**Table 12 - Ten most common measures by intended type of housing**

Measures (S- strong, M - moderate, P - poor)	Entry level home-ownership	Market and low-end market rental	Non-market rental	Special needs
Official Community Plan policies showing commitment to providing a range of housing choices	M	M	S	M
Increased density in areas appropriate for affordable housing	S	S	M	P
Secondary suites permitted in all single family residential zones	P	M	P	P
Condo/strata conversion policies	P	M	P	P
Density bonus provisions for affordable and rental housing	P	M	M	P
Lease city owned land to non-profits	P	M	M	S
Infill	S	M	P	P
Housing agreements	P	M	M	M
Neighborhood/area plans show commitment to provide a range of housing choices	S	S	M	M
Smaller lots	S	P	P	P

Planners were asked for their views on the effectiveness of various measures in relation to the housing type targeted, however many respondents could not answer this question. Table 13 describes the perceived effectiveness of the ten most common measures. It shows that broad policy measures such as OCPs and neighbourhood/area plans are perceived as moderately effective for all housing types. The effectiveness of other measures tends to be specific to a particular housing type or types. For example, leasing city sites, grants/capital contributions, and housing agreements were perceived as highly effective in facilitating non-market and special needs housing. Measures aimed at increasing affordability and diversity through the private market through zoning measures such as inclusionary zoning, increased density in areas for affordable housing, secondary suites and smaller lots are effective either for entry level homeownership or market/low end market rental or both. Few respondents were able to gauge the effectiveness of their specific density bonus policies.

**Table 13 - Perceived effectiveness of measures by housing type**

Ten Measures M - moderately effective H - highly effective	Entry level homeowner- ship	Market and low- end mkt rental	Non- market rental	Special needs
Official Community Plan policies showing commitment to providing a range of housing choices	M	M	M	M
Increased density in areas appropriate for affordable housing	H	H		
Secondary suites permitted in all single family residential zones		H		
Condo/strata conversion policies		H		
Density bonus provisions for affordable housing and rental housing				
City owned sites leased to non-profits			H	H
Infill	M			
Housing agreements			H	H
Neighborhood plans/ area plans showing commitment to providing a range of housing choices	M	M	M	M
Smaller lots	H	M		

NB: blank cells indicate few responses

The survey asked municipal staff to indicate whether measures had facilitated or preserved units since the AHS was adopted in Nov 2007, to which two thirds responded positively. When asked to report on the *number* of units added, assisted or protected by housing type since 2007, some could not provide specific figures, particularly with respect to market housing types. Altogether, municipalities reported facilitating in excess of 2,500 special needs units such as transitional and supportive housing, and emergency shelter beds. Few municipalities were able to provide estimates of the number of entry-level homeownership and/or market/low end market rental units created since Nov. 2007 or the number of rental units protected, possibly because they do not track them.

### 2.11. Findings

Municipalities in Metro Vancouver have in their “toolkits” a range of measures that promote affordability and diversity. The 15 municipalities included in this study had adopted over 250 measures, an average of 17 measures each out of the 35 measures considered in this study. An additional 30 measures are pending adoption. On average, each measure was adopted by seven municipalities, just under half those included in the study.

Of the 35 municipal measures considered, only two measures had been adopted by all municipalities - *Official Community Plan policies showing commitment to a range of housing choices* and *Increased density in areas appropriate for affordable housing*. The Local Government Act requires the former. Five measures had been adopted by at least 80% of municipalities. In terms of specific measures, only seven of the fifteen municipalities indicated that they had an affordable housing strategy or action plan in place. This is of interest as the Metro Vancouver Regional Growth Strategy (Draft 2011) requires municipalities to adopt these plans to demonstrate how they will meet affordable housing demand going forward.

## Municipal measures for housing affordability and diversity in Metro Vancouver

Municipalities appear to favour zoning measures that affect affordability through densification and diversity, such as permitting secondary suites in all single family residential areas, and smaller lots. Of the 253 measures adopted, 46% were zoning/regulatory measures and 18% were categorized as fiscal measures. Somewhat surprisingly given municipal resource constraints, one fiscal measure, leasing city owned sites to non-profits, is among the ten most common measures. Only 4% of all measures adopted were education and advocacy.

There was a wide range among municipalities in terms of the share of the 35 measures adopted - from 23% to 80%. Not unexpectedly given its size and high housing costs, the City of Vancouver has adopted the most measures, 28 out of the 35 considered, or 80% of them. Other municipalities such as the District and City of North Vancouver closely follow, however, the District of North Vancouver emphasized that most measures have rarely been used, and in fact will be rescinded upon adoption of its new OCP. This suggests that the adoption of a measure is a limited metric, as it does not reflect the extent or frequency of use nor the magnitude of outcomes in terms of units created or preserved.

The relationship between the number of measures adopted and city population size appears to be positive, but weak. Some small and moderate sized municipalities have a higher frequency of measures than some larger ones. Other factors, such as type and age of housing stock, play a role.

The study shows there has been much municipal activity in the last two decades, arguably since the withdrawal by the federal government of funding for new non-profit housing in the early 1990s and in the 2000's, when high and rising homeownership costs became a growing concern. In addition, 22% of all measures had been introduced since the AHS was adopted in November 2007.

In the last few years, municipalities have been quite active in the homelessness area, the second goal of the AHS. This is not unexpected given the growing magnitude and visibility of the issue, and the fact that several senior government funding programs were introduced to support these efforts. In over fifty percent of municipalities a homeless plan was in place, and two thirds of them participated on a homeless task force or committee or had facilitated some form of emergency shelter or transitional/supportive housing for homeless persons.

More than half the interviewees reported that the Metro AHS (2007) had not directly influenced municipal adoption of housing affordability and diversity measures despite the fact that 22% of all measures had been adopted since 2007. There may be several reasons for this. Firstly, the Metro AHS has been in place for a short period of time in terms of the time needed to pass bylaws, develop plans and policies, and indeed housing. It too may have been adopted in response to some of the same pressures that led municipalities to adopt affordability and diversity measures. Nonetheless, respondents reported significant indirect benefits of the AHS, including setting a common policy direction for the region. Going forward, it may be seen to have more of a direct influence on municipal activity, particularly with adoption of the Regional Growth Strategy. In fact, several municipalities indicated pending adoption of an affordable housing plan or strategy.

Of the ten most common measures adopted by municipalities, four were strongly suited to addressing entry-level homeownership including increased density in areas appropriate for affordable housing, infill housing, neighbourhood plans and smaller lots. Only one of the ten most common measures was considered well suited to address either non-market rental or special needs housing. Many of the ten most common measures, including secondary suites, condo/strata conversion policies and density bonus provisions, were intended to address market and low-end market rental housing.

Broad policy measures such as OCPs and neighbourhood/area plans are perceived as moderately effective. Other measures tend to be effective for a particular housing type or types. For example leasing city sites and housing agreements were viewed as most effective for special needs housing such as transitional and supportive housing.

## **2.12. Conclusions**

The study provides information on municipal measures adopted to promote housing affordability and diversity in the regional context, specifically Metro Vancouver, an area experiencing tremendous housing price increases and low rental vacancy rates. Framed in the context of the newly adopted Metro Vancouver Affordable Housing Strategy (2007), the data shows a longstanding municipal role, beginning in the 1970s. It also shows increasing municipal activity, with a particular focus in the 2000s, not unexpected given the withdrawal of senior levels of government from programs creating new affordable housing in the 1990s, and the mounting homelessness crisis with a federal response that required community-based planning. The study also shows the relative difference in the extent of adoption of municipal measures among Metro Vancouver municipalities and although some of the larger cities have adopted many measures, city size alone does not explain the variation. In terms of the type of measures municipalities are adopting, the data not surprisingly reveals a focus on regulatory measures to facilitate housing affordability and diversity. The large number of pending measures suggests that municipal activity in this area will continue to grow.

Many of the most common measures address entry-level homeownership or market and low-end market rental housing. Only one of the ten most common measures was considered well suited to address either non-market rental or special needs housing - leasing city owned land to non-profits. This likely reflects the traditional municipal focus on regulation as well as relative paucity of funding for this type of housing. The study attempted to assess the influence of the 2007 Regional AHS on municipal activity, and noted that while municipal staff feels the influence has been limited to date, there are some clear benefits in terms of a regional focus on housing affordability and diversity.

This study will provide a baseline with which to compare municipal activity in the future, and perhaps in relation to other large Canadian metropolitan areas. This research documents municipal *effort* in terms of providing the enabling tools and measures that influence the affordability and diversity of the housing stock, but not a measure of the *extent of use* of the



### **3. Municipal profiles**

## Burnaby

### Population

- The population of Burnaby was 227,389 as of January 2011.
- Between 2001-2006, Burnaby's population grew from 193,954 to 202,799, an increase of 4.6%.
- The number of dwelling units increased from 74,000 to 78,030, up by 5% or 4,030 units between 2001-2006.

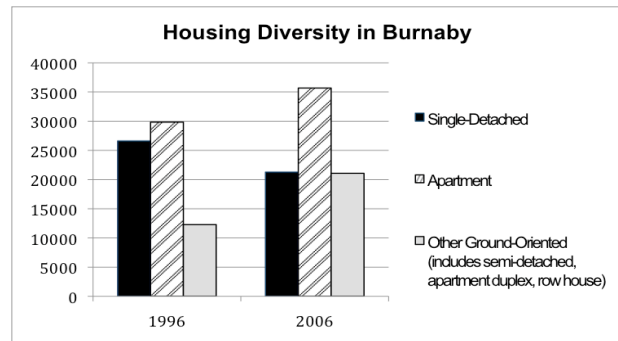
### Renters

- Housing tenure: The share of renters decreased from 45% in 1996 to 39% in 2006, an absolute decline of 1,065 rental units.
- Average rent for 1 bedroom was \$845 in 2009, up from \$817 in 2008 up 3.4%.
- Vacancy rates for purpose built apartments rose to 3.4% in 2009, from 0.5% in 2008. The 5-year average vacancy rate was 1.3%.

Housing Tenure	1996	2001	2006
<b>Owners</b>	37,635 (55%)	41,705 (56%)	47,980 (61%)
<b>Renters</b>	31,120 (45%)	32,295 (44%)	30,055 (39%)
<b>Total Households</b>	68,755	74,000	78,035

### Housing diversity

- Single-detached units accounted for 27% of the housing stock in 2006, down from 39% in 1996. Conversely, the proportion of other ground-oriented units increased from 18% in 1996 to 27% in 2006.
- The absolute number of apartment units increased by 5,840 units. However, the proportion of apartment units has remained approximately the same, at 46% of stock.



### Incomes and costs

- Median household income was \$50,205 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Burnaby was \$62,037 vs renters \$35,512.
- MLSLink Housing Price Index for single-detached housing was \$789,405 in 2010, up by \$272,441 or 53% from \$516,964 in 2005.

### Housing need

- 19% of households (14,040 households) were in **Core Housing Need** in 2006. Of these households, 5,770 households were at risk of homelessness (INALH), a 3% increase from 5,610 households in 2001.
- Number of homeless counted increased to 86 persons in 2008, from 42 in 2005.
- There are 1,104 applicants on the BC Housing wait list for a unit in Burnaby as of March 31, 2010. (509 families, 171 people with disabilities, 204 seniors)

### The Future

- Population projections show that population will increase from 202,799 in 2006 to 277,000 in 2021, an increase of over 74,000 people in 15 years.
- Burnaby will need 33,890 additional housing units in 2021 to meet projected housing demand.

## Burnaby housing affordability and diversity measures

Burnaby is a large inner suburb with some higher densities along transit corridors and major centres, as well as the UniverCity development at Simon Fraser University. The City adopted its first measure in 1969, with low cost leases on city-owned sites to non-profit organizations. The City has developed a range of fiscal, planning and regulatory/zoning tools to address affordable housing needs. The policies focus on developing a range of housing, including entry-level ownership, market and low-market rentals, and special needs, with a particular focus on non-market rentals.

Burnaby has implemented 19 out of 35 measures or 54% of measures considered, and none are pending.

### Significant Initiatives

- The City has focused on providing a diversity of housing types through its neighbourhood planning process in the 1990s and 2000s.
- The Community Benefit Bonus Housing Fund was created in 2006, as an option under their density bonus program in which the City can accept a financial contribution from developers as an alternative to the direct provision of affordable housing or amenities. As of June 2010 had approved grants for three projects totaling \$662,000.

### Recent Initiatives

- Two Council reports have recently been completed (2007, 2008) on housing and homelessness issues and will help steer future efforts for an Affordable Housing Strategy.
- Parking requirements for non-profit housing and seniors housing were relaxed in 2009.
- In 2009, Comprehensive Development Zoning guidelines favoured affordable housing by providing waivers or reductions of development requirements for non-market housing, on a case-by-case basis.

### Homelessness

- Working with the Burnaby Task Force on Homelessness, which has developed a Strategic Plan to End Homelessness.
- Also participates on the Regional Steering Committee on Homelessness.
- In 2005 received authorization from Council to work with BC Housing and 2 service providers for a site for emergency shelter and supportive housing; this work is ongoing.
- The City has partnered with the Provincial Homelessness Initiative and Independent Living BC on two additional supportive housing projects.

### Planning for Future Needs

- Council reports on housing and homelessness will provide some future direction for affordable housing.

### Influence of Metro AHS

- Metro AHS has had little impact on the City's affordable housing directions.

Measure adopted	Category	Year
City owned sites leased to non-profits	fiscal	1969
Donate City-owned land to facilitate affordable housing	fiscal	1999
Grants/capital contributions to facilitate affordable housing	fiscal	2006
Affordable Housing Reserve / Trust Fund	fiscal	2006
Official Community Plan policies showing commitment to providing a range of housing choices	planning	1998
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	planning	1976
Identifying suitable affordable housing sites in neighbourhood and area planning processes	planning	1976
Increased density in areas appropriate for affordable housing	zoning	1976
Density bonus provisions for affordable housing and rental housing	zoning	1998
Reduced parking requirements for all housing located in areas with good access to transit	zoning	1991
Reduced parking requirements for affordable housing	zoning	2009
Inclusionary zoning policies	zoning	1988
Smaller lots	zoning	1994
Infill Housing	zoning	NA
Broadening Row/town house and two family zoning	zoning	2000
Housing Agreements	zoning	1998
Fast track approval of affordable housing projects	approvals	1991
Condo/Strata conversion policies	rental loss prevention	1974
Guide to development process for affordable housing options	education	N/A

## Municipal measures for housing affordability and diversity in Metro Vancouver

- A range of housing types have been protected or created since 2007, including 99 supportive housing units, and 94 market or low-market rental units.

## Coquitlam

### Population

- The current population of Coquitlam is 126,594 as of Jan 2011.
- Coquitlam's population grew from 112,890 in 2001 to 114,565 in 2006, an increase of 1.5%.
- The number of dwelling units increased from 40,215 in 2001 to 41,245 in 2006. This is an increase of 1,030, or 2.6%.

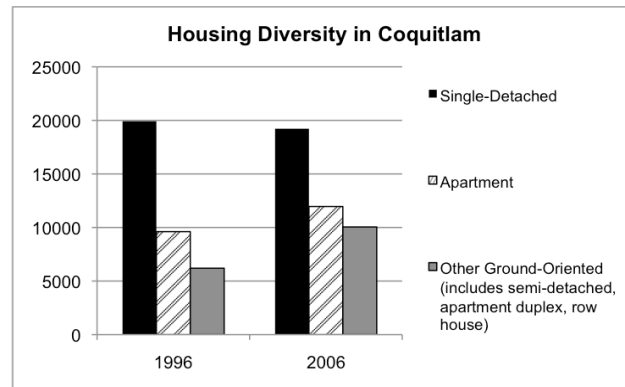
### Renters

- Housing tenure: The share of renters decreased from 31% in 1996 to 25% in 2006, a decrease of 685 rental units.
- Average rent for 1 bedroom \$756 in 2009, up from \$746 in 2008 (Figures include Port Coquitlam and Port Moody)
- Vacancy rates for purpose built apartments rose to 3.4% in 2009, from 0.7% in 2008. The 5-year average vacancy rate was 2.1%. (Figures include Port Coquitlam and Port Moody)

Housing Tenure	1996	2001	2006
<b>Owners</b>	24,710 (69%)	28,365 (71%)	30,905 (75%)
<b>Renters</b>	11,025 (31%)	11,850 (29%)	10,340 (25%)
<b>Total Households</b>	35,735	40,215	41,245

### Housing diversity

- The share of single-detached housing fell from 56% of all housing stock in 1996 to 47% in 2006.
- The proportion of other ground-oriented units increased from 17% (1996) to 24% (2006), an increase of 3,845 units.
- The number of apartment units also increased by 2,350 units, but its share of total housing remained approximately the same at 29% in 2006.



### Incomes and costs

- Median household income was \$59,294 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Coquitlam was \$70,095 vs renters \$37,867.
- Housing Price Index for single-detached housing at \$686,612 in 2010. This is an increase of \$228,675 or 50% from \$457,937 in 2005.

### Housing need

- In 2006, 16% of households (6,010 households) were in Core Housing Need. Of these households, 2,585 households were at risk of homelessness (INALH), a 9% decrease from 2,835 households in 2001.
- Number of homeless counted increased to 94 persons in 2008, from 40 in 2005 (Figures include Port Coquitlam and Port Moody).
- There are 363 applicants on the BC Housing wait list for a unit in Coquitlam as of March 31, 2010. (182 families, 58 people with disabilities, 80 seniors)

### The Future

- Projections show that population will increase from 114,565 in 2006 to 176,000 in 2021, an increase of over 61,000 people in 15 years.
- Coquitlam will need 24,740 additional housing units in 2021 to meet projected housing demand.

## Coquitlam Housing Affordability and Diversity Measures

Coquitlam is a medium-sized suburban community in the Northeast area of the region with a growing population. The earliest affordable housing measures were a secondary suites policy (1999), an affordable housing strategy (2000) and a condo conversion policy (2001). Housing measures have been aimed primarily at market/low end of market. Leasing or donating land and waiving development fees are aimed at special needs housing. Where it was possible to evaluate, measures were deemed very effective.

Coquitlam has adopted 17 measures out of 35 identified in the Metro AHS or 49% of measures considered (includes other measures). None are pending.

### Significant initiatives

- An early Affordable Housing Strategy (2000) that was updated in 2007
- A file manager system to promote efficient handling of affordable housing applications
- Pre-zoning and an OCP amendment process to facilitate provincial funding for an emergency shelter and transitional housing

### Recent initiatives

- Permitting density bonuses and increased density in specified areas
- Comprehensive development zoning of a large development site that will eventually become a new neighbourhood and will yield 185 units of affordable housing.

### Homelessness

- A member of the Tri-Cities Homelessness Task Group
- Revised zoning laws to allow churches to provide cold-wet weather mats
- Continues to work with the Task Group to increase community acceptance of the proposal for the emergency shelter and transitional housing and to identify a feasible option for an interim shelter.

### Planning for future needs

- Continuing with public consultation to ensure a range of housing
- Investigating how legislative authority could be expanded to include more flexible powers regarding the application of Development Cost Charges to include housing
- Producing a social action plan in one neighbourhood that includes proposed actions to enhance support services and programs for those in affordable housing.

### Influence of Metro AHS

Based on interviews with staff Metro AHS has not influenced Coquitlam's actions with respect to affordable housing measures. Several measures have been adopted since then, and it has facilitated some affordable units since 2007. These are 66 market rental units, 12 of which are "reduced rental" by 25% below market rent in perpetuity, 30 transitional housing units and cold/wet weather shelter beds.

Measure	Category	Year Adopted
City owned sites leased to non-profits	fiscal	2007
Waive development permit fees	fiscal	2007
Affordable Housing Reserve / Trust Fund	fiscal	2008
Affordable Housing Strategy or Action Plan	planning	2000
Official Community Plan policies showing commitment to providing a range of housing choices	planning	2001
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	planning	2008
Identifying suitable affordable housing sites in neighbourhood and area planning processes	planning	2007
Increased density in areas appropriate for affordable housing	zoning	2008
Density bonus provisions for affordable housing and rental housing	zoning	2008
Comprehensive development zone guidelines favour affordable housing	zoning	2007
Secondary suites permitted in all single family residential zones	zoning	1999
Smaller lots	zoning	2002
Housing Agreements	zoning	NA
Staff provide assistance	approvals	2006
Condo/Strata conversion policies	rental loss prevention	2001
Other rental loss prevention	rental loss prevention	2006
Monitor rental housing stock	educ	2007

## Delta

### Population

- The current population of Delta is 100,000 as of Jan 2011.
- Delta's population decreased slightly from 96,950 in 2001 to 96,723, in 2006.
- The number of dwelling units increased from 32,790 to 33,555 between 2001-2006. This represents an increase of 765, a 1% increase.

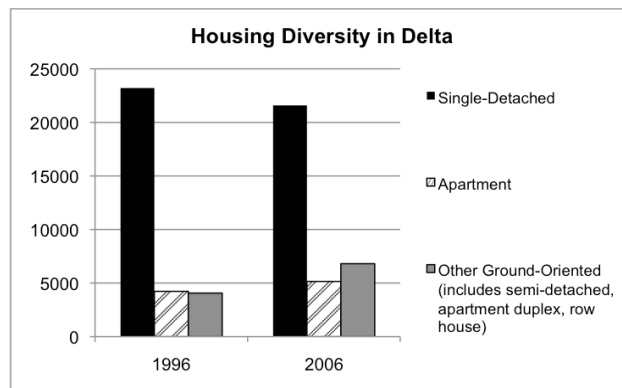
### Renters

- Housing tenure: The share of renters decreased from 21% in 1996 to 19% in 2006, a decrease of 400 rental units.
- Average rent for 1 bedroom \$728 in 2009, a small increase from \$723 in 2008.
- Vacancy rates for purpose built apartments rose to 3.8% in 2009, from 0.8% in 2008. The 5-year average vacancy rate was 2.7%.

Housing Tenure	1996	2001	2006
<b>Owners</b>	24,810 (79%)	26,025 (79%)	27,265 (81%)
<b>Renters</b>	6,690 (21%)	6,765 (21%)	6,290 (19%)
<b>Total Households</b>	31,500	32,790	33,555

### Housing Diversity

- Single-detached housing accounted for 74% of the housing stock in 1996, but decreased to 64% in 2006.
- Between 1996-2006, 2,745 units of other ground-oriented housing were added, increasing the proportion of other ground-oriented units from 13% to 20%.



### Incomes and costs

- Median household income was \$72,594 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Delta was \$82,138 vs renters \$38,365.
- MLS Link Housing Price Index for single-detached housing was \$676,820 in South Delta and \$525,200 in North Delta in 2010. For South Delta, this was up from \$477,398 in 2005, an increase of 42% from 2005. For North Delta, this was an increase of 42% from \$370,930.

### Housing need

- In 2006, 11% of households (3,590 households) were in Core Housing Need. Of these households, 1,600 households were at risk of homelessness (INALH). This was up from 1,480 households in 2001, an increase of 8%.
- Number of homeless counted increased to 17 persons in 2008, from 12 in 2005 (figures include White Rock).
- There are 114 applicants on the BC Housing wait list for a unit in Delta as of March 31, 2010. (51 families, 29 people with disabilities, 25 seniors)

### The Future

- Population projections show that population will increase from 96,723 in 2006 to 109,000 in 2021, an increase of over 12,000 people in 15 years.
- Delta will need 6,000 additional housing units in 2021 to meet projected housing demand.

## Delta Housing Affordability and Diversity Measures

Delta is a small outer suburb, with population concentrated in the communities of Tsawwassen, Ladner and North Delta and continued agricultural uses. The Official Community Plan provides the basis for a diversity of housing types, and area plans then provide further policy detail. Most policies focus on facilitating entry-level ownership and market or low-market rentals, and are either planning process or zoning measures. Measures are generally perceived as effective or very effective.

Delta has implemented 8 of 36 measures, or 23% of all measures. None are pending.

### Significant Initiatives

- The Ladner Area Plan was updated in 2006, providing more housing opportunities through smaller lot sizes, infill options, ground-oriented multi-family residences and a focus on seniors and special needs housing
- Small lot, coach house and infill zoning regulations provide opportunities for a diversity of housing types across Delta

Measure	Category	Year Adopted
Official Community Plan policies showing commitment to providing a range of housing choices	planning	2005
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	planning	1992
Increased density in areas appropriate for affordable housing	zoning	2005
Secondary suites permitted in all single family residential zones	zoning	2010
Smaller lots	zoning	2000
Coach houses	zoning	2003
Infill housing	zoning	2000
Standards of maintenance by-law	rental loss prevention	2004

### Recent Initiatives

- In summer 2010 a secondary suites bylaw was passed by Council for all single family homes; the bylaw is not dependent on owner occupancy, but does require an additional parking space and separate utilities to the suite
- The municipality has also struck an Affordable Housing Task Force, which is reviewing options and directions for affordable housing across Delta

### Homelessness

- The last Metro Vancouver Homeless Count found only 11 homeless people in Delta; as a result the municipality is not actively involved in regional homelessness initiatives
- Delta Police work with BC Housing and the Tsawwassen First Nation to provide housing and services to those people they identify as homeless

### Planning for Future Needs

- The municipality is awaiting the Regional Growth Strategy to determine future directions for housing need
- The municipality is also looking at implementing Affordable Housing Task Force recommendations

### Influence of Metro AHS

- While the AHS has not directly influenced policy formulation in Delta, it spurred the development of the Task Force
- The AHS also provides a tool to planners for raising awareness of the need to consider housing issues in policy development, and to advocate for funding from senior levels of government



## Langley City

### Current

- The current population of Langley City is 25,858 in Jan 2011.
- Langley City's population decreased slightly from 23,643 (2001) to 23,606 (2006), by 0.2%.
- Between 2001 and 2006, the number of dwelling units increased from 10,085 to 10,570, up by 485 units or 5%.

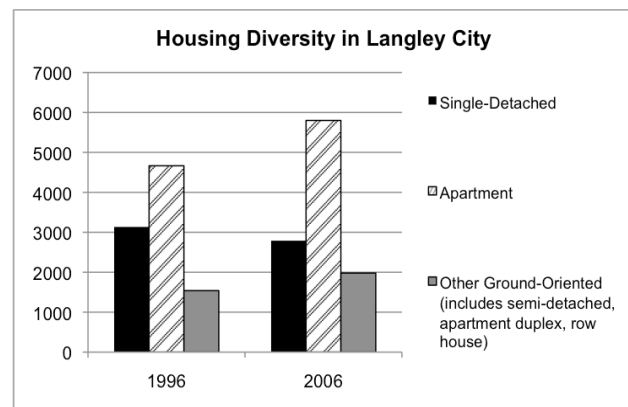
### Renters

- Housing tenure: Although the absolute number of rental units increased by 330 units between 1996-2006, the share of renters decreased from 41% to 39%.
- Average rent for 1 bedroom \$748 in 2009, a small increase from \$740 in 2008. (Figures include Langley Township)
- Vacancy rates for purpose built apartments rose to 3.4% in 2009, from 1.3% in 2008. The 5-year average vacancy rate was 2.0%. (Figures include Langley Township)

Housing Tenure	1996	2001	2006
<b>Owners</b>	5,515 (59%)	5,860 (58%)	6,420 (61%)
<b>Renters</b>	3,820 (41%)	4,225 (42%)	4,150 (39%)
<b>Total Households</b>	9,335	10,085	10,570

### Housing Diversity

- The share of single-detached units fell from 34% in 1996 to 26% in 2006, a decrease of 345 units.
- Together, apartments and other ground-oriented housing accounted for 74% of stock in 2006, up from 66% in 1996.



### Incomes and costs

- Median household income was \$46,456 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Langley City was \$60,338 vs renters \$29,970.
- MLSLink Housing Price Index for a single-detached house was \$523,327 in 2010, compared to \$379,964 in 2005, an increase of 38%. (Figures include Langley Township)

### Housing need

- 20% of households (1,975 households) were in Core Housing Need in 2006. Of these households, 790 households were at risk of homelessness (INALH). This was an 8% decrease from 855 households in 2001.
- Number of homeless counted increased to 86 persons in 2008, from 57 in 2005. (Figures include Langley Township)
- There are 116 applicants on the BC Housing wait list for a unit in Langley City and Township as of March 31, 2010. (56 families, 23 people with disabilities, 18 seniors).

### The Future

- Population projections show that population will increase to 32,000 in 2021, an increase of over 7,000 people in 15 years.
- Langley City will need 3,340 additional housing units in 2021 to meet projected housing demand.

## City of Langley Housing Affordability and Diversity Measures

The City of Langley is a small city with a stable population adjacent to the largely rural Township of Langley. The city adopted its first housing measure in the late 1970s, a condo conversion policy, amended in the 1980s. Over the years, the city has approved every social housing project that has come before Council. Measures directed at affordable housing have targeted the retention of market and low end of market rental housing, but have also facilitated entry-level ownership and special needs housing. Measures are deemed either very effective or effective.

The City of Langley has adopted 10 measures out of 35 identified in the Metro AHS or 29% of all measures possible (includes other measures). None are pending.

### Significant initiatives

- Conversion policy prohibits conversion unless the vacancy rate is at least 4%.
- The City's Affordable Housing Strategy was adopted in 2009.
- Secondary suites were approved in 2006 for RS1 and RS2 single-family zones.
- Bylaws allowing increased density in multi-family areas and permitting a reduction in parking requirements when housing is close to transit have resulted in a number of small, more affordable entry-level ownership units within larger projects.

### Recent initiatives

- Leasing city land at \$1/yr for a facility with 30 emergency beds and 25 transitional beds
- Exempting property tax for the above project

### Homelessness

Langley City has a Homelessness Plan and staff attends meetings of the Langley Homelessness Steering Committee, which also includes participants from Langley Township. The city sees its role in addressing homelessness as advocating to senior government for funding, supporting new facilities coming into the community, and mediating community opposition if it occurs. The city has a new emergency shelter and transitional housing facility.

### Planning for future needs

The city's Affordable Housing Strategy made a number of recommendations for further study to increase or protect the stock of affordable housing. Federal and provincial action is also needed, as no new social housing has been developed since 2001.

### Influence of Metro AHS

The Langley City AHS was written to be in accord with Metro's strategy. Langley would like to see Metro's strategy give more weight to a municipality's existing inventory of affordable housing when assigning targets.

Measure	Category	Year Adopted
City owned sites leased to non-profits	fiscal	2008
Property tax exemption or forgiveness	fiscal	2010
Affordable Housing Strategy or Action Plan	planning	2009
Official Community Plan policies showing commitment to providing a range of housing choices	planning	2006
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	planning	2010
Increased density in areas appropriate for affordable housing	zoning	2008
Reduced parking requirements for all housing located in areas with good access to transit	zoning	2008
Secondary suites permitted in all single family residential zones	zoning	2006
Condo/strata conversion policies	rental loss prevention	1970
Monitor rental housing stock	education	N/A

## Langley Township

### Population

- The current population of Langley Township is 104,697 in Jan 2011.
- Langley Township's population grew from 86,896 (2001) to 93,726 (2006), an increase of 7.9%.
- The number of dwelling units has increased by 12% or 3,665 units between 2001-2006, from 29,670 to 33,335 units.

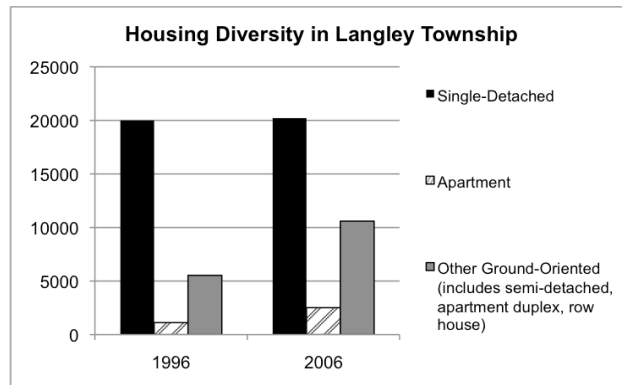
### Renters

- Housing tenure: The number of rental units increased by 355 units between 1996-2006., but the share of renters fell from 16% to 14%.
- Average rent for 1 bedroom \$748 in 2009, a small increase from \$740 in 2008. (Figures include Langley City)
- Vacancy rates for purpose built apartments rose to 3.4% in 2009, from 1.3% in 2008. The 5-year average vacancy rate was 2.0%. (Figures include Langley City)

Housing Tenure	1996	2001	2006
<b>Owners</b>	22,340 (84%)	24,950 (84%)	28,675 (86%)
<b>Renters</b>	4,305 (16%)	4,720 (16%)	4,660 (14%)
<b>Total Households</b>	26,645	29,670	33,335

### Housing diversity

- The absolute number of single-detached housing units remained almost the same while the number of apartments doubled from 1,120 to 2,515 units between 1996 and 2006. Other ground-oriented housing almost doubled from 5,530 units to 10,595 units.
- Together, the share of apartments and other ground-oriented housing increased from 25% in 1996 to almost 40% in 2006.



### Incomes and costs

- Median household income was \$69,805 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Langley Township was \$74,619 vs renters \$41,727.
- MLSLink Housing Price Index for single-detached housing was \$523,327 in 2010, compared to \$379,964 in 2005, an increase of \$143,363 or 38%. (Figures include Langley City)

### Housing need

- In 2006, 10% of households (3,095 households) were in Core Housing Need. Of these households, 1,445 households were at risk of homelessness (INALH). This was down from 1,565 households in 2001, a decrease of 8%.
- Number of homeless counted increased to 86 persons in 2008, from 57 in 2005. (Figures include Langley City)
- There are 116 applicants on the BC Housing wait list for a unit in Langley as of March 31, 2010. (56 families, 23 people with disabilities, 18 seniors) (Figures include Langley City)

### The Future

- Population projections show that population will increase to 146,000 in 2021, an increase of over 48,000 people in 15 years.
- Langley Township will need 19,000 additional housing units to meet projected housing demand in 2021.

### Langley Township Housing affordability and diversity measures

The Township of Langley is a rural and suburban municipality composed of several smaller and mid-sized communities. The OCP from 1979 lays the groundwork for future affordable housing initiatives, and provides the basis for community and neighbourhood plans. Most policies focus on entry-level homeownership and market and low-market rentals, and most are either planning or zoning measures. Measures are generally perceived as effective or very effective.

Langley Township has implemented 11 measures out of 36, or 31% of all measures possible. Four of these have not been used and two measures are pending.

Measure	Category	Year Adopted
Grants/capital contributions to facilitate affordable housing	fiscal	2009
Official Community Plan policies showing commitment to providing a range of housing choices	planning	1979
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	planning	2001
Increased density in areas appropriate for affordable housing	zoning	1979
Density bonus provisions for affordable housing and rental housing	zoning	2001
Secondary suites permitted in all single family residential zones	zoning	2006
Smaller lots	zoning	2002
Infill Housing	zoning	2002
Broadening Row/town house and two family zoning	zoning	2010
Replacement policies for loss of rental housing stock	rental loss prevention	2008
Condo/strata conversion policies	rental loss prevention	1990

#### Significant initiatives

- Community and neighbourhood plans include a rural plan and nine adopted residential community plans, with an on-going program of developing more detailed neighbourhood plans to determine density, lot size, etc. to allow for increased housing options
- Significant initiatives include the increased densification of residential developments, particularly in Aldergrove, Yorkson and Langley Town Centre; this includes the development of a 1400-unit apartment complex and row housing

#### Recent initiatives

- Most recent initiative is a zoning amendment to allow row-housing developments
- Other recent initiatives include updating secondary suites bylaws (2006) and strengthening the mobile home redevelopment policy (2008)

#### Homelessness

- Langley Township donated to the capital costs of Gateway of Hope in partnership with other organizations; the facility provides emergency and transition housing for the homeless

#### Planning for future needs

- Municipality is also in the process of developing a Housing Action Plan; it is expected to be completed by next year

#### Influence of Metro AHS

- Metro Vancouver Affordable Housing Strategy has had little impact on direction of policies and regulation of housing initiatives in Langley Township, but is anticipated to play more of a role when the municipality completes its own Housing Action Plan.

## Maple Ridge

### Current

- The current population of Maple Ridge is 76,418 in Jan 2011.
- The population of Maple Ridge grew from 63,169 (2001) to 68,949 (2006), an increase of 9%.
- The number of dwelling units increased from 22,595 (2001) to 24,935 (2006), up by 2,340 units or 10%.

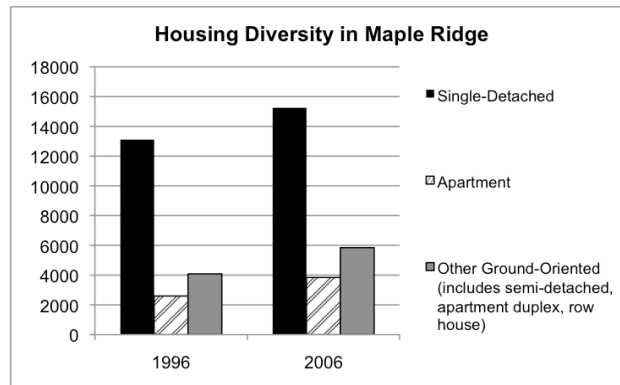
### Renters

- Housing tenure: The share of renters among all households decreased from 24% in 1996 to 19% in 2006.
- Average rent for 1 bedroom was \$670 in 2009, up from \$652 in 2008. (Figures include Pitt Meadows)
- Vacancy rates for purpose built apartments rose to 5.1% in 2009, from 2.0% in 2008. The 5-year average vacancy rate was 3.0% (Figures include Pitt Meadows)

Housing Tenure	1996	2001	2006
<b>Owners</b>	14,970 (76%)	17,520 (78%)	20,135 (81%)
<b>Renters</b>	4,815 (24%)	5,075 (22%)	4,800 (19%)
<b>Total Households</b>	19,785	22,595	24,935

### Housing Diversity

- There has been very little change in the composition of Maple Ridge's housing stock. Between 1996 and 2006, the proportion of single-detached units in the housing stock declined from 66% to 61%.



### Incomes and costs

- Median household income was \$64,017 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Maple Ridge was \$71,873 vs renters \$34,895.
- MLSLink Housing Price Index for single-detached housing was \$465,019 in 2010. This is up from \$341,229 in 2005, an increase of 36%.

### Housing need

- In 2006, 13% of households (3,180 households) were in Core Housing Need. Of these households, 1,510 households were at risk of becoming homeless (INALH), a 1% increase from 1,490 households in 2001.
- Number of homeless counted increased to 90 persons in 2008, from 44 in 2005 (Figures include Pitt Meadows).
- There are 151 applicants on the BC Housing wait list for a unit in Maple Ridge as of March 31, 2010. (67 families, 38 people with disabilities, 34 seniors)

### The Future

- Population projections show that population will increase to 95,000 in 2021, an increase of over 26,000 people in 15 years.
- Maple Ridge will need approx 10,000 additional housing units in 2021 to meet projected housing demand.

## Maple Ridge Housing Affordability and Diversity Measures

Maple Ridge is an outer suburb located in the Fraser Valley with density focused in the Town Centre. The District adopted its first measure in 1985 with the adoption of two-family zoning. Affordable and diverse housing has been built into various plans, including the 1996 and 2006 OCPs. Most policies focus on facilitating entry-level ownership and market or low-market housing, and are either zoning/regulatory or planning measures.

The District has implemented 18 measures out of 35 identified in the AHS or 51% of all possible measures. One has not been used and none are pending.

### Significant Initiatives

- The District’s original Affordable Housing Strategy dates from 1991. It provided the basis for housing policies later introduced in the 1996 and 2006 OCPs, and was instrumental in getting community acceptance of zoning/regulatory measures, notably secondary suites
- The District’s OCP focuses on urban containment, with development largely focused on the Town Centre Area. This has led to the development and implementation of a number of zoning/regulatory measures including secondary suites, small lots, coach houses, and infill housing

### Recent Initiatives

- In 2010 the District created the RM6 zone that provides a density bonus for non-market housing; the bonus is an increase of between .1 and .2 FSR if developers provide between 5% and 10% non-market housing
- Preliminary research and funding is in place for an Affordable Housing Strategy next year.
- In 2008 the District adopted a bylaw allowing detached garden suites; approximately 10 applications are being planned or implemented, and there is broad interest in this type of housing.

### Homelessness

- Maple Ridge works in partnership with a broad community network to address homelessness, though no plan is in place
- The District leases land to 3 non-profits for youth emergency housing, family emergency housing and supportive housing for people with mental health issues; and provides grants and subsidizes the rent of housing facilities
- The District’s Social Planning Advisory Committee is working on issues of housing and homelessness.

### Planning for Future Needs

- The Affordable Housing Strategy to be pursued next year by the District will provide a basis for the future

### Influence of Metro AHS

- While many of the measures in Maple Ridge align with the AHS, there was no direct influence in the development of most measures
- The AHS promotes new affordable and diverse housing measures and supports cooperation on housing issues amongst all levels of government

Measure	Category	Year Adopted
City owned sites leased to non-profits	fiscal	2005
Grants/capital contributions to facilitate affordable housing	fiscal	2005
Property tax exemption or forgiveness	fiscal	1998
Affordable Housing Strategy or Action Plan	planning	1991
Official Community plan policies showing commitment to providing a range of housing choices	planning	2006
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	planning	2001
Identifying suitable affordable housing sites in neighbourhood and area planning processes	planning	2008
Increased density in areas appropriate for affordable housing	zoning	2006
Density bonus provisions for affordable housing and rental housing	zoning	2010
Reduced parking requirements for affordable housing	zoning	2008
Secondary suites permitted in all single family residential zones	zoning	1999
Smaller lots	zoning	1995
Coach houses	zoning	2008
Infill Housing	zoning	2006
Broadening Row/town house and two family zoning	zoning	1985
Housing Agreements	zoning	1999
Demolition policies	rental loss prevention	2006
Condo/strata conversion policies	rental loss prevention	2006

## New Westminster

### Population

- The current population of New Westminster is 66,892 in Jan 2011.
- New Westminster's population grew from 54,656 (2001) to 58,549 (2006), an increase of 7%.
- The number of dwelling units increased from 26,025 to 27,050, up by 4% or 1,025 units between 2001-2006.

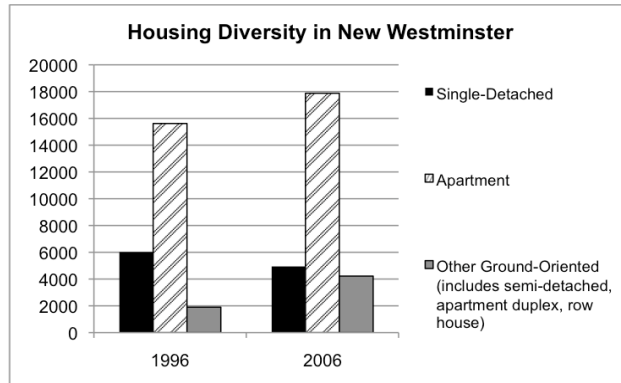
### Renters

- Housing tenure: Share of renters decreased from 54% in 1996 to 46% in 2006. The number of rental units decreased by 150 units.
- Average rent for 1 bedroom \$755 in 2009, up from \$740 in 2008.
- Vacancy rates for purpose built apartments rose to 3.3% in 2009, from 1% in 2008. The 5-year average vacancy rate was 1.7%.

Housing Tenure	1996	2001	2006
<b>Owners</b>	10,890 (46%)	12,400 (48%)	14,555 (54%)
<b>Renters</b>	12,645 (54%)	13,625 (52%)	12,495 (46%)
<b>Total Households</b>	23,535	26,025	27,050

### Housing Diversity

- The proportion of single-detached housing fell from 26% to 18% of the housing stock, while other ground-oriented housing increased from 8% to 16% between 1996-2006. Apartments remained unchanged at 66%.
- The number of single-detached houses decreased by 1,075 units, while the number of apartments and other ground-oriented units increased significantly.



### Incomes and costs

- Median household income was \$48,773 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in New Westminster was \$66,231 vs renters \$34,360.
- MLSLink Housing Price Index for single-detached housing at \$603,589 in 2010. Compared to \$422,762 in 2005, this is an increase of 43%.

### Housing need

- In 2006, 20% of households (5,085 households) were in Core Housing Need. Of these households, 2,005 households were at risk of homelessness (INALH). This was a 13% decrease from 2,295 households in 2001.
- Number of homeless counted increased to 124 persons in 2008, from 97 in 2005.
- There are 414 applicants on the BC Housing wait list for a unit in New Westminster as of March 31, 2010. (147 families, 98 people with disabilities, 98 seniors)

### The Future

- Population projections show that population will increase to 80,000 in 2021, an increase of over 21,500 people in 15 years.
- New Westminster will need over 9,000 additional housing units in 2021 to meet projected housing demand.



## New Westminster Housing Affordability and Diversity Measures

New Westminster is a compact inner suburb with one of the highest percentage of renters in the region. Housing affordability is less of an issue due to a large stock of older rental properties. The city adopted its first affordable housing measure, a conversion policy, in 1978. Measures are almost evenly aimed at all four types of housing, with predominance to market/ low end of market rental, and special needs housing such as emergency shelter beds, and supportive and transitional housing. Measures were generally perceived as effective or very effective.

New Westminster has adopted 21 measures out of 35 identified in the Metro AHS or 54% of all measures considered (includes other measures). Three have not been used and three measures are pending.

### Significant initiatives

- A moratorium on rental conversions
- Early secondary suite policy (1998) allows suites in all single family areas
- Leasing city land for projects producing special needs and non-market housing
- Fast tracking non-market housing proposals through the development and approvals process by assigning one staff person to the file.

### Recent initiatives

- Affordable Housing Strategy adopted in 2010
- An Affordable Housing Reserve Fund to receive 30% of density bonus revenues
- An Exterior Heritage Restoration grant assisting the development of transitional housing

### Homelessness

- Funded and endorsed in principle the 2006 Homelessness Action Strategy and Implementation Plan.
- Councilors and staff attend meetings of the Homeless Coalition and city provides ongoing administrative support.
- Worked with BC Housing on new emergency shelters and supported housing units.
- Provides tax relief for the supportive housing components of two recent facilities through new provincial tax regulations.

### Planning for future needs

The city's Affordable Housing Strategy focuses on a number of new measures for consideration such as:

- Waiving of development permit fees for affordable housing;
- Developing further measures to support retention of rental housing stock and/or replacement of lost units;
- Allowing non-market projects in density bonus eligible zones to build to the maximum density without requiring payment for bonus density; and

Measure	Category	Year Adopted
City owned sites leased to non-profits	fiscal	1971
Heritage Grants address housing affordability	fiscal	2010
Affordable Housing Reserve / Trust Fund	fiscal	2010
Affordable Housing Strategy or Action Plan	planning	2010
Official Community Plan policies showing commitment to providing a range of housing choices	planning	1998
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	planning	2010
Heritage Program includes provisions to consider / address housing affordability	planning	2009
Increased density in areas appropriate for affordable housing	zoning	1998
Density bonus provisions for affordable housing	zoning	NA
Reduced parking requirements for all housing located in areas with good access to transit	zoning	1998
Secondary suites permitted in all single family residential zones	zoning	1998
Smaller lots	zoning	2000
Infill housing	zoning	N/A
Broadening row/town house and two family zoning	zoning	1998
Housing Agreements	zoning	N/A
Modified building standards	zoning	N/A
Fast track approval of affordable housing projects	approval process	N/A
Staff assistance	approval process	N/A
Condo/strata conversion policies	rental loss prevention	1978
Standards of maintenance by-law	rental loss prevention	2004
Monitor rental housing stock	education advocacy	1998



## Municipal measures for housing affordability and diversity in Metro Vancouver

- Facilitating innovation in design and zoning measures.

### **Influence of Metro AHS**

Since Metro AHS adopted, new units include 27 emergency shelter beds in two facilities and 107 units of transitional and supportive housing in four facilities.

## North Vancouver City

### Current

- The population of the City of North Vancouver was 50,725 in Jan 2011.
- North Vancouver City's population increased by 2% between 2001 and 2006.
- The number of dwelling units increased from 20,655 (2001) to 21,345 (2006), an increase of 3.3% or 690 units.

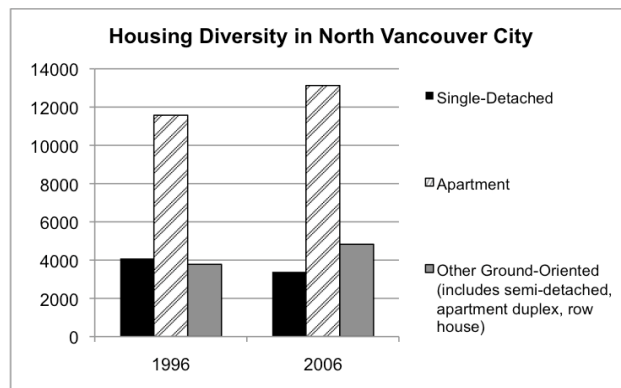
### Renters

- Housing tenure: The share of renters decreased from 55% in 1996 to 46% in 2006, a decrease of 925 rental units.
- Average rent for 1 bedroom \$899 in 2009, up from \$869 in 2008.
- Vacancy rates for purpose built apartments rose to 0.9% in 2009, from 0.2% in 2008. The 5-year average vacancy rate was 0.5%.

Housing Tenure	1996	2001	2006
<b>Owners</b>	8,650 (44%)	9,935 (48%)	11,515 (54%)
<b>Renters</b>	10,755 (55%)	10,720 (52%)	9,830 (46%)
<b>Total Households</b>	19,405	20,655	21,345

### Housing diversity

- The number of single-detached units decreased by 700 units, and its share of housing stock fell from 21% in 1996 to 16% in 2006.
- Apartments share of housing stock in 2006 was 61%, with 1,550 additional units. Other ground-oriented housing increased by 1,050 units, to 23% of stock.



### Incomes and costs

- Median household income was \$49,486 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in City of North Vancouver was \$61,740 vs renters \$38,180.
- MLSLink Housing Price Index for single-detached housing at \$920,633 in 2010. This is a \$273,412 or 42% increase from \$647,221 in 2005. (Figures include North Vancouver District)

### Housing need

- In 2006, 20% of households (3,875 households) were in Core Housing Need. Of these households, 1,740 households were at risk of becoming homeless (INALH). This was an 8% increase from 1,615 households in 2001.
- Number of homeless counted increased to 123 persons in 2008, from 88 in 2005. (Figures include North Vancouver District)
- There are 379 applicants on the BC Housing wait list for a unit in North Vancouver City as of March 31, 2010. (130 families, 77 people with disabilities, 115 seniors) (Figures include North Vancouver District)

### The Future

- Population projections show that population will increase from to 56,000 in 2021, an increase of approximately 8,500 people in 15 years.
- The City of North Vancouver is estimated to need 3,200 additional housing units in 2021 to meet projected housing demand.

## City of North Vancouver Housing Affordability and Diversity Measures

The City of North Vancouver is a small urban inner suburb with high density in Lower Lonsdale area, located close to downtown Vancouver. The city adopted its first measure in 1979 with a condo conversion policy, which has since been revised. It has developed many plans addressing housing issues over the years, including most recently, a Rental Housing Strategy (2007). Most policies focus on facilitating non-market housing and special needs housing (emergency, supportive and transitional) and most are either fiscal or zoning measures. Measures are generally perceived as effective or very effective.

The City has implemented 23 measures out of 36 identified in AHS or 66% of all measures possible (includes other measures). One measure is pending.

### Significant initiatives

- The Affordable Housing Reserve Fund (AHRF) established in 1989, and financed by City contributions from general revenue. This has enabled the city to purchase land and lease to non-profit organizations, partner, waive fees, and provide equity contributions to projects.
- An interesting second mortgage initiative used municipal funds to provide a loan to an established non-profit housing provider.

### Recent initiatives

- The City permits coach houses in all single-family areas, some as of right, other larger coach houses, with approval (2010). Either a secondary suite or coach house is permitted. One coach house has been approved to date, but affordability is questionable.
- A recent workshop brought Dr. Avi Friedmann from Montreal to review City actions with respect to affordable housing and suggest improvements
- Current fiscal environment includes a possible review of municipal contributions to AHRF and of property tax relief.

### Homelessness

- Working with Task Force, facilitated the opening of North Shore youth safe house and adult homeless shelter.
- Participates in North Shore Homeless Task Force, which has developed a Homeless Strategy and achieved several successes including bringing a nurse practitioner to the adult shelter.

### Planning for future needs

- Undertook a 100-year visioning exercise as part of OCP review process, which demonstrated the high densities needed to accommodate projected future population.
- Senior government resources are needed for future affordable housing.

Measure	Category	Year Adopted
City owned sites leased to non-profits	fiscal	1989
Grants/capital contributions to facilitate affordable housing	fiscal	1991
Property tax exemption or forgiveness	fiscal	N/A
Waive / reduce municipal development cost charges	fiscal	2001
Affordable Housing Reserve / Trust Fund	fiscal	1989
Other fiscal actions - second mortgage to non-profit	fiscal	2010
Affordable Housing Strategy or Action Plan	planning	1989
Official Community Plan policies showing commitment to providing a range of housing choices	planning	1992
Other zoning - units in basements of multi-family buildings	zoning	1996
Increased density in areas appropriate for affordable housing	zoning	2002
Density bonus provisions for affordable housing and rental housing	zoning	1990
Reduced parking requirements for affordable housing	zoning	N/A
Secondary suites permitted in all single family residential zones	zoning	1993
Smaller lots	zoning	1983
Coach houses	zoning	2010
Infill Housing	zoning	N/A
Housing Agreements	zoning	2000
Fast track approval of affordable housing projects	approvals	1990
Staff provide assistance	approvals	2000
Condo/Strata conversion policies	rental loss prevention	1979
Standards of Maintenance by-law	rental loss prevention	1978
Guide to development process for affordable housing options	education	2010
Monitor rental housing stock	education	2001

**Influence of Metro AHS**

- Metro AHS had little influence to date over the City's affordable housing directions. There have been no affordable housing projects initiated since the Metro AHS was adopted.

## North Vancouver District

### Current

- The current population of North Vancouver District is 88,370 in Jan 2011.
- Between 2001-2006 there was virtually no population growth; it remained stable at approx. 82,000 people.
- The number of dwelling units increased from 29,528 in 2001 to 29,755 in 2006, up by 695 units or 2.4%.

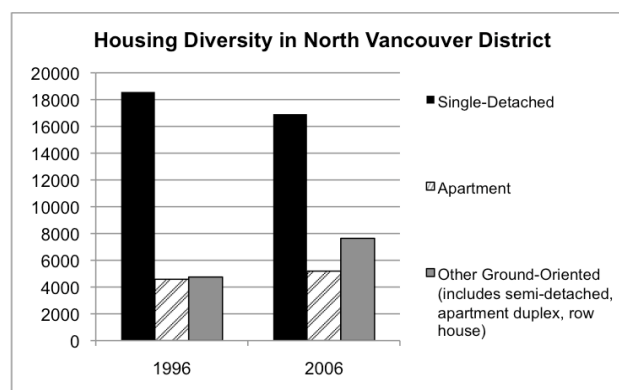
### Renters

- Housing tenure: The share of renters decreased from 22% in 1996 to 18% in 2006, a decrease of 695 rental units.
- Average rent for 1 bedroom was \$958 in 2009, up from \$941 in 2008.
- Vacancy rates for purpose built apartments rose to 0.9% in 2009, from 0.2% in 2008. The 5-year average vacancy rate was 0.4%.

Housing Tenure	1996	2001	2006
<b>Owners</b>	21,720 (78%)	22,945 (79%)	24,275 (82%)
<b>Renters</b>	6,175 (22%)	6,115 (21%)	5,480 (18%)
<b>Total Households</b>	27,895	29,060	29,755

### Housing Diversity

- The share of single-detached housing fell from 67% of housing stock in 1996 to 57% in 2006. The share of other ground-oriented housing increased from 17% to 26%.



### Incomes and costs

- Median household income was \$77,032 in 2006, higher than the \$55,231 in Metro Vancouver. Median household income of owners in North Vancouver District was \$87,017 vs renters \$44,574.
- MLSLink Housing Price Index for a single-detached house was \$920,633 in 2010. This is an increase of \$273,412 or 42% from \$647,221 in 2005. (Figures include North Vancouver City)

### Housing need

- In 2006, 10% of households (2,705 households) were in Core Housing Need. Of these households, 1,280 households were at risk of homelessness (INALH), a 13% decrease from 1,465 households in 2001.
- Number of homeless counted increased to 123 persons in 2008, from 88 in 2005. (Figures include North Vancouver City.)
- There are 379 applicants on the BC Housing wait list for a unit in North Vancouver and the City of North Vancouver as of March 31, 2010. (130 families, 77 people with disabilities, 115 seniors).

### The Future

- Population projections show that population will increase from 82,562 in 2006 to 98,000 in 2021, an increase of over 15,000 people in 15 years.
- North Vancouver District will need 6,200 additional housing units in 2021 to meet projected housing demand.

## District of North Vancouver housing affordability and diversity measures

The District of North Vancouver is a suburban community with a large proportion of single-family

dwellings and ground-oriented housing. The District’s first housing measure was a commitment to diverse housing types in its 1991 OCP. Most measures have been adopted through neighbourhood plans and have been used infrequently. In addition, with the pending adoption of a new OCP in 2011, neighbourhood plans will be rescinded, leaving the municipality without the benefit of these tools and measures, at least until new plans or policies are adopted.

The District has implemented 24 out of 35 measures or 69% of all measures possible. Four have never been used. Two measures are pending.

### Significant initiatives

- The neighbourhood planning process in 2 areas, and a new development outlined in the Seylynn Neighbourhood Plan provide options for housing diversity, with a focus on ground-oriented units
- The District has a history of leasing housing and/or land to non-profits for affordable housing: for example, two affordable seniors housing projects, the Zajac Norgate House and Capilano Lions House.

### Recent initiatives

- The Seylynn Neighbourhood Plan calls for 10% affordable housing and 20% rental in the development
- The current OCP is in review, and will likely commit to providing greater housing options throughout the District
- The District will begin development of a housing strategy soon

### Homelessness

- The District is a part of the North Shore Homelessness Task Force and regional homelessness initiatives
- The new draft OCP recommends supplying additional supportive and transitional housing units, using District land and working in partnership with other stakeholders
- The District has opened a Youth Safe House for the North and facilitated an adult shelter, in partnership with the City of North Vancouver

### Planning for future needs

- OCP redevelopment will help anticipate future housing needs of the community
- The District will focus on developing density in four centres to create additional required housing

### Influence of Metro AHS

- Metro AHS had little influence on the development of housing measures
- The Youth Safe House and Seylynn developments have both been initiated since the AHS was adopted.

Measure	Category	Year Adopted
City owned sites leased to non-profits	fiscal	1995
Waive development permit fees	fiscal	2009
Affordable Housing Reserve / Trust Fund	fiscal	1995
Official Community Plan policies showing commitment to providing a range of housing choices	planning	1991
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	planning	1996
Identifying suitable affordable housing sites in neighbourhood and area planning processes	planning	1996
Increased density in areas appropriate for affordable housing	zoning	1996
Density bonus provisions for affordable housing and rental housing	zoning	1996
Reduced parking requirements for all housing located in areas with good access to transit	zoning	2002
Comprehensive development zone guidelines favour affordable housing	zoning	1996
Inclusionary zoning policies	zoning	1995
Secondary suites permitted in all single family residential zones	zoning	1996
Smaller lots	zoning	1998
Coach houses	zoning	1998
Infill Housing	zoning	1998
Broadening Row/town house and two family zoning	zoning	1995
Housing Agreements	zoning	1998
Modified building standards	zoning	1996
Other rental loss prevention - covenant prohibiting stratas from preventing rentals	zoning	2008
Staff provide assistance	approvals	1995
Replacement policies for loss of rental housing stock	rental loss prevention	1998
Condo/strata conversion policies	rental loss prevention	1995
Standards of maintenance by-law	rental loss prevention	1997
Monitor rental housing stock	education	1995

## Port Coquitlam

### Current

- The population of Port Coquitlam was 57,431 in Jan 2011.
- Between 2001-2006, Port Coquitlam's population increased from 51,257 to 52,687, up by 2.8%.
- The number of dwelling units increased by 1,441 units or 8%, up from 17,760 in 2001 to 18,700 in 2006.

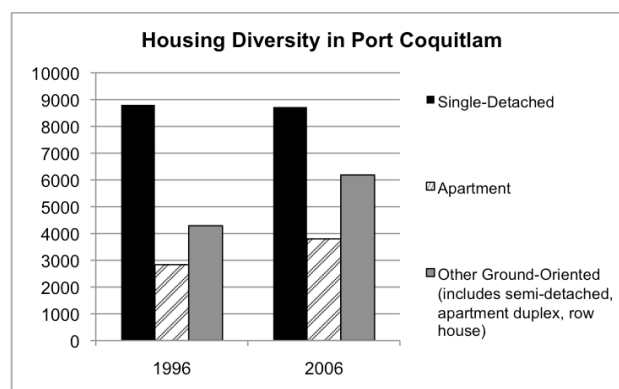
### Renters

- Housing tenure: Share of renters decreased from 26% in 1996 to 20% in 2006, a decrease of 265 rental units.
- Average rent for 1 bedroom was \$756 in 2009, up from \$746 in 2008. (Figures include Coquitlam and Port Moody)
- Vacancy rates for purpose built apartments rose to 3.4% in 2009, from 0.7% in 2008. The 5-year average vacancy rate was 2.1%. (Figures include Coquitlam and Port Moody)

Housing Tenure	1996	2001	2006
<b>Owners</b>	11,860 (74%)	13,220 (74%)	14,895 (80%)
<b>Renters</b>	4,070 (26%)	4,540 (26%)	3,805 (20%)
<b>Total Households</b>	15,930	17,760	18,700

### Housing diversity

- A small absolute decrease in the number of single detached units led to a decline in the share of single-family housing stock from 55% to 47% between 1996-2006.
- The share of apartment units rose from 18% to 20% in 2006 and other ground-oriented housing increased by 1,895 units, or from 27% to 33% of total stock.



### Incomes and costs

- Median household income was \$65,731 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Port Coquitlam was \$73,968 vs renters \$35,533.
- MLSLink Housing Price Index for single-detached housing at \$565,666 in 2010. This is up from \$388,874 in 2005, an increase of 45% over 5 years.

### Housing need

- In 2006, 14% of households (2,525 households) were in Core Housing Need. Of these households, 1,190 households were at risk of becoming homeless (INALH). This was up from 1,170 households in 2001, an increase of 2%.
- Number of homeless counted increased to 94 persons in 2008, from 40 in 2005. (Figures include Coquitlam and Port Moody)
- There are 142 applicants on the BC Housing wait list for a unit in Port Coquitlam as of March 31, 2010. (68 families, 22 people with disabilities, 29 seniors)

### The Future

- Population projections show that population will increase from to 68,000 in 2021, an increase of over 15,000 people in 15 years.
- Port Coquitlam will need 6,900 additional housing units in 2021 to meet projected housing demand.

## Port Coquitlam Housing Affordability and Diversity Measures

Port Coquitlam is a small growing suburb, part of the Tri-Cities with Coquitlam and Port Moody. While single-family homes predominate, their share of total housing fell by 8% between 1996 and 2006. The city considers that its housing is generally more affordable when compared to neighbouring municipalities. Its first affordable housing measure was adopted in the late 1980s or early 1990s to permit secondary suites. Measures taken so far are largely directed towards special needs housing, although there are measures aimed at market/low end of market and entry ownership. Where they could be assessed, measures are deemed to be very effective.

Port Coquitlam has adopted 11 measures out of 35 identified in AHS or 31% of all measures possible (includes other measures). One measure has not been used.

Measure	Category	Year Adopted
Waive development permit fees	fiscal	2008
Affordable Housing Reserve / Trust Fund	fiscal	2008
Official Community Plan policies showing commitment to providing a range of housing choices	planning	2005
Increased density in areas appropriate for affordable housing	zoning	2005
Density bonus provisions for affordable housing and rental housing	zoning	2005
Secondary suites permitted in all single family residential zones	zoning	N/A
Smaller lots	zoning	2008
Infill Housing	zoning	2009
Broadening row/town house and two family zoning	zoning	2009
Housing Agreements	zoning	N/A
Fast track approval of affordable housing projects	approvals	N/A

### Significant initiatives

- Secondary suites are permitted in all but one neighbourhood
- Permitting smaller lots in designated zones
- Pre-zoning sites resulting in fast tracking approvals for special needs housing and no requirements for development permit fees.

### Recent initiatives

- Ten units of special needs housing were assisted by pre-zoning a site
- Has begun to designate areas of the city where a density bonus could be applied
- Additions to the OCP to permit infill housing and coach houses

### Homelessness

- Council member attends meetings of the Tri-Cities Homelessness Task Group and participated in creating the Tri-Cities Homelessness Action Plan.
- Cold wet weather mat program supported by the city
- *Homes for Good Society*, a city initiative, is tasked with ending homelessness in Port Coquitlam in five years by finding homes through the existing inventory whenever possible and applying comprehensive management guided by a Case Champion to coordinate services and support needed to maintain the person in their housing.

### Planning for future needs

- A possible Housing Action Plan that would include measures from Metro's AHS where appropriate
- Finding homes for the homeless, and coordinating necessary supports to keep them housed.

### Influence of AHS

- While it has not influenced municipal measures to date the municipality will look at adopting other measures from the Metro Strategy as appropriate.
- Municipal measures have assisted with a 10-bed supportive housing project for people with a mental illness and Cold wet weather mat program since 2007.



## Port Moody

### Current

- The population of Port Moody was 33,933 in Jan 2011.
- Port Moody's population grew from 23,816 in 2001 to 27,512 in 2006, an increase of 16%.
- The number of dwelling units increased from 8,540 to 10,130 units between 2001-2006, up by 19% or 1,590 units.

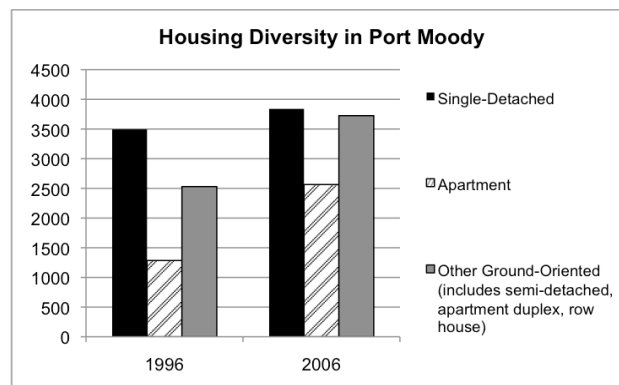
### Renters

- Housing tenure: The absolute number of rental units increased by 320 units, but the share of renters decreased from 25% in 1996 to 21% in 2006.
- Average rent for 1 bedroom was \$756 in 2009, up from \$746 in 2008. (Figures include Coquitlam and Port Coquitlam.)
- Vacancy rates for purpose built apartments rose to 3.4% in 2009, from 0.7% in 2008. The 5-year average vacancy rate was 2.1%. (Figures include Coquitlam and Port Coquitlam)

Housing Tenure	1996	2001	2006
<b>Owners</b>	5,515 (75%)	6,500 (76%)	8,015 (79%)
<b>Renters</b>	1,795 (25%)	2,040 (24%)	2,115 (21%)
<b>Total Households</b>	7,310	8,540	10,130

### Housing diversity

- The share of single-detached housing fell from 48% of the housing stock in 1996 to 38% in 2006.
- Between 1996-2006, the absolute number of apartment units doubled, increasing in share from 18% to 25%.



### Incomes and costs

- Median household income was \$74,527 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Port Moody was \$82,683 vs renters \$46,195.
- MLSLinkHousing Price Index for single-detached housing at \$798,314 in 2010. Compared to \$500,383 in 2005, this is an increase of \$297,931 or 60%.

### Housing need

- In 2006, 9% of households (920 households) were in Core Housing Need. Of these households, 380 households were at risk of becoming homeless (INALH). This was a 4% increase from 365 households in 2001.
- Number of homeless counted increased to 94 persons in 2008, from 40 in 2005. (Figures include Coquitlam and Port Coquitlam)
- There are 46 applicants on the BC Housing wait list for a unit in Port Moody as of March 31, 2010. (20 families, 6 people with disabilities, 14 seniors)

### The Future

- Population projections show that population will increase from to 39,000 in 2021, an increase of almost 11,500 people in 15 years.
- Port Moody will need approx. 5,000 additional housing units by 2021 to meet projected housing demand.

## Port Moody Housing Affordability and Diversity Measures

Port Moody is a small growing suburb and part of the Tri-Cities. While Port Moody is largely single-family housing, it has an area of older low-rise rental buildings and a new high-density city centre. Its OCP of 2000 provides the framework for meeting the city's future housing needs by calling for a mix of housing types to accommodate diverse populations and incomes. Most housing policies facilitate market/low end of market and special needs housing. Zoning measures focus on creating affordable housing. Measures are generally perceived as effective or very effective.

Port Moody has adopted 9 measures out of 35 identified in the Metro AHS or 26% of all measures possible (includes other measures). Six measures are pending in the upcoming OCP update.

Measure	Category	Year Adopted
City owned sites leased to non-profits	fiscal	2000
Affordable Housing Reserve / Trust Fund	fiscal	2007
Affordable Housing Strategy or Action Plan	planning	2009
Official Community Plan policies showing commitment to providing a range of housing choices	planning	2000
Increased density in areas appropriate for affordable housing	zoning	2000
Density bonus provisions for affordable housing and rental housing	zoning	2000
Secondary suites permitted in all single family residential zones	zoning	2004
Coach houses	zoning	2000
Housing agreements	zoning	2000

### Significant initiatives

- The 96-unit Inlet Centre Residences, built on city-leased land, provides non-profit housing to women at risk, seniors and families, as well as a 10-bed hospice and is secured with housing agreements.
- A city-wide secondary suite policy introduced in 2004
- A Port Moody Affordable Housing Strategy, approved in 2009

### Recent initiatives

- An updated OCP is currently in third reading. It embeds much of the measures contained in the city's Affordable Housing Strategy and expands on Port Moody's commitment to provide diverse and affordable housing.

### Homelessness

- The city supports the Tri-Cities Homelessness Task Group and staff attend meeting. The Task Group created the Tri-Cities Homelessness Action Plan, funded in part by Port Moody
- A cold-wet weather mat facility for the homeless located in a church secured with a housing agreement until 2011.

### Planning for future needs

Among the new measures in the updated OCP are:

- Exploration of an affordable housing land bank and measures to protect existing rental housing stock from demolition or conversion;
- Identification of appropriate sites for supportive housing and treatment facilities for persons with mental illness and addictions for pre-zoning; and
- Consideration of an inclusionary zoning policy.

### Influence of Metro AHS

- Metro AHS has had no influence to date on the city's affordable housing strategy
- No affordable housing projects have been initiated since adoption of the Metro AHS

## Richmond

### Population

- The current population of Richmond is 196,858 in Jan 2011
- Between 2001-2006, Richmond's population increased from 164,345 to 174,461, up by 6.2%.
- The number of dwelling units increased from 56,770 in 2001 to 61,430 in 2006, an increase of 8%.

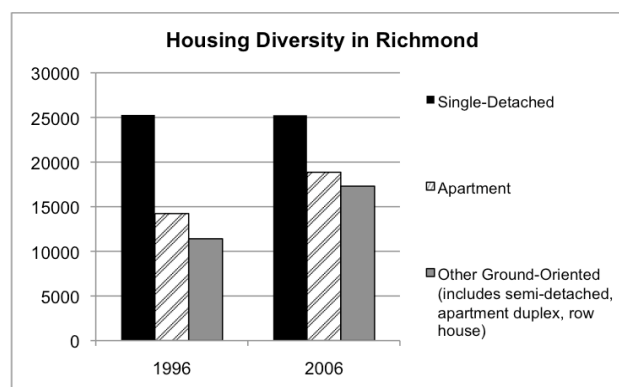
### Renters

- **Housing tenure:** The share of renters decreased from 31% in 1996 to 24% in 2006, a decrease of 990 rental units.
- Average rent for a 1 bedroom remained the same between 2008-2009, at \$893.
- Vacancy rates for purpose built apartments rose to 2.7% in 2009, from 0.5% in 2008. The 5-year average vacancy rate was 1.8%.

Housing Tenure	1996	2001	2006
<b>Owners</b>	35,385 (69%)	40,250 (71%)	46,885 (76%)
<b>Renters</b>	15,535 (31%)	16,520 (29%)	14,545 (24%)
<b>Total Households</b>	50,920	56,770	61,430

### Housing diversity

- The absolute number of single-detached units remained approximately the same in 2006, but the share of single-family units within the stock fell from 50% in 1996 to 41% in 2006.
- Between 1996-2006, the number of apartment units increased by 4,630, rising from 28% to 31% of the stock. The share of other ground-oriented housing reached 28% from 22% of total.



### Incomes and costs

- Median household income was \$53,489 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Richmond was \$59,768 vs renters \$38,883.
- MLSLink Housing Price Index for single-detached housing at \$901,706 in 2010. This is up by \$394,484 or 78% compared to \$507,222 in 2005.

### Housing need

- In 2006, 18% of households (10,280 households) were in Core Housing Need. Of these households, 4,695 households were at risk of homelessness (INALH), a 6% increase from 4,415 households in 2001.
- Number of homeless counted increased to 56 persons in 2008, from 35 in 2005.
- There are 469 applicants on the BC Housing wait list for a unit in Richmond as of March 31, 2010. (207 families, 32 people with disabilities, 160 seniors)

### The Future

- Population projections show that population will increase to 225,000 in 2021, an increase of over 50,000 people in 15 years.
- Richmond will need 24,000 additional housing units in 2021 to meet projected housing demand.

## Richmond Housing Affordability and Diversity Measures

Richmond is a large inner suburb with a developing high density city centre adjacent to transit. The City's first OCP was established in 1986, and its most recent OCP lays the groundwork for significant efforts to address affordable housing issues. It has adopted a number of measures in the last 10 years in all major categories, with a particular focus on entry-level ownership, market and low-market rental and non-market housing.

The City has implemented 23 measures out of 35 identified in the AHS or 66% of all measures possible (includes other measures). Six measures are pending.

### Significant initiatives

- Direction for Richmond's recent housing initiatives have been provided by the City's Affordable Housing Strategy, adopted in 2007
- The Strategy provides the basis for fiscal support to affordable housing, including leases and a donation of land for affordable housing and an Affordable Housing Reserve Fund
- As of 2007, secondary suites or coach houses are required in all single family development rezoning applications

### Recent initiatives

- Recent changes to the zoning bylaw (2009) implement an inclusionary zoning policy where all developments over 80 units must provide 5% low-end market rental; any developments with less than any 80 units require a donation to the Affordable Housing Reserve Fund
- Other changes to the zoning bylaw include a comprehensive development zone that includes affordable housing and zones for smaller lots
- The City takes a role by implementing their AHS, looking at supporting and developing subsidized housing for those populations identified in the report.
- The City also works at the regional level with Metro Vancouver and through the Social City grant program to non-profit societies.

### Homelessness

- The City has developed a Homelessness Needs Assessment and Strategy: "It's My City Too: A Study of the Housing Needs of Richmond's Most Vulnerable Citizens" (2002)
- The City's Emergency Response Committee is planning a women's shelter, though it is undetermined whether it will provide transitional or emergency housing

### Planning for future needs

- The City is currently undertaking an OCP review and a Social Planning Strategy; these are intended to strengthen policy and support work on providing a range of affordable housing types

Measure	Category	Year Adopted
City owned sites leased to non-profits	fiscal	2007
Donate City-owned land to facilitate affordable housing	fiscal	2007
Affordable Housing Reserve / Trust Fund	fiscal	2007
Affordable Housing Strategy or Action Plan	planning	2007
Official Community Plan policies showing commitment to providing a range of housing choices	planning	1999
Reduced parking requirements for affordable housing	planning	1999
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	planning	1999
Increased density in areas appropriate for affordable housing	zoning	2009
Density bonus provisions for affordable housing and rental housing	zoning	2009
Comprehensive development zone guidelines favour affordable housing	zoning	2009
Inclusionary zoning policies	zoning	1999
Secondary suites permitted in all single family residential zones	zoning	2007
Smaller lots	zoning	2009
Coach houses	zoning	2009
Infill housing	zoning	1999
Housing agreements	zoning	2007
Fast track approval of affordable housing projects	approvals	1999
Staff provide assistance	approvals	2007
Replacement policies for loss of rental housing stock	rental loss prevention	2006
Demolition policies	rental loss prevention	2007
Condo/strata conversion policies	rental loss prevention	2006
Guide to development process for affordable housing options	education	2007
Monitor rental housing stock	education	2007

## Municipal measures for housing affordability and diversity in Metro Vancouver

### **Influence of Metro AHS**

- Richmond's Affordable Housing Strategy was developed concurrently with the Metro AHS and makes reference to it
- AHS influences municipal strategies by acknowledging the importance of creating a sufficient supply of affordable housing through work at all levels of government

## Surrey

### Current

- The population of Surrey was 462,345 in Jan 2011.
- Between 2001-2006, Surrey's population grew from 347,825 to 394,976, up by 13.6%.
- The number of dwelling units increased from 115,715 to 131,140, an increase of 13% between 2001-2006.

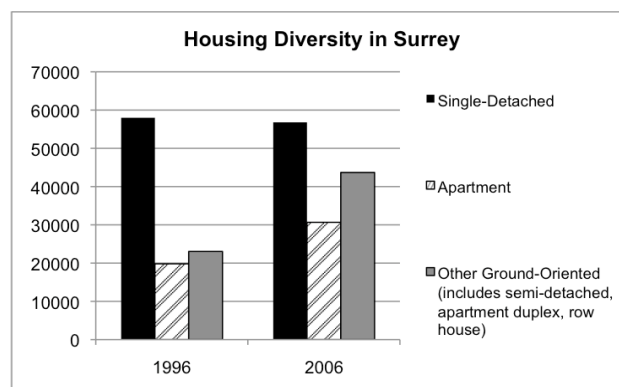
### Renters

- Housing tenure: The share of renters decreased from 30% in 1996 to 25% in 2006. However, the number of rental units increased by 2,575 units.
- Average rent for 1 bedroom fell slightly from \$709 in 2008 to \$707 in 2009.
- Vacancy rates for purpose built apartments rose to 6.1% in 2009, from 2.1% in 2008. The 5-year average vacancy rate was 3.6%.

Housing Tenure	1996	2001	2006
<b>Owners</b>	70,940 (70%)	82,695 (71%)	98,655 (75%)
<b>Renters</b>	29,910 (30%)	33,020 (29%)	32,485 (25%)
<b>Total Households</b>	100,850	115,715	131,140

### Housing diversity

- Between 1996-2006, the absolute number of single-detached houses decreased by 1,205 units, while apartments increased by 10,850 units, and other ground-oriented housing increased by 20,650 units.
- The proportion of single-detached housing fell from 58% to 43%, apartments increased from 20% to 23%, and other ground-oriented increased from 23% to 33% of the housing stock.



### Incomes and costs

- Median household income was \$60,168 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Surrey was \$70,074 vs renters \$37,090.
- Housing Price Index for single-detached housing at \$530,763 in 2010, up from \$376,677 in 2005. This represents an increase of \$154,086 or 41% (Figures exclude South Surrey, which is combined with White Rock).

### Housing need

- In 2006, 15% of households (19,210 households) were in Core Housing Need. Of these households, 8,185 households were at risk of becoming homeless (INALH). This was virtually the same as the 2001 figure.
- Number of homeless counted increased to 402 persons in 2008, from 392 in 2005.
- There were 1,146 applicants on the BC Housing wait list for a unit in Surrey as of March 31, 2010. (569 families, 203 people with disabilities, 173 seniors)

### The Future

- Population projections show that population will increase to 578,000 in 2021, an increase of over 183,000 people in 15 years.
- Surrey will need almost 75,000 additional housing units by 2021 to meet projected housing demand.

## Surrey Housing Affordability and Diversity Measures

Surrey is the second largest and rapidly growing suburban municipality located in the Fraser Valley with some agricultural lands. There is a significant stock of affordable ownership housing but little purpose built rental housing. In the last few years, the City has focused on housing affordability and diversity and taken a number of actions to promote affordable housing and to meet the housing and support needs of the homeless population.

The City has implemented 19 measures out of 35 identified in AHS or 54% of all measures possible (includes other measures). An additional measure is pending.

### Significant initiatives

- Annual grants of approx \$200,000-250,000 from the Surrey Homelessness and Housing Fund are provided to organizations and projects that work towards reducing homelessness. Approx \$1.5 million granted as of Nov 2010. Established in 2007 with initial seed funding of \$9 million from the City of Surrey Affordable Housing Reserve Fund.
- Surrey provides land and zoning for much entry-level ownership housing in the region.

### Recent initiatives

- Secondary suite policy under review. Considering legalizing one suite in all SF areas. Estimate of 17,000 unzoned suites and 1,800 authorized/zoned suites in 2009.
- Recently signed Memorandum of Understanding (MOU) with BC Housing for development of three supportive housing projects totaling 57 sobering and stabilization beds, and 132 supportive housing units. The City provided 3 sites with a 60 yr lease for \$1 each.

### Homelessness

- Recent MOUs (see above).
- Surrey Homelessness and Housing Fund.
- City participates in the Surrey Homelessness and Housing Task Force which unites the community of homeless-serving groups to reduce and prevent homelessness through increased coordination and collaboration; increasing public awareness of homelessness in Surrey; engagement of the business community; new programs and/or services involving partnerships; new sources of revenues for ongoing coordination of the task force.

### Planning for future needs

- Updating the OCP.
- Developing a Housing Action Plan and potentially a homeless plan.

### Influence of Metro AHS

- Metro AHS provided part of the rationale for the City undertaking development of a Housing Action Plan.
- Metro AHS shows that housing is a regional priority.
- Several housing initiatives have been introduced since AHS adopted, related to the MOUs for three sites.

Measure	Category	Year Adopted
City owned sites leased to non-profits	fiscal	2008
Grants/capital contributions to facilitate affordable housing	fiscal	2009
Waive development permit fees	fiscal	2008
Waive / reduce municipal development cost charges	fiscal	2008
Affordable Housing Reserve / Trust Fund	fiscal	1992
Official Community Plan policies showing commitment to providing a range of housing choices	planning	1996
Neighborhood plans/ Area plans showing commitment to providing a range of housing choices	planning	various
Increased density in areas appropriate for affordable housing	zoning	1996
Density bonus provisions for affordable housing and rental housing	zoning	2007
Reduced parking requirements for all housing located in areas with good access to transit	zoning	N/A
Reduced parking requirements for affordable housing	zoning	2008
Smaller lots	zoning	2000
Coach houses	zoning	2000
Infill housing	zoning	1996
Broadening row/town house and two family zoning	zoning	2004
Housing Agreements	zoning	N/A
Fast track approval of affordable housing projects	approvals	1989
Staff provide assistance	approvals	2008
Condo/strata conversion policies	rental loss prevention	1996

## Vancouver

### Current

- The population of Vancouver was 642,843 in Jan 2011.
- Vancouver's population grew from 545,671 persons in 2001 to 578,041 in 2006, up by 6%.
- The number of dwelling units increased from 236,095 (2001) to 253,385 (2006), up by 24,823 units or 7%.

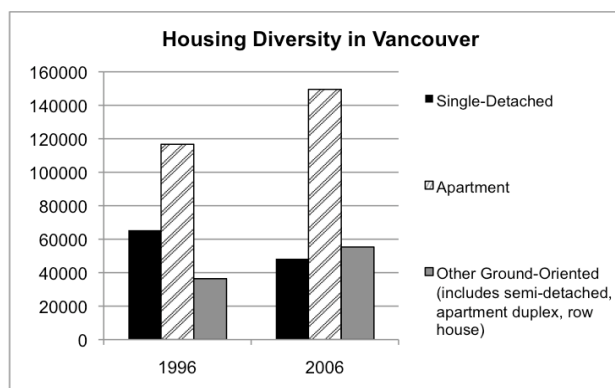
### Renters

- Housing tenure: The absolute number of rental units increased by 4,475 units, but the share of renters decreased from 58% in 1996 to 52% in 2006.
- Average rent for 1 bedroom was \$990 in 2009, up from \$936 in 2008.
- Vacancy rates for purpose built apartments rose to 1.2% in 2009, from 0.3% in 2008. The 5-year average vacancy rate was 0.6%.

Housing Tenure	1996	2001	2006
<b>Owners</b>	91,480 (42%)	103,340 (44%)	121,850 (48%)
<b>Renters</b>	127,060 (58%)	132,755 (56%)	131,535 (52%)
<b>Total Households</b>	218,540	236,095	253,385

### Housing diversity

- Single-detached housing accounted for 19% of the housing stock in 2006, down from 30% in 1996.
- Apartments increased by 32,790 units, and their share of housing stock increased from 53% to 59%. The share of other ground-oriented housing increased from 17% to 22%.



### Incomes and costs

- Median household income was \$47,299 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in Vancouver was \$66,087 vs renters \$34,872.
- MLSLink Housing Price Index in 2010 for single-detached housing in Vancouver West was \$1,648,096 and Vancouver East was \$745,497. This represents an increase of 84% for Vancouver West and 59% for Vancouver East since 2005.

### Housing need

- In 2006, 21% of households (47,580 households) were in Core Housing Need. Of these households, 20,120 households were at risk of homelessness (INALH), a 3% decrease from 20,740 households in 2001.
- Number of homeless counted increased to 1,576 persons in 2008, from 1,364 in 2005.
- There are 3,264 applicants on the BC Housing wait list for a unit in Vancouver as of March 31, 2010. (862 families, 824 people with disabilities, 836 seniors)

### The Future

- Population projections show that population will increase from to 673,000 in 2021, an increase of almost 95,000 people in 15 years.
- Vancouver will need 42,200 additional housing units in 2021 to meet projected housing demand.



## Vancouver Housing Affordability and Diversity Measures

Vancouver is the major urban centre in the region with a growing population and a long history of affordable housing initiatives. The City's first non-profit housing project was built in 1954 and it has been leasing city-owned land to the operators of non-profit housing since the 1970s. It is committed to providing shelter for the homeless and, where funding is available from senior governments, to providing supportive and transitional housing. Measures ranged through all categories and most are aimed at market/low end of market and non-profit rentals. Where they could be assessed measures were considered either very effective or effective.

Vancouver has adopted 28 measures out of 35 identified in the Metro's AHS or 80% of all measures possible (includes other measures). One measure is pending.

### Significant initiatives

- Established an endowment fund in 1981 specifically to support the acquisition of land to be leased for the provision of non-market housing. Over one third of non-market housing is on city-owned land.
- Initiated a policy in 1988 that required that 20% of the units in new major neighbourhoods be designated for non-market housing, with a priority for core-need households.
- For at least 30 years has rezoned sites to allow for affordable and special needs housing, even in the face of community opposition.
- Since 1980 has made capital grants in the millions to non-market projects to bridge gaps in capital funding.
- Has permitted secondary suites in all single-family dwellings since 2004 and in 2009 has approved zoning changes and design guidelines to allow for secondary suites within apartments.
- Has had a condo conversion policy to protect rental housing since 1986 where the City can limit the conversion of buildings of more than six units. The City has also had a rate of change policy since 1989, and over the intervening years, has applied this policy to an increasing number of neighbourhoods.

### Recent initiatives

- The Short Term Incentives for Rental Housing (STIR) 2009 program provides a density bonus for the inclusion of rental units in a condominium project, and among the incentives to developers are waiving the Development Cost Levy on the rental units only, parking requirement reductions on rental units only, discretion on unit size and expedited permit processing.
- Since 2009, laneway housing is permitted in certain single-family zones. One of the houses, either the

Measure	Category	Year Adopted
City owned sites leased to non-profits	fiscal	1971
Grants/capital contributions to facilitate affordable housing	fiscal	1980
Property tax exemption or forgiveness	fiscal	2002
Waive / reduce municipal development cost charges	fiscal	2009
Affordable Housing Reserve / Trust Fund	fiscal	1981
Official Community Plan policies showing commitment to providing a range of housing choices	planning	1995
Neighborhood/area plans show commitment to a range of housing choices	planning	1997
Identifying suitable affordable housing sites in neighbourhood and area planning processes	planning	NA
Increased density in areas appropriate for affordable housing	planning	NA
Density bonus provisions for affordable housing and rental housing	zoning	1990
Reduced parking requirements for affordable housing	zoning	2009
Comprehensive development zone guidelines favour affordable housing	zoning	NA
Inclusionary zoning policies	zoning	1988
Secondary suites permitted in all single family residential zones	zoning	2004
Infill	zoning	NA
Coach houses	zoning	2009
Broadening Row/town house and two family zoning	zoning	1996
Housing Agreements	zoning	1996
Modified building standards	zoning	2004
Other regulatory - secondary suites in apts	zoning	2009
Fast track approval of affordable housing projects	approvals	2007
Staff provide assistance	approvals	NA
Replacement policies for loss of rental housing stock	rental loss prevention	1989
Demolition policies	rental loss prevention	1989
Condo/strata conversion policies	rental loss prevention	1986
Standards of Maintenance by-law	rental loss prevention	1981
Guide to development process for affordable housing options	education	2009
Monitor rental housing stock	education	1990

main house or the laneway house, has to be rental accommodation.

**Homelessness**

- The City has had a Homelessness Action Plan since 2005, which it reviewed in 2008 for further implementation.
- Since 2008 the City has provided locations for winter Homeless Emergency Action Team (HEAT) low barrier shelters. The program is currently continuing under the name of Winter Response 2010-11, with a plan to open 4 shelters. In December 2009, the City allocated \$500,000 towards the 2010 Winter Response.
- In 2007 the City signed a Memorandum of Understanding with the provincial government to commit City-owned land for the development of supportive housing on 12 sites.
- Over the past several years, the City provided \$5 million to assist with renovations of 23 Provincially-owned SRO hotels. The City has also purchased 2 additional hotels and played a role in securing others. These purchases and renovations of SRO hotels will result in over 1,600 units of housing.

**Planning for future needs**

- Continuing to provide input into area (neighbourhood) plans and support for the drafting of these plans.
- A Rental Housing Strategy to develop policies and tools to encourage the preservation and expansion of the rental housing stock.

**New projects since the Metro AHS was adopted:**

- Almost 3,000 non-market units have been created or protected since January 2008 through support from the city in partnership with the province, the health authority, the federal government and others.

## West Vancouver

### Population

- The population of West Vancouver was 44,058 in Jan 2011.
- West Vancouver's population grew from 41,421 in 2001 to 42,131 in 2006, an increase of 1.7%.
- The number of dwelling units increased from 16,340 to 16,835, an increase of 3% or 495 units between 2001-2006.

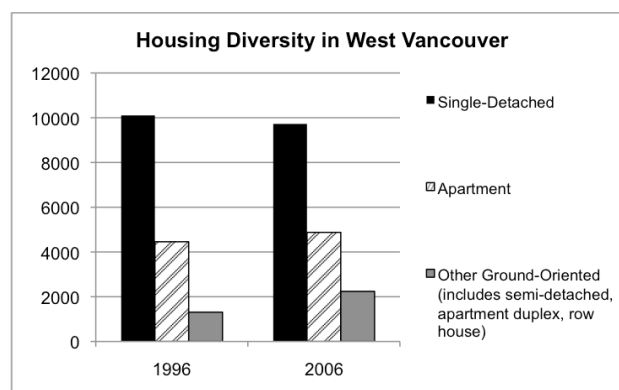
### Renters

- **Housing tenure:** The share of renters fell from 25% in 1996 to 23% in 2006, a decrease of 110 rental units.
- Average rent for 1 bedroom was \$1,167 in 2009, up from \$1,154 in 2008.
- Vacancy rates for purpose built apartments rose to 1.4% in 2009, from 0.4% in 2008. The 5-year average vacancy rate was 0.4%.

Housing Tenure	1996	2001	2006
<b>Owners</b>	11,855 (75%)	12,490 (76%)	12,930 (77%)
<b>Renters</b>	4,015 (25%)	3,850 (24%)	3,905 (23%)
<b>Total Households</b>	15,870	16,340	16,835

### Housing diversity

- The absolute number of single-detached homes decreased slightly but the share of single family within the housing stock fell from 64% in 1996 to 58% in 2006.
- The share of ground oriented units increased from 8% to 13% in the same time period.
- The proportion of apartments remained approximately the same at 29%.



### Incomes and costs

- Median household income was \$76,893 in 2006, compared to \$55,231 in Metro Vancouver. Median household income of owners in West Vancouver was \$97,029 vs renters \$38,970.
- MLSLink Housing Price Index for single-detached housing was \$1,410,756 in 2010, up from \$1,080,240 in 2005. This represents an increase of 31% over 5 years.

### Housing need

- In 2006, 13% of households (1,950 households) were in Core Housing Need. Of these households, 1,035 households were at risk of becoming homeless (INALH). This was up from 805 households in 2001, a significant increase of 29%.
- Number of homeless counted increased to 4 persons in 2008, from 2 in 2005.
- There are 63 applicants on the BC Housing wait list for a unit in West Vancouver as of March 31, 2010. (11 families, 14 people with disabilities, 19 seniors)

### The Future

- Population projections show that population will increase to 51,000 in 2021, an increase of approximately 5,600 people in 15 years.
- West Vancouver will need 2,400 additional housing units in 2021 to meet projected housing demand.

## West Vancouver Housing Affordability and Diversity Measures

West Vancouver is a small wealthy North Shore suburb composed largely of low-density residential development, with some higher density areas such as Ambleside. The District's oldest initiative is zoning regulations for small lots, which were adopted in 1984. The 2004 Official Community Plan encourages a range of housing types and has laid the groundwork for more recent pilot projects.

The District of West Vancouver has implemented 12 measures out of 35 identified in AHS or 34% of all measures possible (includes other measures).

### Significant Initiatives

- The District donated land to Kiwanis for a seniors non-market housing development in 2004, which will allow affordable units for aging in place.
- The OCP (2004) provides the basis for housing diversity that includes density bonus provisions and inclusionary zoning.
- The District is also participating in a newly-initiated risk analysis study of 5 municipalities in the region through Metro Vancouver.

### Recent Initiatives

- In 2009 the District engaged in a Community Dialogue series, which led to policy updates in the OCP, as well as creating support and basis for secondary suites, density and pilot projects promoting ground-oriented development, purpose-built rental and a coach house pilot project.
- In 2010 the District approved secondary suites in all single-family and two-family residential areas.
- The District provided a small grant to Lion's View Seniors Planning, a seniors housing advocacy organization.

### Homelessness

- The District works with community and social services groups on homelessness issues, but has no dedicated social planning division.

### Planning for future needs

- Forthcoming (2011) Housing Action Plan will provide guidance for future of West Vancouver housing.
- Community Dialogues will continue to work with community on how to accommodate density, providing choice and maintaining appropriate types of housing for the District.

### Influence of Metro AHS

- The AHS has had little influence in the development of West Vancouver's housing initiatives
- The AHS will likely play a role in the development of the 2011 Housing Action Plan

Measure	Category	Year Adopted
Donate City-owned land to facilitate affordable housing	fiscal	2004
Property tax exemption or forgiveness	fiscal	2004
Waive / reduce municipal development cost charges	fiscal	2005
Official Community plan policies showing commitment to providing a range of housing choices	planning	2004
Other planning - community engagement	planning	2009
Increased density in areas appropriate for affordable housing	zoning	2004
Density bonus provisions for affordable housing and rental housing	zoning	2004
Reduced parking requirements for all housing located in areas with good access to transit	zoning	2006
Comprehensive development zone guidelines favour affordable housing	zoning	2006
Secondary suites permitted in all single family residential zones	zoning	2010
Modified building standards	zoning	2010
Condo/Strata conversion policies	rental loss prevention	2004

## **APPENDIX A - Interview Guide**

# The State of Municipal Housing Activity in Metro Vancouver: Affordability and Diversity

## Interview Guide

### A. Background

This project is being funded by Canada Mortgage and Housing Corporation through its External Research Program. The research team includes Margaret Eberle, Deborah Kraus, Jim Woodward, Tom Durning, and Matt Thomson.

#### Goals and objectives

The purpose of this project is to report on the extent to which municipalities in Metro Vancouver are adopting, implementing and considering measures to address issues of housing affordability and diversity in their communities.

The objectives of our research are to:

- Develop a snapshot of each municipality describing relative housing affordability, availability of rental housing (including the secondary rental market) and homeownership housing, as well as diversity of the housing stock, including non-market housing, supportive housing and homeless shelters;
- Document current municipal activity addressing housing affordability and diversity using as a framework the municipal actions set out in the Metro Vancouver *Affordable Housing Strategy (2007)*; and
- Discuss recent trends in municipal housing measures, gaps with respect to the Metro Vancouver *Affordable Housing Strategy* recommendations, and measures that municipalities are considering.

#### Collaboration with Metro Vancouver

The Metro Vancouver TAC Housing Subcommittee is embarking on a similar undertaking to monitor implementation of Metro's *Affordable Housing Strategy (2007)* and we will be collaborating with Metro Vancouver in two ways:

- Metro Vancouver has given us a copy of the Matrix of Affordable Housing Measures (prepared with assistance from members of the TAC Housing Subcommittee); and
- We will share the results of our interviews with Metro Vancouver to assist Metro in preparing its own report on implementation of its *Affordable Housing Strategy*.

### **Scope of research**

The research will focus on measures recommended in the *Affordable Housing Strategy (2007)* to:

- Increase the supply and diversity of modest cost housing
- Meet the needs of low-income renters
- Eliminate homelessness

### **Interview process**

Each interview is expected to take about one hour. To prepare for the interview, the interviewer will review local council reports and bylaws. We ask that the interviewee review the questions and be prepared to answer them during the interview.

### **Reporting and consent**

After the interview, the interviewer will send you a copy of our notes/results to ensure accuracy.

The research team will share the interview notes with Metro Vancouver to assist Metro in preparing its own report on the implementation of its *Affordable Housing Strategy*. These notes will include your name and contact information, in case Metro Vancouver will require additional information.

Our report will profile each municipality separately. It will not include the name of the person interviewed. However, privacy cannot be protected as readers will likely assume it was the local planner who was interviewed.

The interviewer will seek your verbal consent at the start of the interview.

### **Timing and next steps**

Interviews should be completed by end of November 2010.

## **B. Interview Approach**

- The interviewer will ask about each measure included in the Matrix of Affordable Housing Measures. A copy of the Matrix for your municipality is included with this interview guide. Please have this with you during the interview.
- The interviewer has attempted to locate information on the internet about measures that your municipality has acted on - as indicated on the Matrix with a "Y= Yes", "N= No", "P= Pending" or "I=Intent".
- The interviewer may need to request additional details and clarification.
- The interviewer will go through the Matrix section by section and ask specifically about each measure your municipality has taken action on.
- The interviewer will also ask additional questions as noted in the interview guide.

## C. Definitions

Definitions contained in the Metro Vancouver AFFORDABLE HOUSING STRATEGY for:

Entry-level homeownership - Ownership opportunities that are affordable to households with incomes at or below 120% of the median income for the region  
Market and low end of market rental - Includes purpose-built rental housing as well as housing supplied through the secondary rental market including basement apartments as well as rented condo stock.

Non-market housing - Government-assisted housing typically built through one of a number of government-funded programs, and is managed by the non-profit or co-op housing sectors.

Emergency, transitional and supportive housing - Emergency: single or shared bedrooms or dormitory type sleeping arrangements with varying levels of support to individuals. Transitional: A stay of anywhere between 30 days to two or three years. Transitional housing provides access to services and supports needed to help individuals improve their situation and is viewed as an interim step on the housing continuum.

Supportive: On-going supports and services to assist those who cannot live independently. There is no time limit on the length of stay for supportive housing.

## A. Interview Questions

### Part 1 - Review Matrix

Please review the matrix to determine if anything is missing. If so, be sure to add it to the matrix and conduct interview accordingly.

Ask about each measure (e.g. if “Y”, “P” or “I”):



**FOR EACH MEASURE THAT HAS BEEN ADOPTED**

**Category of Action** \_\_\_\_\_ **Measure** \_\_\_\_\_

1. When was this measure introduced?
2. Confirm/review description of the measure - ask for additional information if needed.

Example Secondary suites: In all residential areas as of right? Owner occupancy? Pay utilities? On-site parking required?  
 Density bonus: What increase is permitted? What conditions? What housing type?

3. Has this measure been authorized in a plan/policy/by-law? Yes/No
4. Has this measure been used/implemented? Yes/No

If **no**, go to next measure. After LAST measure, go to Part 3.  
 If **yes** (i.e. measure used).

5. Which type (s) of affordable housing was this measure intended to address:

Entry level homeownership	
Market and low end market rental housing	
Non market housing	
Emergency and supportive housing	

6. On a scale of 1-3 --- where 1 is not effective, 2 is moderately effective and 3 is very effective-- - how effective do you think this measure has been in helping to create or preserve the housing for which it was designed?

Entry level homeownership	
Market and low end market rental housing	
Non market housing	
Emergency and supportive housing	

**Part 2 - Outcomes of measures**

7. Have any of the measures used/implemented by your municipality (identified in Part 1) facilitated, created or protected any housing **since the AHS was adopted in November 2007?**

Yes/No

Note 1: E.g., new units that have been developed, including secondary suites, coach houses as well as units protected from demolition/conversion.

Note 2: This includes new units where the development permit was approved **after December 2007**.

If **no**, go to **Part 3**.

If **yes**:

8. For each type of housing that has been added, assisted or protected since Dec. 2007, please describe:

Housing type	# units/ beds/ lots	Municipal measures used (e.g. from Matrix - list all measures used)	Other support (e.g. Provincial/Fed)	Avg rent/cost of housing	Occupancy date (estimate) or date units protected
Entry level ownership					
Market and low end market rental					
Non-market housing					
Emergency and supportive housing					

**Part 3 - Metro Affordable Housing Strategy**

9. Was the Metro Affordable Housing Strategy a factor in municipal adoption of any of these measures? If so, which one(s)?
10. What are the strengths of the strategy?
11. What are the weaknesses of the strategy?
12. How might it be improved?

**Part 4 - Homelessness**

13. Is there a plan to address homelessness in your community? Yes/No
14. If yes, what is the municipal role in implementing the plan?
15. Does your municipality participate on a local homelessness task force or table?  
Yes/No
16. Has your municipality played a role in facilitating emergency shelter and/or supportive housing? Yes/No If yes, what role did the municipality play?

**Part 5 - Other Actions**

17. Is your municipality considering or implementing any other measures to accommodate future growth and the need for affordable housing? Yes/No  
  
If **yes** - please describe briefly.
18. Given that Metro Vancouver has estimated the demand for affordable housing in your municipality, based on the actions your municipality has taken (as we've just discussed), what else needs to happen - e.g. by your municipality, other levels of government, and others in the community - to help your municipality meet the estimated demand for housing?