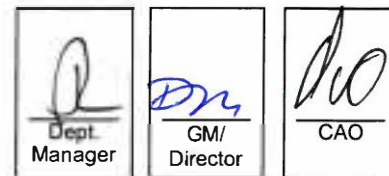


| AGENDA INFORMATION | |
|---|--------------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: October 7 th , 2019 |
| <input type="checkbox"/> Other: | Date: _____ |



The District of North Vancouver REPORT TO COUNCIL

September 20, 2019
File: 08.3164.000.000

AUTHOR: Janine Ryder, Manager- Real Estate and Properties

SUBJECT: District-Owned Single Family Rental Housing Policy

RECOMMENDATION:

That Council approve the District-Owned Single Family Rental Housing Policy (Attachment1).

REASON FOR REPORT:

At the Regular Council Meeting on April 1st, 2019, Council directed staff to prepare a policy for Council consideration to prioritize vacant District-owned single family rental houses for non-profit housing providers. This report has been prepared in response to Council's direction.

BACKGROUND:

The District purchases residential single family properties for a number of municipal priorities, including expansion of greenspaces, roadways and municipal buildings. In most cases, the single family homes are rented for a period of time until they are utilised for their intended purpose. Specially, these homes are advertised and rented at a current market rental value to private tenants under a Residential Tenancy Agreement.

ANALYSIS:

Under the proposed policy, if a property becomes vacant, and will be vacant for a period of 2-5 years, staff would approach the non-profit housing providers operating in the District and request proposals for the temporary occupation of a single-family home. Staff will review the applications ensuring that the use and client type is appropriate for the type of house and the neighbourhood. Staff will then forward the applications to Council for direction on the preferred operator and the terms of the licence agreement.

Financial Impacts:

Currently, the single family houses generate market rents while they are awaiting redevelopment, under this policy if the property is rented to a non-profit housing provider the rent would be at a nominal rate.

The non-profit organisation would be responsible for all capital, maintenance and operating costs for the property. It is likely that the non-profit organisation will request a property tax

exemption for the property. It is difficult to forecast the anticipated financial impact as few properties may become unavailable.

Social Policy Implications:

There is significant demand by non-profit housing providers for residential properties to meet the needs of various client types. Typically the non-profit organisation is looking for a long term housing arrangements within specific geographic locations and with a house layout that meet the requirements for their specific client type and needs. However, some operators may be interested in renting District-owned properties with the limitations of the property availability. The District currently has agreements in place for four single-family houses with non-profit housing providers. This policy prioritises non-profit housing providers who cannot pay market rental rates.

Conclusion:

Providing a Licence Agreement to a non-profit housing provider for a District owned single family house on a short term basis provides extra resources to address the social needs in our community.

Options:

1. That Council approve the District-Owned Single Family Rental Housing Policy as drafted (staff recommendation); or
2. That Council provides input and staff return with a revised District-Owned Single Family Rental Housing Policy incorporating Council's input for Council consideration.

Respectfully submitted,



Janine Ryder
Manager, Real Estate and Properties

| | | |
|--|---|---|
| REVIEWED WITH: | | |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Clerk's Office | External Agencies: |
| <input type="checkbox"/> Development Planning | <input type="checkbox"/> Communications | <input type="checkbox"/> Library Board |
| <input type="checkbox"/> Development Engineering | <input type="checkbox"/> Finance | <input type="checkbox"/> NS Health |
| <input type="checkbox"/> Utilities | <input type="checkbox"/> Fire Services | <input type="checkbox"/> RCMP |
| <input type="checkbox"/> Engineering Operations | <input type="checkbox"/> ITS | <input type="checkbox"/> NVRC |
| <input type="checkbox"/> Parks | <input type="checkbox"/> Solicitor | <input type="checkbox"/> Museum & Arch. |
| <input type="checkbox"/> Environment | <input type="checkbox"/> GIS | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Facilities | <input type="checkbox"/> Real Estate | |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Bylaw Services | |

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Attachment 1
Draft District-Owned Single Family Rental Housing



The Corporation of the District of North Vancouver

COUNCIL POLICY

| | |
|---------|--|
| Title | District-Owned Single Family Rental House Policy |
| Section | Real Estate and Properties |

POLICY

It is the policy of Council that non-profit housing providers are given an opportunity to negotiate the rental of District-Owned single family houses that are available for short term rental.

Policy approved on:

Policy amended on:

PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

The District purchases residential houses for various municipal purposes, if a single family house will be vacant for a period of 2-5 years, before it is required for its intended use, then the house should be offered to a non-profit housing organisation.

When a house becomes available and will be vacant for more than a 2-5 year period, staff will approach the non –profit housing providers operating in the District of North Vancouver, for proposals to operate the house for short term rental. Staff will provide the list of respondents and a recommendation for a non profit housing providers to operate the house under a licence agreement for a nominal rate for Council's approval at an In Camera Council meeting.

If no non-profit housing providers are identified, the house will be advertised for rent on the open market.