



**NORTH VANCOUVER
DISTRICT**

RENTAL AND AFFORDABLE HOUSING – Part 2

December 1, 2015

- 1. Presented the Rental Affordable Housing Green Paper**
- 2. Introduced the housing continuum**
- 3. Highlighted our past successes**
- 4. Identified 7 housing issues**
- 5. Identified 7 housing directions**
- 6. Presented some key questions and various tools**
- 7. Obtained Council feedback**

Need to involve partners like Metro Vancouver and others.

We need to take the time to do this right.

Need to understand the financial impacts of potential DNV actions.

Address the needs of families, seniors, those with low incomes, renters and others. Fill gaps in the housing supply.

What does a housing corporation look like? What are the costs?

Overview

DECEMBER 1

**Metro
Vancouver
Draft
Regional
Affordable
Housing
Strategy
&
Metro
Vancouver
Housing
Corporation**

**DNV
Rental &
Affordable
Housing
Goals
& Targets**

DECEMBER 8

Strategies & Actions

Early 2016

**Public
Consultation**

Draft MV RAHS Goals

Goal 1: Expand supply and diversity of housing

Goal 2: Preserve and expand the rental supply

Goal 3: Meet housing demand estimates for low and moderate income earners

Goal 4: Increase housing supply along the FTN

Goal 5: End homelessness in the Region

Draft MV RAHS Goals

Goal 1: Expand supply and diversity of housing

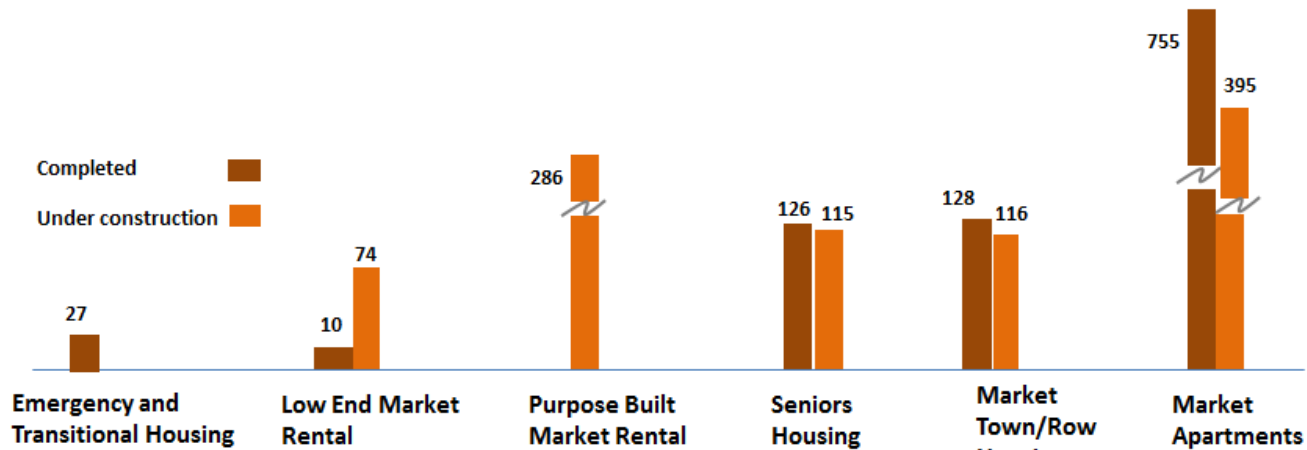
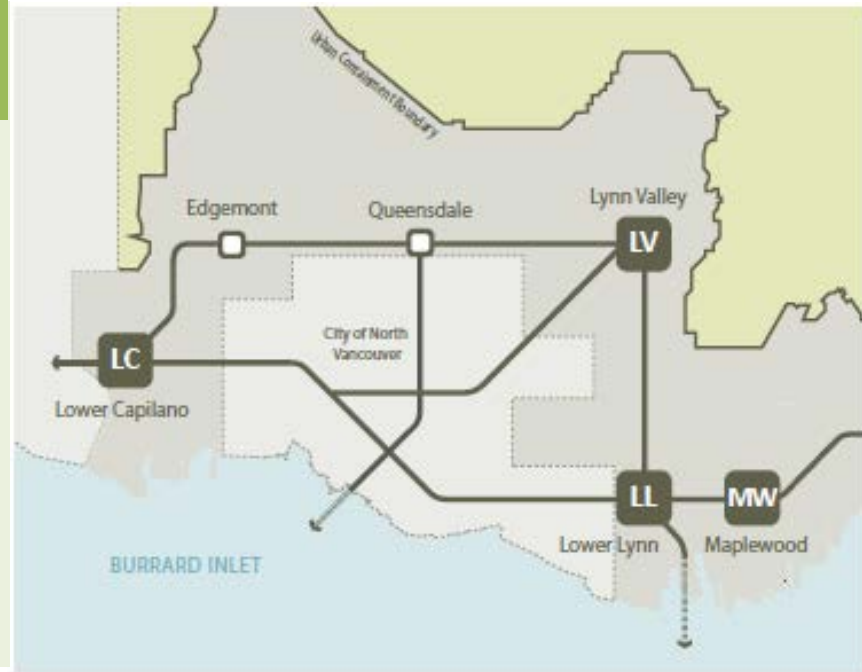
Goal 2: Preserve and expand the rental supply

Goal 3: Meet housing demand estimates for low and moderate income earners

**Goal 4: Increase housing supply along the
FTN**

Goal 5: End homelessness in the Region

1. Continue to support housing diversity & growth in Key Centres
2. Encourage opportunities for new affordable rental and ownership housing close to transit, employment and community services



Draft MV RAHS Goals

Goal 1: Expand supply and diversity of housing

Goal 2: Preserve and expand the rental supply

Goal 3: Meet housing demand estimates for low and moderate income earners

Goal 4: Increase housing supply along the FTN

Goal 5: End homelessness in the Region

Goal 2: Preserve and expand the rental supply

- Aging purpose built rental housing stock
- Redevelopment pressures
- Potential loss of more affordable, family sized rental units
- Challenges for displaced tenants in finding new housing
- Low rental vacancy rates in District
- Expiring operating agreements



Photo: Mike Wakefield, North Shore News

Goal 2: Preserve and expand the rental supply

1. Encourage maintenance & retention affordable housing stock (esp. outside Centres)
2. Replace existing rental stock in Centres + encourage new rental housing
3. Minimize impacts to displaced tenants

Metro 2040 (RGS): 10 year
DNV rental demand

1,400

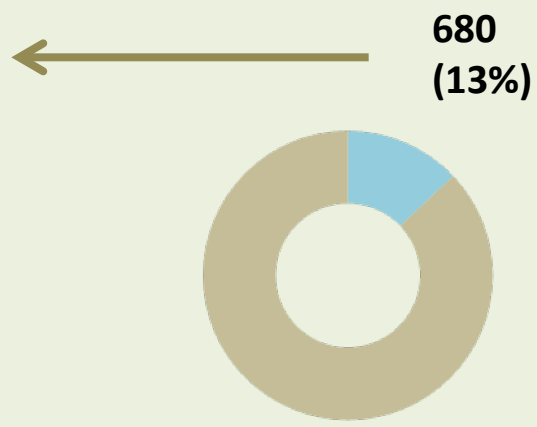
MV Draft RAHS: 10 year
DNV rental demand

700



Goal 3: Meet housing demand estimates for low and moderate income earners

- Current housing need
- New growth
- Potential loss of existing rental



Renter households inadequately housed & spending 50% + of income on shelter

TOTAL Renter HHs (2011) = 5,250

Source: Census 2011

	Renters	Owners
Median Household Income (MHI) - All households is \$87,322	\$51,700	\$97,656
Low income (less than 50% of MHI)	\$25,850	\$48,828
Low to moderate income (50 - 80% of MHI)	\$41,360	\$78,125

Goal 3: Meet housing demand estimates for low and moderate income earners

1. Encourage opportunities for:
 - a. new affordable rental, and
 - b. new affordable ownership with an emphasis on low and moderate income earners.

Metro 2040 (RGS): 10 year
DNV demand

1000 +

MV Draft RAHS: 10 year
DNV demand

600



Next Steps

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