A Policy Framework for Rental and Affordable Housing
## Rental and Affordable Housing

<table>
<thead>
<tr>
<th>Rental</th>
<th>Ownership</th>
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</thead>
<tbody>
<tr>
<td>Affordable rental with support</td>
<td>Entry level home-ownership</td>
</tr>
<tr>
<td>Emergency shelter</td>
<td>Market home-ownership</td>
</tr>
<tr>
<td>Transitional and supportive housing</td>
<td>Low income rental</td>
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<td></td>
<td>Moderate income rental</td>
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<tr>
<td></td>
<td>Market rental</td>
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</tbody>
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### Regional Homeless Plan

### Regional Affordable Housing Strategy

**Income**

**Government Intervention**
Goals & Targets

Expand supply and diversity of housing

Growth Focused In Centres
Approximately 1,270 older purpose built rental units

Metro 2040 (RGS): 2011-2021 DNV rental demand: 1,400

MV Draft RAHS: 2016-2026 DNV rental demand: 700
Preserve and expand the rental supply

- Expand rental supply consistent with OCP
- Maintain strata rental policies
- Consider less than 1:1 rental replacement if affordable, diverse, distributed and accessible (ongoing monitoring)
- Review Maintenance Bylaw
- Create Tenant Assistance Policy
Meet the housing needs of low and moderate income earners

Metro 2040 (RGS): 2011-2021 DNV rental demand: 1000

MV Draft RAHS: 2016-2026 DNV rental demand: 600

Low and moderate = <80% of MHI
Meet the housing needs of low and moderate income earners

- Be innovative - look for opportunities with partners

- Seek land contribution (larger sites)

- Affordable housing in all key Centres

- Bonus density/height – within limits & conditions
Meet the housing needs of low and moderate income earners

- Incentivize Affordable Housing:
  - Parking reductions in Town Centres and FTN
  - No Development Cost Charge waivers
Community Amenity Contribution (%)

Policy Framework Consultation

Current Applications