



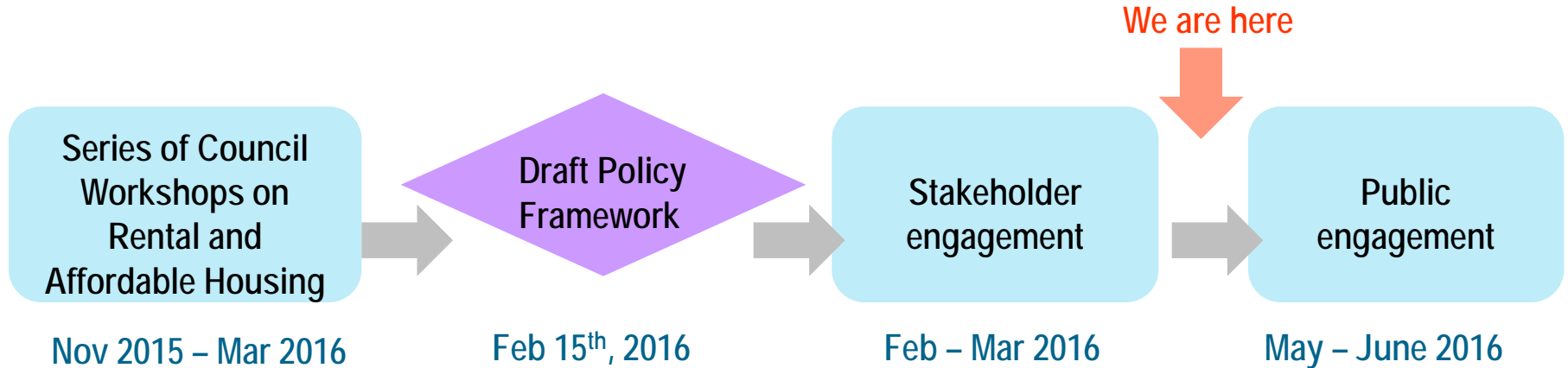
DISTRICT OF
**NORTH
VANCOUVER**



**Stakeholder feedback on the draft
Rental and Affordable Housing
Policy Framework**

May 3, 2016

Process to date



Purpose of tonight's discussion

- To provide a summary of input received from stakeholder engagement; and
- To receive Council direction on the proposed public engagement process.

Stakeholder Engagement

Non-profit
organizations and
housing providers

February 29 and
March 2, 2016

31 participants,
22 organizations

Urban Development
Industry reps and
local Developers

February 16, 2016

14 participants
10 organizations

Stakeholder feedback -

Expand the supply and diversity of housing

- Most agreed with this goal
- Several noted need to focus on the lowest end of market and subsidized housing
- Some felt that more detailed policies were needed
- Some noted the policies did not address housing for the homeless or affordable home ownership
- Others noted the difficulty retaining older strata buildings when owners wish to redevelop

Stakeholder feedback -

Preserve and expand the rental supply

- Most supported requiring all new development to contribute to affordable housing
- A need to provide new rental housing in Centres where there currently are none was noted
- Some recognized more positive incentives were needed to encourage retention of existing older stock
- There was a diversity of opinion as to whether it was better to save CAC funds to build 1 larger affordable project or to just take a few scattered units as the opportunities arose

Preserve and expand the rental supply

- Most supported the longer notice period, ability to leave early and still qualify for benefits offered as positive features for a tenant relocation policy
- Others noted the developers supported providing benefits for tenants forced to relocate but did not want to include provisions linked to the new development (i.e. option to purchase etc.)
- Others noted that while a 1 for 1 rental replacement policy provides certainty some flexibility is still desirable (e.g. smaller sites)

Stakeholder feedback -

Meet the housing needs of low and moderate income earners

- Some felt estimates of need for affordable housing were too low and others felt targets should be included
- Some felt greater definition of “affordable” was needed and some preferred a definition tied to the market cost of housing rather than tied to household income
- Everyone supported parking reductions near transit

Stakeholder feedback -

Meet the housing needs of low and moderate income earners

- Most felt a specific allocation of CAC dollars needed to be identified
- Some felt density bonuses above the OCP designation were needed to provide affordable housing
- Others noted the need for the District to understand NPO funding models

Proposed Public Engagement Strategy

3 part process:

a. Public opinion survey

b. Small group in-person consultation with stakeholders

c. Council consultation directly with constituents

Recommendation

- THAT this report on the stakeholder feedback on the draft Rental and Affordable Housing Strategy be received for information and;
- THAT staff be directed to complete the public consultation process as outlined in this report.

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