RENTAL AND AFFORDABLE HOUSING –
Public feedback and RAH Strategy

July 5, 2016
Council Workshop
Intent of Public Survey

1. Understand the current and future housing needs of residents
2. Measure perceptions of District’s ability to meet housing needs
3. Determine awareness and understanding of affordability
4. Gauge residents’ level of support for elements that may be included in the Rental and Affordable Housing Strategy (RAHS)
5. Gather community input and ideas to help inform the RAHS
**Methodology – Public Survey**

- 400 statistically valid telephone surveys
- 289 onsite interviews at locations across the District
- 83 condensed online surveys posted on the DNV website

**Demographic Reporting**

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL – all respondents</td>
<td>772 people</td>
</tr>
<tr>
<td>18-34 Year Olds</td>
<td></td>
</tr>
<tr>
<td>35-54 Year Olds</td>
<td></td>
</tr>
<tr>
<td>55 Years Old or Older</td>
<td></td>
</tr>
<tr>
<td>Renters</td>
<td></td>
</tr>
<tr>
<td>Owners</td>
<td></td>
</tr>
</tbody>
</table>

**NRG Research Group**
### Summary of Survey Results - Demographics

<table>
<thead>
<tr>
<th>RENTERS</th>
<th>OWNERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>19% renters</td>
<td>77% owners</td>
</tr>
<tr>
<td>41% of renters are 18-34 year olds</td>
<td>90% of 55+ age group are owners</td>
</tr>
<tr>
<td>31% lived in DNV &lt; 6 years</td>
<td>12% lived in DNV &lt; 6 years</td>
</tr>
<tr>
<td>79% of renters anticipate moving in 10 years</td>
<td>44% of owners anticipate moving in 10 years</td>
</tr>
<tr>
<td>47% of renter’ HHs have 1-2 people</td>
<td>40% of owner HHs’ have 1-2 people</td>
</tr>
<tr>
<td>46% of renter’ HHs have 3-4 people</td>
<td>43% of owner HHs’ have 3-4 people</td>
</tr>
</tbody>
</table>
Q16. Based on what you know, have seen or have heard, would you say the District has the right amount, too few or too many of each of the following:

- Emergency Shelters and Transitional Housing (this provides support for individuals to improve their situation)
  - Too Few: 47%
  - Right Amount: 12%
  - Too Many: 1%
  - DK/Refused: 40%

- Supportive Housing (this provides support to those who cannot live independently)
  - Too Few: 53%
  - Right Amount: 13%
  - Too Many: 1%
  - DK/Refused: 33%

- Social Housing (this is typically subsidized for low to moderate income households)
  - Too Few: 61%
  - Right Amount: 12%
  - Too Many: 2%
  - DK/Refused: 25%

- Low end market rental housing
  - Too Few: 74%
  - Right Amount: 8%
  - Too Many: 2%
  - DK/Refused: 17%

- Market-priced rental housing
  - Too Few: 47%
  - Right Amount: 26%
  - Too Many: 6%
  - DK/Refused: 21%

- Entry-level home ownership (this is typically in the form of condos or townhomes)
  - Too Few: 60%
  - Right Amount: 23%
  - Too Many: 6%
  - DK/Refused: 10%

(Base: All respondents, n=689)
Survey Results – 10 YR Housing Diversity and Supply

- Detached Single Family House: 13%
- Townhouse or Rowhouse: 34%
- Condo or Apartment in a Low Rise: 18%
- Condo or Apartment in a High Rise: 13%
- Secondary Suite: 7%
- Other: 8%
- Don’t Know/Refused: 7%
Q8. Do you spend over 30% of your pre-tax household income on your housing costs including rent or mortgage, property taxes, strata fees and heating costs? (% Yes)

- Total (n=689): 37%
- 18-34 Year Olds (n=94): 45%
- 35-54 Year Olds (n=286): 45%
- 55+ Year Olds (n=301): 25%
- Renters (n=112): 63%
- Owners (n=559): 32%

Base: All respondents.
Survey Results – Housing Affordability

- Affordability Relative to Income (general): 27%
- Less than 30% of Income Spent on Shelter Costs: 17%
- Less than 35% of Income Spent on Shelter Costs: 2%
- Less than 40% of Income Spent on Shelter Costs: 3%
- Less than 50% of Income Spent on Shelter Costs: 3%
- Can Still Afford to Live Outside Housing Costs: 11%
- Lower Incomes can Live Here: 5%
- Fair Price/Market Price: 5%
- Not Enough Affordable Housing on North Shore/Vancouver: 5%
What residents said about “Affordability”

- No more than 30% of income should go towards housing
- Housing that allows someone on disability and/or fixed income to afford a suite
- Housing that is accessible to those who have lower incomes, single parents
- Need affordable market townhouses & condos to provide housing diversity for families
- More smaller homes and creative developments
- Where the people can afford to live and work in the same community
Survey Results – Affordable Housing Tools

Q18. How effective do you think each of the following options are to meeting the housing needs of all District residents?

- Including some affordable rental units as part of the project:
  - 5: Extremely Effective: 26%
  - 4: 28%
  - 3: 23%
  - 2: 12%
  - 1: Not Effective at All: 7%
  - Refused: 4%
  - Average: 3.55

- Supplying land dedicated for affordable housing:
  - 5: Extremely Effective: 27%
  - 4: 26%
  - 3: 23%
  - 2: 9%
  - 1: Not Effective at All: 10%
  - Refused: 4%
  - Average: 3.53

- Contributing cash to the District’s Affordable Housing Opportunities fund:
  - 5: Extremely Effective: 12%
  - 4: 16%
  - 3: 26%
  - 2: 20%
  - 1: Not Effective at All: 20%
  - Refused: 7%
  - Average: 2.80
### Survey Results – Incentives for Affordable Housing

**Q20. Do you support or oppose allowing increased density for developments in exchange for including more affordable rental units?**

<table>
<thead>
<tr>
<th>Option</th>
<th>Strongly Support</th>
<th>Somewhat Support</th>
<th>Somewhat Oppose</th>
<th>Strongly Oppose</th>
<th>Refused</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increasing density for developments in exchange for including more affordable rental units</td>
<td>25%</td>
<td>32%</td>
<td>13%</td>
<td>26%</td>
<td>5%</td>
</tr>
</tbody>
</table>

**Q21. Thinking about Town Centre areas, how much do you support or oppose reducing the...[parking]?**

<table>
<thead>
<tr>
<th>Option</th>
<th>Strongly Support</th>
<th>Somewhat Support</th>
<th>Somewhat Oppose</th>
<th>Strongly Oppose</th>
<th>Refused</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reducing the required number of parking spots for a development in exchange for including affordable rental units</td>
<td>19%</td>
<td>29%</td>
<td>17%</td>
<td>29%</td>
<td>6%</td>
</tr>
</tbody>
</table>

**Q22. Do you support or oppose leasing District owned land for affordable rental**

<table>
<thead>
<tr>
<th>Option</th>
<th>Strongly Support</th>
<th>Somewhat Support</th>
<th>Somewhat Oppose</th>
<th>Strongly Oppose</th>
<th>Refused</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leasing District owned land for affordable rental</td>
<td>38%</td>
<td>39%</td>
<td>8%</td>
<td>10%</td>
<td>6%</td>
</tr>
</tbody>
</table>

*Base: All respondents, n=689.*
DISCUSSION:
Council feedback and questions on results of the public survey
Rental and Affordable Housing Strategy – Key Sections

• Executive Summary and 6 Goals
• Need for and Intent of RAHS
• Focus for RAHS
• Estimated Demand
• Housing “Affordability” defined
• Key Tools
• Key Incentives
• Implementation and Action
RAHS – Executive Summary and 6 RAHS Goals

1. Expand the supply and diversity of housing
2. Prioritize the retention of affordable housing outside centres
3. Enable the replacement of existing housing with conditions
4. Minimize impacts to tenants
5. Expand the supply of new rental and affordable housing
6. Partner with other agencies to deliver affordable housing
Need for and Intent of RAHS

OCP:
• Need for a rental and affordable housing strategy

Community:
• Older multi-family units under redevelopment pressure
• Low rental vacancy rates
• Housing affordability to residents

There is an ongoing need for more affordable market rental and ownership housing choices for:

- Lower income households which may include couple families with children, single person households, and lone parent families
- Lower income seniors looking to downsize in areas close to community amenities and services
- Students who may be looking to rent smaller units on a short-term basis
- Workers that are employed in the District, but may be forced to commute from other municipalities where housing may be more affordable
- Households that are priced out of single detached housing, but need additional space (especially ground oriented) for children or extended family members
# Focus for the RAHS

## Key Area of Focus for Rental and Affordable Housing Strategy

<table>
<thead>
<tr>
<th>Non-Market Housing</th>
<th>Market Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Shelters &amp; Transitional Housing</td>
<td>Low End Market Rental</td>
</tr>
<tr>
<td>Supportive Housing</td>
<td>Market Rental Housing</td>
</tr>
<tr>
<td>Social and Co-op Housing</td>
<td>Entry Level Market Ownership</td>
</tr>
<tr>
<td></td>
<td>Market Home Ownership</td>
</tr>
</tbody>
</table>

Low to Moderate Income Households
Estimated Demand

10 year estimate for ALL rental housing = 700 – 1,400 units

Of those, the 10 year estimate for affordable rental units = 600 – 1,000 units.

Translates to an estimated 60 - 100 affordable rental units per year.
Housing Affordability for Renters

<table>
<thead>
<tr>
<th>RENTER HOUSEHOLDS</th>
<th>Gross Annual Income</th>
<th>Affordable Monthly Housing Cost</th>
<th>Estimated Rents (typical 2-bed unit) (Rental listings, 2015)</th>
</tr>
</thead>
</table>
| Median Household Income (MHI) for all Renters in DNV | $51,700 | $1,293 | New Purpose Built Market Rental = $1,800 - $2,200  
New strata rental unit = $2,200 - $2,500 |
| Low to Moderate Income Households (earning 50% - 80% of MHI) | $25,850 - $41,360 | $646 - $1,034 | Older Purpose Built Market Rental Unit = $1,451 |
| Low Income Households (earning < 50% of MHI) | < $25,850 | < $646 | Secondary Suite = $1,300 |

Table 6. Estimated affordable monthly costs for low to moderate income renter households.
Ensuring Housing Affordability

Rental thresholds for new affordable rental units - to be established at rezoning and typically through a signed Housing Agreement.

Affordable rent: CMHC’s “Affordability Levels” provides rental rates for typical units in the Vancouver region. Level 1 (80th percentile), Level 2 (65th), Level 3 (50th) of market rates.

Potential renters will be income tested by the non-profit or other agency responsible for operating the affordable units.
Key Rental and Affordable Housing Tools

- Inclusion of Affordable Housing Units
- Land dedication
- Cash Contribution Towards an Affordable Housing Fund
Key Rental and Affordable Housing Incentives

• Density bonus
• Reduced parking requirements
• Use of District Lands
RAHS – Implementation and Action

• **Negotiating for new rental and affordable units at rezoning:**
  - Increase housing diversity in centres and along key corridors
  - Work with developers to achieve affordable housing goals and estimated demand.
  - Explore opportunities for density bonus zoning, parking reductions for AF delivery.

• **Policies/ Regulations:**
  - Strata Rental Protection Policy (continue to apply)
  - Accessible Design Policy for Multi-Family Residential (continue to apply)
  - Update the Standard of Maintenance Bylaw (update)
  - Develop a Tenant Assistance Policy
  - Affordable Housing Opportunities Fund (update)

• **Partnering:**
  - Expression of Interest to community housing providers
  - Identify priority District owned lands and develop shovel-ready AF projects
Planning and engagement process to develop the strategy
DISCUSSION:
Council feedback and questions on Rental and Affordable Housing Strategy