

# **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**

**NRG Research Group**



**83 condensed online surveys posted on the DNV website**

## Demographic Reporting

**TOTAL – all respondents**

**18-34 Year Olds**

**35-54 Year Olds**

**55 Years Old or Older**

**Renters**

**Owners**

**TOTAL surveys completed:  
772 people**



# Summary of Survey Results - Demographics

## RENTERS

19% renters

41% of renters are 18-34 year olds

31% lived in DNV < 6 years

79% of renters anticipate moving in 10 years

47% of renter' HHs have 1-2 people

46% of renter' HHs have 3-4 people

## OWNERS

77% owners

90% of 55+ age group are owners

12% lived in DNV < 6 years

44% of owners anticipate moving in 10 years

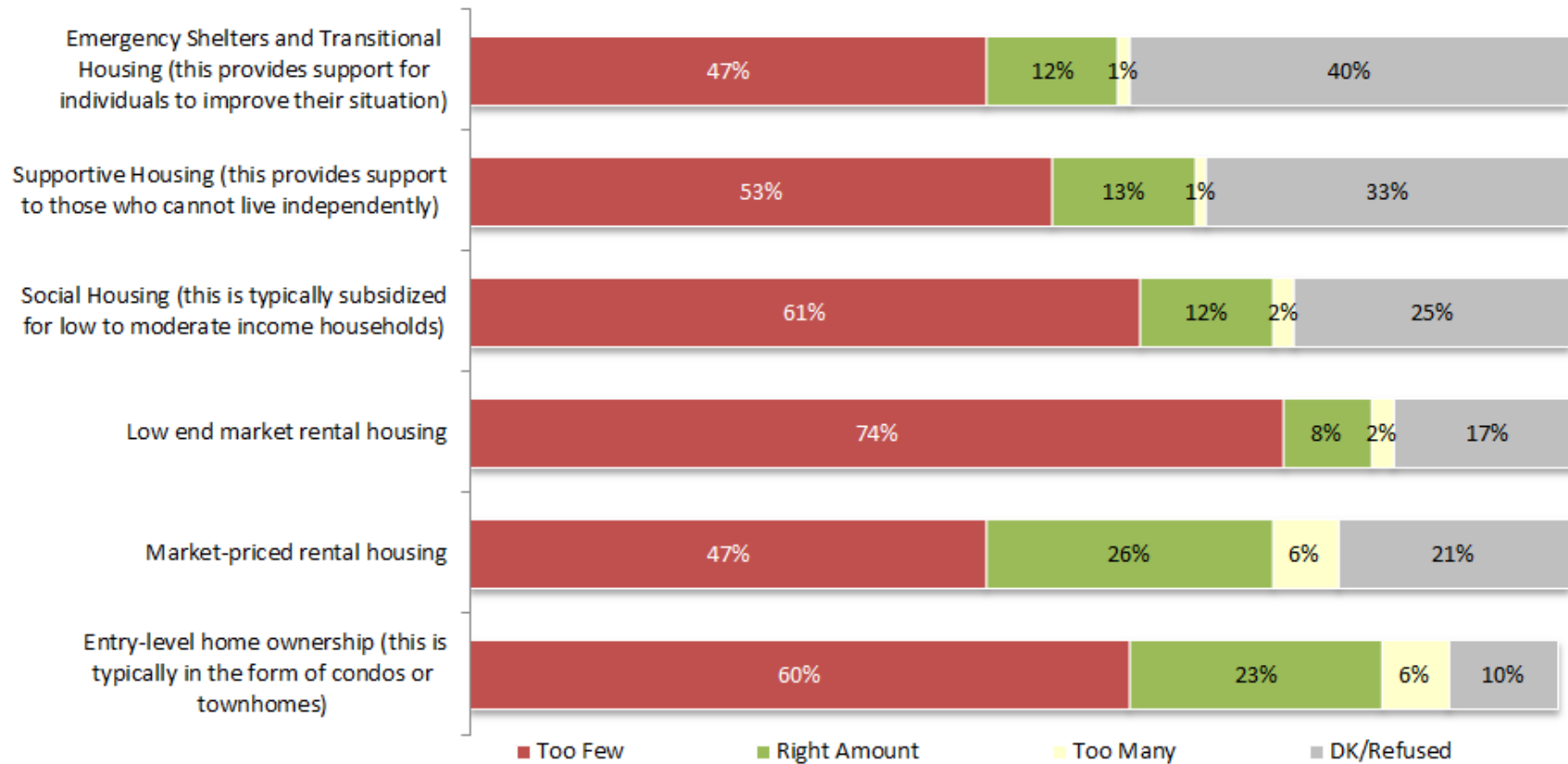
40% of owner HHs' have 1-2 people

43% of owner HHs' have 3-4 people



# Survey Results – Current Housing Diversity & Supply

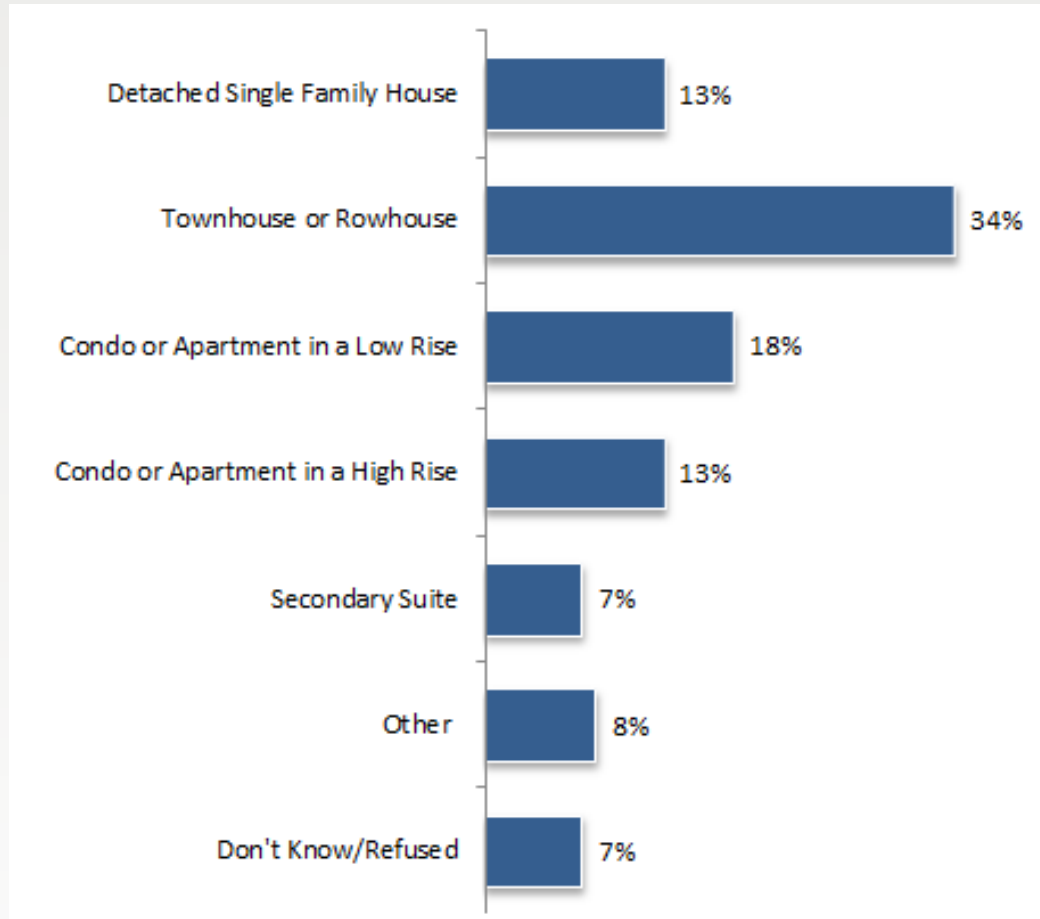
**Q16. Based on what you know, have seen or have heard, would you say the District has the right amount, too few or too many of each of the following**



Base: All respondents, n=689.

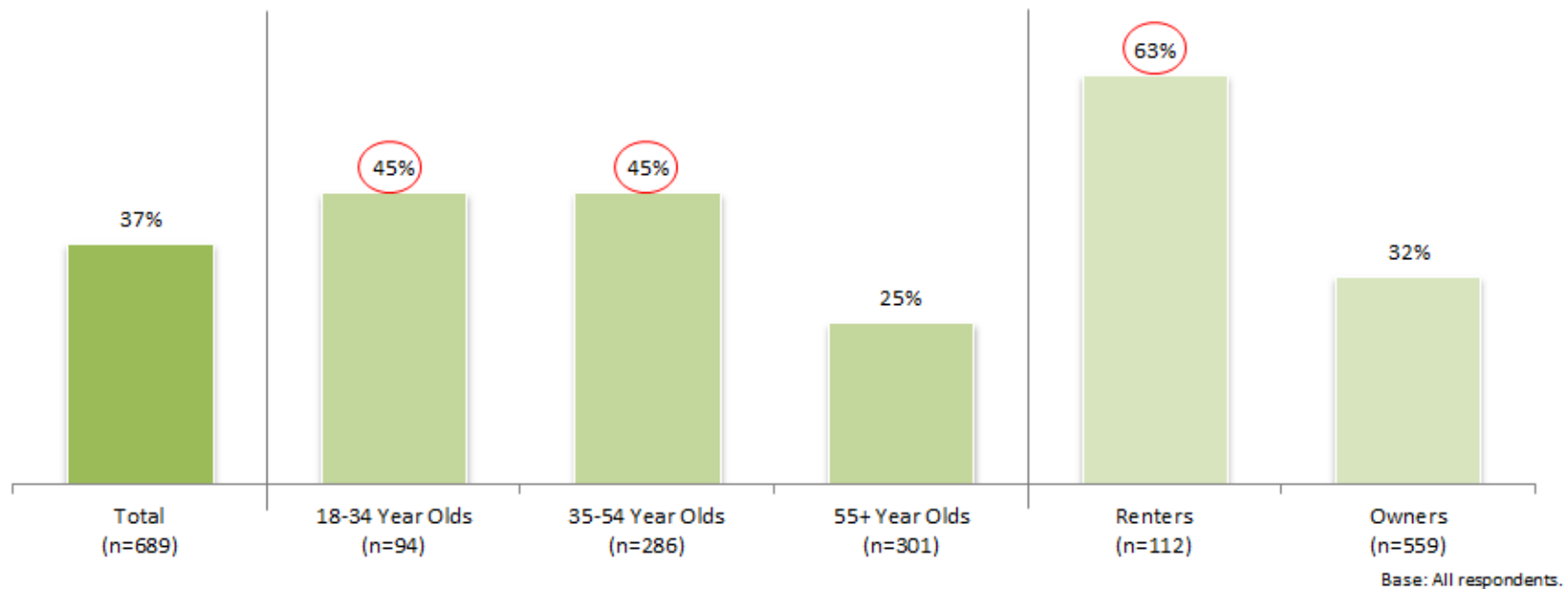


# Survey Results – 10 YR Housing Diversity and Supply

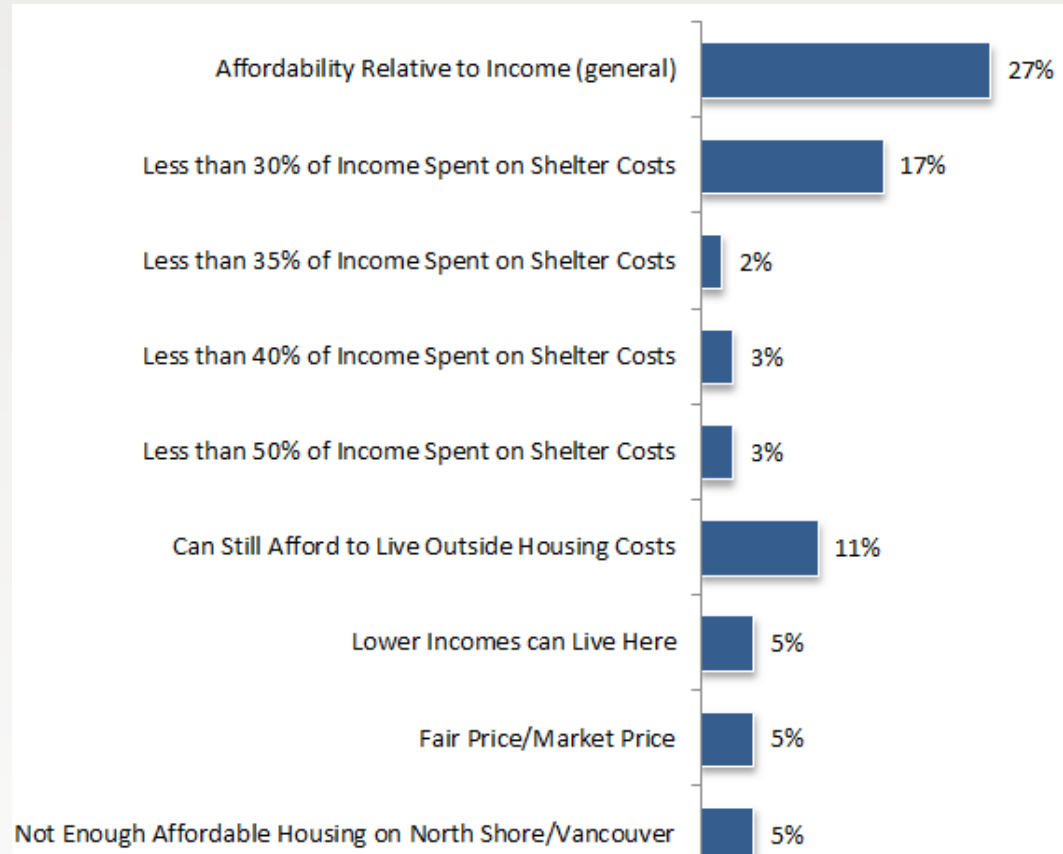


# Survey Results – Housing Costs

**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)**



# Survey Results – Housing Affordability





# 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

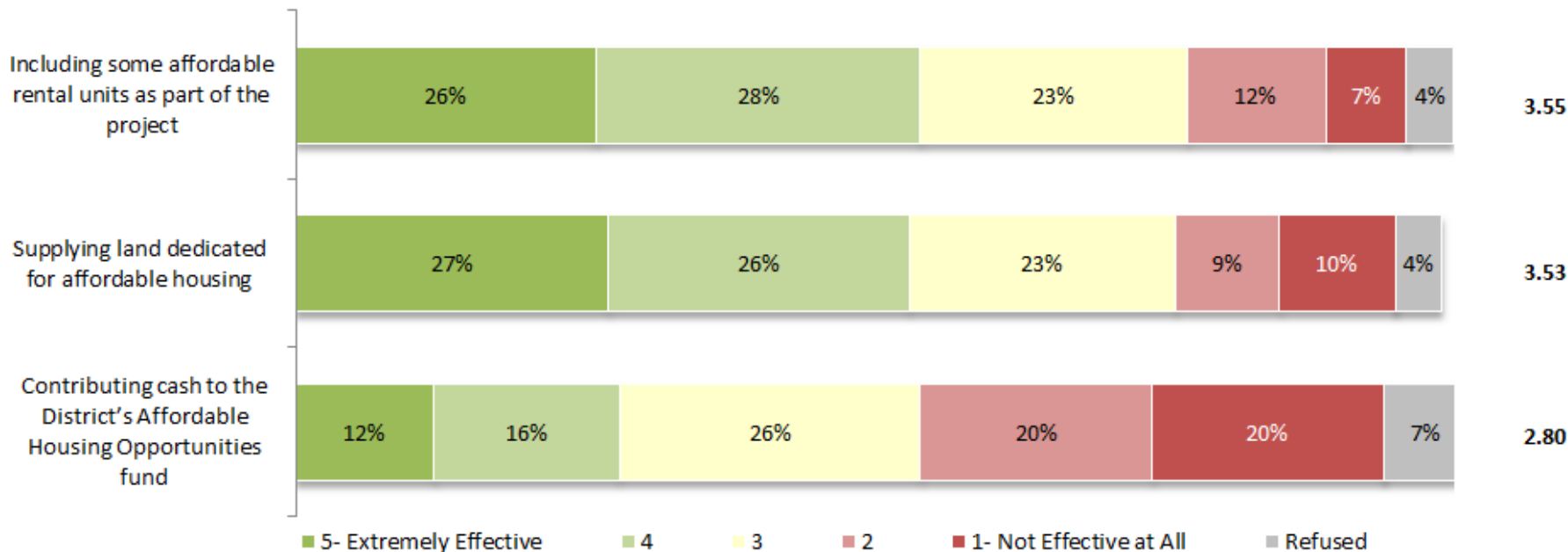
Where the people can afford to live and work in the same community



# Survey Results – Affordable Housing Tools

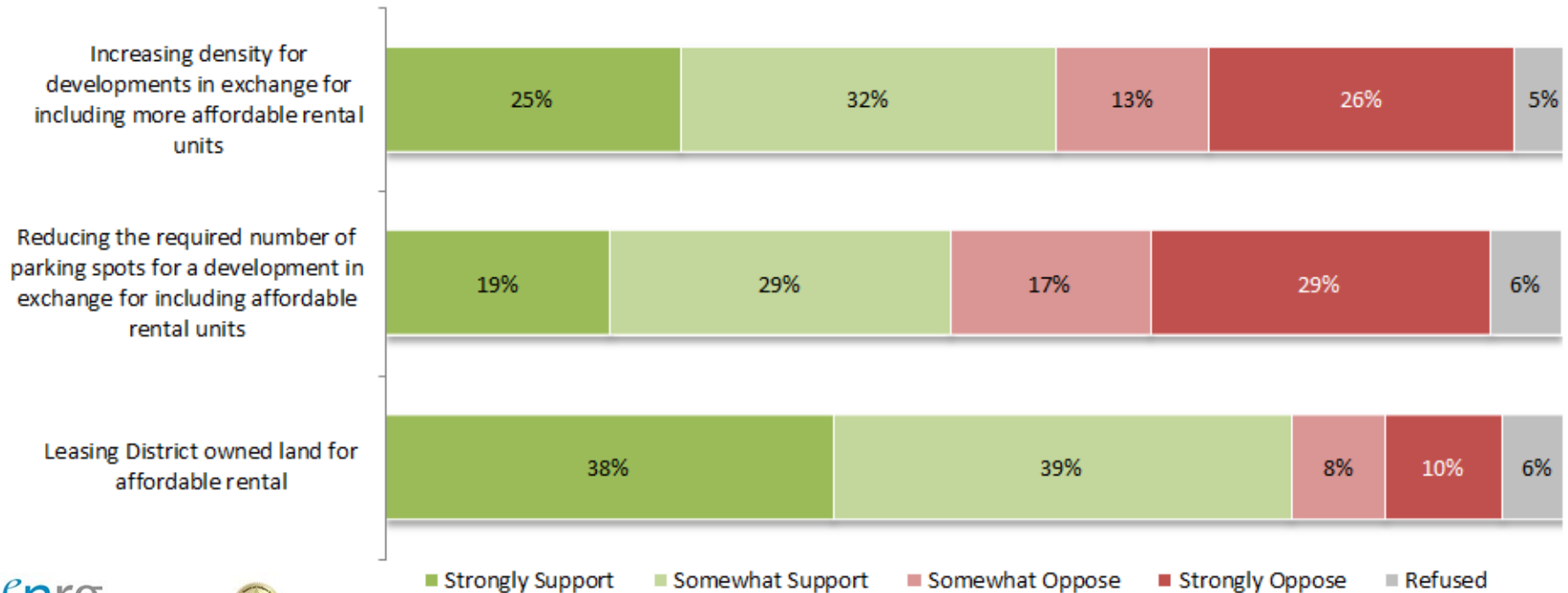
**Q18. How effective do you think each of the following options are to meeting the housing needs of all District residents?**

**Average**



# 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?/Q21. Thinking about Town Centre areas, how much do you support or oppose reducing the...[parking]?/Q22. Do you support or opp**



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

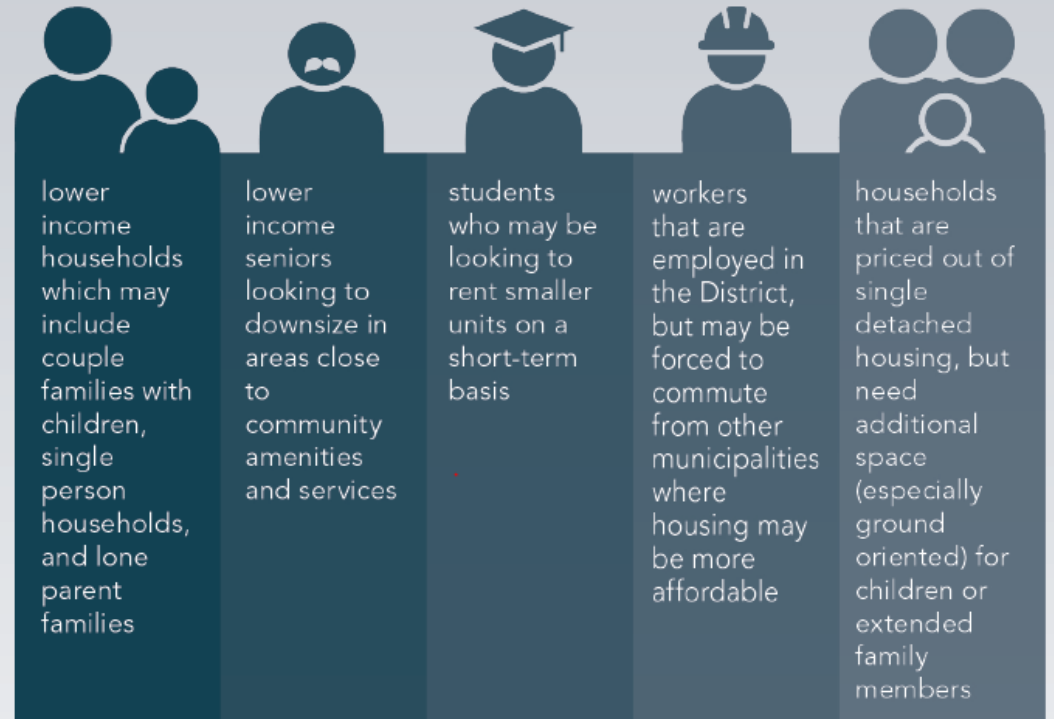
## OCP:

- Need for a rental and affordable housing strategy

## Community:

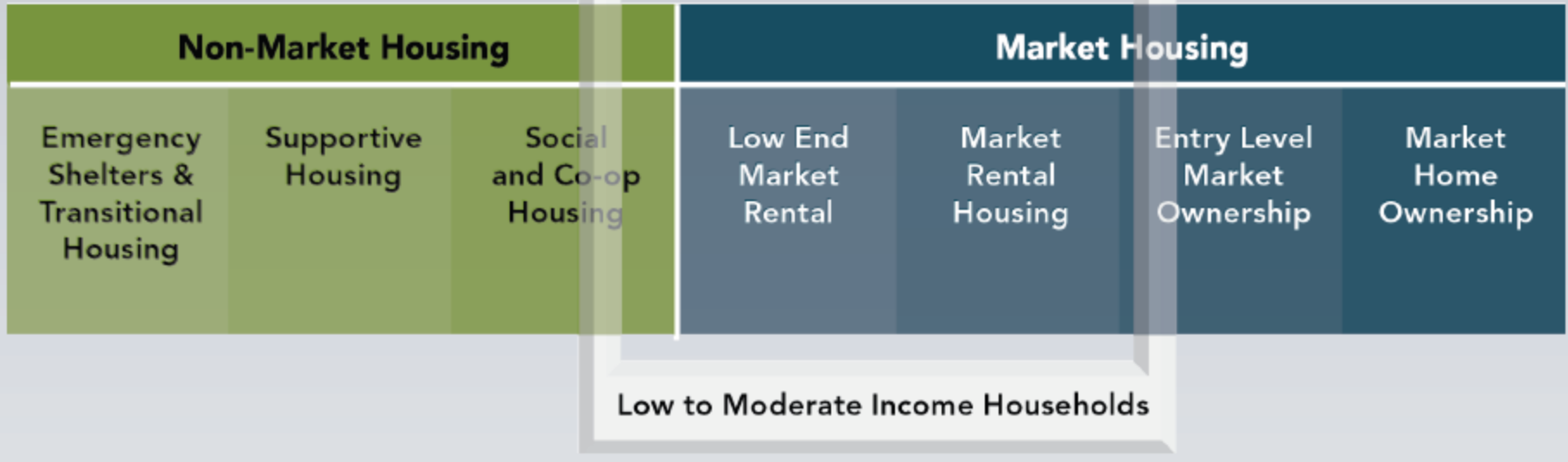
- Older multi-family units under redevelopment pressure
- Low rental vacancy rates
- Housing affordability to residents

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



# Focus for the RAHS

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





# 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

## Renters

RENTER HOUSEHOLDS	Gross Annual Income	Affordable Monthly Housing Cost	Estimated Rents (typical 2-bed unit) (Rental listings, 2015)
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.

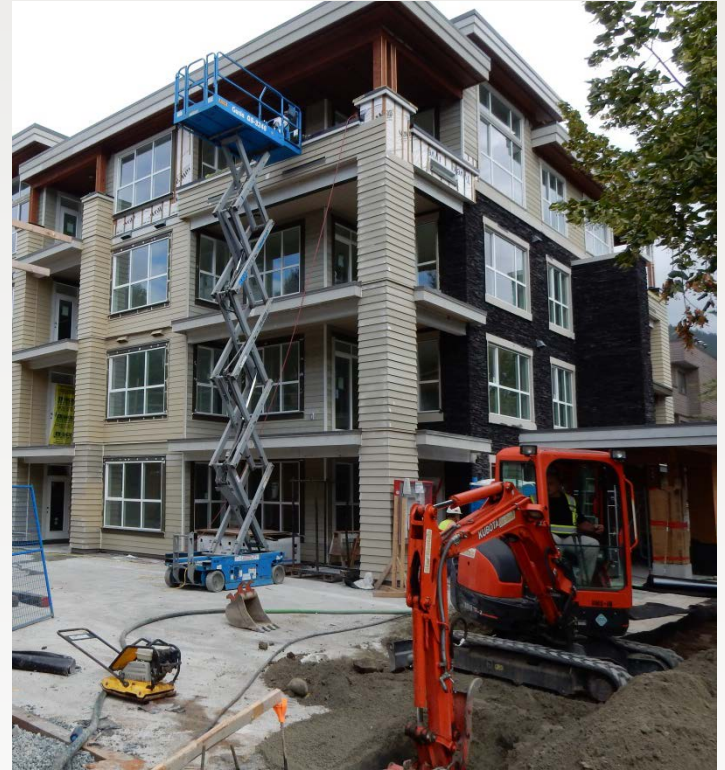
Affordable rent: CMHC's "Affordability Levels" provides rental rates for typical units in the Vancouver region. Level 1 (80<sup>th</sup> percentile), Level 2 (65<sup>th</sup>), Level 3 (50<sup>th</sup>) of market rates.

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

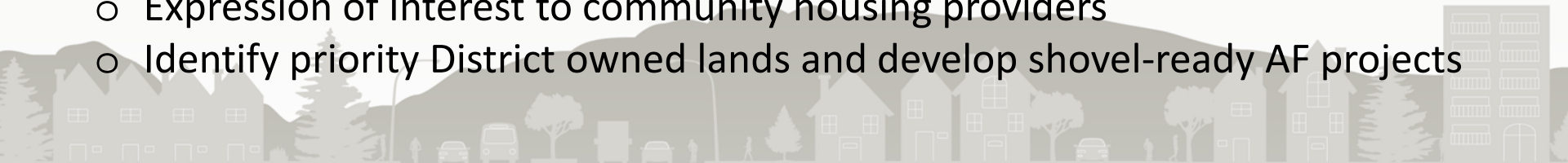
- **Density bonus**
- **Reduced parking requirements**
- **Use of District Lands**



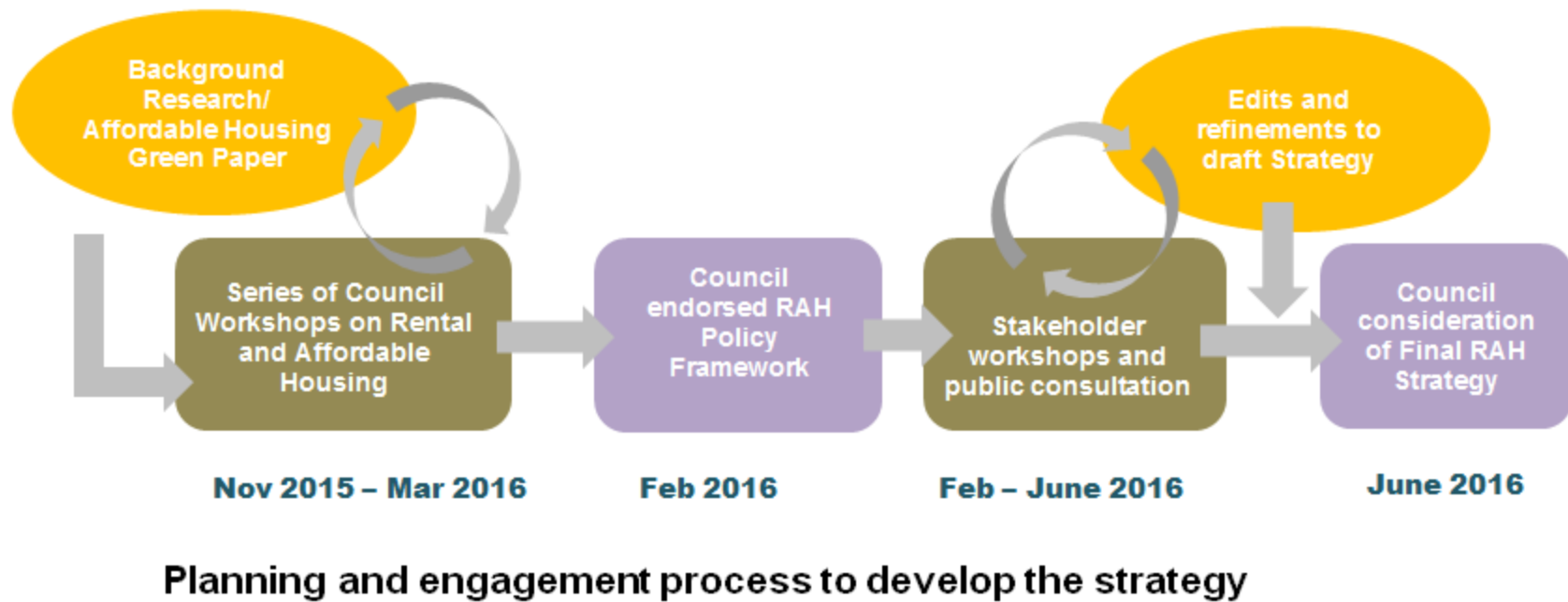


# RAHS – Implementation and Action

- **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



# RAHS – Process to Date and Next Steps



## **DISCUSSION:**

# **Council feedback and questions on Rental and Affordable Housing Strategy**

