



**metrovanancouver**

SERVICES AND SOLUTIONS FOR A LIVABLE REGION

SECTION 2  
COUNCIL CORRESPONDENCE (2016 SEPT 29)  
City Manager  
Deputy City Manager  
Dir. Planning & Building  
Dir. Engineering  
Dir. Finance  
Dir. Parks, Rec & Cultural Svcs  
Plng & Development Committee (Oct. 25)

SEP 16 2016

The Honourable Jean Yves Duclos  
Minister of Families, Children and Social Development and Minister responsible for the Canada  
Mortgage and Housing Corporation  
House of Commons  
Ottawa, Ontario K1A 0A6

Dear Minister Duclos:

**Re: Proposed Federal Government Actions – Metro Vancouver Regional Affordable Housing Strategy**

On May 27, 2016, the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the Regional Affordable Housing Strategy and on June 29, 2016, forwarded that Strategy to the Government of Canada.

We applaud the federal government's renewed commitment to affordable housing, specifically the \$2.3 billion investment in housing over two years nationally, as well as the promise to develop a National Housing Strategy. The Metro Vancouver region faces unprecedented challenges affecting the non-market housing supply as well as the rental and ownership housing markets that require further federal action.

The Metro Vancouver *Regional Affordable Housing Strategy* demonstrates that between 2011 and 2014, demand for units affordable to renters with household incomes under \$50,000 per year exceeded supply by almost 6,800 units throughout the region. Looking ahead over the next 10 years, the annual housing demand in the region will be approximately 18,000 new units per year. Of this amount, rental housing demand is estimated at 5,500 new units, 3,500 units of which will be needed for households making less than \$50,000 annually. According to the 2011 National Household Survey, 106,000 working renter households in the region made less than \$50,000, which represents 50% of working renter households.

To help alleviate this critical situation, the Metro Vancouver Board urges the federal government to take the actions articulated in the five broad goals of the *Regional Affordable Housing Strategy*, as listed below. (See enclosed for more details).

**Goal 1 - Expand the Supply and Diversity of Housing to Meet a Variety of Needs**

- 1e. Collect and report reliable data about the sources and nature of regional housing demand.
  - i. If warranted, request measures to counteract adverse impacts of external demand, vacant units and/or speculation.

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\* Report Available in Clerks Office

- ii. If appropriate, identify ways that foreign investment could be directed to enhance housing supply and affordability in Metro Vancouver, for example through investment in purpose-built rental housing, or by directing additional fees or taxes towards affordable housing.

**Goal 2 - Expand the Rental Supply and Balance Preservation of Existing Stock with Redevelopment while Supporting Existing Tenants**

- 2p. Reinstate federal tax incentives to stimulate new purpose-built market rental supply.
- 2q. Institute a new direct lending program with affordable rates for new purpose-built rental housing as advocated by the Federation of Canadian Municipalities (FCM).
- 2r. Offer an Eco-energy Tax Credit to encourage small apartment building owners to invest in retrofits as advocated by Federation of Canadian Municipalities (FCM).

**Goal 3 - Meet Housing Demand Estimates For Very Low and Low Income Earners**

- 3a. Renew expiring non-profit and cooperative housing operating agreements, including ongoing subsidy for low-income households.
- 3f. Address funding gaps for very low and low income housing (i.e. capital funding or subsidies for new non-profit and cooperative housing, rent supplements for single persons, and tax incentives for sale of purpose built rental housing to non-profit housing organizations).
- 3y. Provide rent supplements or ongoing subsidies for low-income tenants in existing cooperative and non-profit housing projects with expiring operating agreements.
- 3z. Institute a rental housing protection tax credit to preserve existing purpose built rental units through their sale to non-profit housing organizations as advocated by the Federation of Canadian Municipalities.

**Goal 4 - Increase the Rental Housing Supply along the Frequent Transit Network**

- 4f. Expand the Frequent Transit Network as a means of improving affordable access and overall household affordability in the region.
- 4i. Review opportunities to leverage surplus or underutilized public properties in frequent transit locations for rental housing for very low to moderate income households.
- 4n. Ensure that future investments in affordable housing give priority to locations that are proximate to the Frequent Transit Network.

**Goal 5 - End Homelessness in the Region**

- 5b. Provide 6,200 additional housing units with support (as needed) for people who are homeless through a combination of purpose-built, dedicated subsidized buildings and scattered site units with rent supplements in the private market, over the next 10 years.
- 5c. Provide capital/and or operating funding for transitional and supportive housing, including low-barrier housing and shelters for the homeless and those at risk of homelessness.
- 5d. Increase funding for housing outreach, referral and advocacy programs, which enable residents to maintain their existing housing, locate new housing in crisis situations and address issues which may contribute to homelessness.
- 5e. Broaden eligibility for Homelessness Partnering Strategy Housing First funds to include populations who do not meet all the criteria for chronic and episodic homelessness, but who otherwise meet the criteria, such as youth, women with children and families.

We ask that you and your federal counterparts consider and implement the foregoing proposed actions to help address serious and longstanding housing issues in the Metro Vancouver region.

Thank you for your attention.

Yours truly,



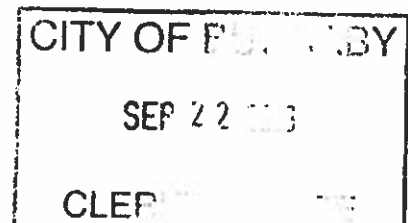
Greg Moore  
Chair, Metro Vancouver Board

GM/DL/me

cc. Clark Somerville, President, Federation of Canadian Municipalities (FCM)  
Stéphan Corriveau, President, Canadian Housing and Renewal Association  
BC Rental Housing Coalition, c/o Kishone Roy, BC Non Profit Housing Association  
Metro Vancouver Housing Committee  
Metro Vancouver Mayor and Councils

Encl: Metro Vancouver Regional Affordable Housing Strategy 2016 (Doc #18636406)

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Office of the Chair  
Tel. 604 432-6215 Fax 604 451-6614

SEP 16 2016

File: CR-12-01

The Honourable Richard Coleman  
Minister of Natural Gas Development and Minister Responsible for Housing and Deputy Premier  
Room 128, Parliament Buildings  
Victoria, BC V8V 1X4

Dear Minister Coleman:

**Re: Proposed Provincial Government Actions – Metro Vancouver Regional Affordable Housing Strategy**

On May 27, 2016 the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the *Regional Affordable Housing Strategy* and on June 29, 2016, forwarded that Strategy to the Province of British Columbia.

The provincial government's recent investment in affordable housing through the Provincial Investment in Affordable Housing program is welcomed. However, as you know, Metro Vancouver is experiencing high and rising home prices and very low rental vacancy rates that are threatening the future livability and prosperity of the region.

The Metro Vancouver *Regional Affordable Housing Strategy* demonstrated that between 2011 and 2014 in Metro Vancouver, rental demand affordable to those with household incomes under \$50,000 per year exceeded supply by almost 6,800 units. Looking ahead over the next 10 years, the annual housing demand in the region will be approximately 18,000 new units per year. Of this amount, rental housing demand is estimated at 5,500 new units, 3,500 units of which will be needed each year for households making less than \$50,000 annually. According to the 2011 National Household Survey, 106,000 households in the region made less than \$50,000, which represents 50% of renter households.

To help alleviate this critical situation, the Metro Vancouver Board urges the Province to take the actions articulated under the five broad goals of the *Regional Affordable Housing Strategy*, as below (See enclosed for more details).

**Goal 1 - Expand the Supply and Diversity of Housing to Meet a Variety of Needs**

- 1e. Collect and report reliable data about the sources and nature of regional housing demand.
  - i. If warranted, request measures to counteract adverse impacts of external demand, vacant units and/or speculation.
  - ii. If appropriate, identify ways that foreign investment could be directed to enhance housing supply and affordability in Metro Vancouver, for example through

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investment in purpose-built rental housing, or by directing additional fees or taxes towards affordable housing.

- 1p. Provide a cost effective and timely process for considering changes to the *Building Code* that would promote innovation in affordable housing.

**Goal 2 - Expand the Rental Supply and Balance Preservation of Existing Stock with Redevelopment while Supporting Existing Tenants**

- 2n. Review all provincial taxes and assessment practices, including property transfer tax, to ensure they do not impede the delivery of rental housing.
- 2o. Review *Residential Tenancy Act* provisions for relocating tenants in a redevelopment situation with a view to enhancing provisions (i.e. moving expenses, notification, reduced rent, free month's rent) to mitigate the impact of relocation and to enable tenants to find suitable alternative accommodation.

**Goal 3 - Meet Housing Demand Estimates For Very Low and Low Income Earners**

- 3a. Renew expiring non-profit and cooperative housing operating agreements, including ongoing subsidy for low-income households.
- 3t. Work with residential development industry stakeholders to improve the administration of air space parcels.
- 3u. Expand the eligibility of provincial rent supplements to other populations, including single persons.
- 3v. Increase Rental Assistance Program (RAP) and Shelter Aid for Elderly Renters (SAFER) rent and/ or income threshold levels in Metro Vancouver, to account for rising rent levels.
- 3w. Create new capital funding options to increase the supply of non-profit and cooperative housing, particularly in transit-oriented locations.
- 3x. Provide support for non-profit housing societies wishing to build their capacity to develop new non-profit housing.

**Goal 4 - Increase the Rental Housing Supply along the Frequent Transit Network**

- 4f. Expand the Frequent Transit Network as a means of improving affordable access and overall household affordability in the region.

- 4i. Review opportunities to leverage surplus or underutilized public properties in frequent transit locations for rental housing for very low to moderate income households, where appropriate, to achieve long-term housing, transit and financial objectives.
- 4n. Ensure that future investments in affordable housing give priority to locations that are proximate to the Frequent Transit Network.

**Goal 5 End Homelessness in the Region**

- 5b. Provide 6,200 additional housing units with support (as needed) for people who are homeless through a combination of purpose-built, dedicated subsidized buildings and scattered site units with rent supplements in the private market, over the next 10 years.
- 5i. Increase the shelter component of income assistance on a regular basis to reflect the cost of living in Metro Vancouver.
- 5m. Provide a provincially funded rent bank, which can provide short-term financing to families and individuals at risk of eviction and homelessness.
- 5n. Provide funding to local homeless planning tables, to enable them to coordinate a response to local area service needs, conduct outreach and promote public awareness.
- 5o. Provide capital/and or operating funding for transitional and supportive housing, including low-barrier housing and shelters for the homeless and those at risk of homelessness.
- 5p. Increase funding for housing outreach, referral and advocacy programs, which enable residents to maintain their existing housing, locate new housing in crisis situations and address issues which may contribute to homelessness.

We ask that you consider and implement the foregoing proposed actions to address serious and longstanding housing affordability issues in Metro Vancouver.

Thank you for your attention.

Yours truly,



Greg Moore  
Chair, Metro Vancouver Board

CM/DL/me

cc: Honourable Michael de Jong, BC Minister of Finance  
Honourable Todd Stone, BC Minister of Transportation and Infrastructure  
Metro Vancouver Housing Committee  
~~Metro Vancouver Mayor and Councils~~  
BC Rental Housing Coalition, c/o Kishone Roy, BC Non Profit Housing Association  
Al Richmond, President, Union of British Columbia Municipalities (UBCM)

Encl: Metro Vancouver Regional Affordable Housing Strategy 2016 (Doc #18636406)

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Office of the Chair  
Tel. 604 432-6215 Fax 604 451-6614

SEP 16 2016

File: CR-12-01

Kip Woodward, Chair, Board of Directors  
Vancouver Coastal Health  
11th Floor, 601 West Broadway  
Vancouver, BC V5Z 4C2

Dear Mr. Woodward:

**Re: Proposed Vancouver Coastal Health Authority Actions – Metro Vancouver Regional Affordable Housing Strategy**

On May 27, 2016, the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the *Regional Affordable Housing Strategy* (enclosed).

The Metro Vancouver region faces unprecedented housing affordability and homelessness issues, including continued growth of the number of people homeless, a lack of new non-market housing supply, low rental vacancy rates, and rising rents. Mental health and addiction issues make finding adequate housing with suitable supports critical for addressing the needs of the homeless. Ensuring well-functioning preventive mental health and addiction services is key to preventing future homelessness from occurring. The Health Authority plays a key role in providing mental health and addiction services, as well as providing operating funding for support services in supportive housing for the homeless.

To help alleviate this situation, the Metro Vancouver Board urges Vancouver Coastal Health to take the actions laid out in the *Metro Vancouver Regional Affordable Housing Strategy*, specifically under Goal 5 as listed below.

**Goal 5 - End Homelessness in the Region**

**Proposed Health Authority Actions:**

- 5b. Provide 6,200 additional housing units with support (as needed) for people who are homeless through a combination of purpose-built, dedicated subsidized buildings and scattered site units with rent supplements in the private market, over the next 10 years.**
- 5c. Provide housing and support throughout the region that meets the needs of specific priority populations, such as housing specific to homeless youth, seniors, women, families, Aboriginal Peoples, people with mental health, addictions and/or other health issues, people with disabilities, francophones, the LGBT2Q population, newcomers and refugees.**

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- Sr. Provide operating funding for transitional and supportive housing for persons who are homeless and at risk of homelessness.
- Ss. Develop and implement mental health and addictions services with a goal of preventing homelessness.
- St. Develop an integrated pest management strategy to deal with bed bugs and other infestations which can compromise livability and, in severe situations, result in homelessness.
- Su. Enhance coordination related to hospital discharge for patients that do not have access to adequate housing and develop temporary housing and support options to enable them to stabilize their health and regain their independence.
- 5v. Ensure that the Assertive Community Treatment (ACT) Teams work closely with municipalities to address the needs of people with severe and persistent mental illness and addictions and that they target the needs of and work with the street entrenched homeless population.
- Sw. Fund municipal Hoarding Action Response Teams, which can intervene in situations of severe hoarding and support individuals to manage their hoard and maintain their existing housing.

We are asking that you consider and implement the foregoing proposed actions to help address serious and longstanding homelessness issues in the Metro Vancouver region.

Thank you for your attention.

Yours truly,



Greg Moore  
Chair, Metro Vancouver Board

GM/DL/me

cc. Metro Vancouver Housing Committee  
~~Metro Vancouver Mayor and Councils~~  
Chair of the Board, Fraser Health Authority  
BC Rental Housing Coalition c/o Kishone Roy, BC Non Profit Housing Association

Encl: Metro Vancouver Regional Affordable Housing Strategy 2016 (Doc #18636406)

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Office of the Chair  
Tel. 604 432-6215 Fax 604 451-6614

SEP 16 2016

File: CR-12-01

Karen Matty, Chair, Board of Directors  
Fraser Health  
Suite 400, Central City Tower  
13450 – 102nd Avenue  
Surrey, BC V3T 0H1

Dear Ms. Matty:

**Re: Proposed Fraser Health Authority Actions – Metro Vancouver Regional Affordable Housing Strategy**

On May 27, 2016, the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the *Regional Affordable Housing Strategy* (enclosed).

The Metro Vancouver region faces unprecedented housing affordability and homelessness issues, including continued growth of the number of people homeless, a lack of new non-market housing supply, low rental vacancy rates, and rising rents. Mental health and addiction issues make finding adequate housing with suitable supports critical for addressing the needs of the homeless. The Health Authority plays a key role in providing mental health and addiction services, as well as providing operating funding for support services in supportive housing for the homeless. Ensuring well-functioning preventive mental health and addiction services is key to preventing future homelessness from occurring.

To help alleviate this critical situation, the Metro Vancouver Board urges Fraser Health to take the actions laid out in the *Metro Vancouver Regional Affordable Housing Strategy*, specifically under Goal 5 as listed below.

**Goal 5 - End Homelessness in the Region**

**Proposed Health Authority Actions:**

- 5b. Provide 6,200 additional housing units with support (as needed) for people who are homeless through a combination of purpose-built, dedicated subsidized buildings and scattered site units with rent supplements in the private market, over the next 10 years.**
- 5c. Provide housing and support throughout the region that meets the needs of specific priority populations, such as housing specific to homeless youth, seniors, women, families, Aboriginal Peoples, people with mental health, addictions and/or other health issues, people with disabilities, francophones, the LGBT2Q population, newcomers and refugees.**

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- Sr. Provide operating funding for transitional and supportive housing for persons who are homeless and at risk of homelessness.
- Ss. Develop and implement mental health and addictions services with a goal of preventing homelessness.
- St. Develop an integrated pest management strategy to deal with bed bugs and other infestations which can compromise livability and, in severe situations, result in homelessness.
- Su. Enhance coordination related to hospital discharge for patients that do not have access to adequate housing and develop temporary housing and support options to enable them to stabilize their health and regain their independence.
- Sv. Ensure that the Assertive Community Treatment (ACT) Teams work closely with municipalities to address the needs of people with severe and persistent mental illness and addictions and that they target the needs of and work with the street entrenched homeless population.
- Sw. Fund municipal Hoarding Action Response Teams, which can intervene in situations of severe hoarding and support individuals to manage their hoard and maintain their existing housing.

We are asking that you consider and implement the foregoing proposed actions to help address serious and longstanding homelessness issues in the Metro Vancouver region.

Thank you for your attention.

Yours truly,



Greg Moore  
Chair, Metro Vancouver Board

GM/DL/me

cc: Metro Vancouver Housing Committee  
~~Metro Vancouver Mayor and Councils~~  
Chair of the Board, Vancouver Coastal Health Authority  
BC Rental Housing Coalition c/o Kishone Roy, BC Non Profit Housing Association

Encl: Metro Vancouver Regional Affordable Housing Strategy 2016 (Doc #18636406)



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Office of the Chair  
Tel. 604 432-6215 Fax 604 451-6614

SEP 16 2016

File: CR-12-01

Don Rose, Chair, Board of Directors  
TransLink  
1600 – 4720 Kingsway  
Burnaby, BC V5H 4N2

Dear Mr. Rose:

**Re: Proposed TransLink Actions – Metro Vancouver Regional Affordable Housing Strategy**

On May 27, 2016 the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the *Regional Affordable Housing Strategy* (Attachment 1).

During consultation, TransLink staff made substantial contributions to the preparation of the *Metro Vancouver Regional Affordable Housing Strategy*. As the region's transportation authority, TransLink is uniquely positioned to be a leader in the integration of housing and transit. The *Metro Vancouver Housing and Transportation Cost Burden Study* (Attachment 2) showed that tackling housing and transportation costs concurrently is a strategic approach for addressing the region's affordability challenges. A stable workforce that can afford to live and travel regionally is critical to the economic prosperity of the region, the province, and the country.

Metro Vancouver is experiencing high and rising home prices and low rental vacancy rates that are threatening the future livability and prosperity of the region. The *Metro Vancouver Regional Affordable Housing Strategy* demonstrates that it has not been possible to achieve needed new affordable rental supply in recent years due to lack of senior government funding. Between 2011 and 2014 in Metro Vancouver, demand for rental units affordable to households with incomes under \$50,000 per year exceeded supply by almost 6,800 units. Looking ahead over the next 10 years, the annual housing demand in the region will be approximately 18,000 new units per year. Of this amount, the rental housing demand is estimated at 5,500 new units, of which 3,500 additional units will be needed each year for households making less than \$50,000 annually. According to the 2011 National Household Survey, 1 in 2 working renter households in the region made less than \$50,000 (106,000 households).

To help alleviate this critical situation, the Metro Vancouver Board urges TransLink to take the actions laid out in the *Regional Affordable Housing Strategy*, as listed below.

**Goal 4 – Increase the Rental Housing Supply along the Frequent Transit Network**

**Proposed TransLink Actions:**

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- 4f. Expand the Frequent Transit Network as a means of improving affordable access and overall household affordability in the region.
- 4i. Review opportunities to leverage surplus or underutilized public properties in frequent transit locations for rental housing for very low to moderate income households, where appropriate, to achieve long-term housing, transit and financial objectives.
- 4j. Collaborate with key stakeholders including municipalities, the private sector, Metro Vancouver, BC Housing, the provincial and federal government and others, to identify opportunities to create rental housing for low and moderate income households near existing and future FTN nodes and corridors, such as during the preparation of Area Transport Plans or other local area planning initiatives.
- 4k. Acknowledge the potential destabilizing effects on the existing more affordable purpose built rental housing stock and displacement of tenants when planning for new rapid transit corridors, and where unavoidable, consider working with project partners to support tenant relocation options, replacement policies and incentives for new purpose built market rental development.
- 4l. Seek opportunities with partners to reduce household transportation expenditures in new developments in good transit locations through transportation demand management measures such as reducing parking requirements and the provision of cycling infrastructure /storage, walking paths, vehicle and ride sharing options, and transit fare incentives.
- 4m. Develop, implement and monitor a regional transit fare policy, and future regional mobility pricing policy that considers household incomes and financial burden, and seeks to provide appropriate relief in particular for transit customers with the least financial means and mobility options.

We are asking that TransLink consider and implement the foregoing proposed actions to address serious and longstanding affordability issues in Metro Vancouver.

Thank you for your attention.

Yours truly,



Greg Moore  
Chair, Metro Vancouver Board

GM/DL/me

cc. Metro Vancouver Housing Committee  
~~Metro Vancouver Mayor and Councils~~  
Mayors' Council on Regional Transportation  
BC Rental Housing Coalition c/o BC Non Profit Housing Association

**Attachments:**

1. Metro Vancouver Regional Affordable Housing Strategy 2016 (Doc #18636406)
2. Metro Vancouver Housing and Transportation Cost Burden Study 2015 (Doc #11298747)

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