

RE: RENTAL HOUSING

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER  
1989 August 28

FROM: DIRECTOR PLANNING & BUILDING INSPECTION  
File No. 13.200

SUBJECT: RENTAL HOUSING

PURPOSE: To respond to Council's request for information on how more rental Housing could be developed in the Lower Mainland.

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RECOMMENDATION:

1. That this report be received for the information of Council.

R E P O R T

1.0 Background

At the meeting of 1989 July 24, Council received for information a report from the Director of Planning & Building Inspection regarding housing initiatives contained in the Provincial Government's Budget Speech of 1989 March 30.

Arising out of discussion of that report, Council requested staff to investigate methods by which more rental housing could be created in the Lower Mainland, and that the Housing Committee arrange a meeting with the Minister of Social Services and Housing to discuss this issue. This report responds to this request.

2.0 Past Council Actions

At its regular meeting of 1989 June 26, Council considered a report from the Housing Committee that discussed various alternatives to deal with the issue of the supply of rental housing and rent increases. This report recommended a number of actions that Council could pursue with senior governments regarding these issues. This report has been sent to appropriate agencies and ministries in both the Provincial and Federal governments.

Specifically with regard to rental housing and other forms of affordable housing, the following motions were passed:

Recommend that the Provincial Government reinstate a rent review process with the power to review and roll back excessive rent increases.

Request that the senior governments review the terms of

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their social housing programs, such as the Maximum Unit Price, to ensure that the programs are applicable to the larger urban areas to address the shortage of truly affordable housing in those areas.

Encourage senior governments to expand social housing programs and to direct the unit to those areas that are experiencing the greatest housing pressures.

Encourage senior governments to lease crown land designated for residential purposes to assist in the development of social housing or rental accommodation.

Encourage senior governments to explore methods to assist alternative non-market housing options that may assist those who are not the 'core needy' but cannot afford to buy their own house. Programs aimed at encouraging the development of private rental housing should be applicable to the development of non-market housing.

Staff will be monitoring the responses from the various agencies and ministries, and will report back as appropriate.

### 3.0 Rental Housing Strategy Grants

This program offers the payment of up to \$10,000 towards the preparation of a rental housing strategy. As reported previously, staff are currently participating in discussions with other Municipalities concerning the possibility of pooling the grants so that a regional rental housing strategy could be prepared.

To this end, the Social Issues Committee of the Technical Advisory Committee (TAC) of GVRD is recommending that GVRD Development Services apply for a grant to develop a co-ordinated strategy to deal with rental housing. Municipalities would pool both their expertise and grant funds to develop a range of options that individual municipalities could draw from to develop appropriate municipal strategies. In the opinion of the Social Issues Committee, the pooling of the grants would result in a more useful product.

### 4.0 The B.C. Rental Supply Program

The purpose of this program is to encourage the development of up to 4,000 private rental housing units through offering interest rate assistance. The program reduces the cost of the mortgage for an approved development for a maximum term of five years.

The first Proposal Call for 2,000 units concluded on 1989 July 21. On 1989 August 24, the Honorable Claude Richard announced that 2,259 units had been selected for benefits under the program. It was stated that 64% of the units will be located in the Lower Mainland, with 148 units tentatively awarded for developments to be located in Burnaby.

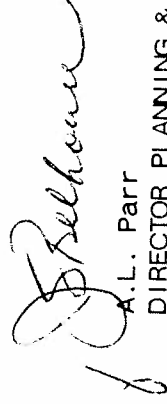
### 5.0 The Development Incentive Grant Programs

Mr. Erik Karlson, the Executive Director of the Development Services Branch of the Ministry of Municipal Affairs will be in attendance at the next meeting of the Technical Advisory Committee of the GVRD to participate in a discussion on his Ministry's rental housing programs. The Ministry appears interested in working with municipalities in ensuring that the grant programs are appropriate to the needs of individual municipalities. The possibility of preparing a regional strategy will be discussed at this meeting.

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6.0 Conclusion

Staff will compile and analyse the responses received from the various ministries and agencies, monitor the discussions, programs and actions described above, and report back as required. With this information, staff will be in a position to recommend the appropriate timing and subject matter for a meeting with the Housing Committee and the Minister of Social Service and Housing, as referred to in the second half of Council's motion.

  
A.L. Parr

DIRECTOR PLANNING &  
BUILDING INSPECTION

BG/kmg

