

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: CANADIAN RENTAL HOUSING COALITION CHARTER

RECOMMENDATION:

1. **THAT** Council endorse the *Canadian Rental Housing Coalition Charter*.

REPORT

The Community Development Committee, at its meeting held on 2011 November 29, under New Business, received and reviewed the *attached* 'Canadian Rental Housing Coalition Charter'. Arising from discussion the Committee requested that Council endorse the Charter which supports the need for all levels of government, the private and not-for-profit sectors to work together to address the critical shortage of affordable rental housing nationally.

1.0 SUMMARY OF THE CANADIAN RENTAL HOUSING COALITION CHARTER

The Charter outlines nine goals to increase the supply of affordable rental housing across Canada. Included in the nine-point plan is a call for a "National Economic Strategy" to foster rental housing, the reinstatement of federal tax incentives to stimulate private market rental housing and encourage municipalities to adopt policies that support rental housing construction.

The founding members of the Canadian Rental Housing Coalition include; Metro Vancouver Housing, Urban Development Institute, Co-Operative Housing Federation of BC, BC Apartment Owners and Managers Association, BC Non-Profit Housing Association, Real Estate Board of Greater Vancouver, Canadian Home Builders' Association of BC, Greater Vancouver Home Builders' Association, Vancity, and Tenant Resource & Advisory Centre (TRAC). The Charter has also received support from the Federation of Canadian Municipalities, the Canadian Housing and Renewal Association, the B.C. Chamber of Commerce and the Right to Housing Coalition of Manitoba.

To: His Worship, the Mayor and Councillors
From: Community Development Committee
Re: Canadian Rental Housing Coalition Charter
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2.0 CONCLUSION

Increased rental housing supply is essential to the economic and social well-being of cities across Canada. The group's founding members anticipate the expansion of the Coalition on a national scale to advocate the nine goals outlined in the Charter to meet Canada's rental housing needs. The Community Development Committee recommends that Council endorse the *Canadian Rental Housing Coalition Charter*. The endorsement of Council for the *Charter* would also facilitate progress with Strategic Priorities set out in Social Sustainability Strategy.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor P. Calendino
Member

Copied to: City Manager Dir. Planning and Building



CANADIAN RENTAL HOUSING COALITION CHARTER

WE the undersigned envision a future where there is a sufficient supply of adequate, safe, secure and affordable rental housing for people with a range of incomes which is essential to the economic and social well being of cities across Canada. The shortage of affordable rental housing makes it difficult for low and moderate income families, seniors and young people to find appropriate housing that is affordable. We call upon all local, provincial and federal governments, the private sector and the non-profit sector to work collaboratively to restore the cornerstone of a true Canadian value – a safe, secure and affordable home.

Our Mission:

To work collaboratively with all levels of government and the private and non-profit sectors to increase the supply of rental housing in Canada.

Our Principles:

- Adequate, safe, secure and affordable rental housing is necessary to:
 - Attract and retain young people, working families and immigrants, who are essential to a vibrant and sustainable economy
 - Enable people to work, complete or continue their education and participate in their communities
 - Help individuals and families avoid the need for frequent moves; this continuity helps reduce costs to health care and social services
 - Give children a better chance to succeed in life by improving achievement in school, making friends and taking part in sports and other activities.
- Affordable rental housing includes purpose-built market, non-profit and co-op housing.
- Rental building construction has significant, long-term economic benefits for the local, regional, provincial and national economies:
 - New rental buildings are a long-term essential asset for communities
 - New rental construction creates vital, well paid jobs
- A sufficient supply of affordable work-force rental housing is intrinsically linked to business investment and location decisions.

Our Goals:

1. A National Economic Strategy that includes an adequate supply of rental housing as an essential element.
2. Reinstate federal tax incentives to stimulate private market rental housing.
3. Increase the viability of non-profit and co-op housing construction through direct capital investment and long-term low cost financing.
4. Increase the supply of federal, provincial and municipal land for affordable rental housing.
5. Modify property assessment practices that over-value rental properties relative to other forms of residential use.
6. Review all provincial taxes, including property transfer tax, to ensure they do not impede delivery of rental housing.
7. Encourage municipalities to adopt policies that support rental housing construction, for example increase density where appropriate, reduce or eliminate charges and fees, reduce regulatory requirements and streamline approvals.
8. Facilitate a long-term commitment from industry to support innovation in the design, financing and construction of affordable market rental housing.
9. Foster a long-term commitment from the non-profit sectors to work with the public and private sector to develop and maintain adequate, safe, secure, and affordable rental housing.

CANADIAN RENTAL HOUSING COALITION CHARTER

Dated this the NOV. 9 day of NOVEMBER, 2011.

The founding members of the Canadian Rental Housing Coalition:



Mayor Wayne Wright
Chair, Metro Vancouver Housing Committee

Maureen Enser, Executive Director
Urban Development Institute



Marg Gordon, Executive Director
BC Apartment Owners and Managers
Association

Peter Simpson, President &
Chief Executive Officer
Greater Vancouver
Home Builders' Association



Karen Stone, Executive Director
BC Non-Profit Housing Association

Robert K. Wallace, FCA,
Chief Executive Officer
Real Estate Board of Greater Vancouver



Thom Armstrong, Executive Director,
Co-operative Housing Federation of BC

M.J. Whitmarsh,
Chief Executive Officer
Canadian Home Builders'
Association of BC



R. Andrew Broderick,
V.P., Community Investment
VanCity Enterprises

Nicky Dunlop, Executive Director
TRAC Tenant Resource &
Advisory Centre

