

B.2

MOTION ON NOTICE

2. Replacing Market Rents with Rents Tied to Incomes in Vancouver's DCL Bylaw

MOVER: Councillor Carr

SECONDER:

WHEREAS

1. For the last three years Vancouver has been creating new housing supply at a record rate, yet Vancouver's housing affordability crisis continues to escalate, with almost 50,000 renter households estimated to have spent more than 30% of their household income on housing in 2016;
2. The *Vancouver Housing and Homelessness Strategy Reset* passed by Council on March 29, 2017 states that the City will change business practices and connect new and existing housing supply to local residents' incomes, family size and location;
3. Vancouver's Development Cost Levy (DCL) Bylaw authorizes waiver of development levies in exchange for delivery of new affordable rental housing using maximum "affordable for-profit market rents" as the criteria, with different maximum rents for Vancouver's east-side and west-side, and specifically for 2017 for Vancouver's east-side: \$1,360 per month for studio units, \$1,747 per month for one bedroom units, \$2,308 per month for two bedroom units and \$3,030 per month for three bedroom units;
4. The affordability criteria of a household not spending more than 30% of their income on housing means that a rent of \$1,747 per month for a one bedroom unit on Vancouver's east side is affordable for households with an annual income of \$69,880 – an income that is 68% higher than the median Vancouver renter's household income of \$41,433 (source: *Metro Vancouver Housing Data Book*, updated July 2017).

THEREFORE BE IT RESOLVED THAT City Council direct staff to conduct the necessary research including financial feasibility and testing, and report back to Council with recommendations for changing the DCL Bylaw's section on waivers for new for-profit affordable housing in order to reflect the new *Vancouver Housing Strategy's* connection of affordability to local residents' incomes, family size and location.

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