

MOTION ON NOTICE

7. Re-Conceptualizing the City's Rental 100 Program

At the Regular Council meeting on April 2, 2019, Vancouver City Council referred the following Motion to the Standing Committee on Policy and Strategic Priorities meeting on April 3, 2019.

Submitted by: Councillor Swanson

WHEREAS

1. The goal of the Rental 100 program, in place since 2012, has been to provide more affordable housing for Vancouver residents;
2. The City of Vancouver's "10 Year Affordable Housing Delivery and Financial Strategy," states that "the City has been successful in increasing housing options for renter households (both individuals and families) earning \$50,000 to \$150,000/year. While this increased supply in rental housing has been welcome and has addressed the needs of many middle income households, the level of affordability that can be delivered in market rental homes continues to be a challenge for households in the lower-income bands. This includes families and individuals earning less than \$50,000/year, individuals who are currently homeless and those who are at risk of homelessness living in inadequate and unsafe conditions";
3. There is growing concern that housing created under the Rental 100 program is not affordable enough to meet the needs of Vancouver renters, due in part to rules that allow owners to raise rents without limit after the first tenant leaves and because initial rents are high;
4. Preservation of existing rental stock has been identified as an important part of addressing the City's housing affordability issues and protecting tenants, as outlined in the February 27, 2019, report to Council: Renter Protection Work Program;
5. The City now has the ability to zone for rental only so we don't need incentives for rental construction as a way of preventing condo construction.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to include in their Winter 2019 report back on Rental 100 and related matters:
 - i. How to use rental only zoning to incentivize rental construction that truly meets the needs of low and middle income renters; and
 - ii. How to stop incentivizing demovictions by excluding from incentive programs new rentals that demolish existing affordable rentals.

- B. THAT current applicants to the Rental 100 program and those who inquire about it be alerted to the current Rental Incentive Review underway and “Changing Vancouver’s Housing By-laws, Policies and Budgets to Achieve Real Housing Affordability” motion passed February 26, 2019 in order to reduce the possibility of incurring unintended harm during this time of transition with a newly elected City Council.

- C. THAT Council instruct the Director of Legal Services to bring forward for enactment an amendment to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law that would suspend, as soon as possible, the development cost levy waiver for for-profit rental housing until a thorough review of the Rental 100 program can be undertaken.

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