

# TACKLING AFFORDABLE HOUSING

Best Practices for Communities and Local  
Governments of All Sizes

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# LOCAL GOVERNMENT AND HOUSING

- Regulate and incentivize – Regulate form, character and density, protect existing affordable housing and identify suitable tools to motivate new, innovative forms or types of housing
- Educate/Communicate – Work to educate local stakeholders and residents about housing and upcoming projects
- Invest – Identify opportunities to invest in housing, or leverage investments to achieve stronger outcomes
- Convene – Convene partners from all sectors to identify, adopt and implement effective housing strategies



REGULATE AND INCENTIVIZE

EDUCATE AND COMMUNICATE

CONVENE

INVEST

# REGULATE AND INCENTIVIZE

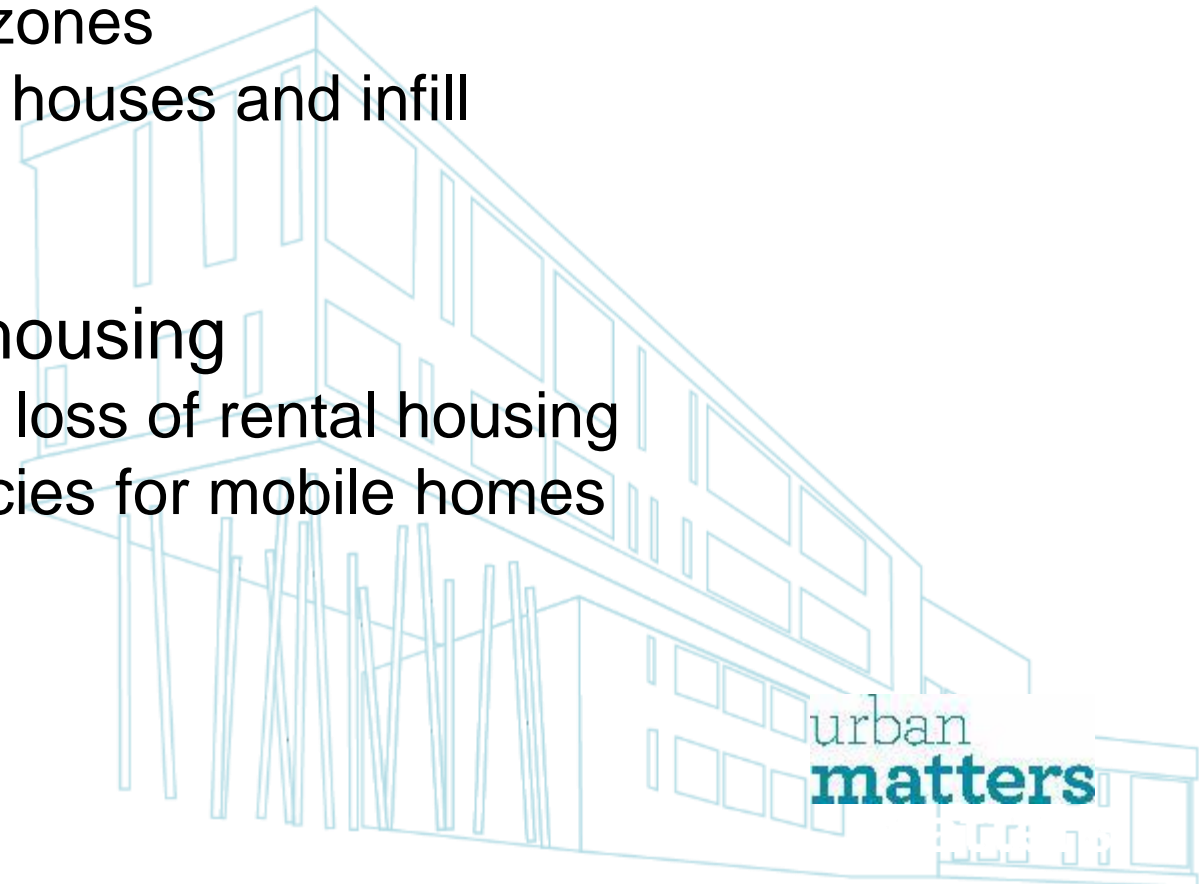
## Increased density where appropriate

- Broadening multi-family zones
- Secondary suites, coach houses and infill
- Small lots

## Prevent loss of affordable housing

- Replacement policies for loss of rental housing
- Demolition/retention policies for mobile homes

## Inclusionary zoning



# REGULATE AND INCENTIVIZE

Reduced parking requirements

Waive/reduce DCCs or development permit fees

Property tax exemptions

Density bonusing



# INCLUSIONARY ZONING

## City of Richmond's Inclusionary Zoning Policy

- First implemented in 2007
  - All developments over 80 units were required to provide 5% affordable units (or cash in lieu)
  - 50% of single family lots being rezoned include either a secondary suite or coach house
- Updated in 2017
  - All developments over 60 units were require to provide 10% affordable units (or cash in lieu)
- 1,392 units secured through the Affordable Housing Strategy since 2007 (as of March 31, 2016)
  - 320 low-end market rental units
  - 477 subsidized rental units
  - 411 market rental units
  - 165 secondary suites and coach house



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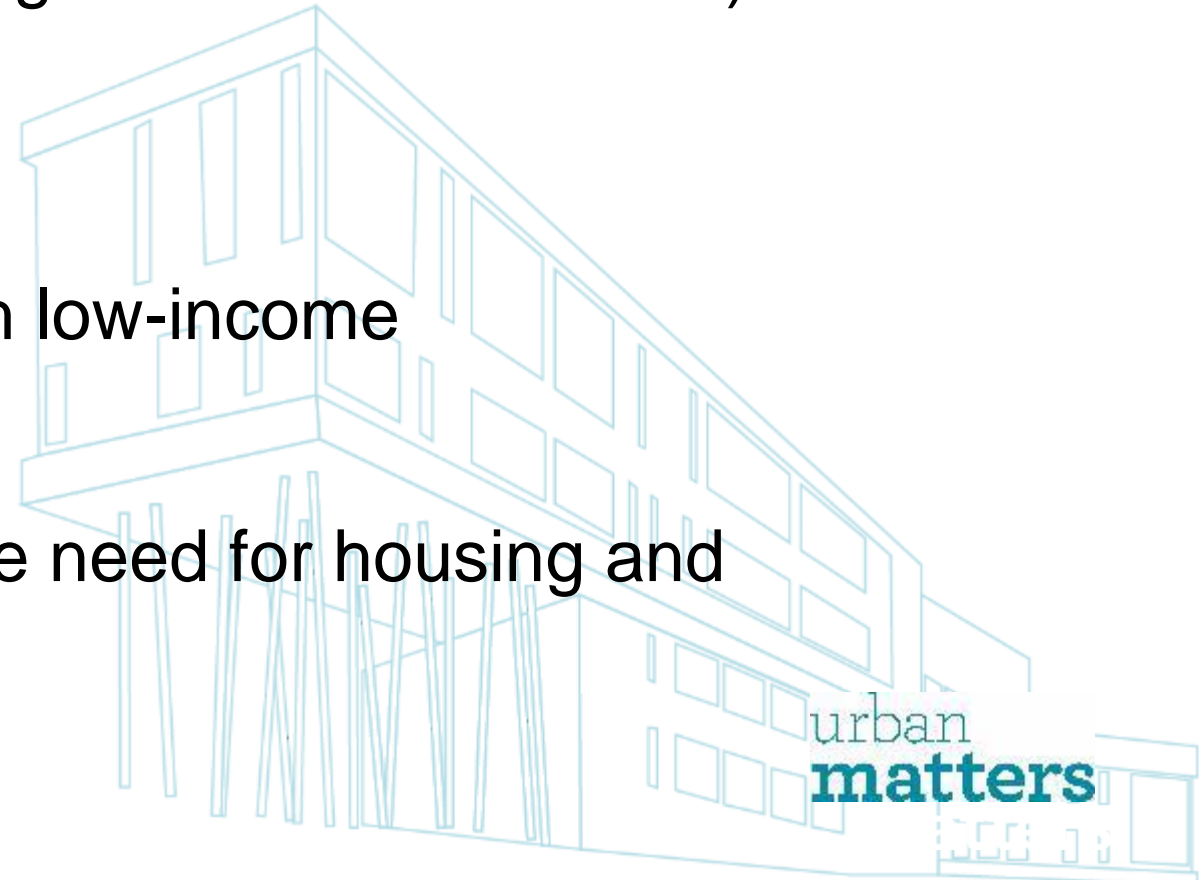
# EDUCATE AND COMMUNICATE

Monitor housing conditions (e.g. Housing Needs Assessments)

Facilitate stakeholder forums

Work to address stigma associated with low-income housing/supportive housing/shelters

Educate broader stakeholders about the need for housing and existing tools/resources





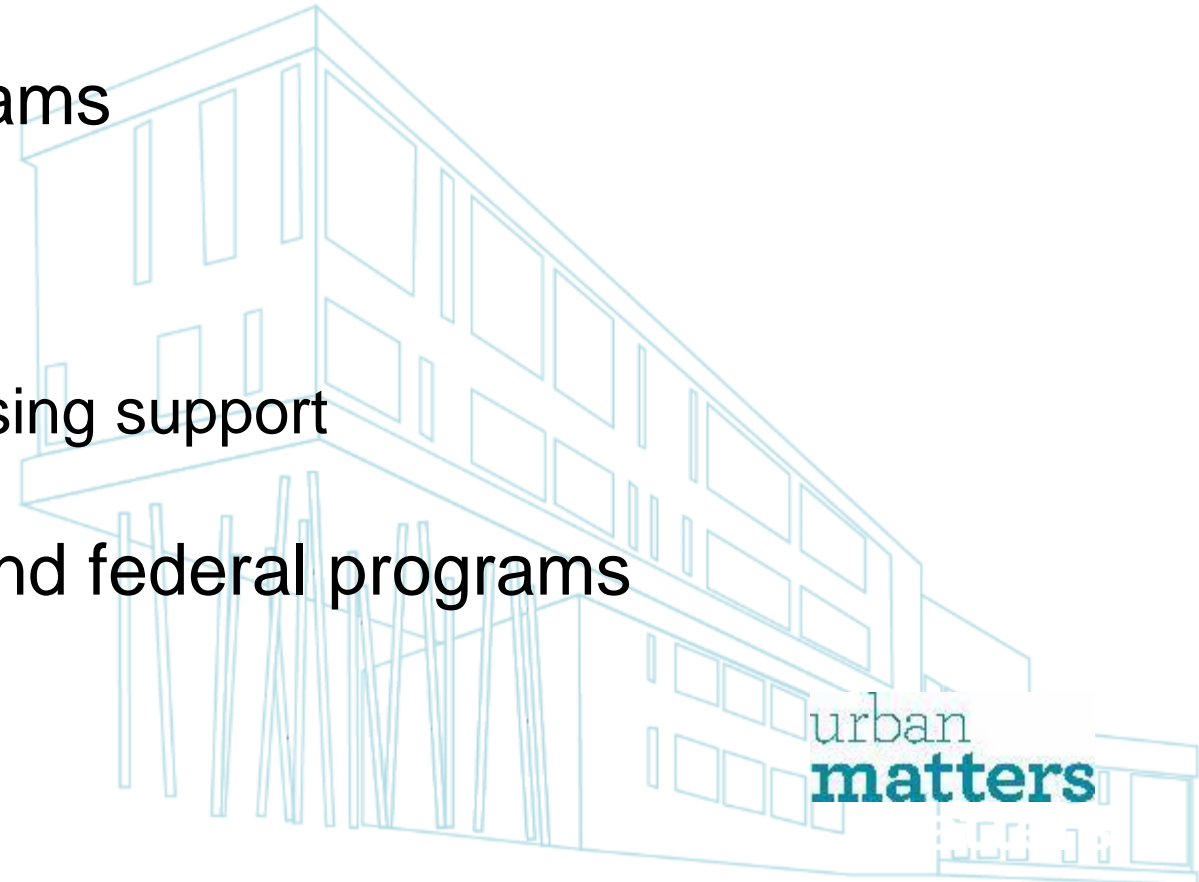
# WORKING WITH WITH DEVELOPERS

## *Kamloops Affordable Housing Developers Package*

Provides an overview of City programs

- Affordable Housing Reserve Fund
- DCC exemptions
- Reduced parking
- Expedited application and processing support

Provides a overview of provincial and federal programs



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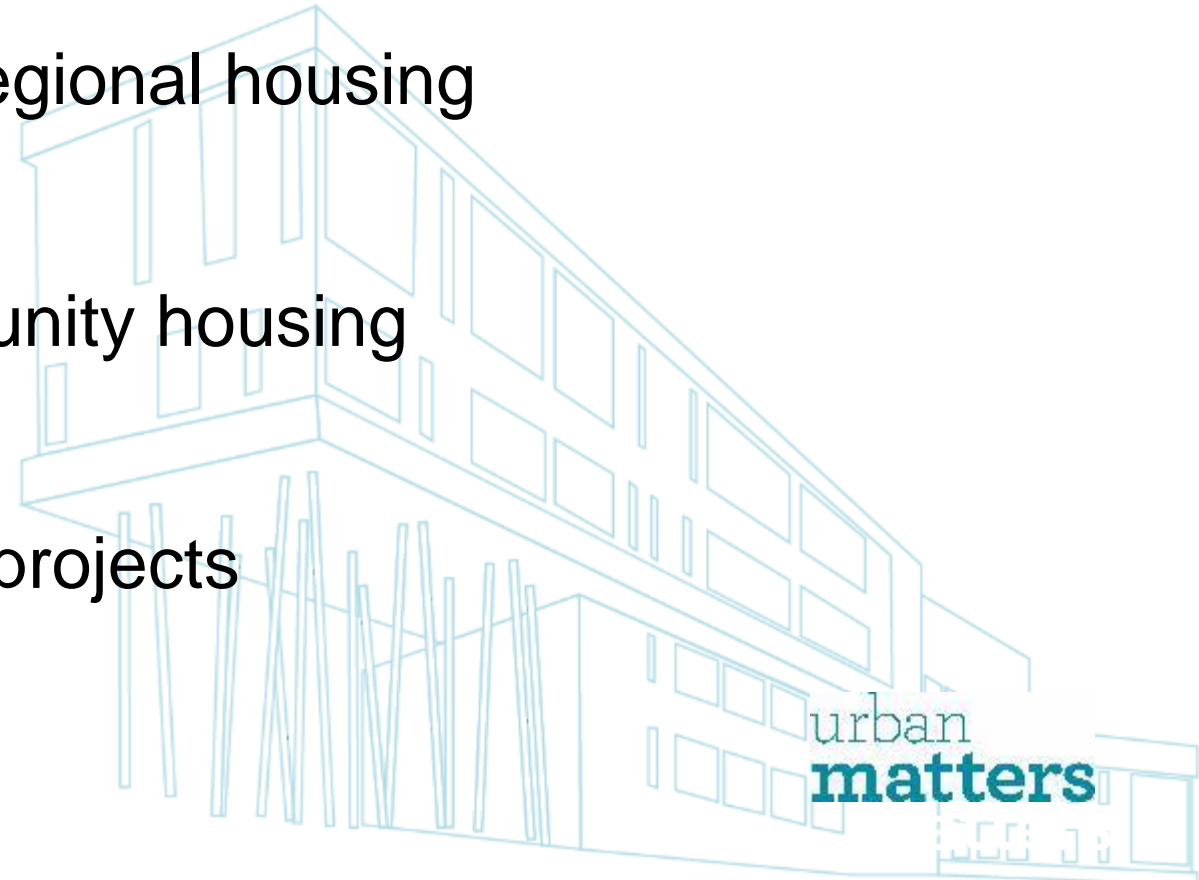
# CONVENE

Multi-Stakeholder Strategic Planning

Develop and participate in local and regional housing committees

Supporting the development of community housing organizations

Convening partners to scope specific projects



# SUNSHINE COAST HOUSING COMMITTEE

Three local governments signed an MOU in 2014 agreeing to a 3-year multi-stakeholder housing committee

- Educate, convene, monitor housing needs and need for a housing society
- Updated 2009 housing needs assessment
- Identified and scoped housing projects
- Worked with Sunshine Coast Homeless Advisory Committee
- Developed a Sunshine Coast strategic plan for housing
- Incorporated the Sunshine Coast Affordable Housing Society to lead development of new housing on the Sunshine Coast



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# INVEST

Lease or donate land

Develop land acquisition strategies

Use affordable housing reserve funds to provide funding for project development, particularly early concept development



## FUNDING FOR CONCEPT DEVELOPMENT ON TOWN LAND

40 units of mixed income rental on Town land (Gibsons)



## WHAT ELSE? BEYOND THE ROLE OF LOCAL GOVERNMENT

Social impact investment as a new source of funding for financing projects

Innovations in construction

Community Land Trusts as a catalyst for new development and community economic development



Thank you.

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