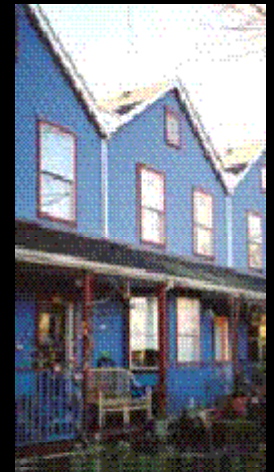


# Housing Matters BC

Affordable Housing: Creative Solutions for Planners  
Smart Planning for Communities  
Peachland Community Centre  
March 11, 2009



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# Agenda

BC Government Goal

Housing Matters BC

Ministry of Housing and Social  
Development

Housing Policy Branch

Where are we going?

How do we get there?

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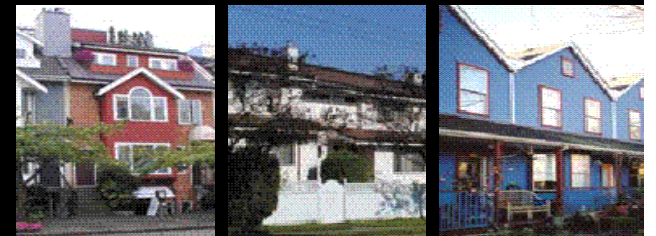


# BC Government Goal

Strategic Plan 2009-10-2011/12

Goal #3: Build the best system of support in Canada for persons with disabilities, those with special needs, children at risk, and seniors.

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# Housing Matters BC (2006)

- Addresses the full continuum of housing to make sure B.C.'s most vulnerable citizens have improved access to housing assistance.
- Two significant policy changes:
  - establish priority access to housing for individuals and households with special needs.
  - encourage conversion and renovations to provincially-owned subsidized housing to better meet the needs of low-income households with special housing needs, such as seniors and people with disabilities.

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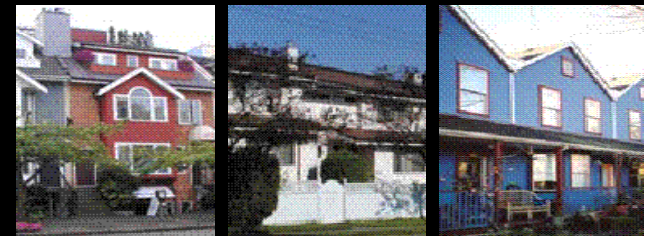
# Housing Matters BC (2006)

#1. The homeless have access to stable housing with integrated support services.

#2. BC's most vulnerable citizens receive priority for assistance.

#3. Aboriginal housing need is addressed.

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# Housing Matters BC (2006)

#4. Low-income households have improved access to affordable rental housing.

#5. Homeownership is supported as an avenue to self-sufficiency.

#6. BC's housing and building regulatory system is safe, stable and efficient.

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# Ministry of Housing and Social Development

- Minister Rich Coleman.
- Policy and Research Division: Legislation & Legal Services, Strategic Policy & Research, Provincial Services, Housing Policy Branch, Building & Safety Policy, Community Programs.
- Housing Policy Branch: Social, Aboriginal, and Market Teams.
- Relationship with BC Housing and Ministry of Community Development.

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# Social Housing Team

- Social housing includes outreach, shelters, transitional housing, supportive housing, and subsidized housing.
- Dimensions include strategic direction or “big picture” research, issue response, and government process.

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# Social Housing Team

Highlights of projects:

- Research the effectiveness of supportive housing and housing first models.
- Examine camping bylaws / tent cities.
- Develop design guidelines for social housing.
- Participate in F/P/T Housing discussions (i.e. infrastructure proposal).

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# Social Housing Team

Continued:

- Analyze future trends in seniors housing.
- Respond to human rights complaints in social housing.
- Review Auditor General Report.
- Participate in intergovernmental / interagency initiatives (i.e. Community Homelessness initiatives, mental health/addictions housing issues, HIP).

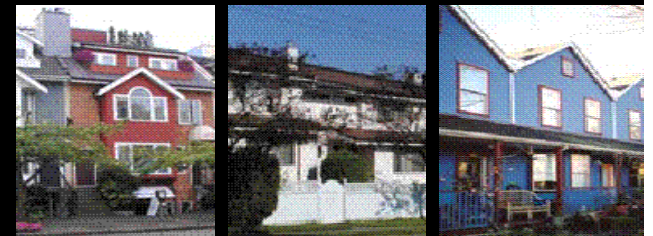
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# Homelessness Intervention Project

- Single ministry responsible for co-ordinating provincial and community social housing and support services, including health and income assistance for 2000 people who are chronically homeless.
- Five communities - Vancouver, Surrey, Victoria, Kelowna, and Prince George.

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# Aboriginal Housing Team

The need for change:

- Core housing need – 22.3% compared to 14.2% of non-Aboriginal population;
- Homeownership – 47% compared to 67% of non-Aboriginal population;
- Homelessness – 30-40% of BC's homeless population is Aboriginal; and
- Socio-Economic disparities linked to housing.

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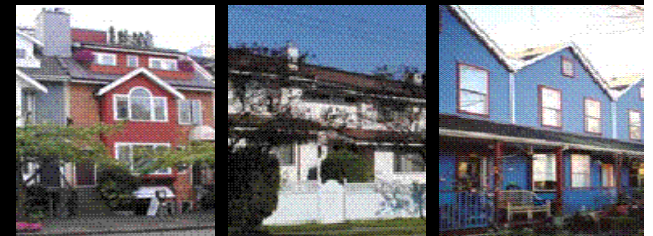
# Aboriginal Housing Team

Goal: Close the housing gap between  
Aboriginal and non-Aboriginal people in BC.

Provincial Commitments:

- Housing Matters (2006);
- Transformative Change Accord (BC, Canada, and the First Nations Leadership Council 2005); and
- Métis Relationship Accord (2006).

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# Aboriginal Housing Team

- Commits parties to work together to develop a comprehensive approach to improve housing for First Nations both on and off-reserve.
- Extensive province-wide engagement process to obtain input on possible solutions for off-reserve Aboriginal housing (250 participants).

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# Aboriginal Housing Team

- More than 4,000 new and upgraded supportive housing units and shelter beds will benefit many homeless Aboriginal people through the Provincial Homelessness Initiative.
- The Province is engaged in a capacity-building process with the Aboriginal Housing Management Association (AHMA) to transfer the administration of about 2,660 Aboriginal off-reserve social housing units.

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# Aboriginal Housing Team

- Aboriginal Housing Initiative is creating more than 200 off-reserve Aboriginal housing units in partnership with Aboriginal housing organizations.
- The Aboriginal Homeless Outreach Program provides funds to nine Aboriginal non-profit organizations that connect homeless persons to housing, income assistance and support services in their communities through an Aboriginal context.

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# Aboriginal Housing Team

## Key Documents:

- Needs and Capacity Assessment (2007);
- Discussion Paper: Aboriginal Housing Action Plan (2008); and
- Engagement Summary (2008).

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# Market Housing Team

Three objectives:

- Reduce cost of new supply (construction);
- Improve access to housing for renters and owners (supply); and
- Improve use of existing supply.

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# Market Housing Team

Four key impediments to improving housing affordability:

1. Development costs;
2. Approval times;
3. Housing availability/choice; and
4. Investment climate.

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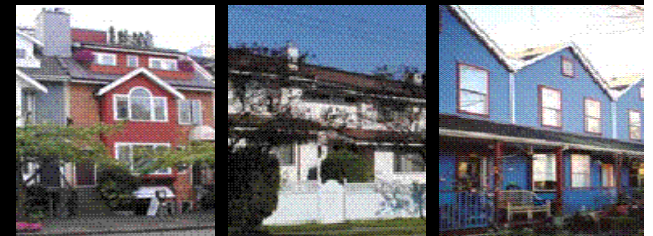
# Market Housing Team

## Highlights of projects:

- Encourage local governments to use affordable housing tools in the development process.
- Fund pilot projects through the Housing Endowment Fund (i.e. Legion redevelopment study, resident owned manufacture home parks, Smart Growth BC workshops, etc.).
- Explore opportunities to reduce NIMBYism for supportive and rental housing.

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# Market Housing Team

Continued:

- Analyze other forms of housing tenure (life leases, shared equity).
- Review Rental Assistance Program (RAP).
- Investigate opportunities for federal and provincial taxation measures that would make rental housing more affordable.
- Facilitating use of crown land.

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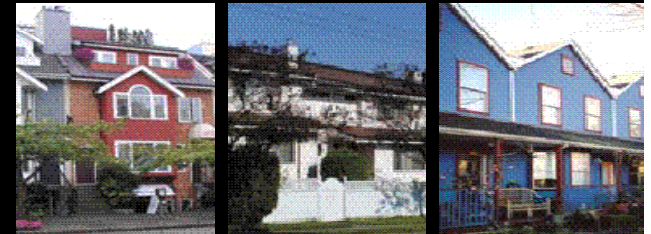


# Initiatives to promote and improve housing affordability

Planning guides for local governments:

- Planning for Housing (2004);
- Secondary Suites Guide (2005); and
- Local Government Guide for Improving Market Housing Affordability (2005).

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# Where are we going?

## Role of Province:

### □ MHSD

- Strategic Housing Policy;
- Income Assistance;
- Disability Assistance;
- Tenant and landlord dispute resolution;
- Mental health and addiction service coordination; and
- Community Living BC Program.

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# Where are we going?

## Role of Province:

### □ BC Housing

- Subsidized and supportive housing;
- Emergency Shelter Program;
- Partnership agreements with other levels of government, health authorities and service providers; and
- Homeless outreach.

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# Where are we going?

## Role of Province:

### □ Ministry of Health Services

- Health Policy and standards.

### □ Health Authorities

- Clinical service delivery (primary care, mental health and addiction);
- Discharge planning; and
- Support services (mental health or addictions counselling).

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# Where are we going?

## Role of Province:

### □ MCFD

- Street youth;
- Youth safe housing and emergency shelters;
- Child and youth mental health services;
- Youth services; and
- Foster care.

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# Where are we going?

## Role of Province:

### □ Ministry of the Attorney General

- Community Court.

### □ Ministry of Public Safety and Solicitor General

- Offender rehabilitation;
- Discharge planning; and
- Prolific Offender Management Project.

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# Where are we going?

## Role of Province:

### □ Ministry of Community Development

- OCPs and Housing Strategies;
- Land use planning and zoning tools (DCCs, density bonusing, etc.); and
- Permissive tax exemptions.

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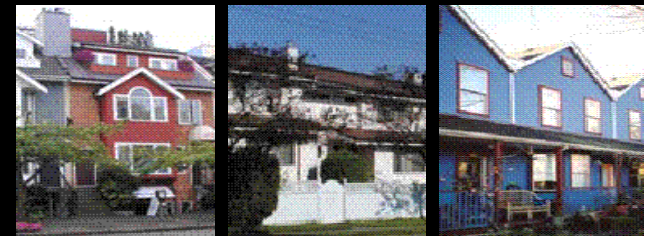


# Where are we going?

## Role of Local Government:

- Class 3 – Supportive Housing Assessment.
- MOUs with a number of communities.
- Tools for affordable housing – waive DCCs, etc.
- Six-story wood construction.
- Housing Endowment Fund.
- Homelessness Intervention Project.

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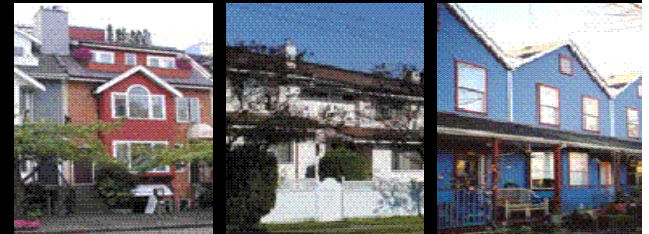


# How do we get there?

## Promising initiatives elsewhere:

- Homecoming Coalition (Toronto);
- Options for Homes (Toronto);
- Flexhousing projects (Saanich);
- The Home Program (Alberta);
- Others?

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# Thank you!

<http://www.gov.bc.ca/hsd/?inet=hsd>

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# Planning Tools

Comprised of innovative practices local governments are using to encourage the affordable housing options that help address local community needs.

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# Types of planning tools

1. Community planning initiatives
2. Land use planning and zoning tools
3. Financial incentives
4. Secondary suite programs
5. Design guidelines

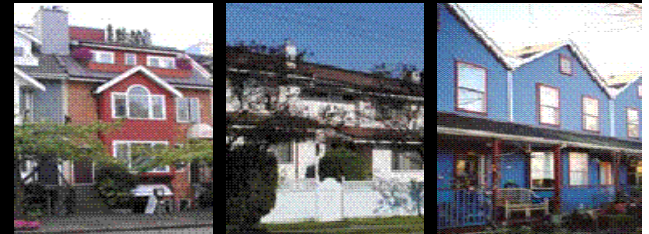
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# 1. Community Planning

- Housing needs assessments
- Land use policy
- Affordable housing policy
- Community consultations and participation process

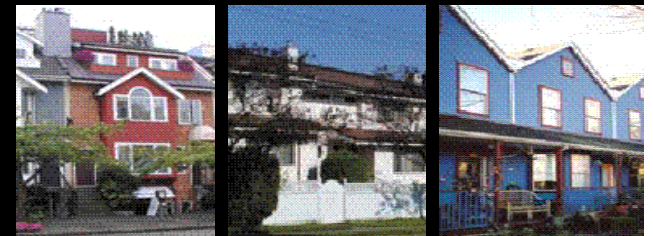
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# Neighbourhood Initiated Small Lot Zoning - Burnaby

- Residents approached council to subdivide
- Intensive public participation process
- Used questionnaires to gage public perception
- Staff managed re-zoning process from beginning to end

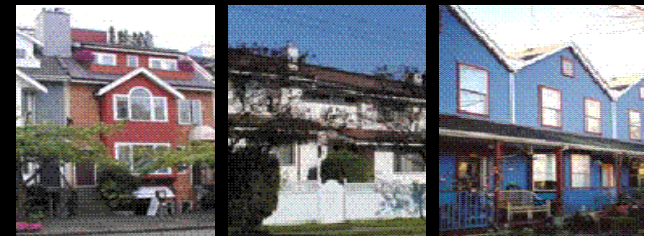
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## 2. Land use planning and zoning tools

- Density bonusing
- Small Lot Zoning
- Housing above shops
- Relaxations and exclusions
- Comprehensive development zoning

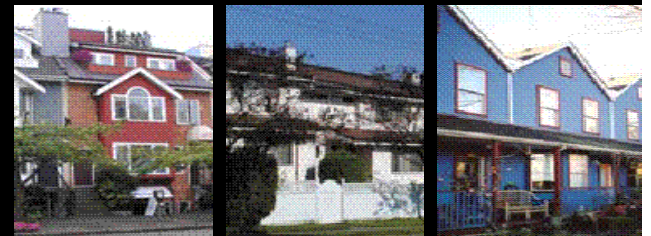
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# Inclusionary Zoning for Housing – Bowen Island

- Density in exchange for affordable rental housing – OCP
- Covenant on title and a housing agreement
- Typically large developments
- Needed lengthy public process

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# 3. Financial Incentives

- Waiving/reducing fees and charges
- Housing Reserve Funds
- Land grants
- Leasing land at or below market value
- Deferring payment on land leases
- Development Cost Charges (DCCs)

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# 4. Secondary Suite Programs

- Public consultations and education
- Zoning
- Liability management
- By-law enforcement
- Design guidelines
- Staffing
- Building standards

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# Alternative Life Safety Standards – City of Coquitlam

- A set of building code equivalencies
- Charging 40% of the per-household utility rate for legal and 100% for illegal
- Waive standard utility charge for 1 year
- Relevant to areas experiencing rapid growth

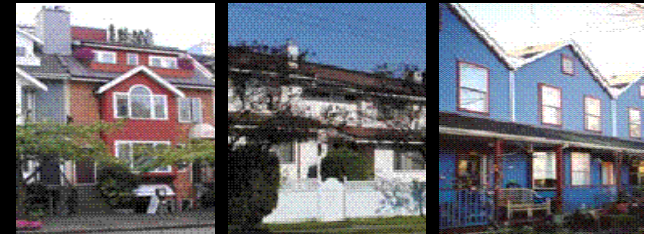
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# 5. Design Guidelines

- Secondary Suites
- Adaptable design for seniors and people with disabilities

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# Adaptable Design Guidelines – City of North Vancouver

- Accommodate changing needs
- Opportunities to add adaptable features
- “Design Elements Checklist” and “Fixtures and Finishes” guidelines
- Market ownership with a few not-for profit housing units

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