

What tools does local government have in its toolbox to support co-op, non-profit and affordable rental housing?



OFFICIAL PLANS/BYLAWS

Official Community Plans (OCPs) and Zoning Bylaws outline the vision and goals for development in municipal land use and housing needs. Policies can include the protection of existing affordable housing and support for construction of new homes.



INCLUSIONARY ZONING

Inclusionary zoning requires developers to create some type of non-market housing as a condition for new development sites. Municipalities can ask that a specific number of non-market units be built in a development and/or ask for a contribution to a municipal housing fund.



PROPERTY TAX

Municipal governments have powers over property taxes. Local governments can waive or reduce property taxes for co-op and non-profit housing providers in order to incentivize construction of new housing, or re-development of existing housing.



LAND CONTRIBUTIONS

Municipalities can sell or lease their land (with a long-term tenure) to co-op and non-profit housing providers at a reduced rate, or contribute the land at no cost, in order to facilitate the construction of new non-market housing.



HOUSING AGREEMENTS

Housing Agreements are a regulatory tool, in the form of a contractual arrangement between local governments and property owners or housing providers that govern the tenure, occupancy, cost and restrictions on non-market housing.



COMMUNITY LAND TRUSTS

A community land trust acquires and holds land for the benefit of the broader community. governments should partner with community land trusts to support the development and preservation of affordable homes.



TRANSPORTATION As the need for more public transportation infrastructure increases, affordable housing near transit is in danger of being replaced with more expensive and less family-friendly housing. Municipalities can implement policies to protect affordable stock near transit and provide incentives for the development of new, affordable, transit-oriented housing.



FEE WAIVERS AND RELIEF There are a variety of municipal costs and fees associated with housing developments that can be waived, including development cost charges, community amenity charges, utility fees and building permit fees. Waiver of these fees can reduce overall building costs.



ADVOCACY Lobby provincial and federal governments, and UBCM and FCM to have non-profit and co-op housing retained and built. Partner with BCNPHA, CHF-BC and community housing providers on their advocacy initiatives.



DEMOLITION POLICIES Demolition and conversion policies protect against demolition of existing affordable housing and replacement with more expensive homes. Policies can be implemented that make this difficult, with significant financial implications to developers who apply for demolition.



REPLACEMENT POLICIES

Replacement policies can establish a ratio of replacement for every affordable or rental unit demolished. Frequently, this is a one-to-one ratio. Municipalities can ensure these ratios are protected within their development and rezoning policies.



ZONING FOR RENTAL HOUSING

BC provincial regulations regarding municipal authorities have recently been amended to allow local governments to zone specifically to retain and encourage rental housing in their communities.