

Mayor's Task Force on Community Housing  
March 14, 2019

**Assets Activity – Flip-Chart Notes**

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*\*denotes something new*

**Zoning/Policies Regulations**

- Rental zoning powers (use them!)
- 50% new density required to be public below market rental/affordable\*
- Land value capture tax/windfall tax on sale\*
- No displacement without replacement (swing housing during development)\*
- Density trading if building public affordable housing\*
- Power to upzone
- Pre zone land!!
- Four-plexes as a right
- UBC properties trust model on city land\*
- Allocate density bonus to rental
- Commit to % per year
- Modernize zoning away from 75% SFH\*
- Tax incentives to build rental\*
- PST on construction materials
- Lobby feds to remove GST on rental buildings\*
- Relax parking requirements near transit\*
- Remove school and property transfer tax increase\*
- From rental land /buildings\*

**Other Levels of Government**

- \$40 B federal
- \$6.9 B province
- Starts not aligned
- Misalignment of policy
- Well intention by ineffective policy
- Downloading responsibilities
- Walk the walk!\*
- Government development corporations
- Investment – where?
- Responsibility\*
- Province – federal – together\*
- Incentive density\*
- Revise tax policy options available to municipal facilities\*
- Land\*
- Provincial/municipal/federal transit agreements on housing – investment tied to housing

- Federal NDP\*
- Land value capture tax (or windfall)\*

### **Land Geography**

- City land → land trust/bank
- Federal and provincial land
- Rezoning
- More density along heavy arterials
- Infill housing in single family zones
- “Wards” neighbourhoods in most vulnerable areas transit corridors
- SFU
- ALR/mountains/water = problem (land constrained)
- Faith groups and community organizations with parking lots etc.
- Rezone along major corridors
- SFU – properties trust
- School land opportunity

### **Social Economy**

#### **(co-ops, unions, social enterprises)**

- Community land trust development capacity
- Land ripe for redevelopment
- Proven community development model
- New financing and tenure models
- Access to government decision makers
- Partnerships with private sector
- Families affording to live\*
- Workers able to live where they work\*
- Community/union input
- Partnerships with other levels of government

### **People**

- Community
- Renters
- Homeowners
- Working-class
- Advocates
- Representatives
- Politicians
- Homeless
- Disabled/assisted people
- Minimum wage earners
- Seniors/retirees

- Students
- Business owners
- Employers
- New immigrants
- Input!
- Organize the unorganized
- People most vulnerable
- Volunteers
- Unemployed
- YIMBYS
- NIMBYS
- Home builders
- City staff
- Investors
- Bankers
- Land owners
- Workers/employees
- Young families

### **Financing**

- CMHC
- Stress tests
- Income versus housing costs
- Costs of housing– affordability
  - Land
  - City costs
  - Design
  - Amenity contributions
- Utility and needs (% of income willing able to contribute) versus expectations
- Grants & bursary
- Land value capture tax\*
- BC Housing operations
- Local government subsidies
- Non profit
- New social finance model
- Social purpose equity funds
- Banks
- Look at creative ways to help first time buyers
- Municipal Finance Authority
- BC Housing

## **Private Sector**

- Engage use
- Triple bottom line Board of Trade engaged business community
- Business operations/efficiencies
- Financing structure
- Income vs expenses
- Use to deliver community amenities in housing
- Ability to lobby all levels of government
- 85+% of Canadians rely on this sector for housing
- Profit not bad

## **Data, Information, Education**

- Need more Municipal staff to get information\*
- Need to know number of empty homes, number of short term rentals & wealth accumulation\*
- Education & community (ethnic community) – importance of affordable housing
- School tax – impact?
- SFU
- More data on purpose built rentals accessible to the public\*
- Non politicized data/facts\*
- Michael Hudson – killing the host

## **Civil Society**

### **(e.g. non-profits, community organizations, faith)**

- Non-profit expertise – need to scale up
- Partnerships with private sector/other agencies – need to scale up
- Churches on owned land – need to scale up
- Supportive housing
- Housing with services
- Increase need of organizations
- Representing most vulnerable
- Culture shift – YIMBY & homes first (invest 2<sup>nd</sup>)

## **Built Environment**

- Need to modernize Burnaby ‘special’ → more density!
- Cycling routes
- Urban trail
- Walking
- Good transit
- Parks
- Amenities – swimming pools, community centres, seniors centres
- Safety everywhere

- Services in walking distance
- Hospital
- Youth centres & other

### **Public Facilities/Social Supports**

- SFU
- Hospital (new one??)\*
- BC Housing
- More community schools
- Non-profits
- Social housing\*
- Carnegie Centre in Burnaby (south)\*
- Women and LGBTQ support in the city\*
- Increase SFU housing for students\*
- Affordable (for all) childcare\*
- Increase immigrant support services\*
- Homeless shelters

### **Other?**

- Housing needs continuum not income related versus who delivers it
- Housing alternatives to reflect needs
  - Co-housing
  - Flex
  - Tiny houses
- Housing first nations
- Rent bank

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