

Affordable Housing Task Force Recommendations - Implementation Status

Resolution	Directions		Status of Item
CW20/047	1	Extend an invitation to the Cooperative Housing Federation of BC in order to inform Council of how community land trusts may assist with Council priorities for redevelopment of public property.	Thom Armstrong, Cooperative Housing Federation of BC presented to Council at the July 21, 2020 Special Council Meeting. Staff was directed to initiate exploratory conversations with the Co-operative Housing Federation of BC and Council regarding Community Land Trusts (CW20/063).
	2	Report back to Council with costs and implications associated with updating Port Moody's laneway housing bylaws as informed by recommendations from the task force in order to increase uptake of that program.	Potential changes to the laneway housing program are being discussed in the context of broader small lot implementation improvements currently underway.
	3	Establish a renoviction bylaw in line with the municipalities of Port Coquitlam, New Westminster, and Burnaby.	Staff presented the report, Regulations for Market Rental Apartment Businesses (Renoviction Bylaw) at the Regular Council Meeting on July 28, 2020. The City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000, Amendment Bylaw No. 5, 2020, No. 3264 (Market Rental Apartment Businesses) and City of Port Moody Municipal Ticket Information Authorization Bylaw, 2020, No. 3218, Amendment Bylaw No. 2, 2020, No. 3272 received its first three readings at the July 28, 2020 Regular Council meeting (RC20/303), and was adopted at the September 8, 2020 Regular Council meeting (RC20/323).
	4	Update the Affordable Housing Reserve Fund Terms of Reference, including amending the Affordable Housing Reserve Fund Policy to allow distribution of funding out of the Reserve for rental relief initiatives for renters in need of financial assistance.	Staff is awaiting information from Council with regards to the Tri-Cities municipalities' decision on a model for the rent bank to be funded equitably by Coquitlam, Port Coquitlam, and Port Moody.
CW20/048	1	That a representative from SHARE Family and Community Services be invited to make a presentation to Council regarding a potential Tri-Cities Rent Bank.	Claire MacLean, SHARE Family and Community Services, gave a presentation on the Tri-Cities Rent Bank program at the July 21, 2020 Special Council Meeting, and answered questions about the program budget, sustainable program funding sources, and year-to-date loan expenditures.

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RC20/285	1	Update Port Moody's requirement on rental replacement, strengthening tenant relocation, and strengthening demolition policies as informed by recommendations from the Task Force in-line with the municipality of Burnaby.	Social Planner to begin work on these items in April 2021. Anticipated to be completed in June 2021.
	2	Liaising with City of Burnaby staff after they have completed their review of best practices in minimum standards of rental maintenance and presented to Council for comparison with Port Moody's current practices.	Awaiting completion of best practice review by City of Burnaby. The City of Burnaby has not shared a timeframe for completing their review.
	3	While crafting an inclusionary zoning policy for Port Moody, investigating the adoption the three-tiered approach taken by New Westminster requiring percentages but with options for 12.5% affordable (20% below CMHC), or 6% at shelter rates for projects within OCP guidelines, with a suite of incentives for development options. For projects seeking OCP amendment and/or exceeding established density thresholds, or in TOD areas, these should have policy provision of a minimum of 20% of total units or floor area as built affordable units; number of units and rental rates subject to discussions with Council and senior governments, and consideration of other amenities, such as projects in the TOD that include a significant component of employment space. Units may be owned by developer with occupancy management by a non-profit or BC Housing in perpetuity, or sold to a non-profit or BC Housing at below-market value. The Affordable housing task force suggests that inclusionary zoning should apply to all developments over 80 units, with townhouse developments requiring additional contributions to the Affordable Housing Reserve Fund, as per revised policy. This the preferred type of policy recommended by the Affordable Housing Policy; however, due to differences between municipalities regarding density and/or height restrictions, these recommendations would need be fulfilled in a Port Moody specific context.	This work has been included as part of the Inclusionary Zoning Study that is underway. Staff has procured Coriolis Consulting to undertake the financial analysis for an Inclusionary Zoning Program using the parameters outlined in this Council motion. Anticipated to be completed in May 2021.
	4	Staff update parking relaxation policies to be in-line with more ambitious relaxations and suggest where there are areas of the city that would benefit from differential levels of parking relaxations for rental and affordable housing in order to include city-wide relaxations for affordable housing as part of incentives for inclusionary zoning (as per Victoria and New Westminster policies).	Parking relaxation incentives to be discussed as part of project, Financial Analysis for an Inclusionary Zoning Program. Preliminary discussions have also taken place with Engineering.

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RC20/285	5	Staff to continue to monitor developments in the application of rental only zoning, particularly as it is used for maintaining affordable housing stocks.	Monitoring ongoing through Metro Vancouver Housing Subcommittee. Rental only zoning is a standing item at every Metro Vancouver Housing Subcommittee meeting.
	6	Staff and Council continue to support fee waivers and property tax waivers for non-profit housing developments as negotiated on a case-by-case basis with specific advice regarding what the City is willing to provide.	Considered as part of the development review and approval process on an ongoing basis as opportunities arise.
	7	Staff develop a policy related to multi-family developments with minimum thresholds for inclusion of family-friendly units, those being of two, three and more bedrooms as informed by our housing needs assessment and statistics included in this report.	Awaiting outcome of Housing Needs Report to determine appropriate requirements for family-friendly units. Inclusionary zoning study will also inform what unit mix is feasible and what incentives may be required.
	8	<p>Staff investigate policies regarding hostile architecture and report back on findings and opportunities to exclude such features. This may include exploring policies, including:</p> <ul style="list-style-type: none"> • Change all design standard by-laws and policies for public and private spaces to prohibit the use of defensive or hostile design features; • [Port Moody] should stipulate in contracts privatising public spaces that the ownership and management of said spaces be subject to the prohibition of defensive architectural features; • Port Moody should implement contracting embargoes on companies which specifically design street furniture pieces that are 'anti-homeless' or 'anti-youth'; these designs should not include measures which actively make facilities uncomfortable for particular people. • Port Moody should update our public consultation process on developments to make sure marginalized groups are supported to inclusively participate. 	Recommendation discussed with Engineering and Finance staff. Will be considered as part of OCP update, specifically updating development permit area guidelines for form and character. Also to be considered as part of Servicing Bylaw update and development review work. Will be addressed as part of the physical implementation of bus shelters with Pattison Group when this process re-starts. Special consideration for marginalized groups has been integrated as part of the Housing Needs Study and OCP Update underway. Move to virtual open houses for development applications has broadened access to participation in projects.