

What tools does local government have in its toolbox to support new and redeveloped co-op and non-profit 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 stock.



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 land they own 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 units.



COMMUNITY LAND TRUSTS

A community land trust acquires and holds land for the benefit of the broader community. Municipal land, in the form of a land trust, can be used to support the development of affordable housing.



TRANSPORTATION As the need for more public transportation infrastructure increases, affordable housing near transit is in danger of being converted to ownership homes. 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 provincial and federal levels of government to have co-op housing retained and built and can work with UBCM and FCM to support their advocacy efforts related to affordable housing.



DEMOLITION POLICIES Demolition and conversion policies charge a fee per unit of affordable and/or rental housing demolished or converted to ownership units. This fee can be placed in a housing fund that can help build support new co-op and non-profit housing developments.



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