

Subject: FW: Notice of Motion - Report Councillors Crist

Date: Wed, 15 Jan 2003 12:15:05 -0800

From: "Ernie Crist" <ernie_crist@dnv.org>

To: "FONVCA (E-mail)" <fonvca@fonvca.org>

> -----Original Message-----

> From: Ernie Crist

> Sent: Wednesday, January 15, 2003 12:13 PM

> To: Nathalie Valdes

> Subject: Notice of Motion - Report Councillors Crist

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> Notice of Motion - Report Councillor Crist

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> Recommendation

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> That staff be requested to provide a report for Council's consideration on proposals for the provision of non profit (affordable) housing as committed to by most candidates during the last Municipal election campaign in Nov 2002.

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> Reason for Report:

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> Non profit (affordable) Housing was one of the key issues advanced during some of the all-candidates meetings in the last municipal election in November 2002. Virtually all Candidates agreed to support, in principle, such initiatives if elected.

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> The term "affordable" within in the context of the identified housing needs for low income people, including seniors, clearly means non profit housing since all housing, irrespective of its price, is affordable. The price range of housing in the District is anywhere from \$ 150,000 on Native Land to \$ 2 million in the rest of the municipality and there is no shortage of such housing. Since the market cannot provide housing at prices below the \$ 150,000 barrier the term affordable means non profit.

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> Virtually all multi-family housing projects including those built in Lynn Valley in recent years have been presented to Council under the guise of affordable housing. But what was meant and built is ordinary market housing of which there was and never has been a shortage. On the other hand all such housing is outside the range of those who need housing with rents based on income.

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> Indeed a closer analysis reveals that the majority of housing units built in the Lynn Valley Core were sold not to local residents but to persons from other parts of the region thus exposing the housing for local needs theory for what it is - a developer's ploy to build housing without providing any benefit to the local community. On the contrary, such massive housing has resulted only in more traffic, more pollution and other undesirable by-products of increased density without providing any amenities.

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> The District has, in the past, made land available for non profit housing but this has not been the case during the last few years. There are, of course, several reasons for this. One is undoubtedly the difficulty by non profit housing organizations to obtain money from senior levels of government to finance such ventures. Yet another are difficulties in identifying and obtaining suitable land from the District and yet another may be resistance by community organizations to allow such forms of housing in existing residential areas.

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> In the past, Councillor Crist, through various initiatives and motions, proposed that 5% of all land sale proceeds be set aside for non profit housing and that such projects be part and parcel of integrated community and neighborhood developments. Councillor Crist also suggested that the District Heritage Fund be used for such purposes. This might include the financing of such projects provided that the money, including interest, is returned to Heritage Fund as the case may be.

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> Experience has shown that non profit housing is acceptable by the community provided

> a) it is part and parcel of an integrated community,

- > b) such projects are small in scale,
 - > c) they are efficiently administered, as is the case in Seymour by the Seymour Lions for example,
 - > d) they are based on community needs rather than outside community or developer driven, and/or
 - > e) housing units are jointly owned resulting in pride of ownership as is the case with the Lynn Valley Co-op.
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- > Any and all such criteria in the provision of non profit housing have been achieved in the past without altering the "sustainable community and neighborhood driven development philosophy pursued by the Federation of North Vancouver Community Associations, FONVCA, which allows meeting OUR own changing neighborhood and community housing needs - it should be possible to do so again. >
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