

Subject: [Fwd: Municipal Elections - "Affordable Housing"]
From: Brian Platts <bplatts@shaw.ca>
Date: Mon, 27 Oct 2008 19:22:39 -0700
To: Corrie Kost <corrie@kost.ca>

Subject: Municipal Elections - "Affordable Housing"
From: Wendyqureshi <wendyqureshi@shaw.ca>
Date: Mon, 27 Oct 2008 17:02:41 -0700
To: fonvca@fonvca.org

It appears that the District of North Vancouver Councillor candidates feel that the issues of "affordable" housing and homelessness are at or near the top of their priority lists. They are all spouting solutions, all of which involve other levels of government.

However, much can and must be done at the municipal level. The City of Vancouver (and other B.C. municipalities) has implemented a policy whereby a one-for-one replacement of rental units is required, as opposed to demolition and building of "market housing." This forward way of thinking is not happening in the District of North Vancouver.

At a recent all-candidates meeting in Lynn Valley, an incumbent councillor, Mike Little, was actually bragging about the fact that the current District council was the first in 18 years to vote for a "purpose built rental building." 32 MARKET units are being built.

What he failed to mention was the fact that 46 low-income families were evicted from Whiteley Court in Lynn Valley, with the reason being "the unstainability of the current property."

The weak excuse he gave was the deterioration of the property. If this was the case, then why did the DNV not force the owner to adhere to the District's "upkeep of premises" bylaws? These bylaws are not being enforced and this is sending out a dangerous message to landlords who want re-development for higher density. Let your property deteriorate, or even facilitate that deterioration and you will make money. The only people who suffer are the low-income renters.

There is not now, nor has there ever been, a shortage of market housing on the North Shore.

If municipal voters re-elect incumbents who are turfing low-rental families to produce only market housing, the homelessness and "affordable" housing problems will only get worse.

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