

Affordable Housing Definition

Please provide us with your feedback to the following questions:

1. According to the City's Affordable Housing Strategy, "affordable housing" refers to housing that costs no more than 30% of the gross income of households in the lower two income quintiles (lowest 40% of households) in Richmond. Is this definition of "affordable housing" still relevant?

Yes

No

Unsure

2. What would you say are the best aspects of the current definition?

3. Are there things you would change about the current definition?

4. Should specific groups be included in the definition of affordable housing?

Yes

No

Unsure

- 4b. If so, which groups do you feel should be included? (Please check all that apply.)

Owners

Seniors

Households
with special
needs

Other

Renters

Low income
families

All low income
households

5. The City of Richmond defines affordable housing as "housing that costs no more than 30% of the gross income of households in the lower two income quintiles (40%) in Richmond". According to income data from the Census, this would mean that households with an annual income of below \$41,000 and who pay 30% or more of their income on shelter fall below the City's current affordability threshold. What do you think of this income as a threshold for affordability?

The income threshold is
too high—it should be
lowered

The income threshold is
too low—It should be
raised

Paying no more than 30% of an income
of less than \$41,000 seems to be an
appropriate threshold for affordability

Affordable Housing Definition

Please provide us with your feedback to the following questions:

6. Each municipal jurisdiction is free to define affordable housing as it best sees fit. The following is the current affordable definition within the City of Richmond as well as a selection of sample definitions from across BC. Please check if there is a specific definition that you prefer. Where possible, please describe why you favour a particular definition and/or why it would be most suitable for the City of Richmond.

Affordable housing refers to housing that costs no more than 30% of the gross income of households in the lower two income quintiles in Richmond (*City of Richmond*)

Affordable housing is housing that is safe, appropriate and accessible, and which requires no more than 30 per cent of the owner's/renter's household income. (*Greater Vancouver Regional District*).

Housing that is affordable to low or moderate income households, for either purchase or rental, including dwelling units which are price subsidized or price controlled, and limited equity dwelling units (*City of Kelowna*).

Housing which would have market price or rent that would be affordable to households of low to moderate income. Households of low and moderate income are those who have income which are 80 per cent or less than the average household income for the urban area they live in. (*City of Coquitlam*).

Housing affordability relates to the changing relationship between the economic resources of the residents of a community and the costs of housing within it (*City of Mission*).

Housing where the rent or mortgage plus taxes is 30 per cent or less of the household's gross annual income. (*District of Esquimalt*)

- 6b. If applicable, please explain why you selected the definition that you did?

Affordability of Home Ownership

Please provide us with your feedback to the following questions:

1. Would you say that adequate home ownership opportunities exist in Richmond?

Yes

No

Unsure

2. Richmond has been active in promoting a broad range of housing types which provides expanded choice. How well is this strategy working in terms of providing housing options for households with different income levels (eg. condos, townhouses, single family homes)?

This strategy is
working very
well

Reasonably
well

Only
moderately
well

Not very well

This strategy is
not working at
all

3. Do you think that smaller apartment style condo units are providing affordable housing?

Yes

No

Unsure

4. Should the City legalize secondary suites to increase the pool of affordable rental units and/or to allow more households to achieve home ownership?

Yes

No

Unsure

4b. Why? Why not?

To return by fax: 604-276-4052, Attn. L. Sherlock

Rental 'at Risk'

Please provide us with your feedback to the following questions:

1. Do you think that the pressure on the existing rental housing stock through demolition, conversion or upgrading is a significant problem in Richmond?

Yes

No

Unsure

2. If yes, which groups do you think are most affected by this problem (Check all that apply)?

Families

Seniors

Youth/
students

People with
disabilities

Single adults
(non-senior)

Other _____

3. Are there specific neighbourhoods that are more affected by this problem?
(Please list affected neighbourhoods)

4. While the City is not in a position to 'control' market rents, there are things the City could do to try to address the pressures on the existing rental housing stock. What should the City do to address this problem?

- a) Place a moratorium on rental demolition, conversion or upgrading until the affordable housing strategy is completed?

Yes

No

Unsure

- b) Introduce a policy to require at least a 1:1 'replacement' of rental housing units as old units are removed from the stock?

Yes

No

Unsure

- c) Limit the redevelopment potential in specific neighbourhoods with considerable rental housing stock?

Yes

No

Unsure

- d) Other (please describe)

Non-market and Assisted Housing

Please provide us with your feedback to the following questions:

1. Affordability issues affect many groups but in different ways. Which groups in your community do you feel are significantly affected by affordability issues (check all that apply)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low income families	Seniors	Adult singles (non-senior)	Youth	Other
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Middle income families	People with disabilities	Mental health consumers	Homeless	

2. What should be the role of the City in addressing some of these issues?

- a) Provide City-owned land at below market value?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yes	No	Unsure

- b) Collect money from development to help pay for non-market or assisted housing?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yes	No	Unsure

- c) Play an active facilitative role in brokering partnerships between developers, non-profit housing providers and other potential partners such (eg. senior levels of government)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yes	No	Unsure

- d) Other (please describe)

The Role of the City

Please provide us with your feedback to the following questions:

1. In what areas do you feel the City's current housing strategies have had the greatest success? The least success?

Greatest success	Least success

2. Are there particular areas or neighbourhoods which have specific issues that need to be addressed? (Please list areas/neighbourhoods of particular concern.)

Area/Neighbourhood	Specific nature of concern

3. What types of policies or strategies should the City adopt?

a) Establish a target of affordable housing units in an area?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure
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If you said yes, should the target be: 5% 10% 15% 20% Other _____

b) Actively lobby senior levels of government for funding partnerships?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure
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c) Other (please describe)

4. While housing need is experienced differently by different groups, many groups face significant housing challenges. On a scale of 1 to 5, please indicate the importance you place on trying to address the housing needs of those at need in the following groups by circling a number--1 is low importance and 5 is high importance.

1 2 3 4 5 Low income families	1 2 3 4 5 Seniors	1 2 3 4 5 Singles	1 2 3 4 5 Youth	1 2 3 4 5 Other
1 2 3 4 5 First time homebuyers	1 2 3 4 5 People with disabilities	1 2 3 4 5 Homeless	1 2 3 4 5 Mental health consumers	