

ON TABLE ITEM

Date: November 19, 2018
Meeting: PUBLIC HEARING
Item: #3

Mayor and Councillors

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 19, 2018.

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: Friday, 16 November 2018 16:01
To: Mayor and Councillors
Subject: Public Hearing Nov. 19 - Richmond Centre
Attachments: Public Hearing Nov 19 2018 Roston Chart.pdf

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



Dear Mayor and Councillors,

Please see the attached chart which gives the data on the extent of the housing crisis in Richmond.

A conservative estimate is that over 5,000 Richmond households are not eligible for below market rental housing and yet are spending 50% or more of household income on housing which CMHC categorizes as in "dire housing circumstances" and to be "at risk of homelessness."

Of the 247 market rental units built in 2017, many were secondary suites while 132 were condominium/apartments and row houses. These 132 units were only 8.8% of the total 1,494 condominium/apartments and row houses built. The other 91.2% were sold to investors and the wealthy.

You are about to approve the Richmond Centre redevelopment plan which will perpetuate this tragedy and do nothing to solve the problem when it, the Lansdowne Centre redevelopment and the adjacent developments are the one time opportunity to create thousands of new market rent housing units that would drastically increase supply and have a moderating effect on the current unaffordable rents.

You must change the Richmond housing industry from one that maximizes the benefit for developers to one that maximizes the benefit for Richmond citizens. This is what you were elected to do. It will require courage and determination.

The BC Government handed Richmond the perfect tool to change that development scenario by passing new legislation in May 2018 that allows Richmond to require a minimum amount of market rental housing in new developments at any time up until the development permit is issued.

Several of you keep telling me that the developer is providing 150 much needed below market rental units when it is not required to do so and these will be lost if you apply the new legislation.

It is true that the project would very likely be delayed for a year while the developers quite rightly fume about being treated badly by the City. The City owes them an apology. However if Council stands firm, the developers will most likely get into the rental housing business or partner with one of the large national developers that specializes in rental housing. They are in business to make money even if it is less than they would have made with the original proposal. The City can insist that the 150 subsidized below market units be provided. The provincial government can assist in issuing regulations that clarify your right to apply the legislation in this particular instance.

Richmond Centre is only the beginning. It will set the template for what is done with Lansdowne Centre and the other developments. Please withhold approval of the Richmond Centre redevelopment plan on Nov. 19th and ask staff to come up with a plan to require 60% market rental housing in all of these developments.

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How bad is the housing crisis in Richmond?

Richmond Households in Dire Housing Circumstances

	Housing Cost / Household Income	2011 Households Eligible for Below Market	2011 Households Not Eligible for Below Market	2017 Households Eligible for Below Market	2017 Below Market Rent Housing Units Built	2017 Households Not Eligible for Below Market	2017 Market Rent Housing Units Built
CMHC Standard	=< 30%						
Richmond Households "in dire circumstances"	=> 50%	540	4,780	680	129	> 5,000 (estimate)	247*

[Data based on *Metro Vancouver Housing Data Book, April 2018*.]

* Of the 247 market rental units, many were secondary suites while 132 were condominium/apartments and row houses. These 132 units were only 8.8% of the total 1,494 condominium/apartments and row houses built. The other 91.2% were sold to investors and the wealthy.

The number of households waiting for below market rent housing is increasing.

The number of households not eligible for below market rent and unable to afford market rent is very large and increasing.

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Date: Nov. 19, 2018

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Mayor and Councillors

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: Sunday, 18 November 2018 12:09
To: Mayor and Councillors
Subject: Public Hearing Nov. 19 - Richmond Centre

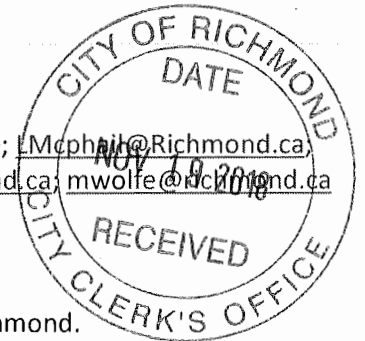
Dear Mayor and Councillors,

I see that the developers of Richmond Centre have now modified their proposal to add 100 units of market rental housing by increasing the size of the development to 2,100 units from 2,000 units. My point is that it will take thousands of new market rental units to drastically increase supply and bring down the current unaffordable rents in the marketplace. The proposed 100 market rental units will have no effect on the housing crisis.

This development should have 1,000 units of market rental housing, the agreed 150 units of below market rental housing and 950 strata ownership units available for sale to investors and those who can afford them. The new staff report makes it clear that you have the authority to require that.

John Roston

From: John Roston, Mr
Sent: Friday, November 16, 2018 3:50 PM
To: MBrodie@Richmond.ca; hsteves@richmond.ca; McNulty, Bill <BMcNulty@richmond.ca>; LMcpheill@Richmond.ca; Au, Chak <CAu@Richmond.ca>; cday@richmond.ca; ALoo@Richmond.ca; kgreene@richmond.ca; mwolfe@richmond.ca
Subject: Public Hearing Nov. 19 - Richmond Centre



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