



Learning from Municipal Rental Housing Policies: Innovation and Implementation

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This research was supported by the Social Sciences and Humanities Research Council of Canada.



outline

- Learn about the 15 case studies and critical success factors
- Evaluate strengths/weaknesses in your city
- Apply lessons from other cities to your local context and discuss possibilities for policy transfer (learning, inspiration)



PLANifax

Research Video

Phase 1

(September 2017-September 2018)

Policy Analysis

Examine the plans, policies, and strategies of 15 Canadian municipalities

Survey

Ask municipal planners, developers, housing organization staff about barriers and solutions in the 15 municipalities

Phase 2

(September 2018-July 2019)

Meta-Analysis

Determine the similarities/differences across the cases and the analytically generalizable trends and policy lessons

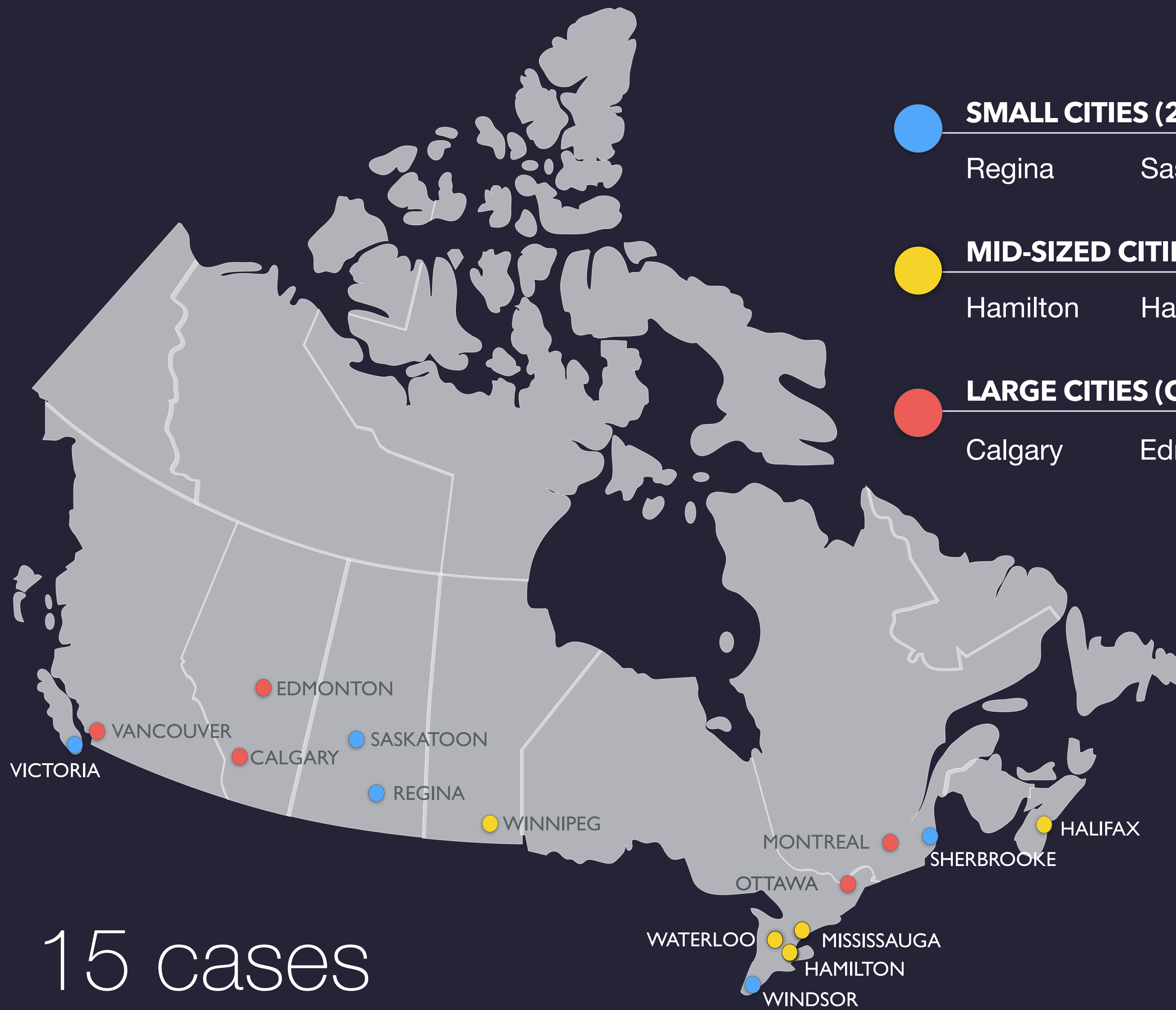
Policy Learning Workshop

Share the policy solutions with municipal planners, provincial planning staff, developers, and housing organization staff in Halifax

approach



01 Introduction to the cases



SMALL CITIES (200,000 - 400,000)

Regina Saskatoon Sherbrooke Victoria Windsor



MID-SIZED CITIES (400,000 - 1,000,000)

Hamilton Halifax Mississauga Waterloo Winnipeg



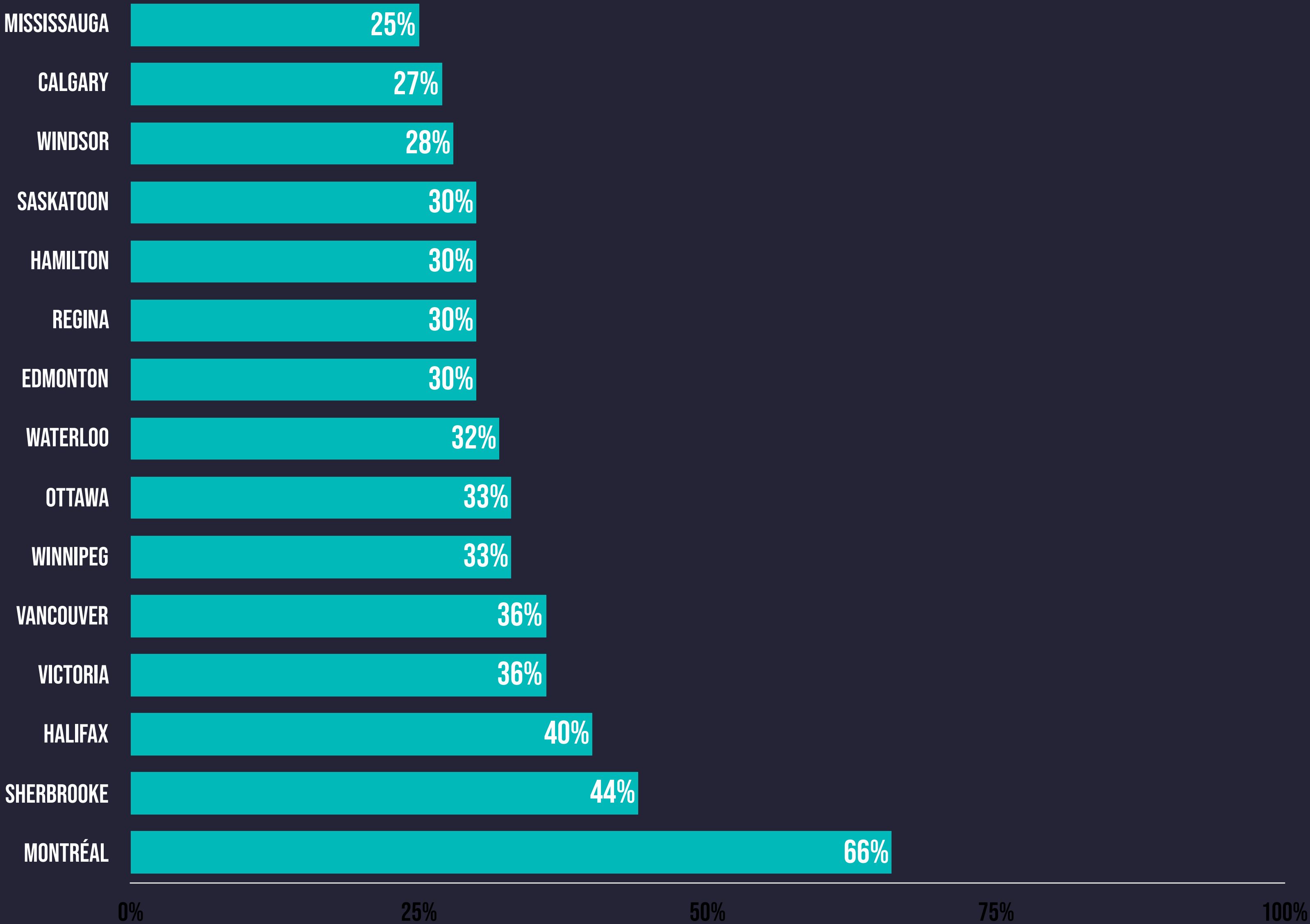
LARGE CITIES (OVER 1,000,000)

Calgary Edmonton Montréal Ottawa Vancouver

15 cases

The 15 cities were chosen for their population size and range of approaches to rental housing policy, plans, and programs

Census data and CMHC Rental Market Reports were used to create demographic profiles of each city



demographics: % of renter households

01

vacancy rate

02

the average
monthly rent

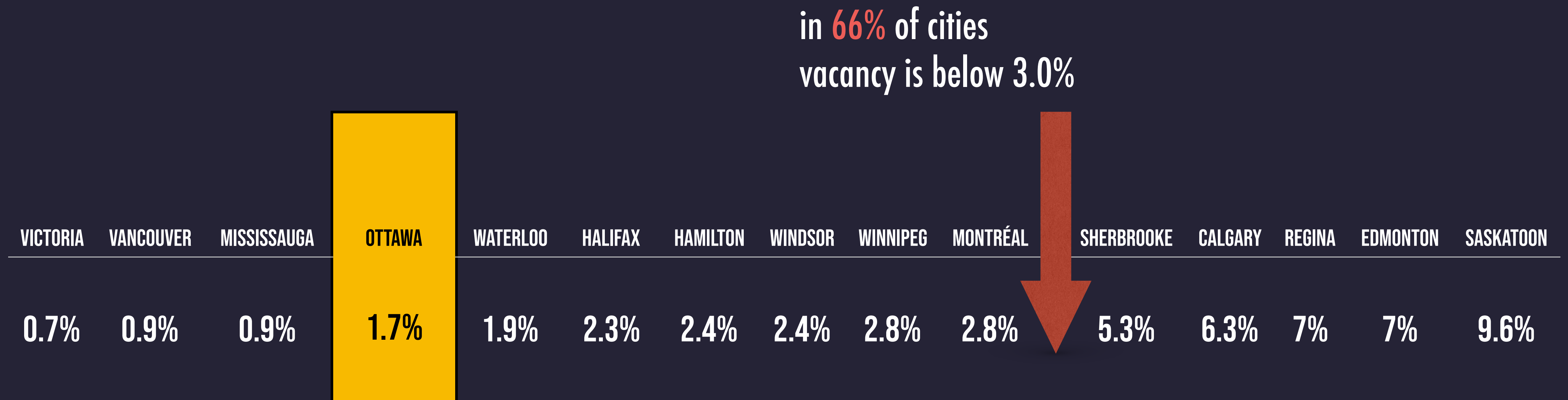
03

tenant
households
spending over
30% on rent

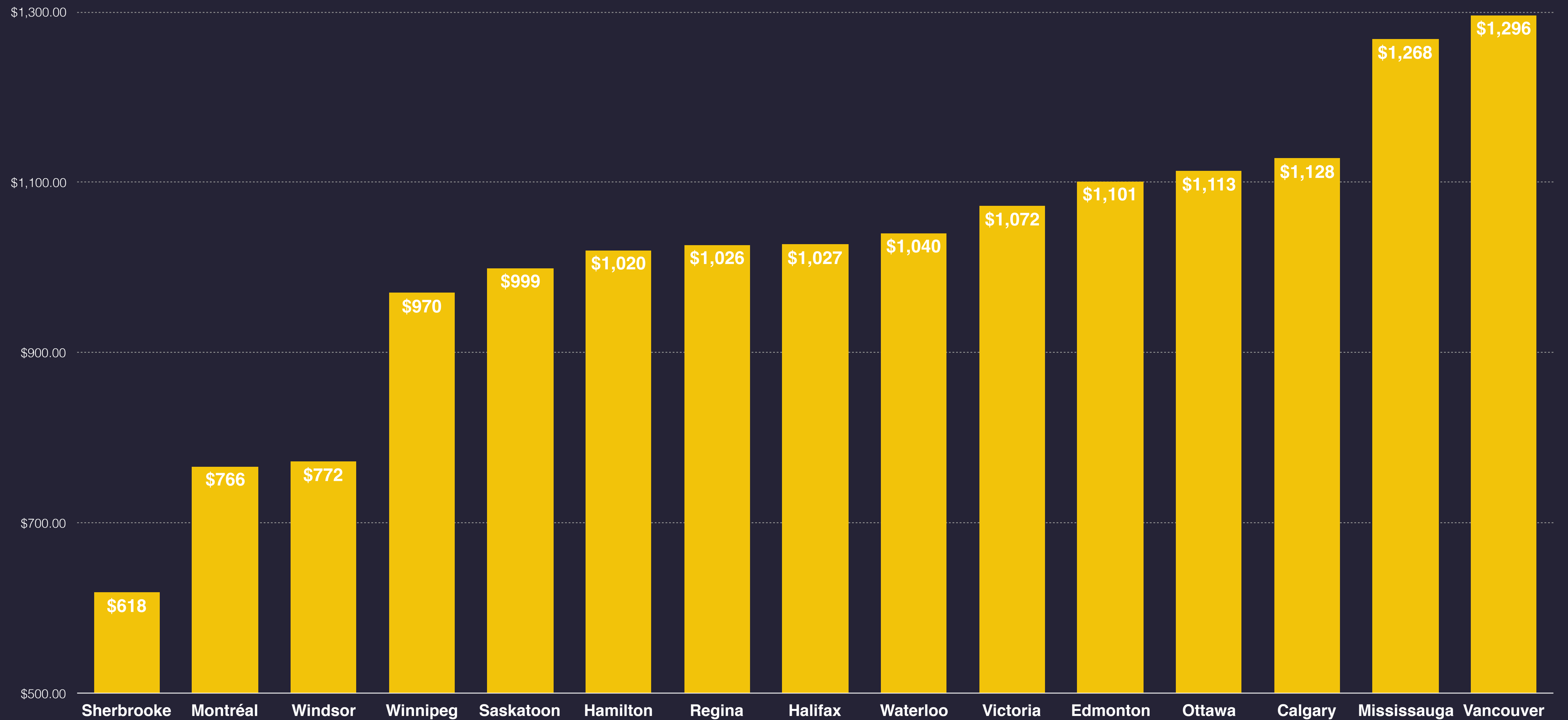
04

households
living in core
housing need

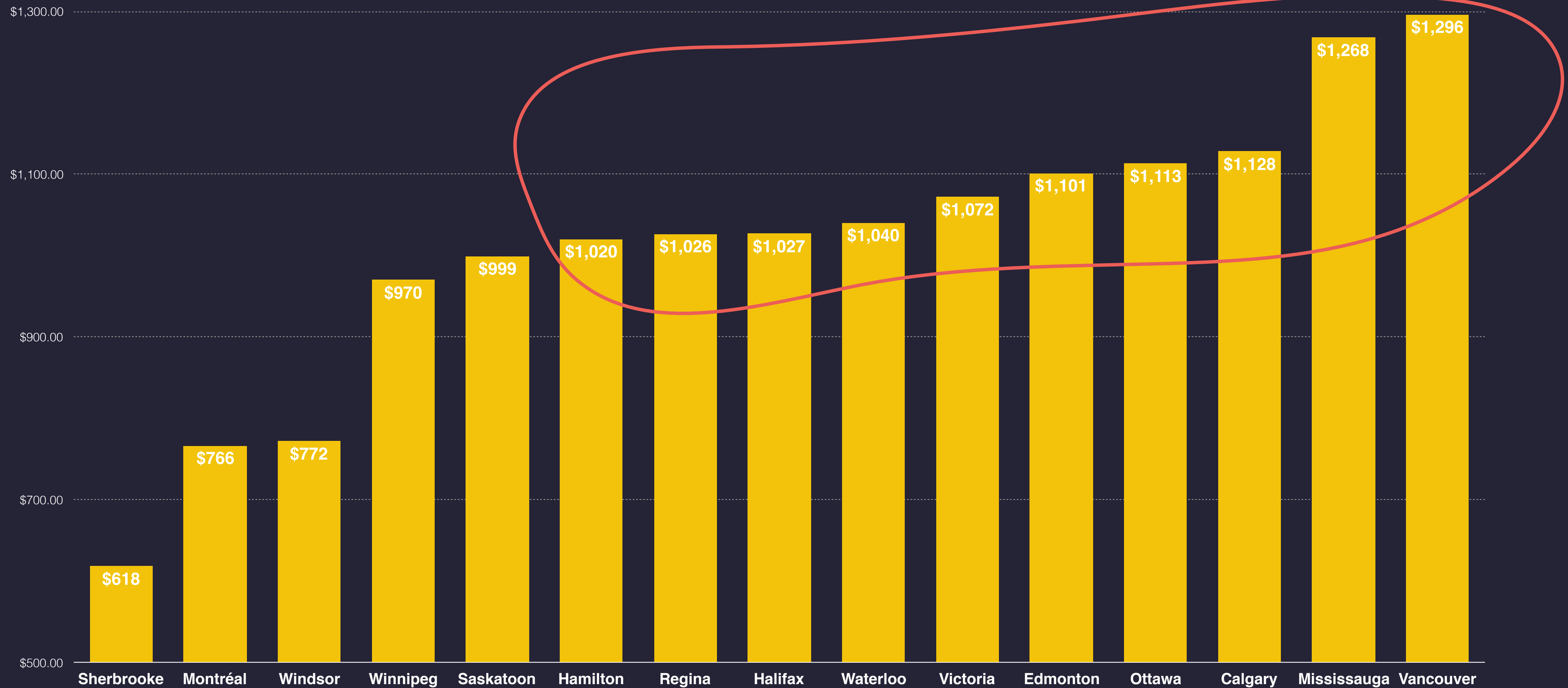
vulnerability



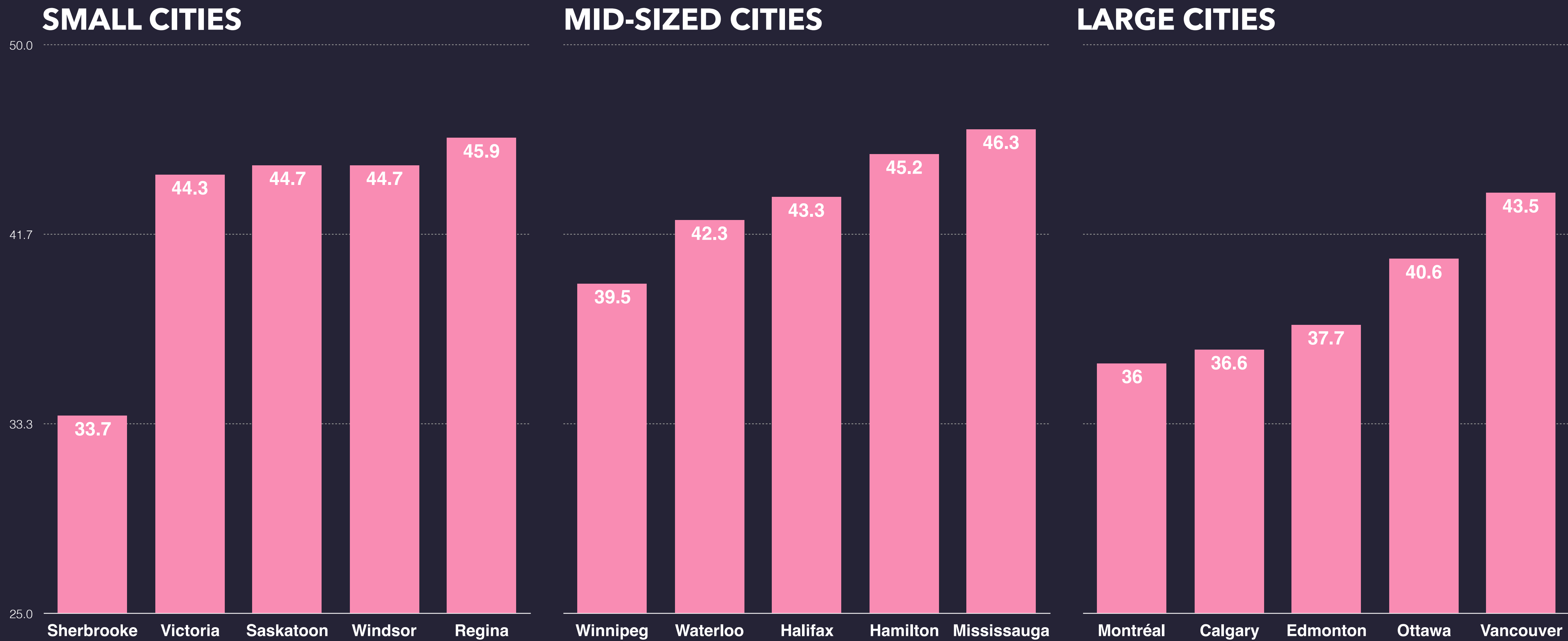
vulnerability: vacancy



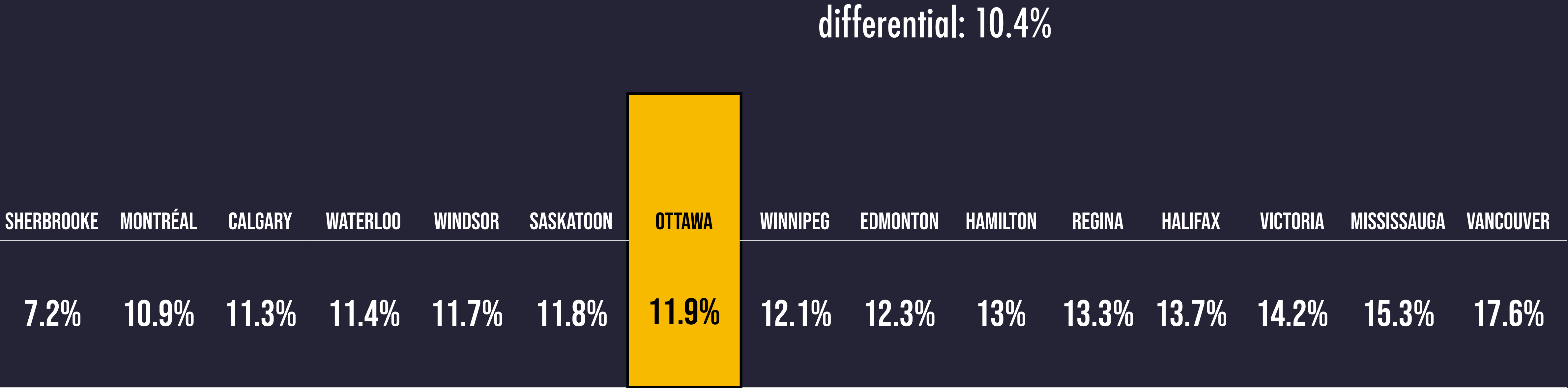
vulnerability: average rent



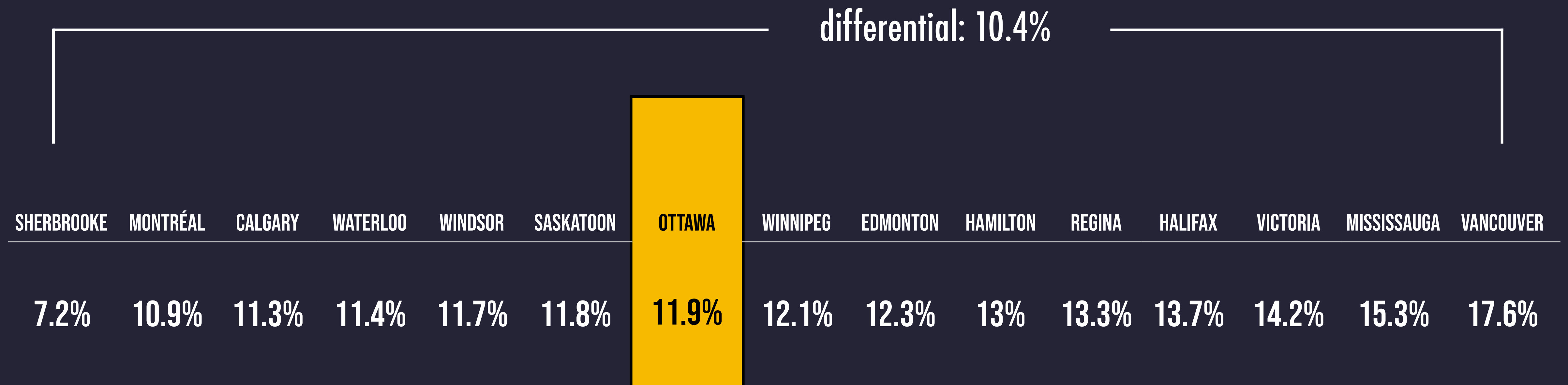
vulnerability: average rent



vulnerability: spending over 30%

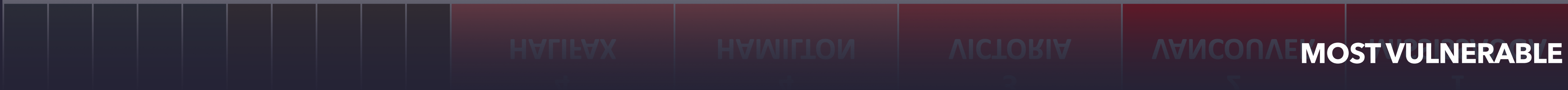


vulnerability: core housing need



vulnerability: core housing need

LEAST VULNERABLE



vulnerability: overall

02 Policy lessons



what is policy transfer?



what is policy transfer?



Policy goals
Policy content
Policy instruments
Programs
Institutions
Ideas
Attitudes
Negative lessons

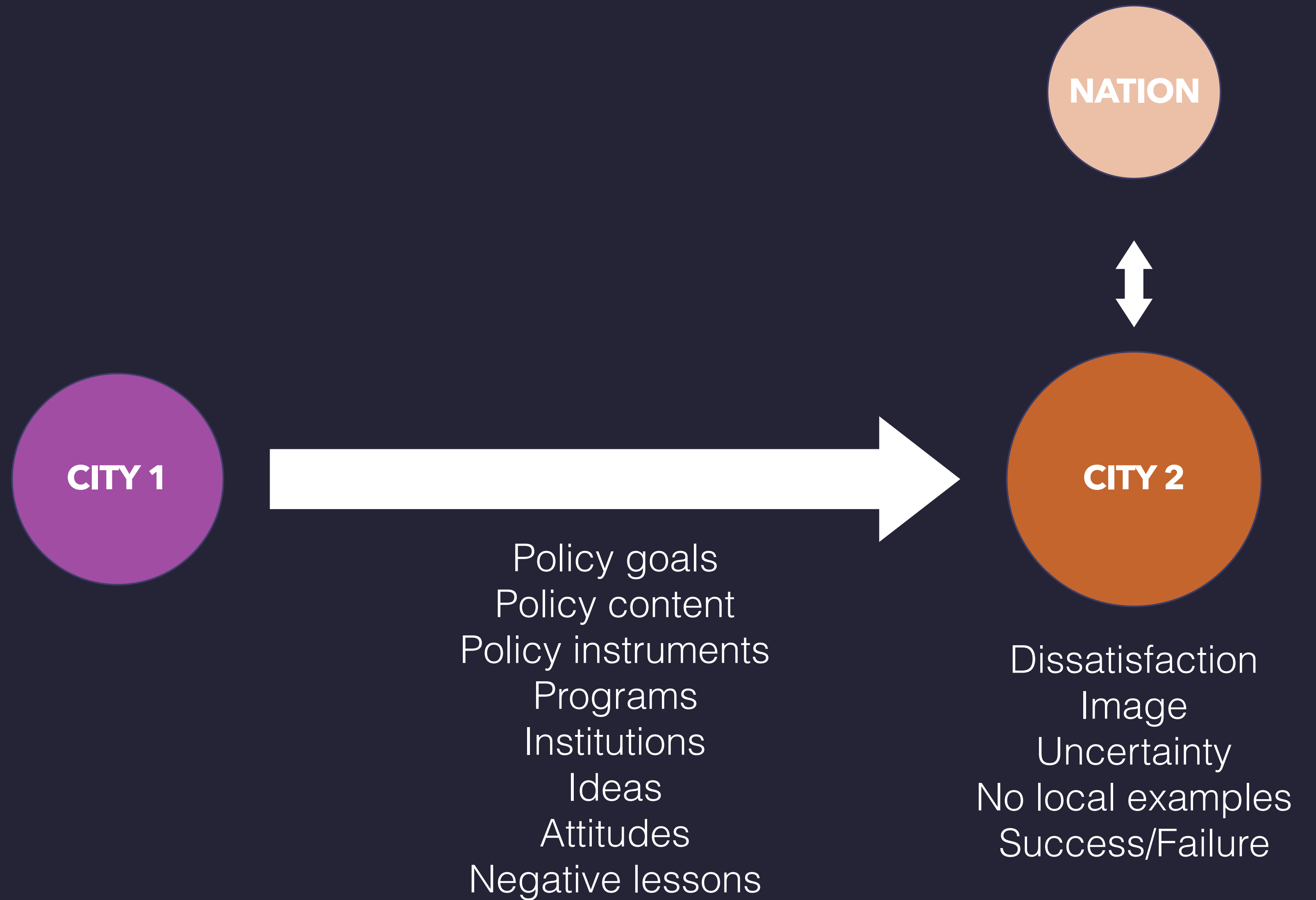
what is policy transfer?



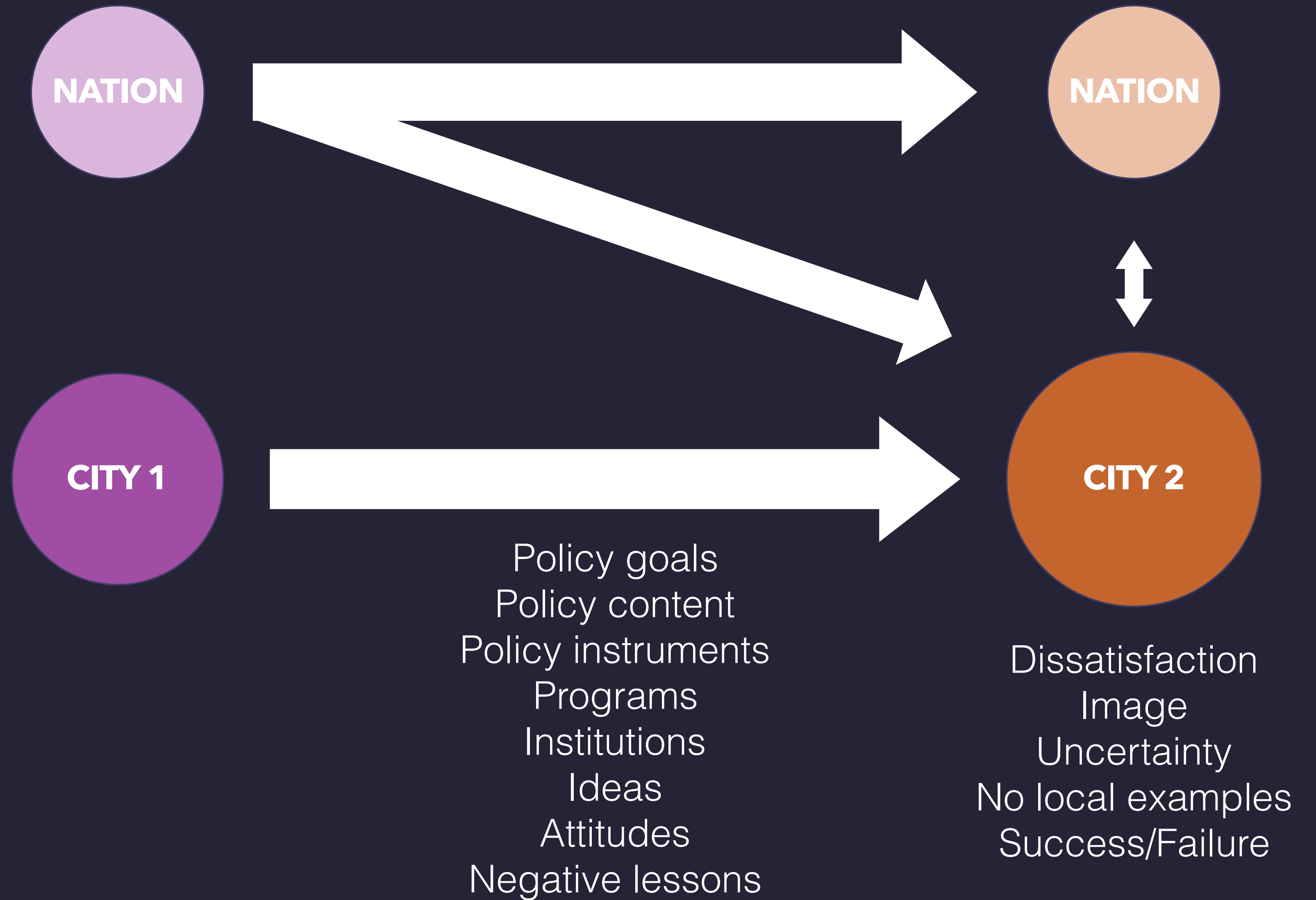
Policy goals
Policy content
Policy instruments
Programs
Institutions
Ideas
Attitudes
Negative lessons

Dissatisfaction
Image
Uncertainty
No local examples
Success/Failure

what is policy transfer?



what is policy transfer?



what is policy transfer?



policy transfer problems

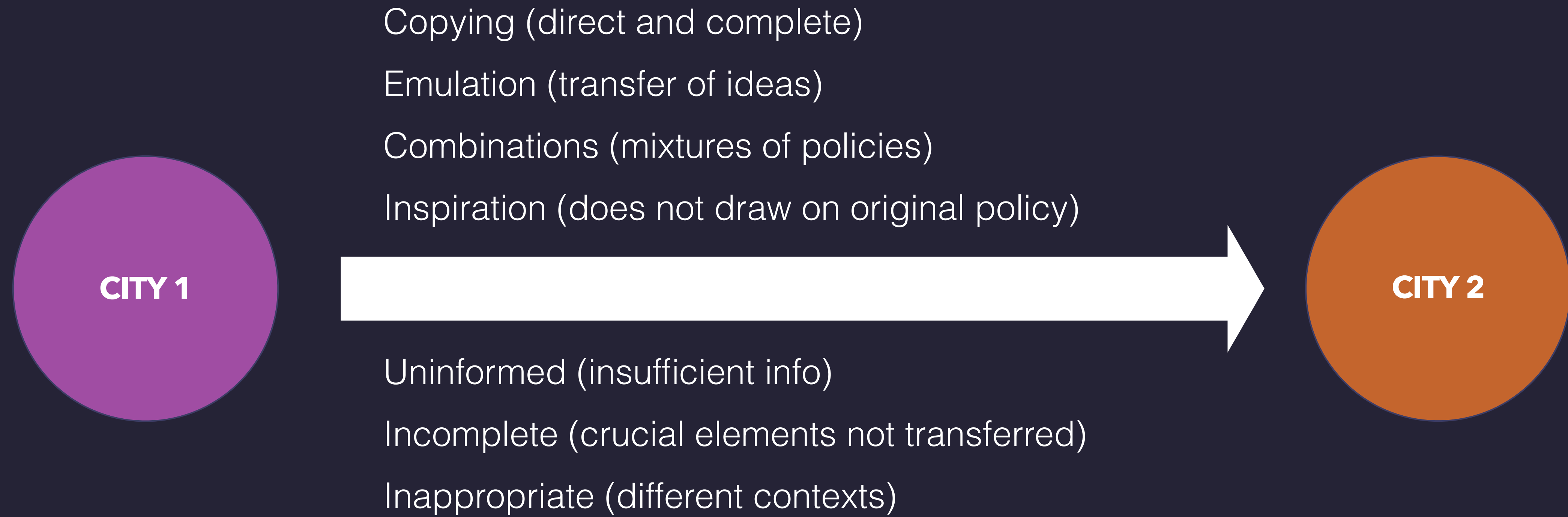


Uninformed (insufficient info)

Incomplete (crucial elements not transferred)

Inappropriate (different contexts)

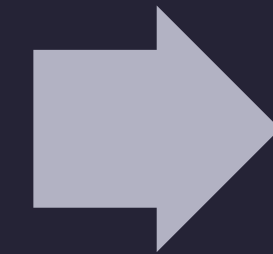
policy transfer problems



policy transfer problems

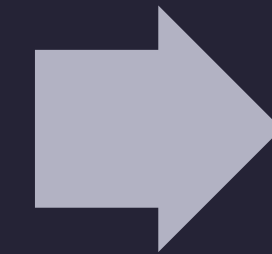
LEARN

Learn policy transfer options, how successful implementation can be achieved



PRACTICE

Use this knowledge to evaluate strengths/weaknesses in your city



REFLECT

Reflect on the process of policy transfer, understand how a local vision for rental housing can be realized

policy transfer:
local solutions triggered by national policy lessons



questions?

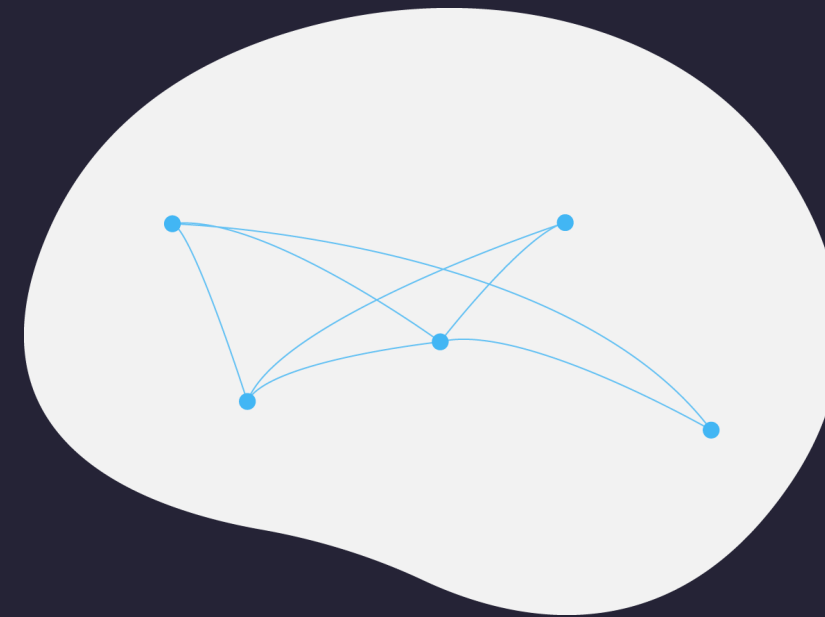


03 Evaluate your city



POLICIES AND TOOLS

1. Policy intent
2. Policy strength
3. Policy enforcement
4. Planning tools



ACTOR NETWORK

5. Collaboration/partnerships
6. Intergovernmental cooperation
7. Municipal leadership
8. Provincial funding



REGIONAL CHARACTERISTICS

9. Renter vulnerability
10. Regional preferences
11. Public support

critical success factors

POLICIES AND TOOLS						
	1	2	3	4	5	
1	How clear would you say municipal targets are for the protection of existing/implementation of new rental housing? (e.g. linked to an implementation strategy/action plan/timeline?)	Very vague, unclear, or absent targets with no implementation strategy / action plan / timeline	Mostly vague, unclear or absent targets with no implementation strategy / action plan / timeline	Some targets, not linked to implementation strategy / action plan / timeline	Several clear targets, linked to implementation strategy / action plan / timeline	Very clear targets, clearly linked to implementation strategy / action plan / timeline
2	How strong are municipal policies on protection / implementation of rental housing? (e.g. linked to funding or other municipal support like a streamlined application process)	Very vague, unclear, or absent policy wording, no funding / support	Mostly vague, unclear, or absent policy wording, no funding / support	Some examples of strong policy wording, some funding / support	Several examples of strong policy wording, linked to funding / support	Very strong policy wording, clearly linked to funding / support
3	Would you say that municipal policies are enforced (e.g. protection of units) and monitored for progress towards targets?	No enforcement or monitoring	Very little enforcement or monitoring	Some enforcement and less regular monitoring	Several are enforced and regularly monitored	Most are strongly enforced and regularly monitored
4	Are planning tools used to encourage rental housing across the region? (e.g. density bonuses, tax exemptions, zoning to allow certain housing types)	No use	Very little use in any municipality	Some use in a few municipalities	Regular use in several municipalities in the region	Widespread use in most municipalities in the region
ACTOR NETWORK						
	1	2	3	4	5	
5	How would you characterize the relationships between actors (public, private, and other) involved in rental housing? (e.g. communication, collaboration, overlap in goals or vision, clarity of roles)	No communication / collaboration, no overlap in goals or vision, very unclear roles	Very little communication / collaboration, no overlap in goals or vision, unclear roles	Average communication / collaboration, overlap in goals or vision, and less clear roles	Good communication / collaboration, overlap in goals and vision, and clear roles	Very good communication / collaboration, major overlap in goals and vision, very clear roles
6	Do municipal plans and policies align well with provincial priorities and programs?	No clear alignment	Very little alignment	Some alignment	A good level of alignment	Very clear alignment
7	How would you characterize municipal leadership on rental housing policy?	No municipal body / organization	Informal municipal body / organization with very little leadership	Informal municipal body / organization with some leadership	Formal municipal body / organization with some leadership	Municipal body / organization with strong leadership
8	How supportive is the provincial government in the protection/implementation of rental housing? (e.g. capital grants, advice for municipal staff, sharing technical expertise)	No grants / support	Very few grants / very little support	Some grants / some support	A good range of grants / good level of support	A wide range of grants / extensive support
REGIONAL CHARACTERISTICS						
	1	2	3	4	5	
9	How vulnerable are renters are in your municipality/ region, in terms of availability, affordability, and condition of units?	Census/CMHC data shows vacancy rates below 1%, over 45% of tenants pay over 30% in rent, most units are in poor condition	Census/CMHC data shows vacancy rates between 1-2%, 40-45% of tenants pay over 30% in rent, many units are in poor condition	Census/CMHC data shows vacancy rates between 2-3%, 35-40% of tenants pay over 30% in rent, some units are in good condition	Census/CMHC data shows vacancy rates around 3%, 30-35% of tenants pay over 30% in rent, many units are in good condition	Census/CMHC data shows vacancy rates over 3%, fewer than 35% of tenants pay over 30% in rent, most units are in good condition
10	Is there a preference for rental housing in your municipality/region?	Very weak preference for rental / strong preference for ownership	Weak preference for rental tenure / some preference for ownership	Some preference for rental tenure / some preference for ownership	Strong preference for rental tenure / low preference for ownership	Very strong preference for rental tenure / very low preference for ownership
11	How would you describe the level of public support for rental housing? (including multi-family housing, higher densities)	No public acceptance / strong opposition	Very little public acceptance / some opposition	Some degree of public acceptance / public approval	Good public acceptance / public approval	Very high public acceptance / public approval

exercise 1 : local strengths/weaknesses



questions?

June 12, 2019
11 participants

	SCALE				
	1	2	3	4	5
POLICIES AND TOOLS					
CLARITY OF MUNICIPAL TARGETS	6	4	1	0	0
STRENGTH OF MUNICIPAL POLICIES	6	4	0	0	0
ENFORCEMENT OF MUNICIPAL POLICIES	7	1	1	0	0
USE OF PLANNING TOOLS	5	2	3	0	0
ACTOR NETWORK					
RELATIONSHIP BETWEEN ACTORS	0	5	6	0	0
ALIGNMENT BETWEEN MUNICIPALITY AND PROVINCE	2	2	4	0	3
MUNICIPAL LEADERSHIP	2	4	4	0	0
PROVINCIAL SUPPORT	3	2	5	1	0
REGIONAL CHARACTERISTICS					
VULNERABILITY OF RENTERS	1	8	1	0	0
RENTAL PREFERENCES	1	0	7	2	0
PUBLIC SUPPORT OF RENTAL HOUSING	0	1	6	2	0

what we found in Halifax

**POLICIES
AND TOOLS**

CLARITY OF MUNICIPAL TARGETS	STRENGTH OF MUNICIPAL POLICIES	ENFORCEMENT OF MUNICIPAL POLICIES	USE OF PLANNING TOOLS
Very vague, unclear, or absent targets with no implementation strategy / action plan / timeline	Very vague, unclear, or absent policy wording, no funding / support	No enforcement or monitoring	No use

**ACTOR
NETWORK**

RELATIONSHIP BETWEEN ACTORS	ALIGNMENT BETWEEN MUNICIPALITY AND PROVINCE	MUNICIPAL LEADERSHIP	PROVINCIAL SUPPORT
Average communication / collaboration, overlap in goals or vision, and less clear roles	Some alignment	Informal municipal body / organization with some leadership	Some grants / some support

**REGIONAL
CHARACTERISTICS**

VULNERABILITY OF RENTERS	RENTAL PREFERENCES	PUBLIC SUPPORT OF RENTAL HOUSING
Census/CMHC data shows vacancy rates between 1-2%;40-45% of tenants pay over 30% in rent; many units are in poor condition	Some preference for rental tenure / some preference for ownership	Some degree of public acceptance / public approval

what we found in Halifax

SCORE

1	2	3	4	5
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INCREASINGLY UNIQUE

- **Secondary suites**—Two case studies allow them across the city; four provide significant funding to create units
- **Fee exemptions for non-profits building affordable housing**—three cases specifically offer them to rental developers; three cases require long-term affordability
- **Exemption of property taxes for non-profit developers**—one city exempts taxes for up to 10 years for new rental projects
- **Housing reserve funds**—three cases
- **Land banks**—three cases

policy lesson #4: planning tools

- With a partner, discuss how you would strengthen the weaknesses that were identified in your city
- What are the barriers or challenges to this?
- Could approaches from other cities be used to develop overall goals for rental housing in your region?

exercise 2: applying the lessons

- What did the pairs have in common?
What were the differences?
- How could these approaches be used to develop overall goals for rental housing in your region?
- Was the exercise useful?
- Can most of these ideas work in your city?


wrapping up

- Second policy learning workshop with people working on housing policy and development of rental housing in Halifax
- Project updates are at:

<http://rentthomas.ca/research/rental-housing-in-canadian-cities/>

what's next?

MacEachen
INDEPENDENT. INFORMED.





BARRIERS AND SOLUTIONS TO RENTAL HOUSING POLICY PROTECTION AND IMPLEMENTATION

A policy learning workshop hosted by The MacEachen Institute for Public Policy and Governance and Dr. Ren Thomas.

Participants in this workshop will explore rental housing policy ideas from around Canada in an effort to develop their own approaches that could aid in the protection and provision of rental housing in Halifax.

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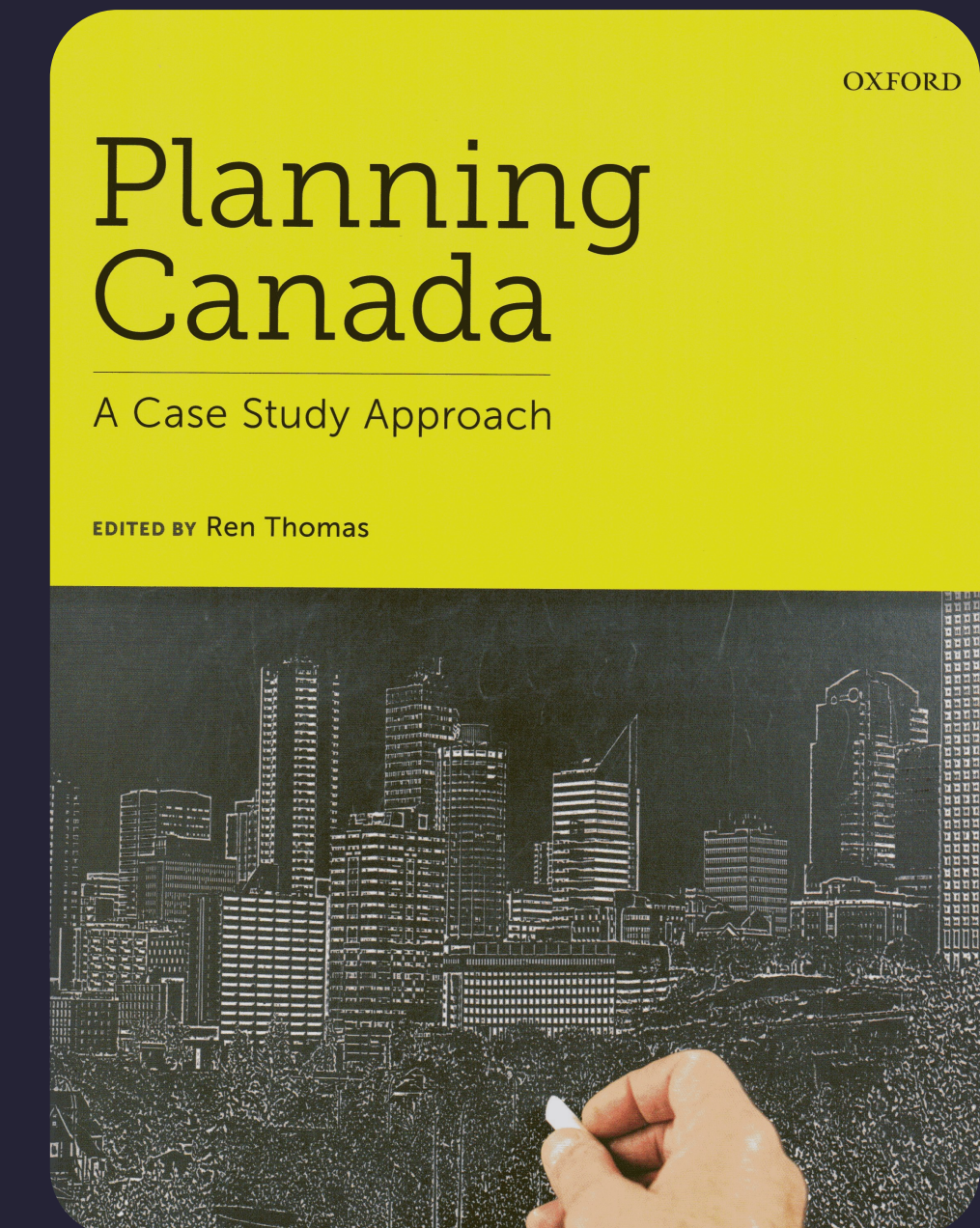
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THANK YOU
questions?