

City of Vancouver Deterioration of Tenant Relocation and Protection Policy from 2015 - 2019

*2019 amended policy emphasizes secured permanent housing for only the most vulnerable but disqualifies all other tenants from affordable relocation.

FINANCIAL COMPENSATION BASED ON LENGTH OF TENANCY

2015 Rate of Change Policy	2016 TRPP		2018 TRPP		2019 TRPP		2019 TRPP City Rationale
Equivalent of 2 months rent per the BC Residential Tenancy Act.	1 up to 5 yrs 5 to 10 yrs 10 to 20 yrs 20 + yrs	2-mos rent 3-mos rent 4-mos rent 6-mos rent	1 up to 5 yrs 5 to 10 yrs 10 to 20 yrs 20 + yrs	2-mos rent 3-mos rent 4-mos rent 6-mos rent	1 up to 5 yrs 5 to 10 yrs 10 to 20 yrs 20 to 30 yrs 30 to 40 yrs 40 + yrs	4-mos rent 5-mos rent 6-mos rent 12-mos rent 18-mos rent 24-mos rent	Compensation should be higher overall for all renters to address the burden and costs of relocation. We also heard from the industry that some projects were already offering more than the baseline policy requirements. Longer term tenants are generally more affected by displacement due to having lower rents compared to current market. Additional months' rent for longer-term tenants are required to ensure adequate compensation to reflect current market conditions. The proposed compensation scale is based on advice from experienced tenant relocation specialists.

MOVING EXPENSES based on current unit

2015 Rate of Change Policy	2016 TRPP		2018 TRPP		2019 TRPP		2019 TRPP City Rationale
\$750 or arrangement of insured movers.	Studio/1-bed 2-Bedroom	\$750 or arrangement of insured movers \$1,000 or arrangement of insured movers	Studio/1-bed 2-Bedroom	\$750 or arrangement of insured movers \$1,000 or arrangement of insured movers	Studio/1-bed 2-Bedroom	\$750 or arrangement of insured movers \$1,000 or arrangement of insured movers	No change from existing policy

RELOCATION FOR ALL DISPLACED TENANTS (as of 2016 - see Additional support for Special Circumstances in next section)

2015 Rate of Change Policy	2016 TRPP	2018 TRPP	2019 TRPP	2019 TRPP City Rationale
Assistance with identifying 3 or more places to move that are: • Within 10% of your current rent, • Located in Vancouver with one in your current area	Assistance with identifying 3 or more place to move that are: • Leased at no more than the average rents for the area (based on CMHC data) If you have very low income and pay low rent, you may also be offered on option that's within 10% of your current rent. • Located in Vancouver with one in your current area.	For those who request help, applicant to provide 3 housing options: • At least one in current neighbourhood (2 in West End) At rents no more than CMHC average rents	For all other (not vulnerable) renters who request help, require applicant to provide 3 options that meet tenants' identified priorities, such as: • Budget • Neighbourhood • Specific preferences (pets, transit, schools, etc.) * *Options should be in Vancouver, unless otherwise specified by tenant.	All other tenants (not vulnerable) requesting assistance: • Current provisions for tenants requesting assistance are often infeasible and do not account for other tenant priorities; CMHC rents are an arbitrary affordability target. • The amended policy allows for discretion to prioritize renter needs, while acknowledging the reality of the tight rental market Overall, in practice most tenants do not request assistance finding alternate accommodations. The proposed approach focuses support for those are most likely to experience challenges securing appropriate housing

ADDITIONAL SUPPORT FOR SPECIAL CIRCUMSTANCES

2015 Rate of Change Policy	2016 TRPP	2018 TRPP	2019 TRPP	2019 TRPP City Rationale
All displaced tenants protected by relocation within 10% of their current rent.	If you are considered a vulnerable tenant or have a special circumstance, you could be eligible for additional support or compensation.	Identifying low income tenants and tenants facing housing barriers No clear guidance or standardized method of identification of low incomes tenants and/or tenants with additional housing barriers Assistance finding new accommodations For vulnerable tenants, the applicant must provide one housing option within 10% of the tenant's current rent Additional provisions for tenants with housing barriers Additional support may be requested, but no clear guidance on what this may entail.	Introduce new process / criteria to identify low income tenants and tenants with housing barriers: Low income tenants • singles, couples and roommate households without dependents with a gross income of \$30,000 or less • Singles, couples, and roommate households with dependents with a gross income of \$50,000 or less • City may request additional documentation to verify incomes. Tenants facing additional housing barriers • Based on information provided through the Mandatory Needs Assessment - Staff will apply discretion to identify tenants facing housing barriers (e.g. renters requiring an accessible unit, renters requiring additional support with relocation) For low income tenants/tenants facing other barriers to securing appropriate housing: • Provide proof that a housing option suited to their needs has been secured (in applicant's portfolio, market, non-market, rent top-up in another unit, etc.) • Assist the tenant in applying for SAFER or RAP • City may require tenant relocation specialist. Additional stipend for special circumstances (e.g. disabilities, pets) up to a maximum of \$2,500 as well as additional relocation supports (e.g. packing, translation services)	When faced with displacement, low income tenants and those with additional housing barriers are the most affected and have the fewest resources available to them. • It is important to provide clarity for both owners and tenants by establishing a standardized processes and criteria. • Lower income tenants and tenants facing other barriers to securing appropriate housing (e.g. people requiring an accessible unit, assisted living, or supportive housing) require more help finding new accommodations • Focus assistance to those who require the most support and prioritize rehousing for these residents • Tenant relocation specialists are often helpful in assisting tenants with housing barriers Additional supports are often required for tenants with housing challenges beyond low incomes, such as help with packing and moving or accessibility enhancements to the new unit.

RIGHT TO RETURN WITH A NEW TENANCY AGREEMENT AND RATE since 2015: In some cases at a minimum discount of 20% off the unit's new unlimited market rent. Not in commercial zones. City rationale: Not financially viable for landlords to offer discounted rents from an amount other than their choosing. (market rent).

Sources: Tenant rights and relocation assistance due to redevelopment | City of Vancouver (changes from 2015) February 2016

City of Vancouver policy report: Actions to Increase Renter Protection and Amendments to the Tenant Relocation and Protection Policy (changes from 2018) May 23, 2019