

Corporate Policy

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Section:	Social Services	10
Sub-Section:	Affordable Housing	5080
Title:	Tenant Relocation Assistance	2018-02

Related Policies

Number	Title
10-5080-2018-01	Rental Protection

Approvals

Approval Date: July 24, 2018	Resolution #: <u>RC18/453</u>
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Policy

Intent

This Tenant Relocation Policy aims to guide developers, the community, Council, and staff to assist in the challenge of dealing with tenant relocation brought about as a result of redevelopment of existing residential housing sites. It is also intended to supplement and inform existing housing policies in the Official Community Plan, and relevant Corporate Policies. The policies suggests minimum expectations however applicants are encouraged to exceed these. The proposals received under this Policy will be evaluated by staff and considered by Council as part of development application review process.

Applicability

This Policy will apply to all rezoning applications involving purpose-built rental buildings containing six or more units.

Exemptions

This Policy does not apply to secondary rental stock, including secondary suites, laneway homes, individually rented condo units etc.

Tenant Relocation

Port Moody's aging stock, combined with very high demand for rental, and the subsequent profits to be made, has led to an increase in redevelopment and renovation in recent years. While these activities are important in maintaining and renewing the existing rental stock, there are impacts on tenants. Most often, tenants are displaced. Finding alternate rental accommodation that is suitable and affordable in a city with historically low vacancy rates is challenging. Despite being more affordable than owning, renting is still costly in Port Moody – many renters are paying over 30% of their income towards housing, the level generally accepted as the affordability threshold. There are also non-quantifiable costs of relocation, such as the loss of one's home and community networks, as well as the stress involved with the moving process. In considering the application of this Tenant Relocation Assistance Policy, the City shall seek to:

- 1) ensure applicants provide a Tenant Relocation Plan when tenants in existing residential rental housing units will be displaced when the work typically results in the entire building, or part of the building, being demolished or emptied. At a minimum, the Tenant Relocation Plan must include:
 - a) financial compensation provided based on length of tenancy:
 - 2 months' rent for tenancies up to 4 years;
 - 3 months' rent for tenancies between 5 to 9 years;
 - 4 months' rent for tenancies over 10 years; and
 - 6 months' rent for tenancies over 20 years;This can take the form of free rent, a lump sum payment or a combination of both;
 - b) a minimum of 2 months' notice to end tenancies after demolition permit is issued;

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- c) for tenants requesting assistance finding new accommodations:
 - three options should be offered that are comparable in unit type, unless otherwise agreed to;
 - all options should be in Port Moody where possible;
 - the rent for all options shall be at similar levels of the current rented units;
 - where possible, options should be tailored to the tenant's needs (e.g. pet-friendly, accessible, smoke-free, etc.); and
 - d) in cases involving vulnerable tenants (e.g. seniors, persons with disabilities, tenants with low income, mental health issues, etc.), applicants are encouraged to provide additional support such as partnering with health organizations and other non-profit services
 - e) Arrangement for an insured moving company, or, a flat rate payout for moving expenses as follows:
 - \$750 for bachelor and 1-bedroom households; and
 - \$1,000 for two- or more bedroom households.
 - f) Right of first refusal for existing tenants to move back into the new building with a 20% discount off starting market rents.
 - For projects that propose new secured market rental housing or where one-for-one replacement of rental units are required under the Rental Protection Policy, the new secured market rental housing units or replacement rental units will be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements, or any other legal mechanism deemed necessary by the General Manager of Planning and Development;
 - For projects that propose new social housing, or where rental units are replaced with social housing, tenants will be offered right of first refusal, provided they meet the eligibility requirements for the new social housing unit.
- 2) Require a Final Tenant Relocation Report Prior to the issuance of the demolition permit, which includes:
- a) names of the tenants;
 - b) outcome of their search for alternate accommodation; and
 - c) a summary of the monetary value given to each tenant (e.g. moving costs, rent, etc.)
 - d) identification of a Relocation Coordinator
 - e) communication strategy

Monitoring/Authority

This policy is to be administered and monitored by the Planning and Development Department.