



LANDLORDBC

BC's Top Resource for Owners and Managers of Rental Housing

David Hutniak, CEO

WHO WE ARE

- ❖ The landlord professional industry association in BC with over 3,200 members; amalgamated 3 associations July 1,2013
- ❖ Our mission is to promote the professional operation of the rental housing industry through education and support; to continue to deliver safe, secure, sustainable rental housing
- ❖ We are committed to ensuring that tenants & tenant rights are respected; actively lobby for enhanced tenant supports
- ❖ Represent the industry to all levels of government; serve as a key advisor to the Residential Tenancy Branch on policy and operational issues; at the table on affordable housing
- ❖ Strong and vocal advocate for increasing supply

COLLABORATION AND COMMUNITY OUTREACH

- ❖ *BCNPHA – Rental Housing Index, Rental Housing Coalition*
- ❖ *Generation Squeeze “Code Red”*
- ❖ *TRAC – endorsement/promotion of the “Renting It Right” tenant education program*
- ❖ *Housing First initiatives in a growing number of communities encouraging coalitions and resource sharing*
- ❖ *Vancouver Rent Bank*
- ❖ *CFAA – to give a BC voice in Ottawa for rental housing issues*

COLLABORATION AND COMMUNITY OUTREACH

- ❖ *We are housing advocates... safe, secure, sustainable*
- ❖ *Partnered with City of Vancouver to ensure existing rental stock remains safe and in good condition for current and future renters*
- ❖ *Partnered with City of Vancouver to support City's Energy Retrofit Strategy for existing buildings... .reduce energy consumption and carbon footprint*
- ❖ *Housing Reset City of Vancouver: Solutions to create more units within existing rental stock*
- ❖ *City of Vancouver Empty Homes Tax/Air BnB Regulation*

COLLABORATION AND COMMUNITY OUTREACH

In the context of our mission we focus on....

- ❖ Rental industry professionalization, best practices, quality assurance*
- ❖ Tenant and landlord rights and responsibilities, tenant dislocation, fairness, denounce irresponsible behaviour; Landlord education and support key part of solution*
- ❖ Energy efficiency and sustainability*
- ❖ Landlord's right to operate their business profitably... majority are small business owners*

ENERGY EFFICIENCY AND SUSTAINABILITY

- ❖ LandlordBC's Operation Co\$t-Cutter™ - umbrella program
- ❖ City of Vancouver "Greenest City"
- ❖ FortisBC Rental Apartment Energy Efficiency Program
- ❖ City of New Westminister MURB Efficiency Program
- ❖ City of Surrey Sustainability Charter

ENERGY EFFICIENCY AND SUSTAINABILITY

- ❖ Over 350 purpose-built rental buildings retrofitted through LandlordBC related retrofit programs since mid-2013
- ❖ Represents in the order of 13,000 units of rental housing
- ❖ Energy and GHG reductions ranging from 10% - 30% per building
- ❖ Over 100 million litres of water saved
- ❖ Passive House... 450 Gore Avenue

CERTIFIED RENTAL BUILDING PROGRAM

- ❖ The CRB Program is a quality assurance program designed to assist renters to easily identify well-run, well-managed rental properties. By doing this, our goal is to build consumer confidence and elevate rental-building standards; making rental housing in BC better for everyone. First program of it's kind in N.A. – BC only the second jurisdiction to implement!
- ❖ CRB Training focuses on all issues pertaining to rental housing, including human resource management, resident management, building operations, and financial management.



CERTIFIED RENTAL BUILDING PROGRAM

- ❖ Core Components of the CRB Program:
 - 50 Mandatory Standards of Practice
 - Mandatory Training and Educational Requirement
 - Mandatory External Audits – J.D. Power & Associates
- ❖ Exclusive to LandlordBC members, this program was designed to ensure the highest level of accountability and respect with our member's customers, the general public, and industry stakeholders.

LANDLORDBC LANDLORD REGISTRY™

- ❖ *New initiative launching January 2017 (soft launch Nov 30th) to enhance landlord's legislative knowledge & accountability – create centralized registry*
- ❖ *Engagement, education, certification – E-learning platform with knowledge quiz to secure I Rent It Right™! Certificate. Tool kit + future modules*

LANDLORDBC LANDLORD REGISTRY™

- ❖ *Tenant Focused: Increased knowledge for landlords. Increased confidence for tenants. Tool for tenants to do due diligence on prospective landlord that has never existed*
- ❖ *Targeting mom-and-pop landlords in BC but available to all! \$39.00+GST for 3 year certification.*
- ❖ *Next phase... landlord rating system*

BC RENTAL HOUSING INDUSTRY

- ❖ *Over 30% of BC households rent their homes*
- ❖ *Excluding social housing, 500,000 units of rental housing in BC*
- ❖ *The rental housing industry GDP contribution \$10.6 billion; larger than mining and forestry combined!*
- ❖ *Stock is old! Vancouver over 81%, other over 95% of all stock 36 years or older. A lot of 50+ year old stock.*
- ❖ *Vacancy rates among lowest in the country*

RENTAL HOUSING CRISIS

- ❖ *3 decades no discernable construction of PBR*
- ❖ *Senior levels of government just now starting to get involved...BC \$500million social housing/Feds NHS*
- ❖ *Cities/municipalities... some leading, many more simply don't know what to do*
- ❖ *Metro Vancouver leadership role is needed to encourage consistency for region... New West "Secured Rental Housing Policy"; Vancouver's Rental 100 both great models to replicate*

RENTAL HOUSING CRISIS

- ❖ *Puget Sound Region, 10,500 units 2015, 10,000 units 2016, 14,000 units 2017 PBR built and ready for occupancy... why can't we replicate?*
- ❖ *Cheap money... need never greater or more obvious*
- ❖ *Purpose-built rental versus condos?*
- ❖ *Governments and private sector need to collaborate*

RENTAL HOUSING CRISIS

PUBLIC POLICY THAT SUPPORTS RENTAL HOUSING

- ❖ *Senior levels of Govt.....Attaching rental subsidies to low-income people: Portable Housing Benefits*
- ❖ *Renter's Tax Credit?? Generation Squeeze*
- ❖ *Construction incentives for private developers to build AFFORDABLE purpose-built rental...leverage capital!*
- ❖ *Reintroduce past incentive programs*
- ❖ *Eliminate GST*

RENTAL HOUSING CRISIS

PUBLIC POLICY THAT SUPPORTS RENTAL HOUSING

- ❖ *@ City/Municipal Level... .DCL Waiver /CAC Waiver–*
- ❖ *Parking reduction; Density increases*
- ❖ *Increased transparency and certainty when negotiating development agreements; Reducing red tape – fast-tracking purpose-built rental – zoning relaxation for existing stock major renos*
- ❖ *New Supply: Housing and Non-Stratification agreements for 60 years or life of the building*

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- ❖ *Visit us at www.landlordbc.ca*
- ❖ *Follow us on Twitter and Facebook*
- ❖ *Coming Soon! Landlord Registry (landlordregistry.ca)*
- ❖ *David Hutniak, CEO, LandlordBC - Thank you!*
- ❖ *Email: davidh@landlordbc.ca*