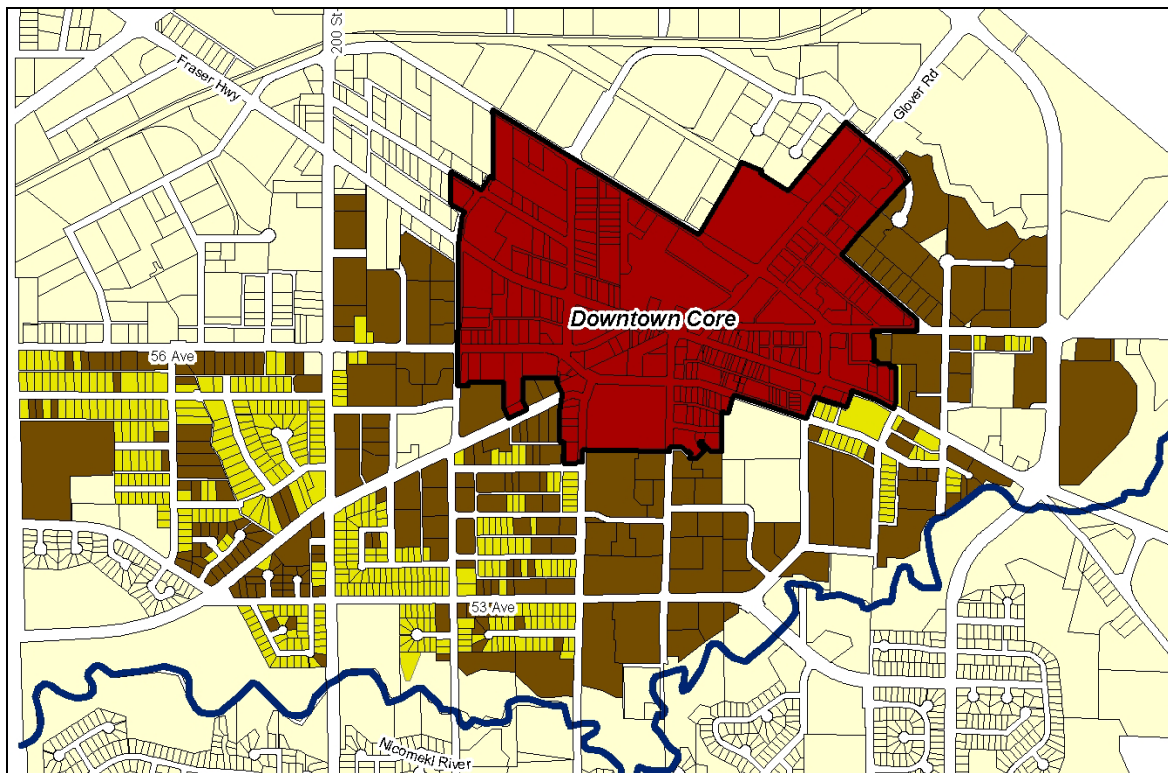


## Affordable Housing What Are We Doing?

### 1. Support for Density

Already the seventh most densely populated municipality in Metro Vancouver, the City of Langley continues to add density in support of community planning goals, including the provision of affordable housing. The City's Official Community Plan designates large areas around the downtown core for multifamily residential development. City Council has firmly supported the on-going redevelopment of these older single family residential areas. Over the next 30 years the City anticipates that a further 230 single family homes will be demolished to make way for more than 7,000 new apartment and townhouse units in these areas.

*Lots with Multifamily Development Potential 2014-2041*

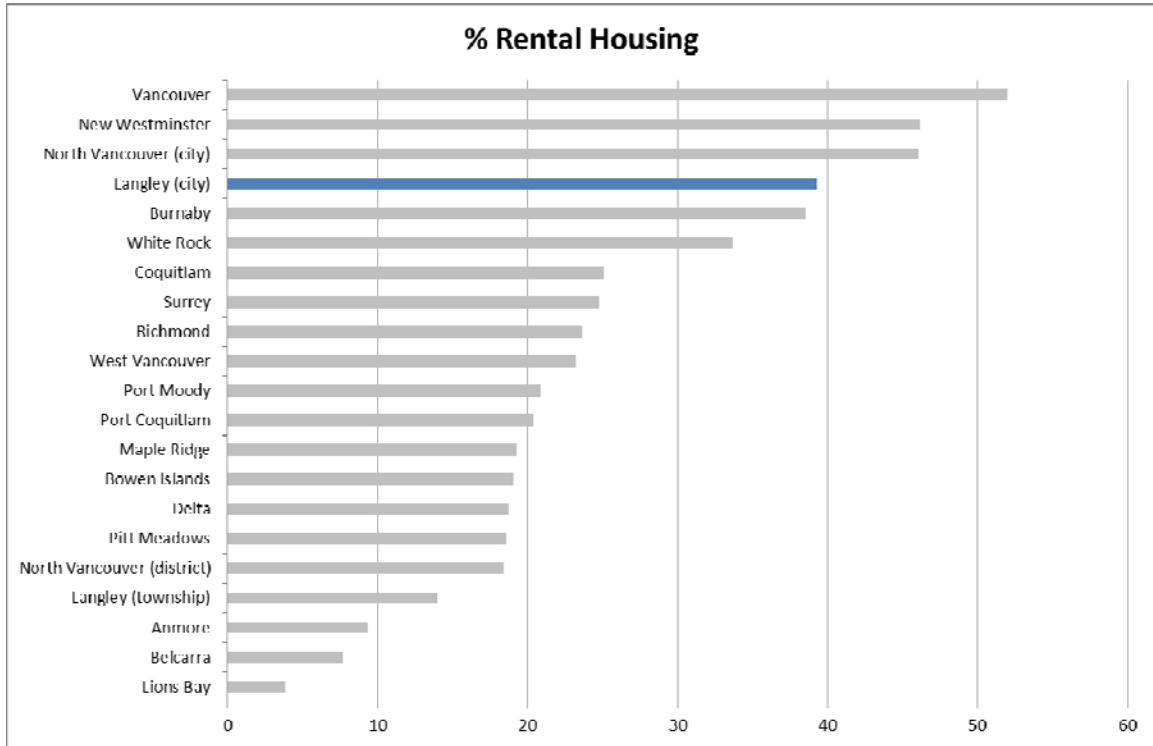


### 2. Legalized Secondary Suites

In 2006, City Council adopted amendments to the Zoning Bylaw permitting secondary suites in the single family residential zones.

### 3. Large Rental Housing Stock

According to the 2011 Canada Census, the City of Langley had 3,960 rental housing units representing 35.0% of its total housing stock. This was the fourth highest proportion of rental housing amongst Metro Vancouver municipalities.

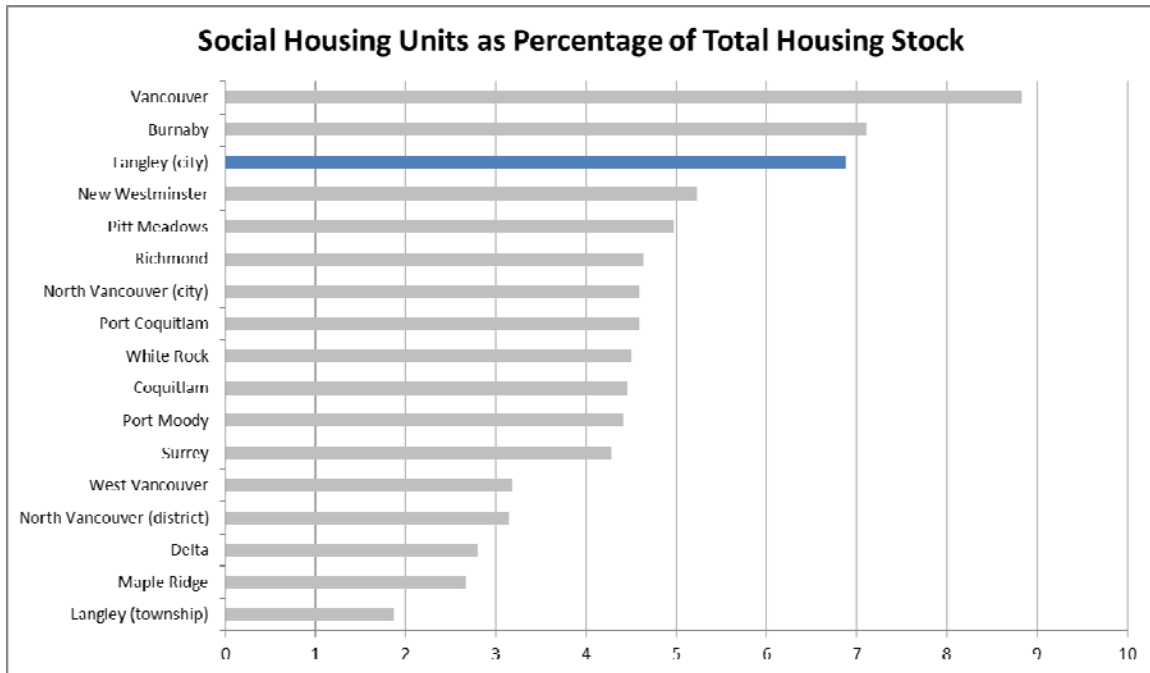


### 4. Restrictive Policy on Rental Conversions

Since the late 1970's the City has had very restrictive policies governing the conversion of rental housing units to condominium tenure. Our current policy requires: written evidence that at least 60% of all suites within the building are in favor of the proposed strata conversion; and that the City will not approved strata conversions from rental buildings to strata title units, unless Langley's vacancy rate reaches or exceeds 4%, as determined by the Canada Mortgage and Housing Corporation. According to our records, these policies have prevented the conversion of any rental housing units in the last 30 years.

## 5. Large Social Housing Inventory

According to BC Housing, the City has 783 social housing units representing 6.9% of the total housing inventory. After the City of Vancouver and Burnaby, this is the highest proportion of social housing units in any Metro Vancouver municipality.



\*social housing & co-ops

Municipality	% Social Housing*
Vancouver	8.8
Burnaby	7.1
Langley City	6.9
New Westminster	5.2
Pitt Meadows	5.0
Richmond	4.6
North Vancouver City	4.6
Port Coquitlam	4.6
White Rock	4.5
Coquitlam	4.5
Port Moody	4.4
Surrey	4.3
West Vancouver	3.2
North Vancouver District	3.1
Delta	2.8
Maple Ridge	2.7
Langley Township)	1.9

## 6. Strong Reputation

The City of Langley has a strong reputation for supporting affordable and special needs housing developments when other jurisdictions in the region have sometimes been less welcoming. The City has developed a Social Plan and Affordable Housing Strategy to provide guidance for the City on how to meaningfully and effectively engage with social issues and affordable housing in the community. In recent years the City has cooperated with CMHC, BC Housing, YWCA and Langley Lions Senior Citizens Housing Society on projects that resulted in the creation of 112 new social housing units in the community. In addition, the City successfully worked with BC Housing and the Salvation Army resulting in the Gateway of Hope homeless shelter, transitional housing project.