

# Summary of Recent Changes to the Tenant Relocation and Protection Policy

On June 11, 2019 Council approved amendments to the City of Vancouver’s Tenant Relocation and Protection Policy (TRPP). The City’s amended Tenant Relocation and Protection Policy provides more support for renters who are affected by redevelopment or major renovations, with enhanced support prioritized based on need. This document provides a summary of amendments to the TRPP. For full details on City actions, please see the full policy [here](#).

## Who is covered by the Tenant Relocation and Protection Policy?

Policy coverage has been expanded as part of the amended TRPP. Under the amended policy, secondary rental units may be eligible for protections and supports under the TRPP in certain redevelopment scenarios. A summary of policy coverage is provided in the table below.

	Previous TRPP (pre-June 11, 2019)*	Amended TRPP (June 11, 2019 or later)*
<b>Application Types</b>	Rezoning and development permit applications	Rezoning and development permit applications
<b>Policy Coverage</b>	<ul style="list-style-type: none"> <li>• “Primary” rental housing stock (purpose-built market rental, non-market housing, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>• “Primary” rental housing stock (purpose-built market rental, rental units above commercial spaces, and multiple conversion dwellings with 5 or more units)</li> <li>• “Secondary” rental housing (rented houses, secondary suites, laneway houses, etc.) where there is a proposal for a new multiple dwelling of 5 or more units and involving consolidation of two or more lots<sup>1</sup></li> <li>• Non-profit social and co-op housing**</li> </ul>
<b>Tenant Eligibility</b>	Must have resided in an applicable housing type for one year or more at the time of rezoning or development permit application	<p>Must have resided in an applicable housing type for one year or more at the time of rezoning or development permit application.</p> <p>For tenants in applicable secondary rental housing, the tenant must have resided in the unit for over two years at the time of rezoning or development permit application, unless the tenancy commenced prior to transfer of the property.</p>

\*Depending on the specifics of the application, either the amended TRPP as of June 11, 2019 or the pre-June 11, 2019 TRPP may apply. For more information, see “Which applications does the amended policy apply to?” on the following page.

\*\*The TRPP has unique requirements for non-profit social and co-op housing that are different from market rental housing requirements. For more details, see the full policy.

## What protections are provided for tenants under the Tenant Relocation and Protection Policy?

For eligible tenants affected by redevelopment and renovations of market rental housing covered by the policy, the amended TRPP provides a number of protections and supports.

	Previous TRPP	Amended TRPP
<b>Tenant Compensation</b>	<p>Compensation based on length of tenure:</p> <ul style="list-style-type: none"> <li>• 2 months’ rent for tenancies up to 5 years;</li> <li>• 3 months’ rent for tenancies over 5 years and up to 10 years;</li> <li>• 4 months’ rent for tenancies over 10 years and up to 20 years; and</li> <li>• 6 months’ rent for tenancies over 20 years</li> </ul>	<p>Compensations based on length of tenure:</p> <ul style="list-style-type: none"> <li>• 4 months’ rent for tenancies up to 5 years;</li> <li>• 5 months’ rent for tenancies over 5 years and up to 10 years;</li> <li>• 6 months’ rent for tenancies over 10 years and up to 20 years;</li> <li>• 12 months’ rent for tenancies over 20 years and up to 30 years;</li> <li>• 18 months’ rent for tenancies over 30 years and up to 40 years; and</li> <li>• 24 months’ rent for tenancies over 40 years</li> </ul>
<b>Moving Expenses</b>	Coverage of tenant moving expenses (\$750 for a studio or 1-bedroom unit and \$1,000 for two or more bedroom units) or an insured moving company	Unchanged

<sup>1</sup> See the full policy for policy exclusions for “secondary” rental stock

<b>Assistance Finding Alternate Accommodations</b>	<ul style="list-style-type: none"> <li>• Three options for comparable unit type identified for the tenant</li> <li>• All options should be in Vancouver, with one in same neighbourhood</li> <li>• All options should rent at no more than CMHC average area rents</li> <li>• Additional assistance for vulnerable tenants</li> </ul>	<ul style="list-style-type: none"> <li>• Three options that best meet the tenants identified priorities</li> <li>• All options should be in Vancouver, unless otherwise identified by the tenant</li> <li>• For low income tenants and tenants facing other barriers to appropriate housing*, the applicant must assist the tenant in securing an affordable housing option (e.g. another unit in applicant's portfolio, non-market unit, interim measure until a permanent option is secured, etc.)</li> </ul>
<b>Right of first refusal</b>	All tenants offered right of first refusal to return to the new or renovated building at 20% below market rents.	Unchanged

\*Low income tenants and tenants facing other barriers to appropriate housing will be identified based on a set of criteria and tenant information obtained through the Relocation Needs Assessment to be sent to tenants under the amended TRPP.

Low income households:

- Households including singles, couples, and roommates without dependents with (e.g. children under 19, adult children with a disability or senior parent) a gross (before tax) income of \$30,000 or less;
- Households including singles, couples, and roommates with one or more dependents (e.g. children under 19, adult children with a disability or senior parent) with a gross (before tax) income of \$50,000 or less.

The low income thresholds stated above apply for the 2019 calendar year. These income thresholds will be adjusted annually by the same rate as the maximum allowable rent increase under the BC *Residential Tenancy Act*, which is based on annual inflation.

City staff will apply discretion to identify tenants who face other barriers to appropriate housing. These barriers may include accessibility or physical/mental health issues.

### **What is the process for tenant relocation?**

- The amended TRPP enhances communications with eligible tenants who are affected by redevelopment or renovation. Tenants will be made aware of the relocation process and their rights and responsibilities through communications from their landlord.
- At the beginning of the process, tenants will be sent a letter outlining the relocation process, including information on the Tenant Relocation and Protection Policy and *Residential Tenancy Act*. Additionally, the landlord will be required to hold a group meeting or individual meetings with tenants to inform tenants of the process and their rights. A Relocation Needs Assessment survey will be distributed to all tenants to identify individual tenant needs and help ensure that those needs are accounted for.
- The City will assign a Housing Planner to each project to oversee the tenant relocation process, as well as support the applicant to navigate the City's policy requirements.

### **Which applications does the amended policy apply to?**

Effective date of the amended TRPP requirements will vary depending on application type, stage of application, and type of existing rental units being affected. The table below provides details on when the amended TRPP applies.

Policy Coverage	Effective Start Date of Amended TRPP	
	Rezoning Applications	Development Permit Applications
Buildings / sites already covered under existing policy (e.g. purpose-built rental/Non-Profit Housing, Multiple Conversion Dwellings over 5 units)	As of June 11, 2019 for all new and in stream applications that have not yet been approved at public hearing.  Exception: projects that were already approved at public hearing prior to June 11, 2019.	As of June 11, 2019 for all new applications
Buildings / sites with secondary rental proposing consolidation of 2 or more lots (e.g. multiple dwellings or townhouses in RS, RT, RM, CD-1 zoning areas)	As of June 11, 2019 for all new and in stream applications  Exception: projects that have already been referred to public hearing prior to Council adoption of the amended Tenant Relocation and Protection Policy	As of September 3 <sup>rd</sup> , 2019 for all new applications