



## Key Housing Affordability Terms

**ACCESSIBLE HOUSING** - Accessible housing is designed to accommodate everyone, including people with disabilities. Accessible housing includes houses that have some accessible features, houses that can easily be made accessible at a later date, and houses that are completely accessible with power door openers, large bathrooms etc.



**AFFORDABLE HOUSING** – Affordable housing is typically defined as housing where costs (mortgage or rent) generally do not exceed 30-32% of the household income. Households that spend more than 50% of household gross income on housing that is in adequate condition and is of suitable size are in “core” need and at risk of homelessness.

**AFFORDABLE HOUSING RESERVE FUND (AHRF)** – Coquitlam’s AHRF is funded through a portion of the optional, zoning-based Density Bonus Program. The fund was established to support projects that promote housing affordability.

**AMENITIES** – Community amenities improve the livability of an area, and include parks, libraries, community or recreation centres, streetscape improvements, greenways, or space for community- serving groups.



**COMMUNITY AMENITY CONTRIBUTION (CAC)** – In Coquitlam, CACs are a voluntary contribution made by a developer when City Council approves certain types of rezoning applications. The CAC amount is a flat rate per m<sup>2</sup> of all new residential floor area associated with a rezoning application. The CAC is used to help fund a specific amenity in an area. CACs in Coquitlam currently only apply in the Burquitlam-Lougheed area and are only payable on new floorspace below 2.5 FAR and are intended to help fund a new community centre.

**CO-OPERATIVE HOUSING (CO-OPS)** - Co-ops are housing communities where members make decisions on how the co-op is operated. Members elect, from amongst themselves, a board of directors to manage the business of the co-op.



Members do not own equity in their housing. If they move, their home is returned to the co-op, to be offered to another individual or family who needs an affordable home. Co-ops charge their members only enough to cover costs, repairs, and reserves, allowing them to offer housing that is more affordable than average private sector rental costs.

**DENSITY** – is a measurement of development intensity on a lot. Density can be measured by dwelling units per hectare (single-family), or by floor area ratio (FAR) which relates to the amount of building floorspace to the area of the property

**DENSITY BONUS** – is an optional financial contribution made by a developer when City Council approves additional density at the time of rezoning. The amount of additional density and financial contribution is set out in the Zoning Bylaw. The financial contribution is a portion of the increased land value that occurs at the time of rezoning. Coquitlam’s Density Bonus program applies to floorspace above 2.5 FAR. Density Bonus contributions can be spent on a wide range of amenities and infrastructure as determined by City Council and as identified in the City’s Official community Plan (OCP) and Zoning Bylaw.

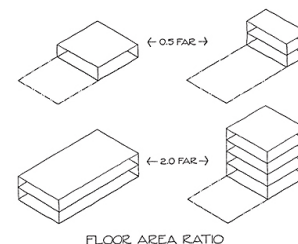


**DEVELOPMENT COST CHARGES (DCC)** – DCCs are fees on all new development paid either per housing unit or per square metre of new development. DCC rates are set citywide by Council and Provincial legislation controls what DCCs can be spent on, including arterial streets, water and sewer utilities, new parks, greenways and storm drainage infrastructure.



**EMERGENCY SHELTER** – Offers temporary shelter, food and other support services. Most shelters are open 24/7 and provide three meals a day and support services for short stays of 30 days or less.

**FLOOR AREA RATIO (FAR)** – FAR is the maximum amount of floor area (building space) that is permitted to be constructed on a property. This is expressed as a ratio. For example, if you have a lot area of 500 m<sup>2</sup> and your maximum FAR is 0.45, then the maximum floor area you can construct is 225 m<sup>2</sup>.



**HOUSING AFFORDABILITY** - Broader than the term “affordable housing”, housing affordability refers to a community’s ability to offer a wide variety of housing types, sizes, tenures and prices in order to support more complete and inclusive communities.

# Coquitlam's HOUSING AFFORDABILITY Strategy



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**HOUSING CONTINUUM** – The housing continuum represents all forms of housing in a community, ranging from emergency shelter to home ownership.



**INCLUSIONARY ZONING** – Requires or encourages developers of market residential projects to construct and provide a proportion of units as affordable housing. Fees-in-lieu, land, and other contributions of an equivalent value are sometimes accepted.

**LAND USE DESIGNATIONS** – are a classification that determines the type of future use a property can have (i.e. commercial, single-family housing, multi-family housing, etc.). Each OCP Land Use Designation has a number of associated zones that can be applied through rezoning. There are currently 53 designations set out in the OCP.



**MARKET RENTAL HOUSING** – Private housing built with the intent to be rented at market rates. Secondary market rental housing includes secondary suites and investor-owned market housing.

**NEAR-MARKET HOUSING** – Housing that is slightly subsidized in order to provide rents that are just below market rate.



**NEIGHBOURHOOD PLAN** – is the most detailed type of land use plan within the City's OCP and details specific housing types, density, environmentally sensitive areas, cycling and pedestrian networks, and design guidelines for a particular neighbourhood. They establish a common vision through close consultation with the community.



**NON-MARKET (SOCIAL) HOUSING** – Subsidized housing that requires ongoing government subsidies to reduce rents for low income households. Operated by non-market housing providers, BC Housing, Metro Vancouver Housing Corporation and cooperatives.

**OFFICIAL COMMUNITY PLAN (OCP)** – Coquitlam's Citywide OCP contains policies that set a vision, and priorities to address issues that affect the entire City. The OCP provides Land Use Designations that describe the future use of all land in the City and has a general statement about the form and character for future development. An application to amend the OCP is decided by City Council.



**SEASONAL SHELTER** – Government funded mats for overnight stays in churches and other locations between October and March.

**SUPPORTIVE HOUSING** – Non-profit housing providers offer permanent housing in purpose-designed building or in scattered sites, with ongoing support for tenants.

**TRANSITIONAL HOUSING** – Non-profit housing providers offer stable housing as a step between shelters and permanent housing. The length of stay is typically 2-3 years, with support services provided on or off-site.



*This information has been prepared to provide information only. It is not a legal document. If any contradiction exists between this document and the relevant City Bylaws, Codes or Policies, the text of the Bylaws, Codes or Policies shall be the legal authority.*

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