

Call Your Candidate Today and demand they build social housing and stop reno- and demovictions

B.C Liberal: Karen Wang 604-438-8628
NDP: Anne Kang 604-297-0157
Green: Rick McGowan 604-899-2732

2017 ELECTION: HOUSING, HOMELESSNESS, AND DEMOVITIONS REPORT CARD



BEYOND THE ELECTION: THE HOUSING WE NEED

Townhall to discuss the BC election and the struggle against demovictions

WEDNESDAY MAY 3RD, 6:30PM | BURNABY NEIGHBOURHOOD HOUSE (4460 BERESFORD STREET)

The 2017 BC election is taking place during the heights of a housing and homelessness crisis, yet none of the Parties have centred their campaigns on an adequate response to these crises. No one said: if elected, we promise to end homelessness. On the other side of the fence, on the ground in our communities, we have never stopped fighting for housing justice and tenant security. The election has exposed the inability and unwillingness of the electoral parties to really grapple with the housing crisis; our communities cannot afford to wait for them to change.

Come to a townhall organized by the Stop Demovictions Burnaby campaign where speakers will address the failure of the major parties to end the housing crisis, present part of the People's Metrotown Plan that envisions the housing we need, and propose a plan for our community's struggle for homes and against demovictions after the BC election is over and politics as usual continues in Victoria. Our housing report card describes what we need governments to do to end the housing crisis; what remains is to decide what we, on the ground in our neighbourhoods will do to win those changes, and defend our communities.

The Stop Demovictions Campaign is a grassroots community organizing project to stop evictions and mass displacement in the Metrotown area of Burnaby.

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“GROWTH AND CUTS” AT THE HEART OF BC LIBERAL AND NDP HOUSING POLICY: NDP embraces “Demoviction Candidate” Anne Kang instead of a housing policy to end homelessness

卑詩省自由黨與新民主黨的住房政策：削減廉租屋，加緊蓋新樓
誰被排除在外？省選候選人Anne Kang竟是「逼遷」專家，NDP究竟代表誰的利益？

BC Liberals policies of social housing cuts and real estate growth-at-any-social-cost are responsible for this year's record-high homeless count. The NDP pretends to offer an alternative to this socially destructive twinning of growth and cuts, but their housing policies do not propose any real change. NDP's platform for the 2017 BC election does not promise social housing or to end homelessness. Their support of demovictions in Burnaby show that, like the BC Liberals, they too are the party of growth and cuts.

Burnaby's governing civic party, the Burnaby Citizen's Association (BCA), is an NDP municipal affiliate. Over the past two years, as the scope of the Burnaby demovictions crisis became clear, the BC NDP has been able at any time to intervene in their junior affiliate's development at any cost policies. Instead, NDP leader John Horgan and NDP housing critic David Eby parrot the same misinformation as Burnaby's demovictor-in-chief, Mayor Corrigan, that Cities don't have the power to stop rezonings and demolitions. They have chosen Anne Kang as their new legislative candidate in Metrotown who, as a Burnaby Councilor, has greenlit every demoviction rezoning that has come before council.

In the last year, the Corrigan & Kang team have pushed ahead with a region-wide rezoning policy, the “downtown” Metrotown plan, which will guarantee the demolition of 3,000 units of low-end of market apartments. In the midst of a housing crisis, this is exactly the housing stock that independent reports call for cities to protect. Still, the NDP remains silent and stands steadfastly beside their colleagues, with their backs to the demovicted.

Unless the NDP turns away from demovictions today, we can be sure that tomorrow John Horgan will “grow the economy” at any social cost, just like Christy Clark and Gordon Campbell have for the last 16 years. We call on the NDP to invest Provincial tax dollars to build 10,000 units of new social housing (independent non-market apartments with built-in subsidies to top-up welfare/pension rates) every year in BC, to use Provincial legislation to freeze rents and implement suite rent controls between tenancies, and declare a province-wide moratorium on apartment demolitions until the non-market housing we need is built and available.

卑詩自由黨(BC Liberals)的社會住房政策不僅是削減廉租屋(social housing)，更不計代價地助長了房地產行業的過度發展。正因為此，無家可歸者的數目居高不下。與之相比，NDP似乎要提供另一種住房政策，但他們沒有做出任何實質性的改變。在NDP的2017年省選平臺上，我們沒有看到關於廉租房和無家可歸者的任何討論。而從他們對待本拿比市(Burnaby)的迫遷(demoviction，指房地產開發商慾建更有利可圖的高樓，而拆遷舊屋，驅趕原本的租客)事件的態度上看，NDP與自由黨並沒有什麼區別。

本拿比市的執政黨(本拿比公民協會，BCA)是隸屬於NDP下的市級組織。在過去兩年裏，本拿比的迫遷危機越發明顯，卑詩NDP原本有能力介入BCA的城市發展決策。但NDP領導人賀謹(John Horgan)和房屋事務評論員尹大衛(David Eby)只是不斷重複市長柯瑞根(Corrigan)所提供的錯誤信息。事實上，市政府原本有權力停止土地用途變更(rezoning)和舊房的拆遷。在正在進行的省議會選舉中，「本拿比-鹿湖選區」的NDP候選人康安禮(Anne Kang)目前是本拿比市的市議員，而她放行了所有提交到市議會的房屋迫遷和土地用途變更申請。

過去一年，Corrigan和Kang的團隊大力推行所謂「鐵道鎮市中心規劃案」(the “downtown” Metrotown plan)的城市新政。其規模之大將會影響整個鐵道鎮區域。據保守估計，「市中心規劃案」將移除3,000戶「低端」房產。面對這樣的威脅，本拿比的居民組織向市政府尋求庇護，要求停止迫遷。然而，NDP對居民的訴求無動於衷。

如果NDP今天不改變「迫遷換發展」的道路，我們很清楚的看到，明天John Horgan將更加不計任何代價地「促進經濟發展」——正如過去16年間簡惠芝(Christy Clark)和坎貝爾(Gordon Campbell)所做的那樣。所以，我們要求：1)NDP每年都從省稅收中出資，修建包含10,000戶公寓的廉租房(獨立運行、非商業化，並提供補助將房租低至社會福利/養老金價格[welfare/pension rates])；2)通過立法穩定租金價格，並控制不同租期之間的租金漲幅；3)認可低端的商業公寓是緊急住房儲備的一部分；4)並在省一級層面叫停各地的公寓拆除進程，直到我們需要的社會保障住房被修建起來、人們可使用為止。

2017 HOUSING, HOMELESSNESS, AND DEMOVICTIONS REPORT CARD

For two years the Stop Demovictions Burnaby Campaign has been fighting to expose the issue of demovictions in Burnaby as a threat to renters in all of Metro Vancouver, and to stop the City of Burnaby from rezoning and demolishing the 3,000 units of low-end of market apartment buildings in Metrotown. Demovictions are displacing working class renter communities and replacing us with empty luxury condos.

The City of Burnaby's bullish rezoning of Metrotown has turned this neighbourhood into a haven for developer greed and pushed hundreds of people into unsafe, unaffordable, insecure housing or into homelessness. In 2016 three separate independent reports cited loss of low-end of market rentals as a major contributor to homelessness, which Metro Vancouver's 2017 homeless count puts at a record high of 3,605 people.

Demovictions are the direct responsibility of municipal governments, which hold the unique power to set the conditions for or refuse the rezoning applications that condo towers need. But the housing and the homelessness crisis resulting from demovictions are responsibility of all levels of government.

Stop Demovictions Burnaby has studied what each party/candidate has to offer to the people of Metrotown in the 2017 BC election on the issues of demovictions, social housing supply, and protecting renters. The question we ask is "which candidate will stop the mass demolition and displacement of Metrotown and improve renters' lives?"

We need a candidate who will break from the pro-market and anti-people legacy of the Liberals, and take a public stance against the demoviction rezoning and planning policies of Burnaby City Hall. We have included our analysis of party positions and the record of each Burnaby Deer Lake candidate in this respect.

	BC LIBERALS: KAREN WANG	NDP: ANNE KANG	GREENS: RICK MCGOWAN	WHAT WE NEED
DEMOVICTIONS	<p>Our Grade: F</p> <p>The Liberals refuse to repeal loopholes in the Residential Tenancy Act (RTA) that makes renters more vulnerable. Karen Wang has not spoken out about demovictions.</p> <p>Rich Coleman, the BC Liberal housing minister, has solely blamed city-permitted re-zoning for demovictions, while ignoring the province's responsibility to protect renters.</p>	<p>Our Grade: F</p> <p>As a member of Burnaby City Council, Anne Kang has voted in favour of every rezoning application since 2011, caused 488 demolitions and evicted close to 1000 residents. The NDP platform does not discuss demovictions other than a meaningless promise of "fair treatment" during evictions. The NDP controls Burnaby City Hall through Mayor Corrigan's BCA, which has created the demovictions crisis and organized the mass displacement of vulnerable tenants for the profits of greedy developers.</p>	<p>Our Grade: A-</p> <p>Greens are the only party to mention demovictions by name and reference the crisis in Metrotown. They advocate for restoring affordable rentals lost to demolition; giving current tenants first right of refusal on the new units and for the control of new rents through the RTA. As a member of the Metrotown Residents Association and the Stop Demovictions Burnaby Campaign, Rick McGowan has taken a strong and consistent public position against demovictions and for renter rights and security in Metrotown.</p>	<p>→ Burnaby Deer Lake candidates must take a public stance against Corrigan's Demoviction plan for Metrotown, which council plans to vote on after the election.</p> <p>→ Implement an anti-demoviction law that protects low-end of market rentals from redevelopment until they can be replaced, because their demolition would increase homelessness.</p> <p>→ Tight measures at provincial level against developer-friendly civic rezonings and enforce a standard of maintenance at the provincial level to stop the deterioration of purpose-built rental stock.</p>
SOCIAL HOUSING	<p>Our Grade: F</p> <p>The BC Liberals' platform is centred on assistance programs for hopeful homeowners. They claim to increase the rental supplies, but they pledge only for-profit apartments, which are twice the rent of those being demolished.</p> <p>After 16 years in power, the new Liberal housing platform maintains the same failed policies that have created the homelessness and rental housing crisis today. It makes no mention of social housing and hijacks "affordability" as an issue that affects middle-class prospective homeowners. If there was a grade lower than "F" they would get it.</p>	<p>Our Grade: D</p> <p>The NDP claim they will build 114,000 new rental, social and co-op, and owner-purchase housing units. This sounds good but without mentioning what percentage of it will be social, co-op, or affordable to low-income renters, we must assume most of these units will be for-profit market rentals, leaving the most vulnerable in the cold.</p> <p>The NDP makes vague statements about supporting co-op housing and providing tools to local governments to zone for rentals, without giving any specifics and without criticizing the displacement of low-income renters as a result of civic rezonings.</p>	<p>Our Grade: B-</p> <p>The Greens are the only party that support the construction of low-income rental units, and promise substantive investments toward building affordable housing (\$750 mil per year for 4000 units) as well as preserving the existing stock of social housing (\$100 mil per year). The Green party does not clarify what percentage of 4000 units will be social housing affordable to people on welfare/pension. And they include some for-profit market incentives, like incentives for converting existing properties into rentals. Their funding strategy for "affordable" housing is to create a Canadian Infrastructure Bank which may lead to further cut-backs from social services in order to pay back provincial and federal loans.</p>	<p>→ Build 10 000 units of social housing every year in BC to house the 100,000 people estimated to live in forms of homelessness. Define "social housing" to strictly mean independent, non-institutional & not-for-profit at 30% of welfare/pension or at shelter rates.</p> <p>→ Turn away from ownership as the only form of housing security. Replace the old walkups with a range of non-market housing for indigenous, racialized, disabled and senior residents, with appropriate facilities, design, management, and access.</p> <p>→ Decriminalize squatting to house the homeless, expand the housing stock, and strongly disincentivize landlords leaving homes vacant. Rather than vacant homes taxes, the Province should direct police to stop enforcing trespass laws on empty homes.</p>
PROTECTING RENTERS	<p>Our Grade: F</p> <p>The BC Liberals have gone back on their earlier promise to close the Fixed Term Lease loophole which landlords take advantage of to evict tenants. The Liberals have cut funding to the Residential Tenancy Branch and introduced the "Renter Self-Help Tool Kit" which makes tenants more vulnerable to landlord abuses.</p>	<p>Our Grade: D</p> <p>The NDP has built its renter-housing platform around two promises: an annual "renter's rebate" of \$400 dollars, and ending the "fixed term lease" loophole that allows landlords to easily end tenancies and raise rents. Unfortunately, these promises will not improve renter security or stop rent from going up even higher.</p> <p>The "renter's rebate" is \$33.33/month, which provides a public subsidy to private landlords rather than keeping rent money in tenants' pockets with stronger rent controls. The "fixed term lease" loophole is only one (fairly recent) trick landlords use to evict and dramatically raise rents.</p>	<p>Our Grade: C</p> <p>The Green Party takes a critical stance against demovictions and renoventions and advocate for rehousing of tenants afterwards. They promise to update the RTA to protect renters from all forms of eviction, such as fixed term leases, that are done in the interest of driving up rents.</p> <p>The Green Party platform does not explicitly mention tying rents to the unit rather than tenancy, which means, like the NDP, they are not proposing a rent freeze or closing the loophole in BC's rent controls so that landlords can raise the rent to any amount between tenancies. The Greens are also falling short of hitting landlords in the pocketbook.</p>	<p>→ Rent control on unit: The current system only controls rents on tenancies (2% increase plus inflation per year) which means landlords are incentivized to get a tenant out - they can raise the rent to whatever they want between tenancies. We want New York style rent controls that stop rent increases on the unit, regardless of the tenancy.</p> <p>→ Renter security of tenure: Reform the RTA so landlords have to apply through the RTB to evict a tenant.</p> <p>→ Reform the BC Human Rights Code to outlaw "discrimination according to social class", to protect Indigenous and racialized people, who are disproportionately poor and homeless, from landlord racism and sexism.</p>