



VANCOUVER  
**HOUSING**  
INITIATIVE



A CITY  
EVERYONE  
CAN CALL  
HOME

# Housing Report Card 2015: PART 1

## *Five Year Check-In*

Presentation to City Council  
May 17, 2016



# 2015 Housing Report Card

## Presentation Outline



1. Background
2. Housing challenges
3. Housing Stories Along the Continuum
  - Progress towards targets
  - Accomplishments
  - Future actions



# 2015 Housing Report Card



## Vancouver's Housing and Homelessness Strategy

2012-2021

A home for  
everyone



In 2011, the Housing and Homelessness Strategy was approved by Council.

2016 marks the halfway point.

# 2015 Housing Report Card

## Report Card Timeline



### Renters & Owners

**Part 1:  
Council  
May 17**

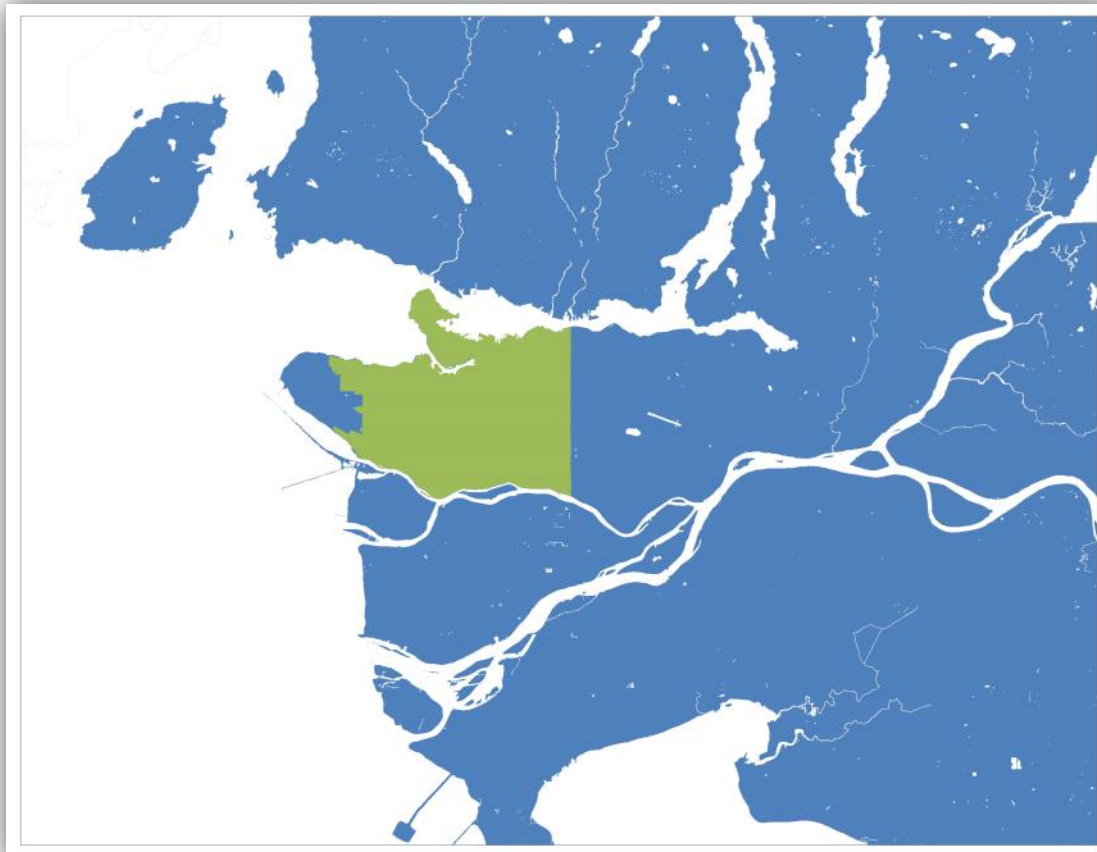


Addressing  
Homelessness

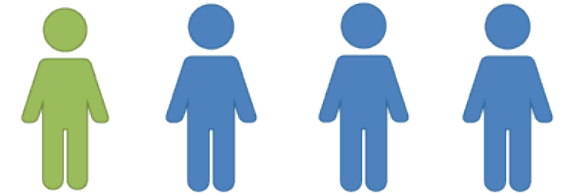
**Part 2:  
Council  
May 31**

# Housing & Homelessness Strategy

Housing is a regional issue



## Population:



**26%**  
Vancouver

**74%**  
Rest of Metro

## Rental housing starts:



**49%**  
Vancouver

**51%**  
Rest of Metro

Source: Census 2011, CMHC Housing Starts (10 year average)

# Housing & Homelessness Strategy

City's response to regional housing gap



## Targets were designed to be:

- Aggressive but achievable, requiring focused commitment from all partners
- Took into account:
  - Regional Growth Strategy (2011)
  - Census (households in core need)
  - Rental housing consultant studies

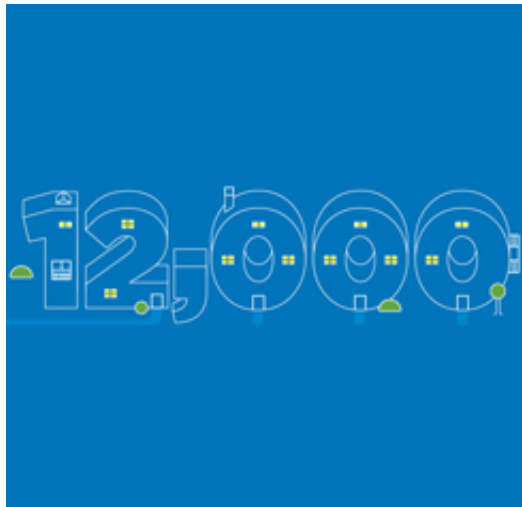
# Housing & Homelessness Strategy

## Five Year Results



Shelters	SROs	Supportive Housing	Non-market Rental (Social Housing)	Purpose-built Rental	Suites & Laneway Houses
5 year target		<b>2,275 units</b>	<b>2,500 units</b>	<b>2,500 units</b>	<b>3,000 units</b>
Results after 5 Years		<b>1,844 units</b>	<b>1,683 units</b>	<b>5,119 units</b>	<b>3,547 units</b>
% of 5 Year Target		<b>81%</b>	<b>67%</b>	<b>205%</b>	<b>118%</b>

# Results So Far



Over **12,000** new affordable homes enabled:

- 1/3 completed,
- 1/3 under construction,
- 1/3 approved



# Results So Far



**Over 35%** of existing homes affordable to low and moderate income households

# Results So Far



Exceeded five year  
secured market rental  
target - **205%**

# Results So Far



The rental housing units enabled over the last 5 years will increase overall rental stock by **10%**.

# Results so far

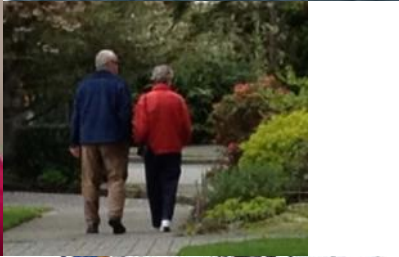


## Total Financial Contribution: **\$600M**

- **\$250M** in land (2016)
- **\$360M** in affordable housing (since 2010)

# Vancouver:

Diverse and vibrant city



# Vancouver:

Affordable housing essential for a healthy & thriving city

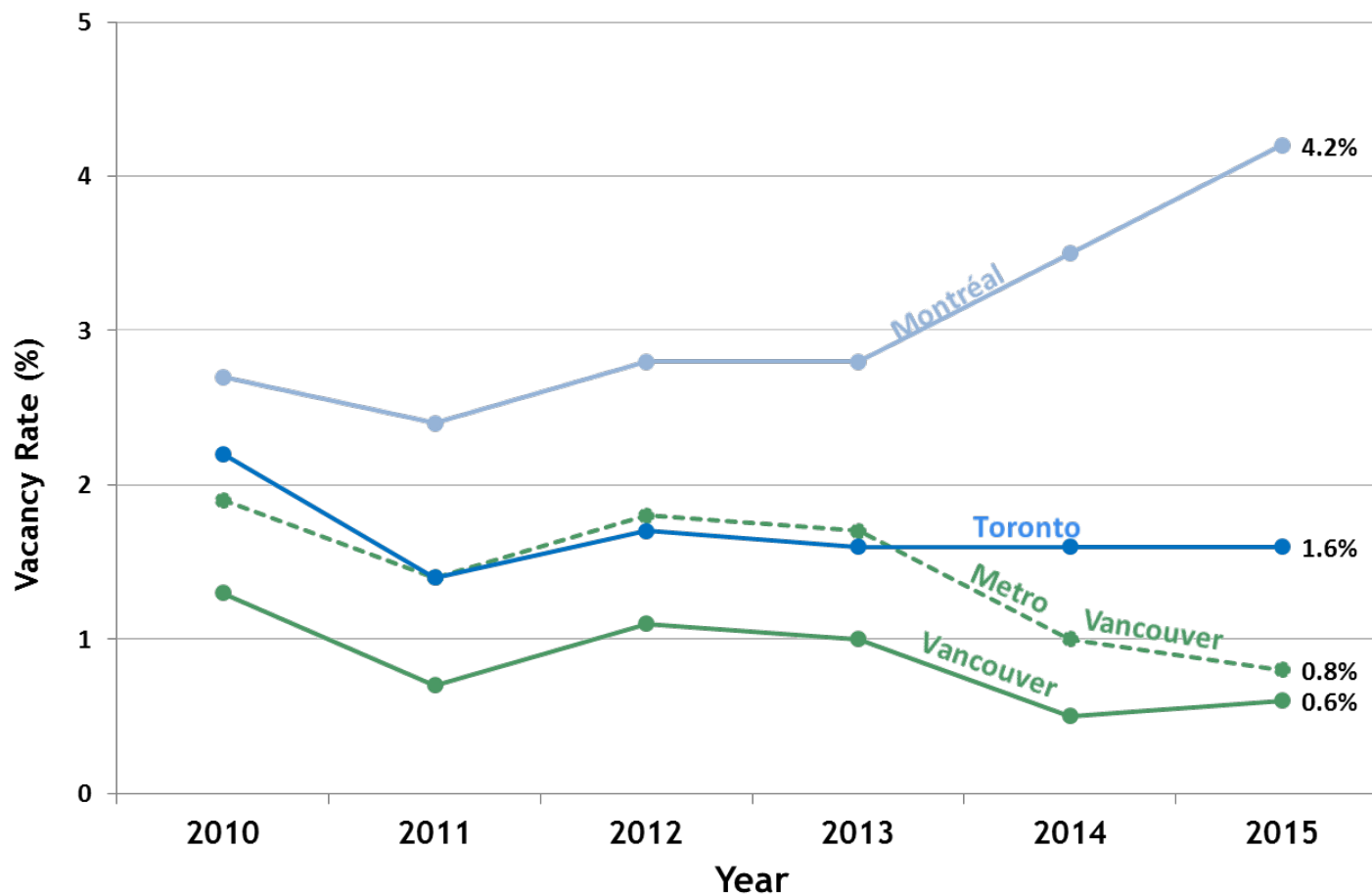


# Housing Challenge:

## Very low vacancy rates



### Vacancy Rates (2010 – 2016)

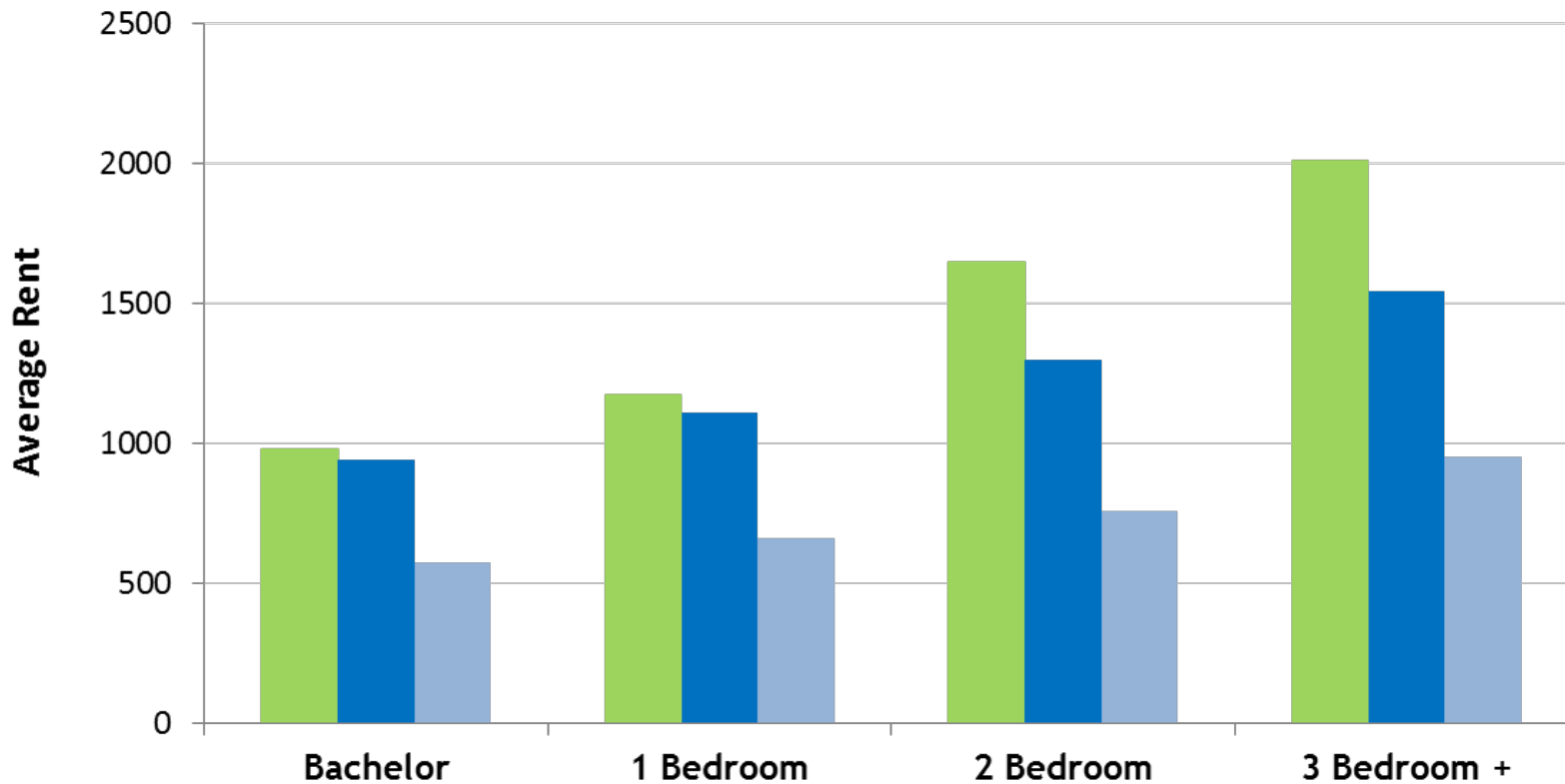


# Housing Challenge: Highest rents in Canada



## Average Rent by Bedroom Type

■ Vancouver ■ Toronto ■ Montreal

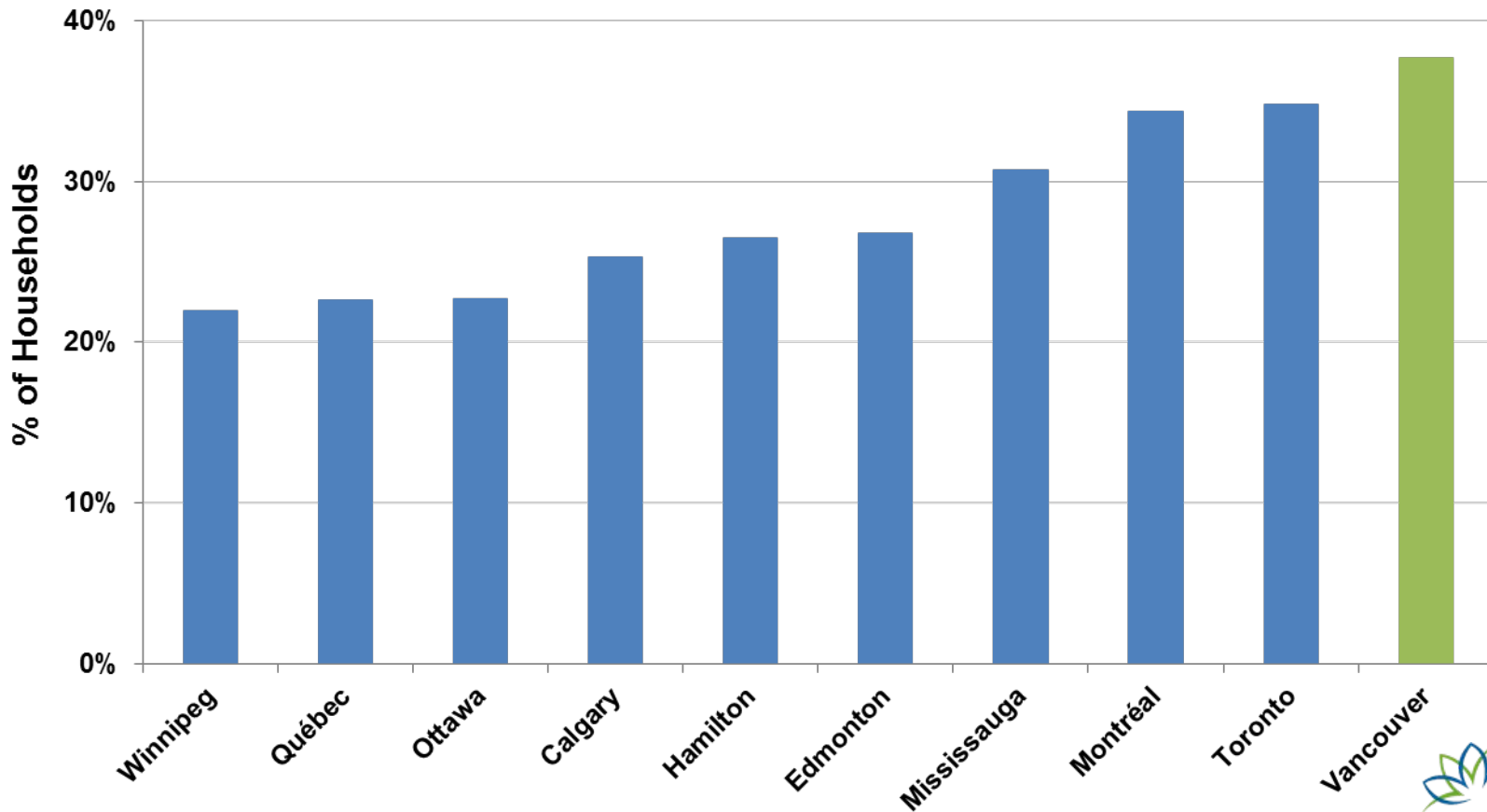




# Housing Challenge: Highest housing costs



## % of Households Spending 30% or More of Income on Housing By Major Canadian Cities

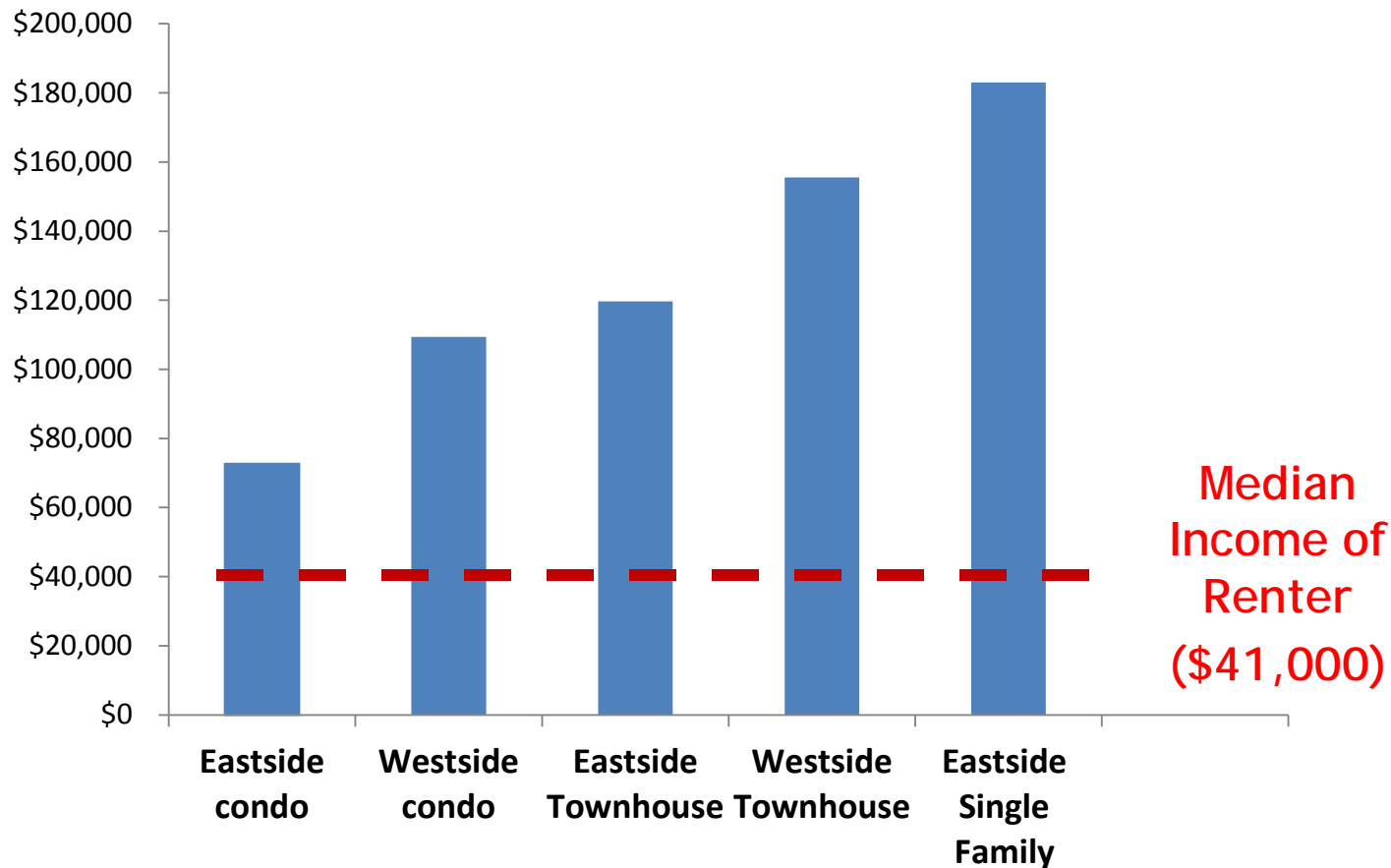


# Housing Challenge:

## Hard to make the jump to ownership



### Income required for ownership

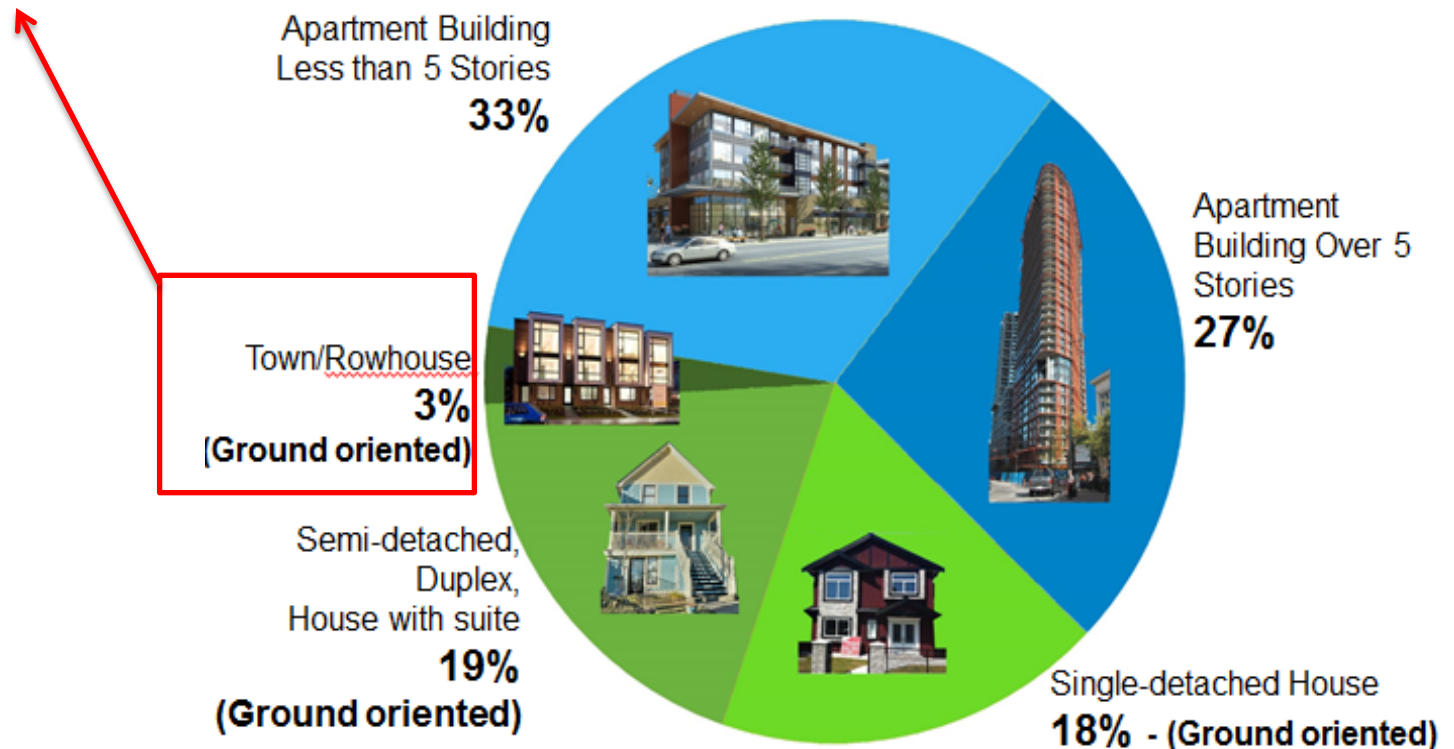


# Housing Challenge:

## Limited housing diversity



Only 3% of housing stock are townhouses





**So, what have we been doing?**



## Four Areas of Focus

- Secured Market Rental
- Social Housing
- Supportive Housing
- Suites and Laneways



## Who are trying to help?

Some snap shots  
of typical housing stories in Vancouver



# “Liam” Millennial



“Liam”  
Millennial



Pedrosa  
Family





“Liam”  
Millennial



Pedrosa  
Family



“Keith”  
Casual  
Labourer



“Liam”  
Millennial



Pedrosa  
Family



“Keith”  
Casual  
Labourer



“Michelle”  
Single mom



“Liam”  
Millennial

Secured  
Market  
Rental



Pedrosa  
Family

Social  
Housing



“Keith”  
Casual  
Labourer

Supportive  
Housing



“Michelle”  
Single mom

Suites and  
Laneways

# “Liam”

## Millennial



## Housing needs

- Rental housing in a vibrant neighborhood
- Live close to work and amenities

- Renter
- Graphic artist
- Age: 28
- Has a roommate
- Spends 40% of income on rent (\$1,300/month)

*40% of renters are 35 years old or younger*

# What have we done?

More homes for renters



## Rental Incentive Program “Rental 100”

- Created new market rental housing along **transit routes and commercial areas**



Source: <https://www.bisnow.com>



# What have we done?

Creating housing diversity and affordability



## Comprehensive Community Plans

- Approved plans for Marpole, West End and DTES to allow for additional housing:
  - **6,000 units** of secured market rental
  - **7,000 units** of social housing
  - Secondary/Lock-off suites
  - Laneways 2.0 - infill projects
  - Enabled ground-oriented housing



Laneways 2.0 West End Plan



<http://www.mikestewart.ca/>

# What have we done?

## Protecting renters



### Rental Housing Stock ODP

- Protect affordable existing rental stock
- Requires replacement of rental units on a 1-for-1 basis on new developments of six or more units
- Almost **52,500 (77%)** of units covered



# What have we done

## New data on empty homes



### BC Hydro Consumption Study

- % of unoccupied homes in Vancouver has remained steady since 2002 (4.8 %)
- 10,800 homes were empty for a year or more
- 90% of empty homes were condos and apartments
- 1% of single-family and duplex properties are empty





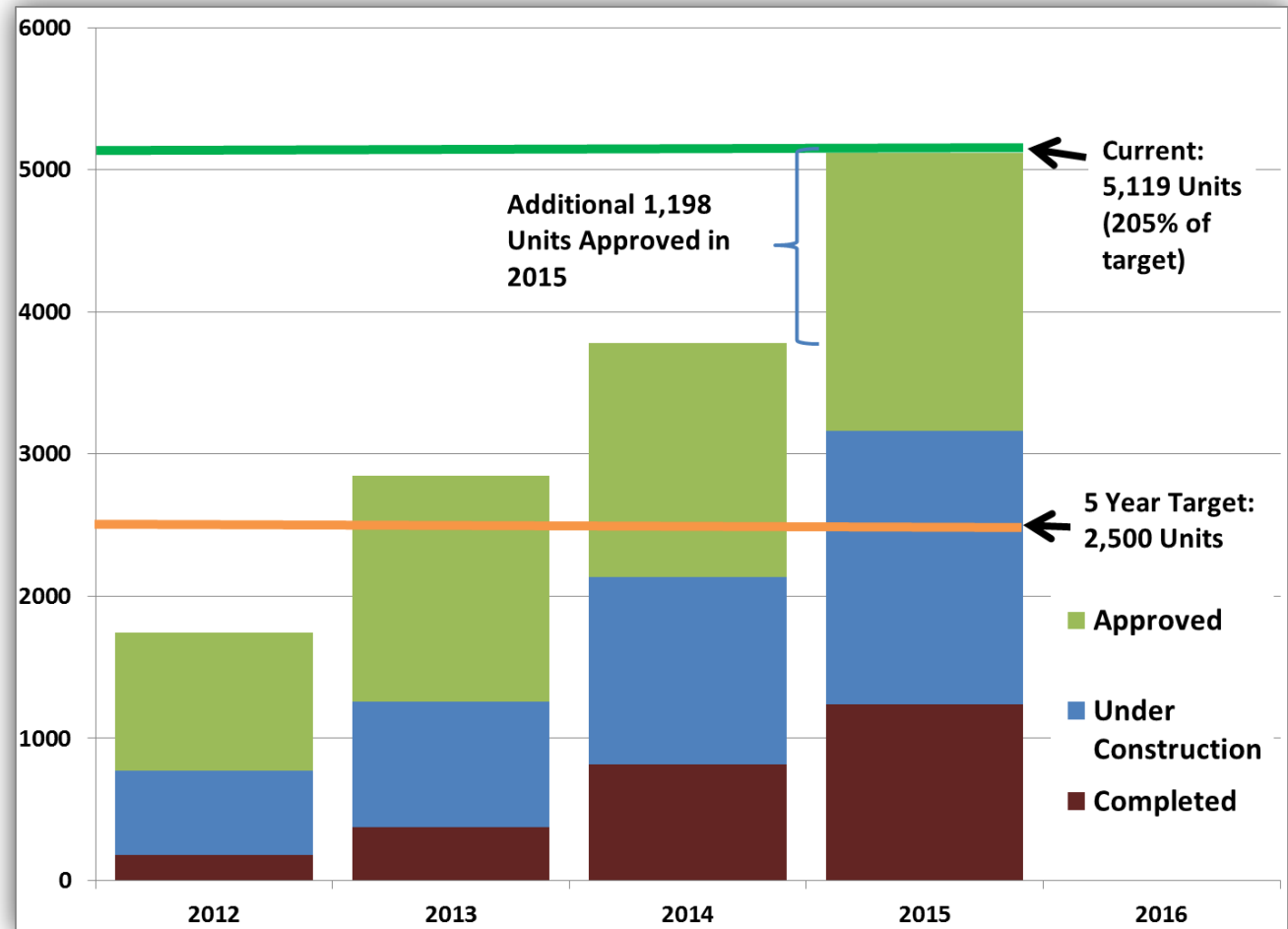
# Results after five years

## Secured market rental



Over 5,100 new units enabled, 62% completed or under construction

Strong progress: **205%** of five year target

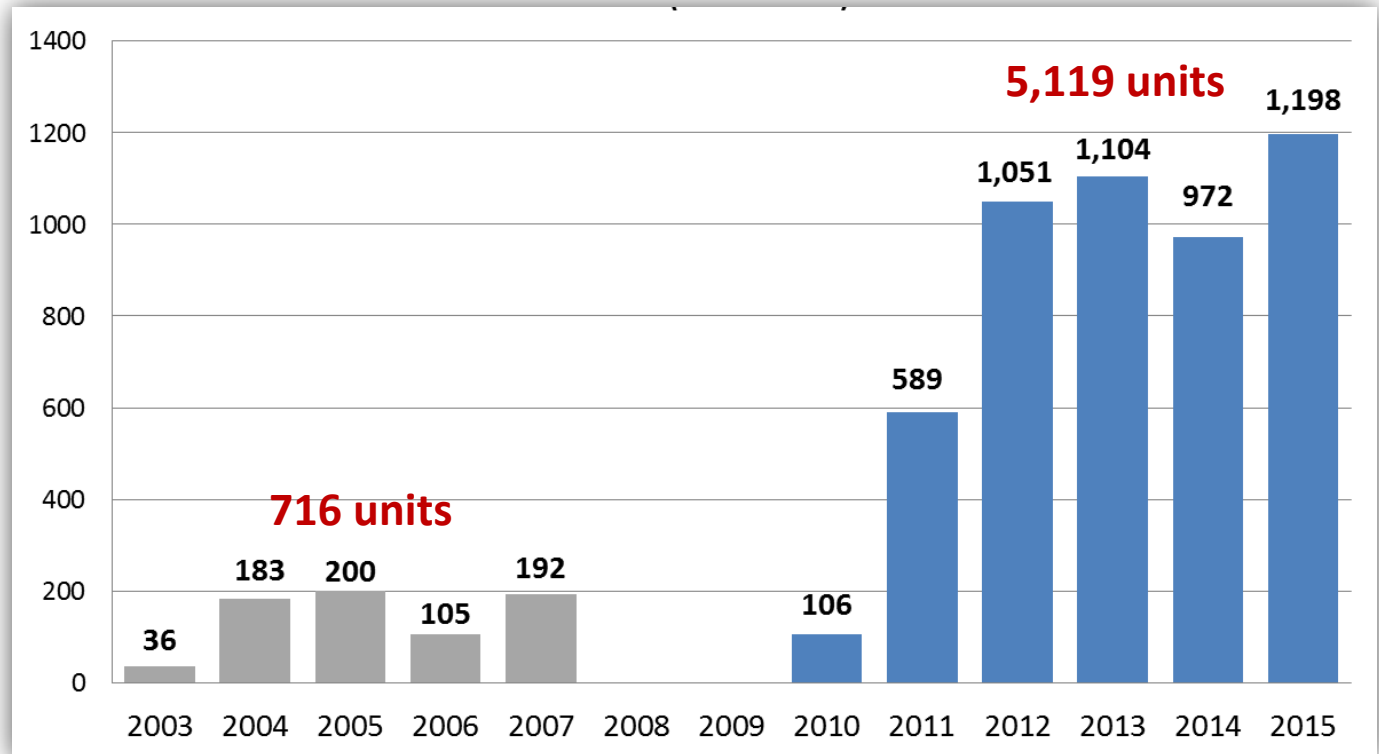


# Results after five years

Over 5,100 new units



## Seven times more rental units enabled since 2010

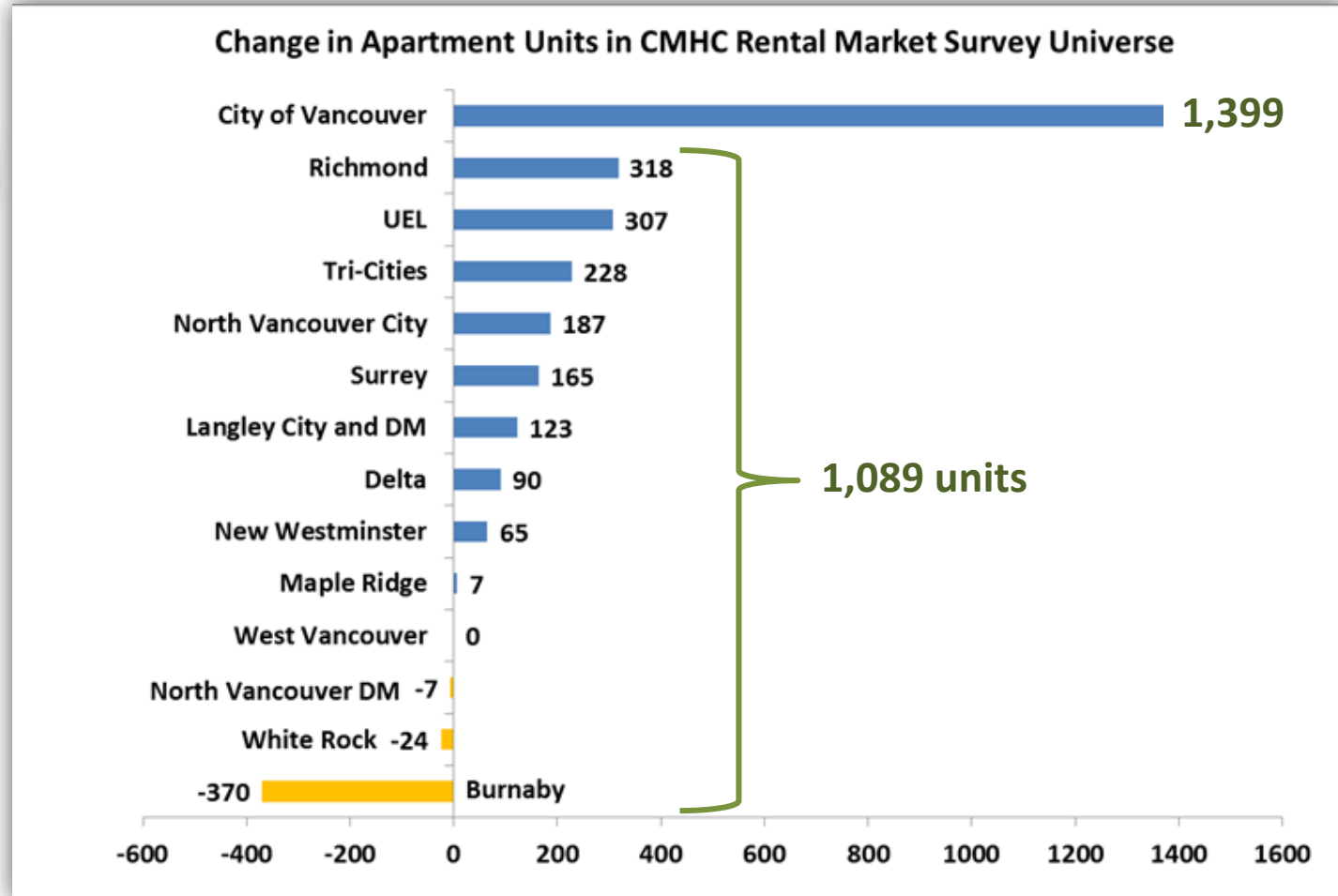


Housing & Homelessness Strategy



# Results after five years

## Delivered the most rental in the Region



CHMC Rental Market Survey: 2010 – 2015



# The next five years

## Build More Rental



### Increase Rental Housing Choices

Complete and implement Community Plan programs

- Grandview-Woodland
- Joyce Station Precinct
- Cambie Corridor Phase 3
- Northeast False Creek



# The next five years

## Protect existing rental



### Rate of Change Review

- Preserve existing rental stock
- Generate options for rental replacement
- Develop strategies to encourage landlords to reinvest in aging buildings



# The next five years

## Reduce empty homes



**Explore tools to reduce the 10,800 empty homes**

- Develop recommendations for specific policy and regulatory steps the City, Province and Federal government could take to reduce wasted housing supply





“Liam”  
Millennial



Pedrosa  
Family



“Keith”  
Casual  
Labourer



“Michelle”  
Single mom

Social  
Housing

# Pedrosa family



- 1 child, another on the way
- Chef at local restaurant
- Rents: \$1,300/month
- Household income: \$49,000

## Housing needs

- Space for growing family
- Close to school and amenities

*621 households with 3+ people on BC Housing waitlist*

*Less than 1% of rental stock is 3 bedroom*



# What have we done?

Creating affordable options for renters



## Community Land Trust

- City RFEOI for City-owned sites
- 4 sites leased for 99 years
- **358 units** with rents averaging about 25% below market
- Homes for low and moderate income families and singles



# What have we done?

Creating affordable options for renters



## Innovative Partnerships: City Land Contributions

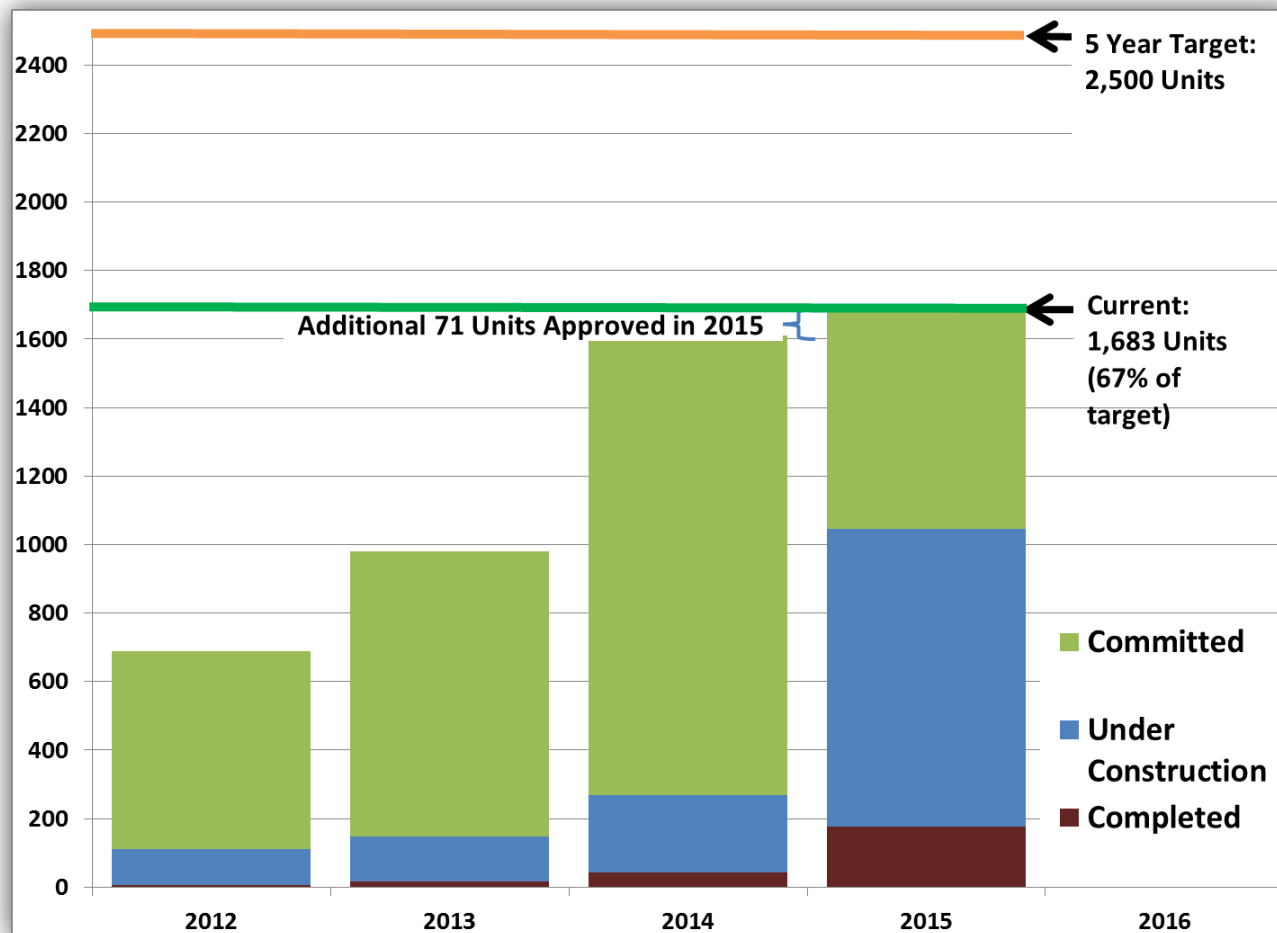
- Contributing **\$250 million** in land - **20 sites** for development of affordable housing units

# Results after five years

## Social housing



Nearly 1,700 units enabled, 62% completed or under construction



# The next five years



## Establish Framework for End of Lease Options for Social Housing and Co-ops on City Lands

- Partner with non-profit and co-ops to preserve and create more affordable units for families, seniors, and singles
- Develop strategy to address end of lease options and expiring agreements

# The next five years

Creating affordable options



## Creating more family-friendly housing

- Increase family-oriented homes
- Increase the supply of 3-bedroom units in apartments
- Modernize City's family-friendly apartment design guidelines
- Explore more innovative housing types



# The next five years

## Creating affordable options



### Vancouver Affordable Housing Agency

- Create 2,500 units of affordable housing by 2021
  - 500 units under construction in 2017
  - 500 more units under construction in 2018
- Provide housing for families and moderate income households





“Liam”  
Millennial



Pedrosa  
Family



“Keith”  
Casual  
Labourer

Supportive  
Housing



“Michelle”  
Single mom

# “Keith”

Casual worker



## Housing needs

- Rents at Income Assistance rates
- Support services on-site
- Close to health services

- Renter, 46 years
- Lives alone, health issues
- Rents at \$500, has received one loan through the rent bank
- Building requires structural work, fear of being evicted



# What have we done?

Creating affordable options



## Innovative Partnerships City Land Contribution

- Partnered with BC Housing and Vancouver Coastal Health to open **over 1,400 units** of supportive housing
- Rents at \$375
- Homes for vulnerable people (i.e. at-risk, addiction, mental health)

# What have we done?

## Protecting renters



### Vancouver Rent Bank

- Approved **398 loans** (\$351,482)
- Assisted over 687 people, including 130 children
- Increased housing stability



THE  
UNIVERSITY OF  
BRITISH  
COLUMBIA



# What have we done?

## Protecting renters



### Enhanced Tenant Protection and Relocation Policy

- Strongest protection in BC
  - Increase compensation and improve relocation options
  - Introduced \$10,000 fine for violations
- Over **100,000** renter households living in apartments protected

### Renters Advisory Committee

Stronger voice for renters to advocate for federal and provincial changes to better protect renters

# What have we done?

## Protecting renters

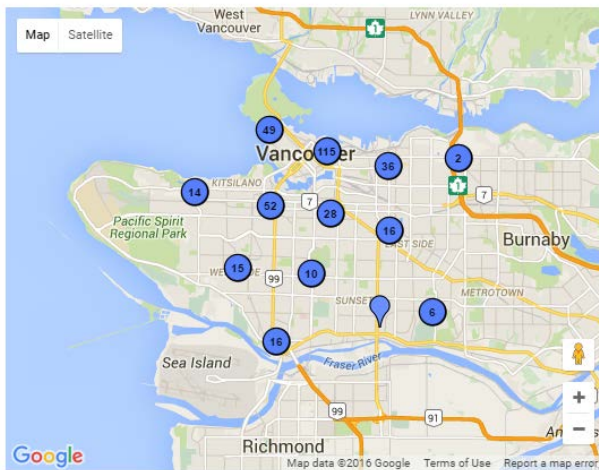


### Rental Property Standards Database

- Motivates owners and landlords to maintain properties
- Overall **violations dropped over 80%** during first four years

Browse a list of all buildings with health or safety issues

Buildings With Current Issues



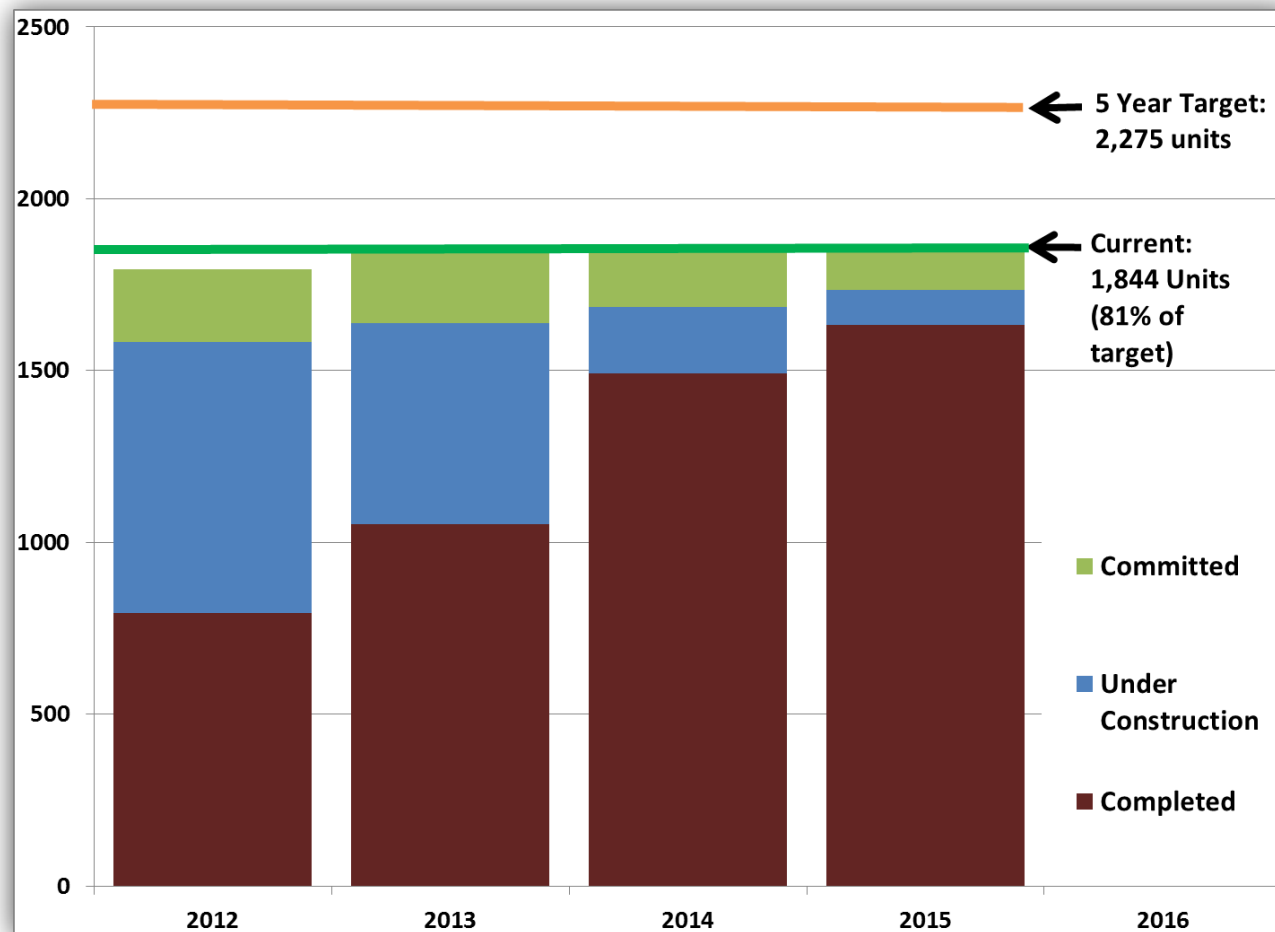
The number of issues does not indicate the safety condition of the building. If the building is not safe to live in the City takes steps to close the building.

# Results after five years

## Supportive Housing



Over 1,800 new units enabled, 94% completed or under construction



# The next five years

## Creating affordable options



### Establishing partnerships to develop additional social and supportive units

- \$85M (2015-2018 Capital Plan)
  - Continue to buy sites
  - Approve grants
- Enhance 20% Policy
- Seek development opportunities for 20 sites



“Liam”  
Millennial



Pedrosa  
Family



“Keith”  
Casual  
Labourer



“Michelle”  
Single mom

Suites and  
Laneways

# “Michelle”

Single mom



## Housing needs

- Suitable space for children
- Near to daycare, school, parks and community centers

- Renter
- After school program coordinator
- Spends 40% of income on housing (\$1,550)

*11,000 lone parent households are renters with median income of \$37,000*



# What have we done?

More homes for renters



## Zoning Changes & Regulations Basement Suites & Laneway Houses



- Created more secondary rental units:
  - Expanded number of zoning districts allowing laneway houses
- Issued almost **3,500** suites & laneway permits

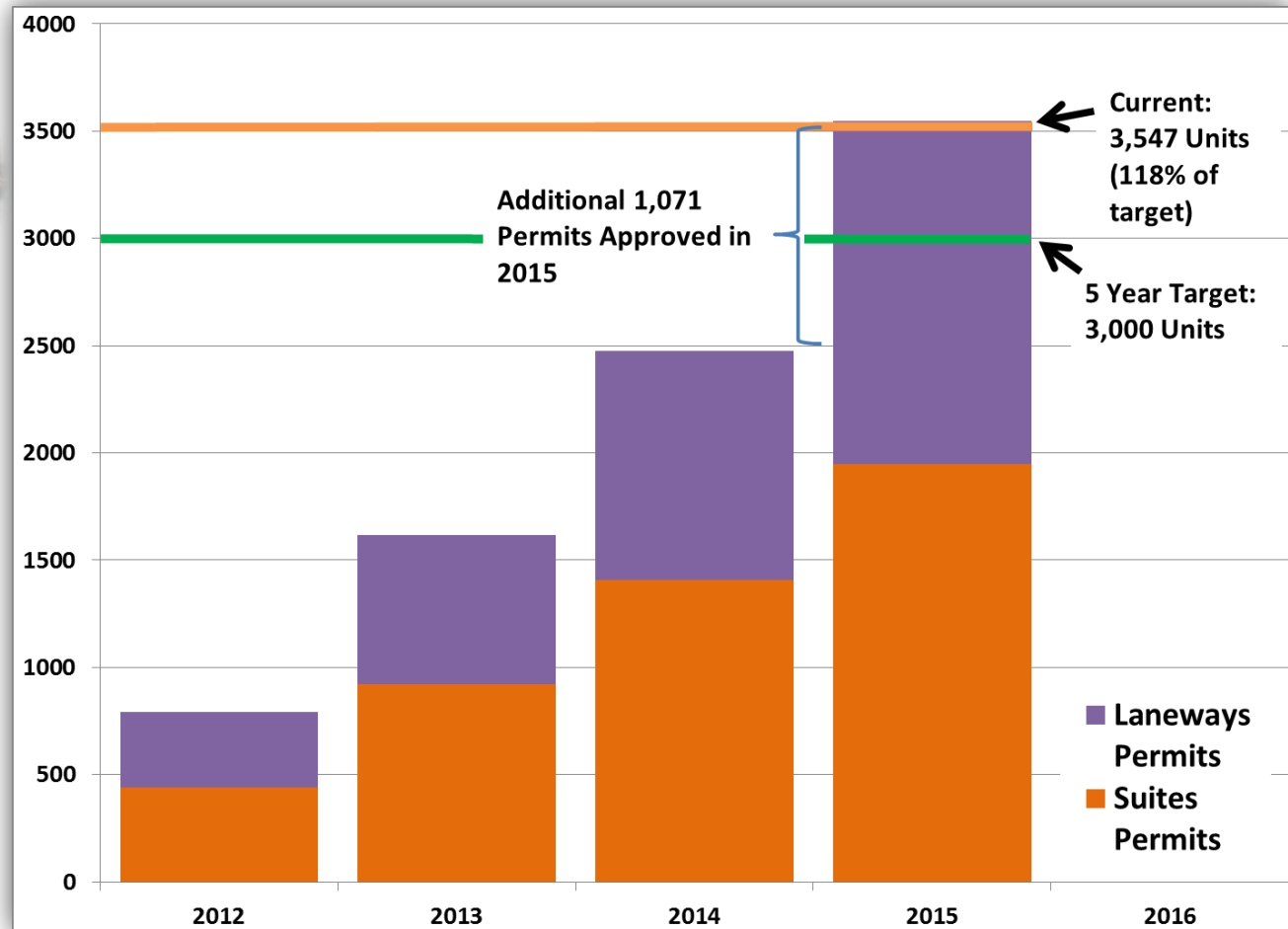
# Results after five years

## Secondary suites and laneways



Over 3,500 permits issued for suites and laneway

Surpassed 5-year targets



# The next five years

Creating affordable options



## More Ground-oriented Rental Options

Identify more areas for secondary rental (i.e. lock off and flex suites) in townhouses and apartments through community plans.



# The next five years

Creating affordable options



## Developing a New Affordable Home Ownership Program

- Approved in principle the goals of an Affordable Home Ownership pilot program to attract and retain working households, enabling first time buyers and families to stay in the City

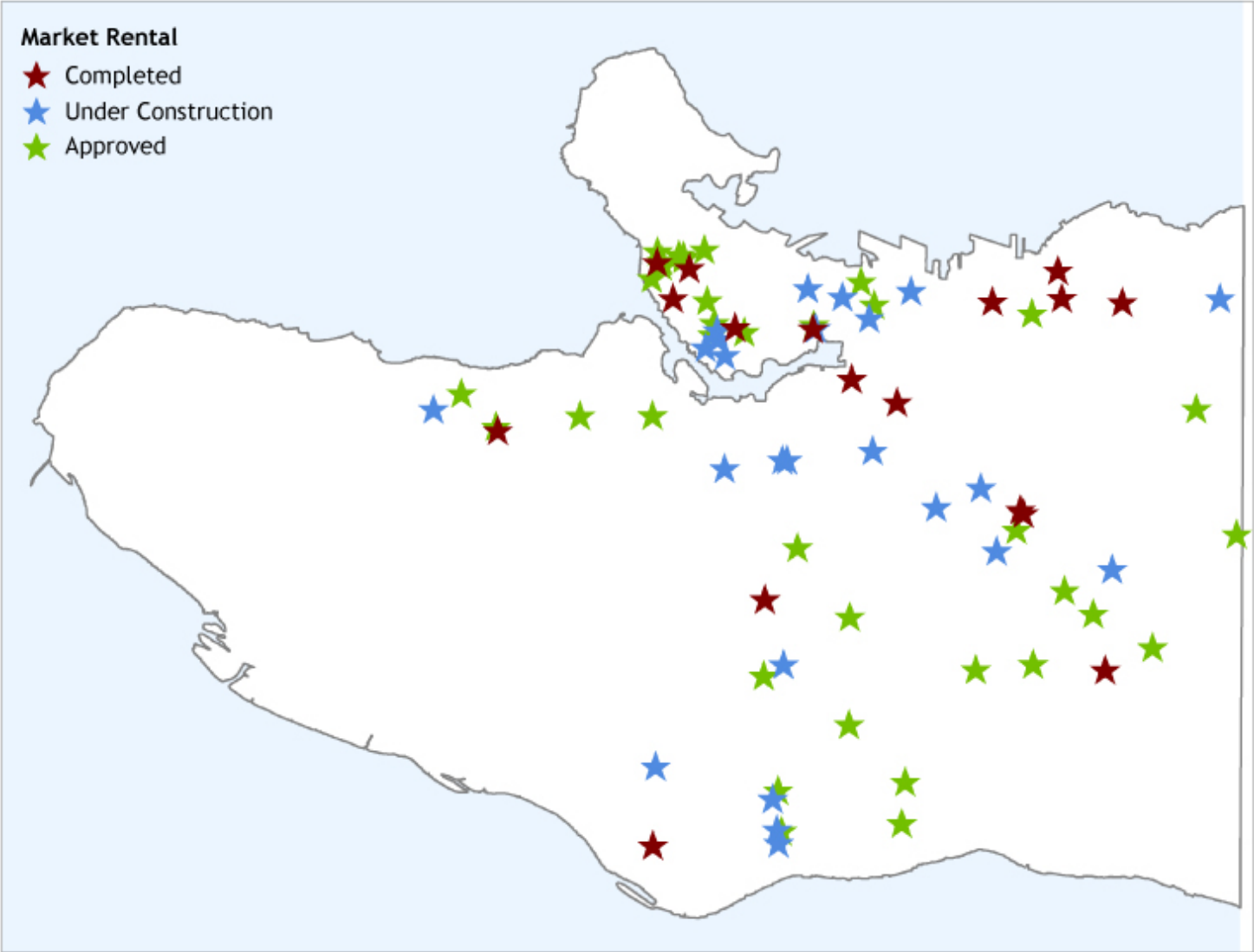




So, in summary

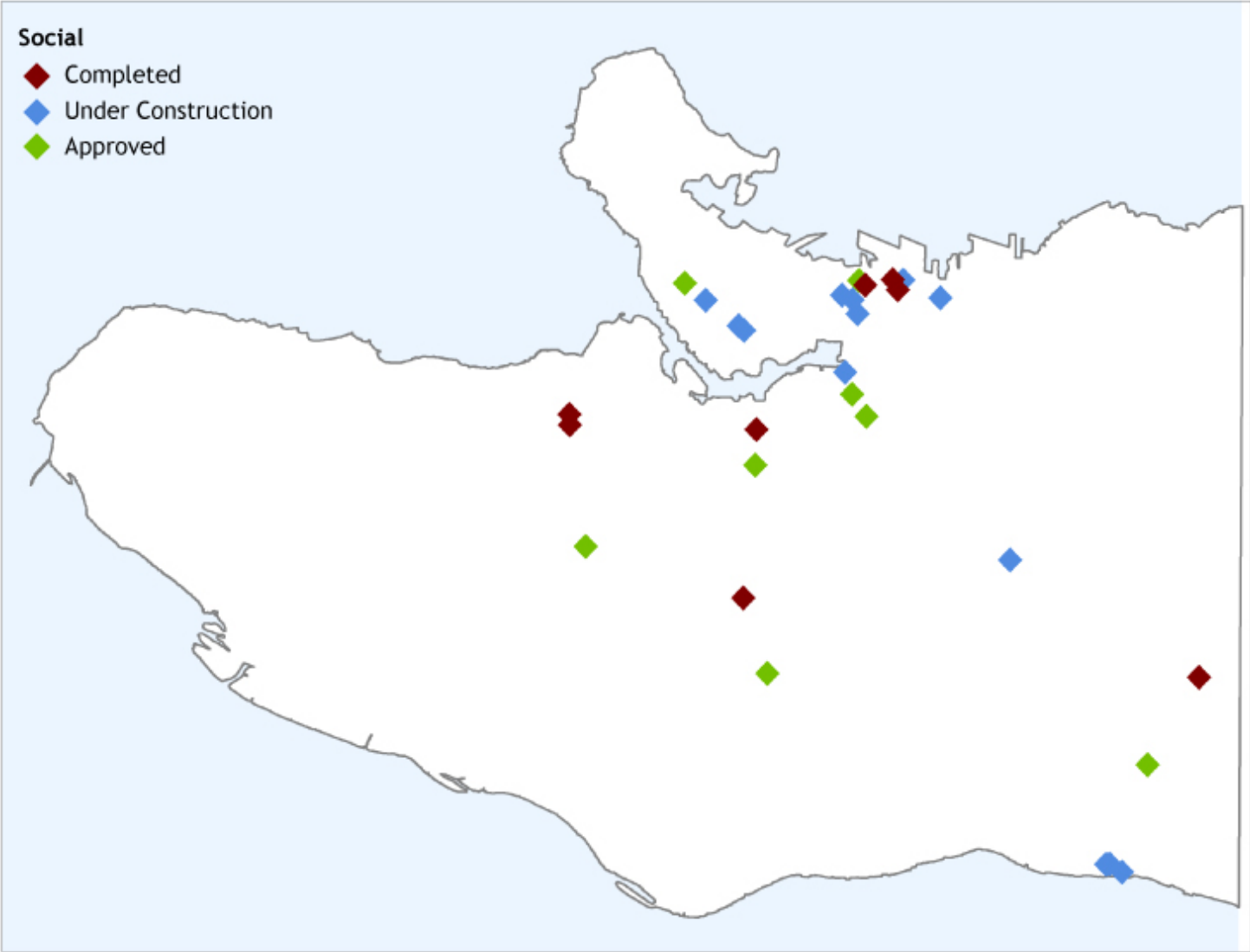
# Summary

## Market rental across the City



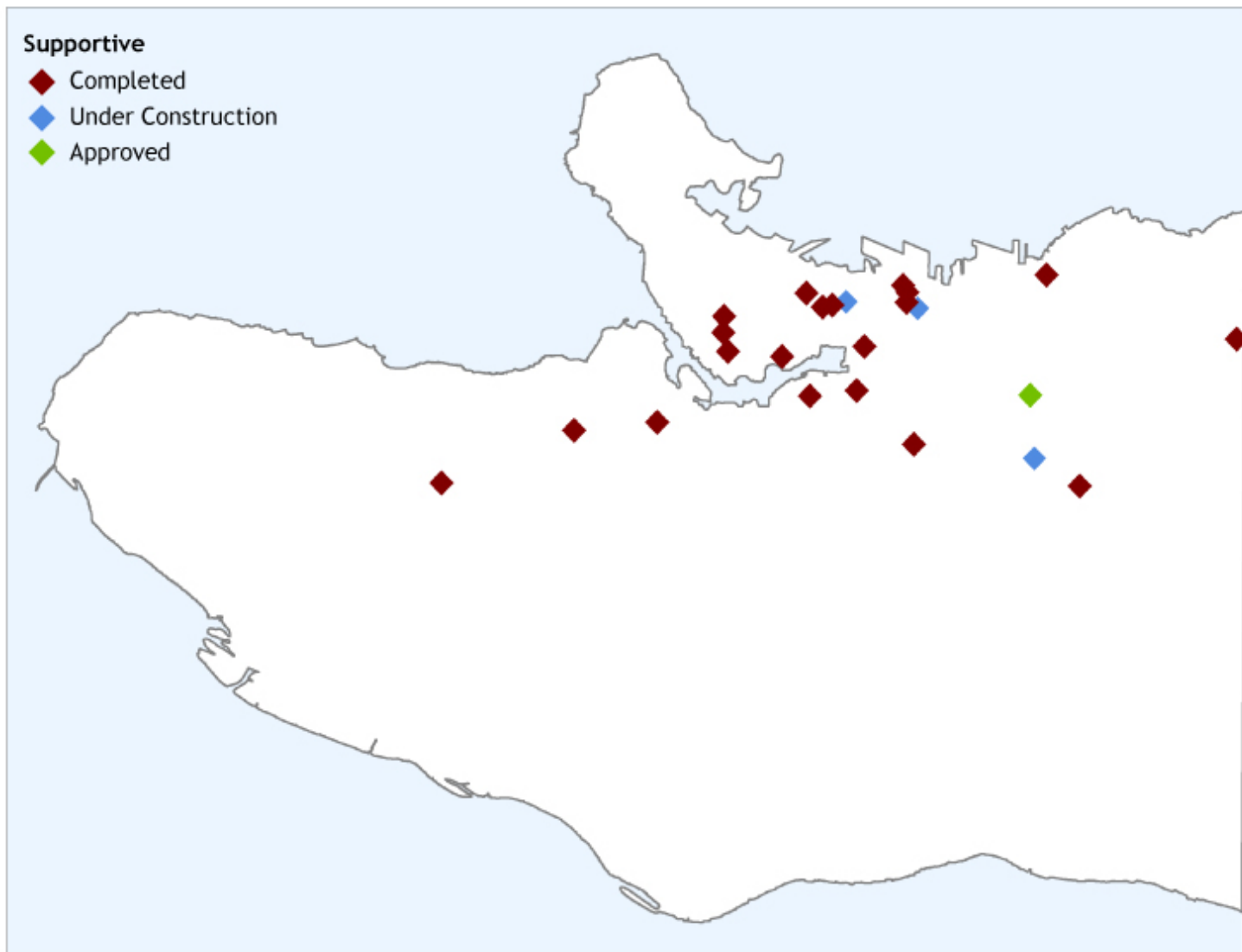
# Summary

## Social housing across the City



# Summary

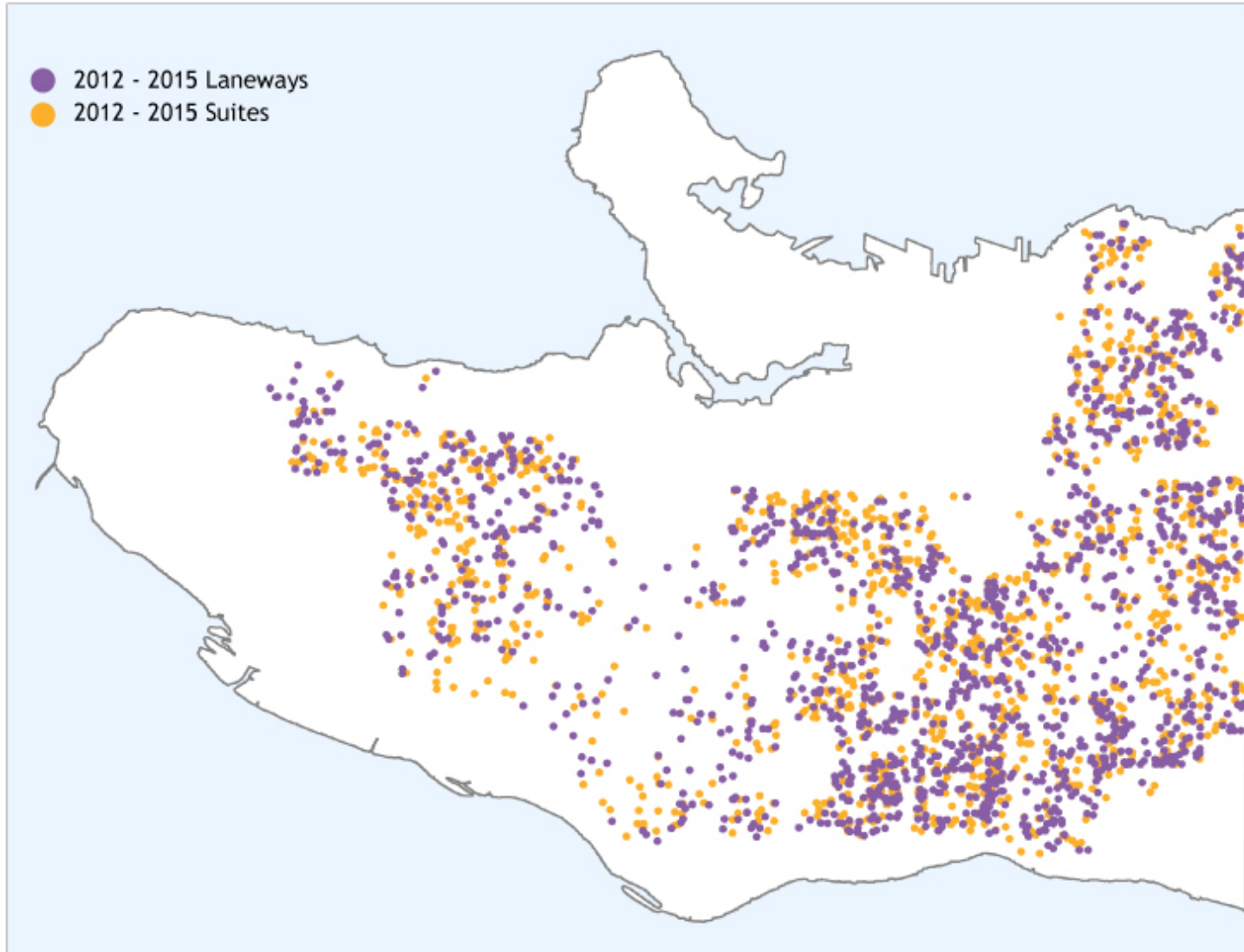
## Supportive housing across the City





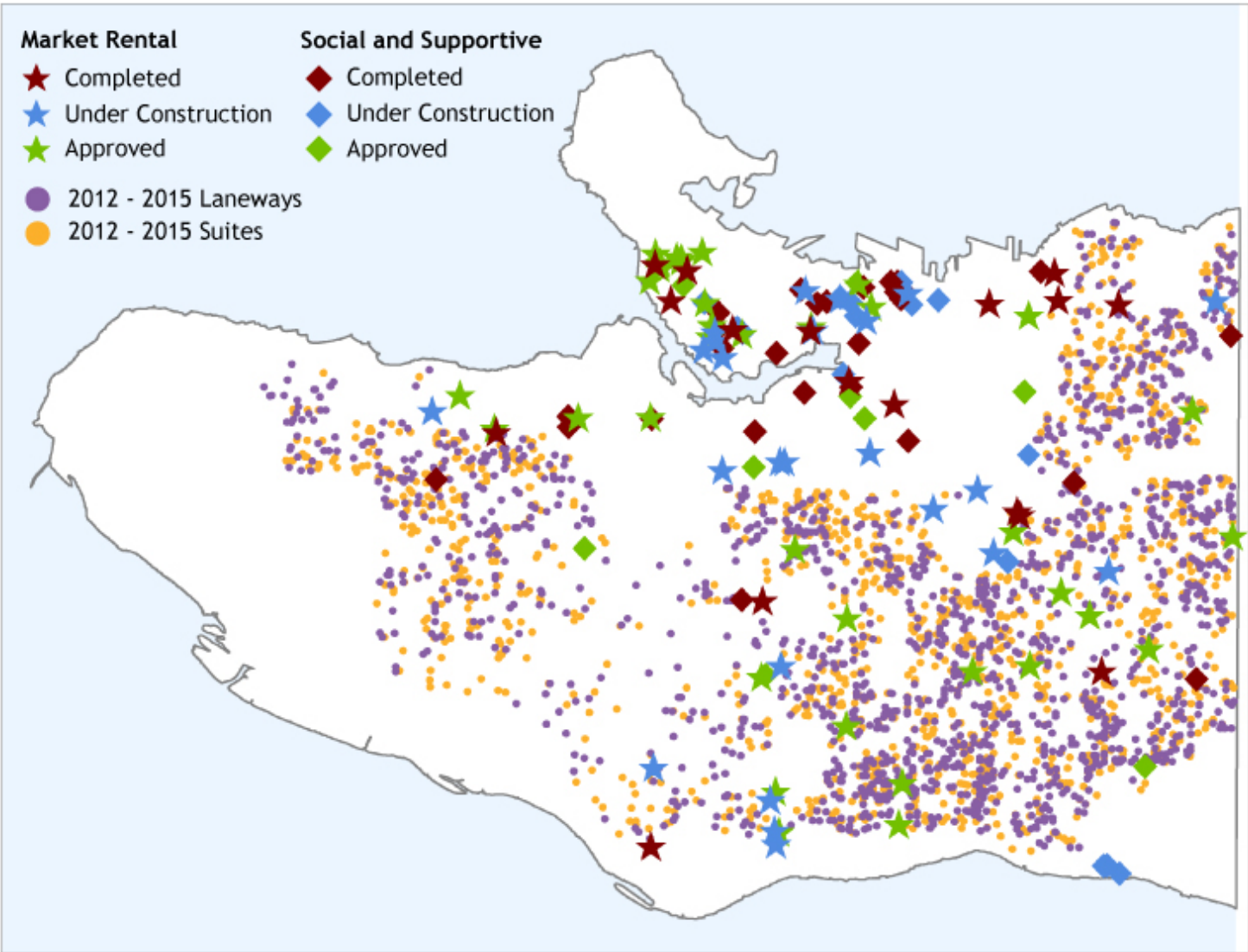
# Summary

## Laneway and Secondary Suites across the City



# Summary

## Housing across the City



# Summary

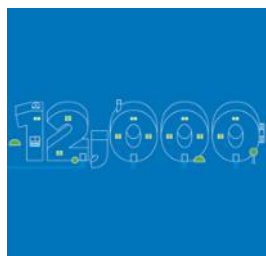
## Five year accomplishments



> 35% of today's stock is affordable to low/moderate income households



Significant city contributions



Enabled over 12,000 affordable homes



Surpassed five year market rental target - 205%.



Will increase rental stock by 10%

# Summary

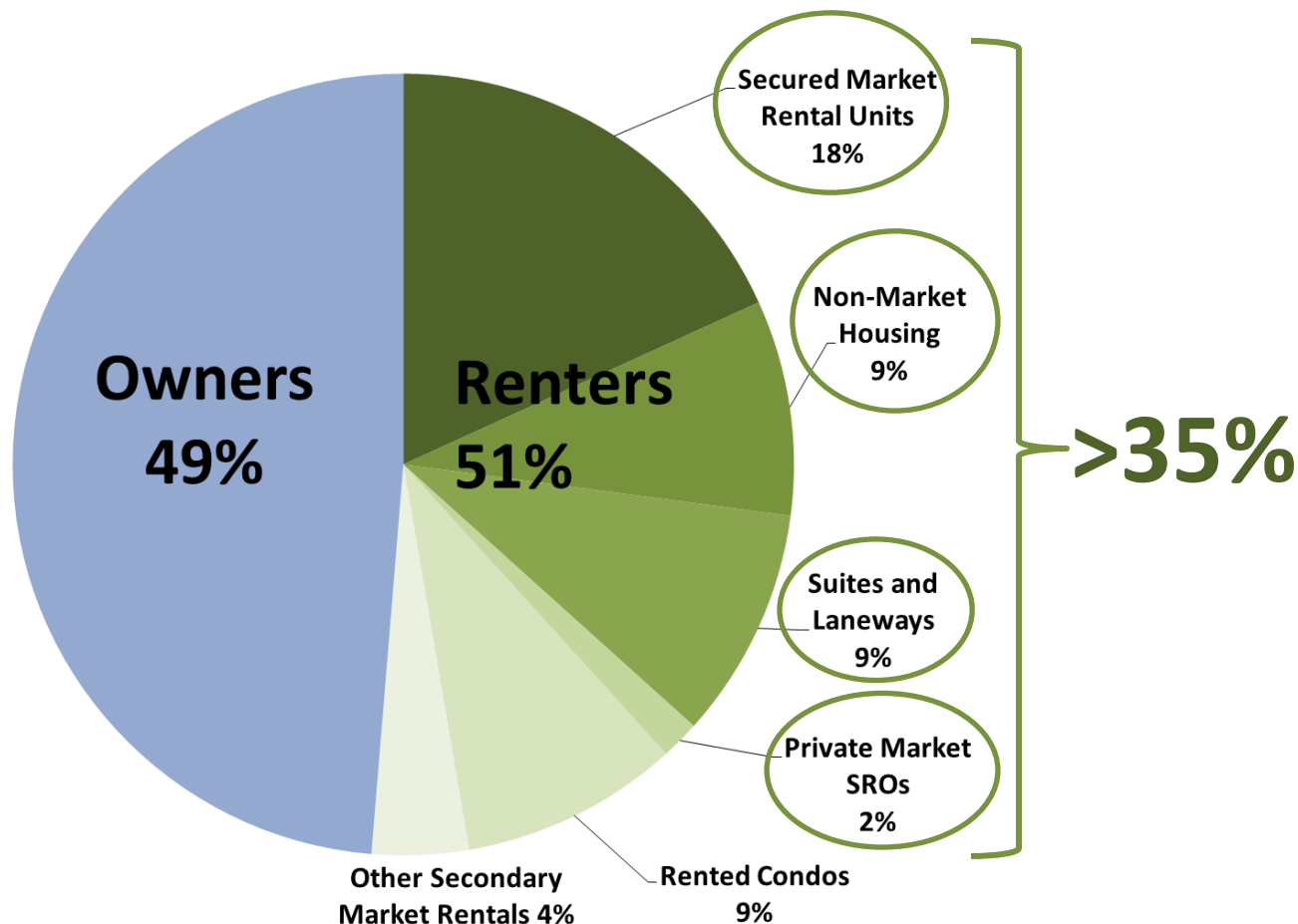
## Housing across the City



**Much more needs to be done.**

# The Bigger Picture

Over a third of units are affordable



New units enabled through the Housing and Homelessness Strategy are contributing to the overall affordable housing stock

Source: City of Vancouver Estimates

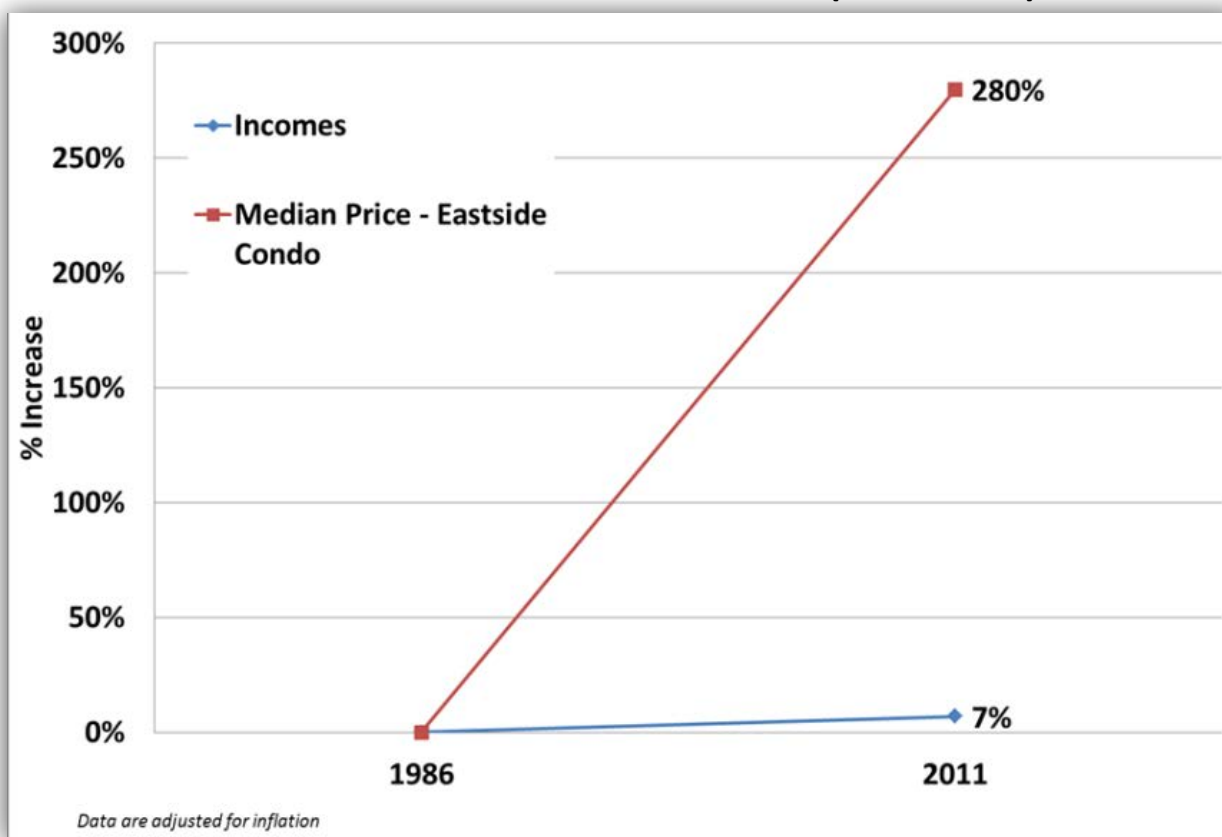
# The Bigger Picture

## Rising housing costs



Despite our efforts, Vancouver is still in a housing crisis.

Condo Price Increase versus Income Increase (1986-2011)



Incomes have not kept pace with housing costs.

More households are facing affordability challenges.

# The Bigger Picture

Inadequate funding, growing population



## Growing Population and Demand

Regional Growth Strategy (Metro Vancouver) projects additional housing demand of 31,000 by 2021.

## Limited Federal Funding Since 2000

Senior government funding and programs enabled the creation of non-market housing (1950-2000)

# The Bigger Picture

The need for partnerships



## BC Housing Contributions

Partnerships with BC Housing have taken different forms, which have enabled the creation of affordable housing.



- Low cost financing (e.g. Social housing)
- Rent subsidies
- Capital funding (e.g. Supportive housing)
- Asset Transfer Program



# The Bigger Picture

Future funding opportunities



## 2016 Federal Budget – a new hope

- \$504 million over two years: new and existing affordable housing
- \$200 million for seniors
- \$30 million: maintaining social housing subsidies
- Commitment to develop a National Housing Strategy



## Provincial Budget

- \$355 million: 2,000 units of affordable housing for people with low-to-moderate incomes over five years

# Stepping it up



## Housing Refresh Fall 2016

- Update strategies
- Set new targets
- Address affordability challenges
- Focus on opportunities to partner with senior governments
- Public engagement





**Thank You**

