

B.5

MOTION ON NOTICE

5. Housing for the Missing Middle: Expediting Affordable Home Ownership and Increasing the Supply of Affordable Housing in the City of Vancouver

MOVER: Councillor De Genova

SECONDER: Councillor Bremner

WHEREAS

1. Vancouver is facing a housing affordability crisis;
2. Council has received correspondence from employed individuals and families who cannot afford or find it difficult to afford housing in the City of Vancouver;
3. On June 23, 2015, Council voted unanimously to approve Councillor De Genova's motion titled "Affordable Home Ownership and Alternative Housing Options";
4. As a result of Councillor De Genova's motion "Affordable Home Ownership and Alternative Housing Options", staff presented recommendations on April 21, 2016 for an Affordable Home Ownership Pilot Program. This program was unanimously supported by Council;
5. Since Council approval of the Affordable Home Ownership Pilot Program, staff have informed Council that a change of the Vancouver Charter is necessary before the City of Vancouver can move forward with Affordable Home Ownership;
6. Councillor De Genova met with the former Minister of Housing, Rich Coleman at the 2016 Union of British Columbia Municipalities Convention to discuss Affordable Homeownership. The prepared briefing note that was submitted in advance of this meeting outlined Councillor De Genova's motion and the policy recommendations of City of Vancouver staff, including the former Chief Housing Officer. The Minister acknowledged that BC Housing was studying models and moving forward on a program for Affordable Home Ownership;
7. On June 14, 2016 Councillor De Genova brought forward a motion titled "Increasing the Supply of Affordable Townhouses and Row Houses in the City of Vancouver." This motion was amended by the majority of Council and the resolution changed to ask staff to report back to Council with a memo on steps already taken by the City to increase opportunities for affordable townhouses and row houses in recent years;
8. In recent years, there has been no specific zoning along with a program, such as the Rental 100 Program, to specifically encourage the development of townhouses and rowhomes in Vancouver;
9. Memos to Council are not going to fix the housing affordability crisis in Vancouver;

10. The July 2017 Housing Engagement Summary reports:
- Page 5: "Affordability and the goal of owning a home are key reasons why former Vancouver residents chose to leave the City."
 - Page 14: "70% of respondents rank affordability as most important guiding value."
 - Page 17: The section titled "Affordability and Availability of Housing, Cost of Living", reports the first concern to be "lack of opportunities for affordable homeownership affecting future decisions to make Vancouver home."

THEREFORE BE IT RESOLVED

- A. THAT the Mayor write a letter on behalf of Council to the Minister of Municipal Affairs and Housing requesting that the provincial government amend the Vancouver Charter, to allow the City of Vancouver to move forward and implement affordable homeownership.
- B. THAT Council direct City of Vancouver staff to meet with BC Housing staff to explore ways to move forward with Affordable Home Ownership in the absence of amendments to the Vancouver Charter.
- C. THAT Council direct staff to explore areas that can be zoned specifically to include affordable home ownership and report back to Council within 60 days.
- D. THAT Council direct staff to consider a program to increase the supply and affordability of townhouses and row houses. Furthermore, that staff consider zoning opportunities specific to this type of housing.

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