Housing and Homelessness Strategy 2012-2021

A home for everyone

Presentation to Council
July 26, 2011
Housing & Homelessness Strategy 2012-2021
The City’s Mission

Create a city of communities which cares about its people, its environment and the opportunities to live, work and prosper
Goals

1. End street homelessness by 2015
2. Increase affordable housing choices for all Vancouverites
Making Progress
What we have done (2008 - 2011)

- HEAT & Winter Response
- Interim/intermediate housing options
- Permanent supportive housing
- Community mobilization
- Urban Health Initiative
- STIR
- Secondary Suites & Laneway Housing
- Cambie Corridor Affordable Housing Policy
1. Provide land for 1200 supportive housing units
2. House local homeless locally
3. Tailor zoning approaches and conditions to meet local housing needs and opportunities
4. Integrate successful strategies for rental inventory into current neighbourhood planning initiatives.
5. Publish Regular Report Card
Talk Housing With Us Engagement Program

Public Events
Talk Housing With Us
On-line forum
What we learned from...
policies & practice / public & partners

✓ Low-barrier shelters are effective
  (e.g. HEAT Shelters)
✓ Pets, loved ones, no max length of stay, food
What we learned from...
policies & practice / public & partners

- Location is key
- Assists with solutions to homelessness

2010 Homeless by Local Area

Street Homeless

Sheltered Homeless

City of Vancouver
What we learned from...
policies & practice / public & partners

✓ Basic services have a positive impact on homeless
✓ Primary health care
✓ Food security
What we learned from... policies & practice / public & partners

- Rate of Change regulations
- Prevents loss of rental housing
- Consider incentives to encourage maintenance
What we learned from...
policies & practice / public & partners

- **STIR** program successful
- Encourages purpose-built market rental
- Room for improvement
Renters face significant challenges finding & keeping their housing.
What we learned from...
policies & practice / public & partners

✓ Minor changes to existing city policies & regulations
✓ Significant impacts e.g. secondary suites
What we learned from...
policies & practice / public & partners

- Broaden partnerships
- Including new sectors and organizations builds success

Infrastructure Canada  
Interfaith Community
HRDC Canada  
P3 Canada Fund
Citizen’s Organizations  
BC Ministry of health
Foundations  
Volunteers
Development Industry  
BC Housing
Housing advocates  
Metro Vancouver
Financial institutions
Housing Providers  
Vancouver Coastal Health
Business Improvement Associations  
Universities
Housing and Homelessness Strategy 2012-2021

- 3 Year Action Plans
- Corresponds to capital cycles
Affordable Housing & The Housing Continuum

- Can be found along the whole housing continuum
- Can be provided by the City, government, non-profit, community and for-profit partners
- Degree of housing affordability results from the relationship between cost of housing & household income
- Not a static concept
3 Strategic Directions

1. Increase the supply of affordable housing
2. Encourage a housing mix across all neighbourhoods that enhances quality of life
3. Provide strong leadership and support partners to enhance housing stability
We need to work with our partners
Increase the supply of affordable housing
2,900 new supportive housing units
  - Phase I: 1,700 units (2011 - 2013)
  - Phase 2: 450 units (2013 - 2015)
  - Phase 3: 750 units (2015 - 2021)

5,000 new social housing units
  - 1,000 are replacement SRO rooms with self-contained Social Housing

11,000 new market rental housing units
  - 5,000 purpose-built rental
  - 6,000 secondary market

20,000 new ownership housing units
STRATEGIC DIRECTION 1
Increase the supply of affordable housing

Priority Action 1

Optimize the City’s use of land, capital grants, incentives, and other resources to lever and support housing partnerships.
STRATEGIC DIRECTION 1
Increase the supply of affordable housing

Priority Action 2

Refine and develop new zoning approaches, development tools and rental incentives
STRATEGIC DIRECTION 1
Increase the supply of affordable housing

Priority Action 3

Pursue a new business model to enhance delivery of affordable housing
Encourage a housing mix across all neighbourhoods that enhances quality of life
STRATEGIC DIRECTION 2
Encourage a housing mix in all neighbourhoods

Priority Action 1

Protect the existing rental stock by:

• maintaining and exploring opportunities to improve Rate of Change Regulations and SRA Bylaw
• providing incentives for upgrades
• improving property and tenancy management practices
STRATEGIC DIRECTION 2
Encourage a housing mix in all neighbourhoods

Priority Actions 2

Target low barrier shelter, supportive housing and social housing:

• In neighbourhoods with significant homeless populations and limited capacity

• Specific populations (youth, urban Aboriginal, women, mentally-ill, etc..)
Priority Action 3

Use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.
STRATEGIC DIRECTION 3

Provide strong leadership and support partners to enhance housing stability
Priority Actions 1

Enhance support to renters
STRATEGIC DIRECTION 3
Leadership and partners

Priority Action 2

Strengthen the focus of the Urban Health Initiative on homelessness, with an emphasis on improving health, safety, food security, employment, and social supports.
Priority Action 3

Demonstrate leadership in research and innovation to create improved housing options for our diverse population.
Priority Action 4

Focus our efforts with partners on preventing and eliminating homelessness
Measuring Our Performance
Annual Report Card

REPORT CARD

- Homeless Count
- Shelter data
- SRO numbers, rent levels, incomes of those living in SROs
- Rental housing number, type, rental levels vacancy rates, demolitions
- Ownership analysis - number, type, sale prices
Thank-you & Questions