Housing & Homelessness Strategy Targets 2012-2014
2012 Report Card

Presentation to City Council
February 12, 2013
HOMELESSNESS: City, province open new housing complex in Vancouver

THE PROVINCE  NOVEMBER 8, 2012

A homeless man sleeps on Cordova Street in Vancouver. Photograph by: Arlen Redekop, PNG
Recent Headlines

ECONOMY LAB
Vancouver remains second least-affordable market as measure improves slightly

TARA PERKINS - REAL ESTATE REPORTER
The Globe and Mail
Published Monday, Jan. 21 2013, 5:05 PM EST
Last updated Tuesday, Jan. 22 2013, 1:08 PM EST
Recent Headlines

2012 a record year for Vancouver rental housing

CBC News  Posted: Jan 27, 2013 2:59 PM PT  |  Last Updated: Jan 27, 2013 6:28 PM PT

Vancouver’s 1,000 new rental units approved in 2012 sets a record. (CBC)
Council Goals

1. End Street Homelessness by 2015
2. Increase affordable housing choices for all citizens
Housing & Homelessness Strategy 2012-2021

3 Strategic Directions

- Increase the supply of affordable housing
- Encourage a housing mix across all neighbourhoods that enhances quality of life
- Provide strong leadership and support partners to enhance housing stability
Future demand by 2041

Population - Increase of 110,000+
Jobs - Increase of 76,000+
Age - 21% of population will be 65+
### Housing & Homelessness Strategy

**10 Year Targets - 2012-2021**

#### Cost of Housing per Month (Singles)*

<table>
<thead>
<tr>
<th>Range</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0 - $375</td>
<td>2,900 units</td>
</tr>
<tr>
<td>$375 - $1075</td>
<td>5,000 units</td>
</tr>
<tr>
<td>$1075 - $1500</td>
<td>5,000 units</td>
</tr>
<tr>
<td>$1500 +</td>
<td>6,000 units</td>
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</tbody>
</table>

#### Ending Homelessness

- **Shelters**
- **SROs**
- **Supportive Housing**
- **Non-market Rental (Social Housing)**
- **Purpose-built Rental**
- **Suites & Laneway Houses**
- **Rented Condos**

**Ensure capacity to meet needs of street homeless**: 2,900 units

**Average income available for housing (singles): $975**

**Market driven**

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*Sources: BC government shelter component of income assistance, CMHC 2012 Rental Market Report, 2006 census.*
Housing & Homelessness Strategy
3 Year Targets - 2012-2014

Between 2012 and 2014 the City will enable:

- **ENDING HOMELESSNESS**
  - Shelters
  - SROs
  - Supportive Housing

- **RENTAL HOUSING**
  - Non-market Rental (Social Housing)
  - Purpose-built Rental
  - Suites & Laneway Houses
  - Rented Condos

- **OWNERSHIP**
  - Condos
  - Other Ownership

- Shelter capacity to meet needs of street homeless
- 2,150 new units of supportive housing
- 1,500 new units of social housing
  - incl. 300 units for downtown singles
- 1,500 new units of secured market rental housing
- 1,800 new units of secondary market rental housing
  (suites and laneway houses)
## Housing & Homelessness Strategy
### Report Card Structure

<table>
<thead>
<tr>
<th>Indicators:</th>
<th>3 Year Targets:</th>
<th>Performance Measures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Street &amp; Sheltered Homeless</td>
<td>Shelter capacity to meet needs of street homeless</td>
<td></td>
</tr>
<tr>
<td>2. Supportive housing</td>
<td>2,150 units</td>
<td></td>
</tr>
<tr>
<td>3. Social housing</td>
<td>1,500 units</td>
<td></td>
</tr>
<tr>
<td>4. Downtown singles non-market housing</td>
<td>300 Units</td>
<td></td>
</tr>
<tr>
<td>5. Secured market rental</td>
<td>1,500 units</td>
<td></td>
</tr>
<tr>
<td>6. Secondary market rental</td>
<td>1,800 units</td>
<td></td>
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</table>

### Numbers

### Locations

### Actions Taken
Indicator 1: Street & Sheltered Homeless
Numbers: Street & Sheltered Homeless

Street homeless down 62% since 2008

Street homeless up in 2012 due to 139 fewer shelter beds from 2011

Homelessness is stabilizing
Locations:
Street & Sheltered Homeless

Shelter facilities located where there is greatest need

Street homeless found in many neighbourhoods

Note: data points with less than 5 persons are not labeled
Actions Taken to End of 2012: Initiatives to End Street Homelessness

• 14-sites supportive housing coming on stream

• 631 out of 1507 units open as of Dec 31, 2012

• To date 38% of units (240) house street or sheltered homeless

• Agreement with BCH that remaining units will be allocated: 50% street or sheltered homeless, 30% from SROs (backfilled by individuals on street or in shelters; 20% those at risk of homelessness
Actions Taken to End of 2012: Initiatives to End Street Homelessness

- 160 winter response beds open for winter 2012-2013
- Additional 100 interim housing units at 395 Kingsway - partnership with BC Housing - priority tenants: 50/30/20
- Rent bank established with Streetohome, Network of Inner City Community Services Society (NICCSS), Vancouver Foundation and Van City to prevent homelessness
- 1 year extension of funding for housing component of 300 interim housing units (At Home Chez Soi)
- Continued to track homelessness with annual homeless count
## Summary: Street & Sheltered Homeless

<table>
<thead>
<tr>
<th>Performance measure</th>
<th>Progress towards 3 year goal</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Numbers</strong></td>
<td>Street homeless down 62% since 2008</td>
</tr>
<tr>
<td><strong>Locations</strong></td>
<td>Winter response shelters located where need is greatest</td>
</tr>
<tr>
<td><strong>Actions Taken</strong></td>
<td>2012 Homeless count used to leverage Government of BC for more interim housing units and shelter capacity for winter 2012/13</td>
</tr>
</tbody>
</table>
The Housing Development Process: Creating supply

(Indicators 2 - 6)
The Housing Development Process: Creating supply

- **Committed/ Approved**
  - Committed / Approved projects have an approved rezoning or DP application or an approved Council report confirming funding

- **Under Construction**
  - Projects are under construction

- **Completed**
  - Projects are completed
Indicator 2: Supportive Housing Units
Numbers: Supportive Housing Units and Targets

2014 target: 2,150 new units

Current: 1,810 units (84% of target)

- Approved/Committed
- Under Construction
- Completed

2012  2013  2014
Locations:
New Supportive Housing Units*

*Map reflects sum of: committed, under construction and recent completions (2010 -2012)
Actions Taken: Example of Taylor Manor

- 56 units of supportive housing for homeless individuals with mental illness

- Partnership with: BC Housing and supportive housing provider (Kettle Friendship Society)

- Anonymous private donor: funding 100% operating costs including funds for support of tenants

- City role:
  - Adaptive reuse of heritage building
  - Zoning approval
  - DCL Waiver
  - Land at no cost
  - Capital cost contribution
## Summary: Supportive Housing Units

<table>
<thead>
<tr>
<th>Performance measure</th>
<th>Progress towards 3 year goal</th>
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</thead>
<tbody>
<tr>
<td><strong>Numbers</strong></td>
<td>1,810 units in development</td>
</tr>
<tr>
<td></td>
<td>(84% of 2014 target for new units)</td>
</tr>
<tr>
<td><strong>Locations</strong></td>
<td>Locations are driven by opportunities on city-owned &amp; partner sites</td>
</tr>
<tr>
<td><strong>Actions Taken</strong></td>
<td>Recent Council commitments have leveraged city assets:</td>
</tr>
<tr>
<td></td>
<td>• Taylor Manor (56 units)</td>
</tr>
<tr>
<td></td>
<td>• VPL Strathcona (22 units)</td>
</tr>
</tbody>
</table>
Indicator 3: Social Housing
Numbers: New Social Housing Units

- **2014 Target:** 1500 new units
- **Current:** 672 units (45% of target)

- **Approved/Committed:**
- **Under Construction:**
- **Completed:**
New social housing will be located around the city.

*Map reflects sum of: committed, under construction and recent completions (2012)
Actions Taken: Leveraging City Land

- 4 city owned sites to be leased at a nominal value to create affordable rental housing
- Potential to create over 350 units
- Evaluation criteria included
  - # of units below market rent
  - Housing tenure and mix
  - Equity contribution by partners
Actions Taken: Example of 955 East Hastings

- Private rezoning
  - City chose affordable housing as CAC
- 282 market condo units, 70 social housing units
- Opportunity to layer on tenant support and rent subsidies from outside partners
- Affordable housing units to be operated by non-profit social housing provider

- City role:
  - zoning approval
  - lease of units to non-profit operator
  - CAC acceptance
## Summary: Social Housing

<table>
<thead>
<tr>
<th>Performance measure</th>
<th>Progress towards 3 year goal</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Numbers</strong></td>
<td>672 units in development</td>
</tr>
<tr>
<td></td>
<td><em>(45% of 2014 target for new units)</em></td>
</tr>
<tr>
<td><strong>Locations</strong></td>
<td>All around the city</td>
</tr>
<tr>
<td><strong>Actions</strong></td>
<td>City Sites RFEOI could add over 350 units</td>
</tr>
<tr>
<td></td>
<td>Large re-zonings create opportunities for new units</td>
</tr>
<tr>
<td></td>
<td>• Arbutus Centre (100 units)</td>
</tr>
<tr>
<td></td>
<td>• 955 E Hastings (70 units)</td>
</tr>
</tbody>
</table>
Indicator 4: Downtown Singles Non Market Housing
Goals: Downtown Singles Non-Market Housing

- One for one replacement of Single Room Occupancy units with self contained social housing (2005 DTES Housing Plan and 1991 Downtown South housing objectives)

- As the City grows and changes, continue to ensure that housing is available for singles with very low income
Numbers: Total Stock of Low Income Singles Housing in the Downtown Core

- **1993**: 11,371 Singles Non-Market Stock, 7,767 Private SRO Stock
- **2003**: 11,384 Singles Non-Market Stock, 6,490 Private SRO Stock
- **2013**: 12,126 Singles Non-Market Stock, 4,484 Private SRO Stock

BC Housing conversion of 1500 SRO units to non-market.
Downtown Singles Non-Market Housing Units

New units counted towards 2014 target are:

- Self-contained (private kitchen & bath)
- Social or Supportive housing units
- In the downtown core (Burrard to Clark)
- 1-bed & studio units
Numbers:
Downtown Singles Non-Market Housing

2014 Target: 300 new units
Current: 202 units (67% of target)

- Committed
- Under Construction
- Completed
Downtown singles non-market housing units are in the downtown core.

Locations:
Downtown Singles Non-Market Housing

Sum of Singles Units in Each New Downtown Non-Market Housing Project

Major Streets Network

*Map reflects sum of: committed, under construction and recent completions (2012)
Challenges

- Less than half of new non-market downtown single units renting at welfare rate ($375/month) due to lack of sufficient subsidy

- 2011 low income survey found that only 24% of private SROs renting at welfare rate $375/month (compared to 36% in 2009)

- Estimated 95% of 2100 non-market SRO units renting at welfare rate (to be confirmed in 2013 low-income survey)

- 1300 of BC Housing’s SRO units under-going major renovation (P3) rather than replacement - liveability & maintenance improved plus affordability protected
## Summary:
**Downtown Singles Non-Market Housing**

<table>
<thead>
<tr>
<th>Performance measure</th>
<th>Progress towards 3 year goal</th>
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<tbody>
<tr>
<td>Numbers</td>
<td>202 units in development</td>
</tr>
<tr>
<td></td>
<td>(67% of 2014 target for new units)</td>
</tr>
<tr>
<td>Locations</td>
<td>Located in the downtown core</td>
</tr>
<tr>
<td>Actions Taken</td>
<td>Require singles non-market units as part of housing policy downtown</td>
</tr>
</tbody>
</table>
Indicator 5: Secured Market Rental
Limited new supply of market rental housing in recent decades

**Notes:** Rental units in the 1980s, 1990s, and 2000s includes both stratified and unstratified rental units.
Very limited new rental units constructed over last five years (average 150 units/year)

Market-rental Apartment Completions (Occupied) 2006 - 2011

- Majority of rental units built in 2009 and 2010 were City initiatives
- 1 Kingsway: 98 units (City-built)
- Olympic Village: 119 units (policy requirement)
Numbers: New Secured Market Rental

Current:
1713 units (114% of target)

2014 Target:
1500 new units

- Approved
- Under Construction
- Completed
Locations: New Secured Market Rental

New units are located in a variety of city neighbourhoods

*Map reflects sum of: committed, under construction and recent completions (2012)
Short Term Incentives for Rental (STIR) program review

Secured Market Rental Policy (Rental 100) approved by Council

Cambie Corridor Plan requires 20% market rental housing in some areas

Market rental as part of major re-zonings (e.g. Rogers Arena)
## Summary: Secured Market Rental

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<th>Progress towards 3 year goal</th>
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<tr>
<td><strong>Numbers</strong></td>
<td>1713 units in development</td>
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<tr>
<td></td>
<td>(114% of 2014 target for new units)</td>
</tr>
<tr>
<td><strong>Locations</strong></td>
<td>A variety of neighbourhoods</td>
</tr>
<tr>
<td><strong>Actions Taken</strong></td>
<td>Short Term Incentives for Rental program review</td>
</tr>
<tr>
<td></td>
<td>Secured Market Rental Policy approved</td>
</tr>
<tr>
<td></td>
<td>Cambie Corridor Plan requires market rental housing</td>
</tr>
<tr>
<td></td>
<td>Enabling major re-zonings to add to supply</td>
</tr>
</tbody>
</table>
Indicator 6: Secondary Market Rental - Suites & Laneway Houses
Numbers: Secondary Market Rental - Suites & Laneway Houses

2014 Target: 1800 New Units

2012 Permits: 792 units (44% of target)

Laneways Permits
Suites Permits
2012 permits for suites and laneway houses are found across the city outside the downtown.
### Summary:
**Secondary Market Rental - Suites & Laneway Houses**

<table>
<thead>
<tr>
<th>Performance measure</th>
<th>Progress towards 3 year goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Numbers</td>
<td>792 units in development (44% of 2014 target for new units)</td>
</tr>
<tr>
<td>Locations</td>
<td>Suites and laneway houses are found across the city (outside the downtown)</td>
</tr>
<tr>
<td>Actions</td>
<td>Streamlined process for laneway house permit approvals (fall 2012)</td>
</tr>
</tbody>
</table>
## Summary of Progress
### 2012 Report Card

### ENDING HOMELESSNESS

<table>
<thead>
<tr>
<th>Street and Sheltered Homeless</th>
<th>Housing Targets</th>
<th>Supportive Housing</th>
<th>Social Housing</th>
<th>Downtown Singles Non-Market Housing*</th>
<th>Secured Market Rental</th>
<th>Suites and Laneway Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>There were 306 street homeless counted in March 2012</td>
<td>Percentage of 3-year target in development</td>
<td>84%</td>
<td>45%</td>
<td>67%</td>
<td>114%</td>
<td>44%</td>
</tr>
<tr>
<td></td>
<td>Current numbers of units (2012)</td>
<td>1,810</td>
<td>672</td>
<td>202</td>
<td>1,713</td>
<td>792</td>
</tr>
<tr>
<td></td>
<td>2014 target for number of units</td>
<td>2,150</td>
<td>1,500</td>
<td>300</td>
<td>1,500</td>
<td>1,800</td>
</tr>
<tr>
<td>Zero street homeless by 2015</td>
<td>2021 target for number of units</td>
<td>2,900</td>
<td>5,000</td>
<td>1,000</td>
<td>5,000</td>
<td>6,000</td>
</tr>
</tbody>
</table>

*These units are also included in social or supportive housing.*
Mayor’s Task Force on Housing Affordability Recommendations:

- Expand laneway housing to additional single family zones
- Explore feasibility of laneway housing in duplex zones
- Expand the zoning districts and housing forms for secondary suites (e.g. row houses)
- Consult with industry on revisions to BBL to require “suite readiness”
- Use 20 sites interim rezoning policy to test models for affordable homeownership
A home for everyone