



VANCOUVER
HOUSING
INITIATIVE

A CITY
EVERYONE
CAN CALL
HOME

Housing Report Card 2014

Presentation to City Council

May 26, 2015



Nearly 10,000 New Affordable Homes Constructed, Being Built or Approved 2012-2014



Housing & Homelessness Strategy 2012-2021



Strategic Directions:



STRATEGIC
DIRECTION 1

Increase the supply of
affordable housing

Enable New
Affordable
Rental Supply



STRATEGIC
DIRECTION 2

Encourage a housing
mix across all
neighbourhoods that
enhances quality of life

Protect Existing
Rental Supply &
Renter Households



STRATEGIC
DIRECTION 3

Provide strong
leadership and support
partners to enhance
housing stability

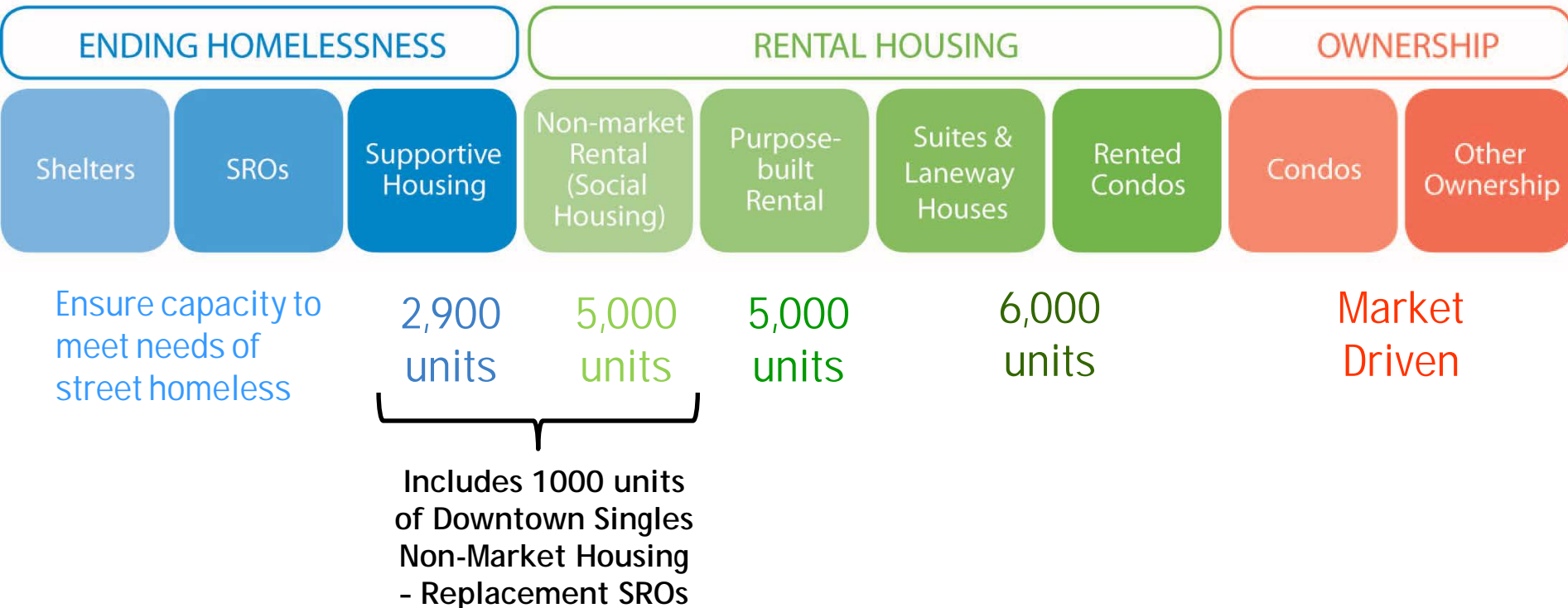
Leadership on
Housing issues

Housing & Homelessness Strategy

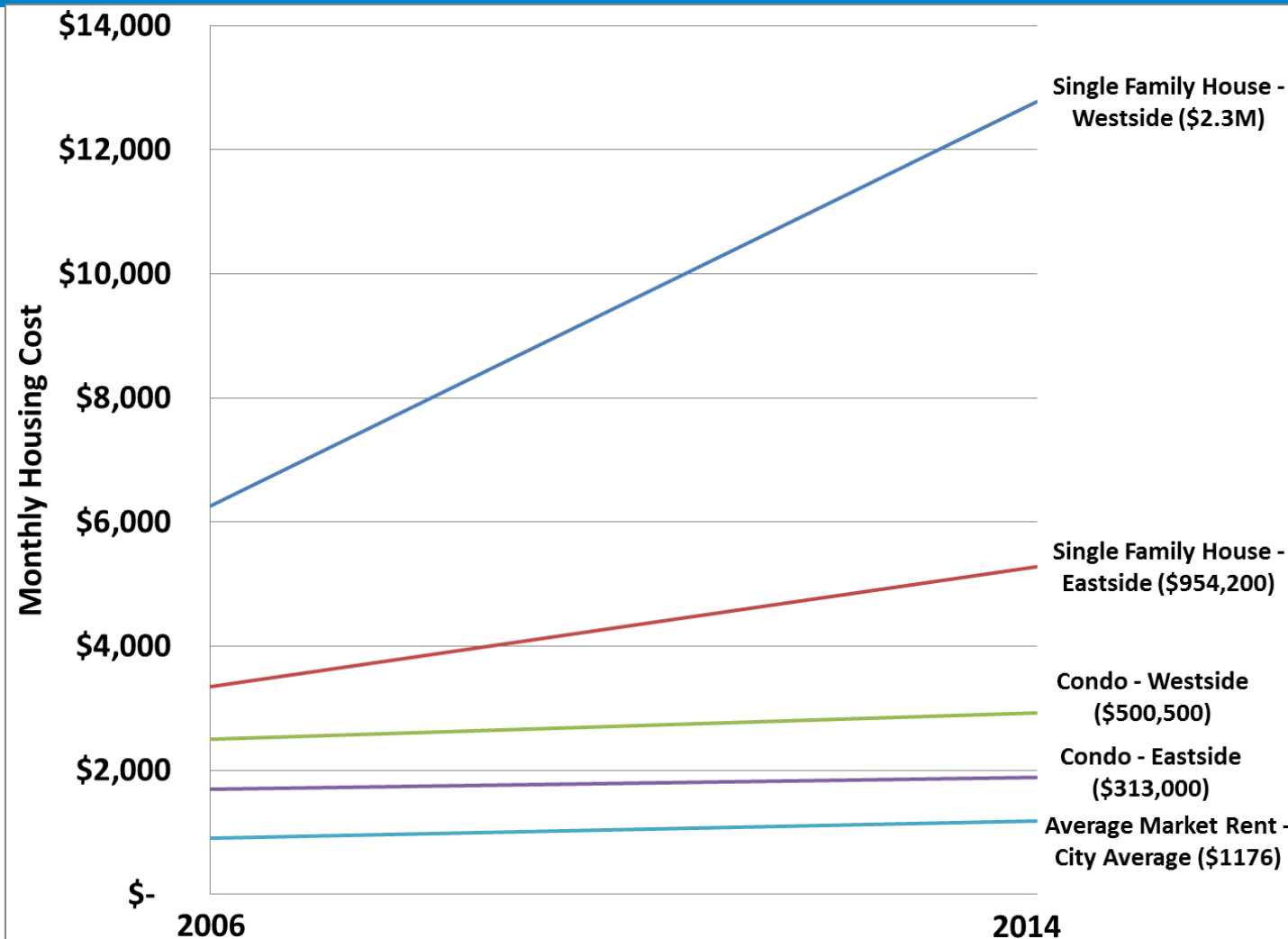
10 Year Targets - 2012-2021



Between 2012 and 2021 the City will enable:

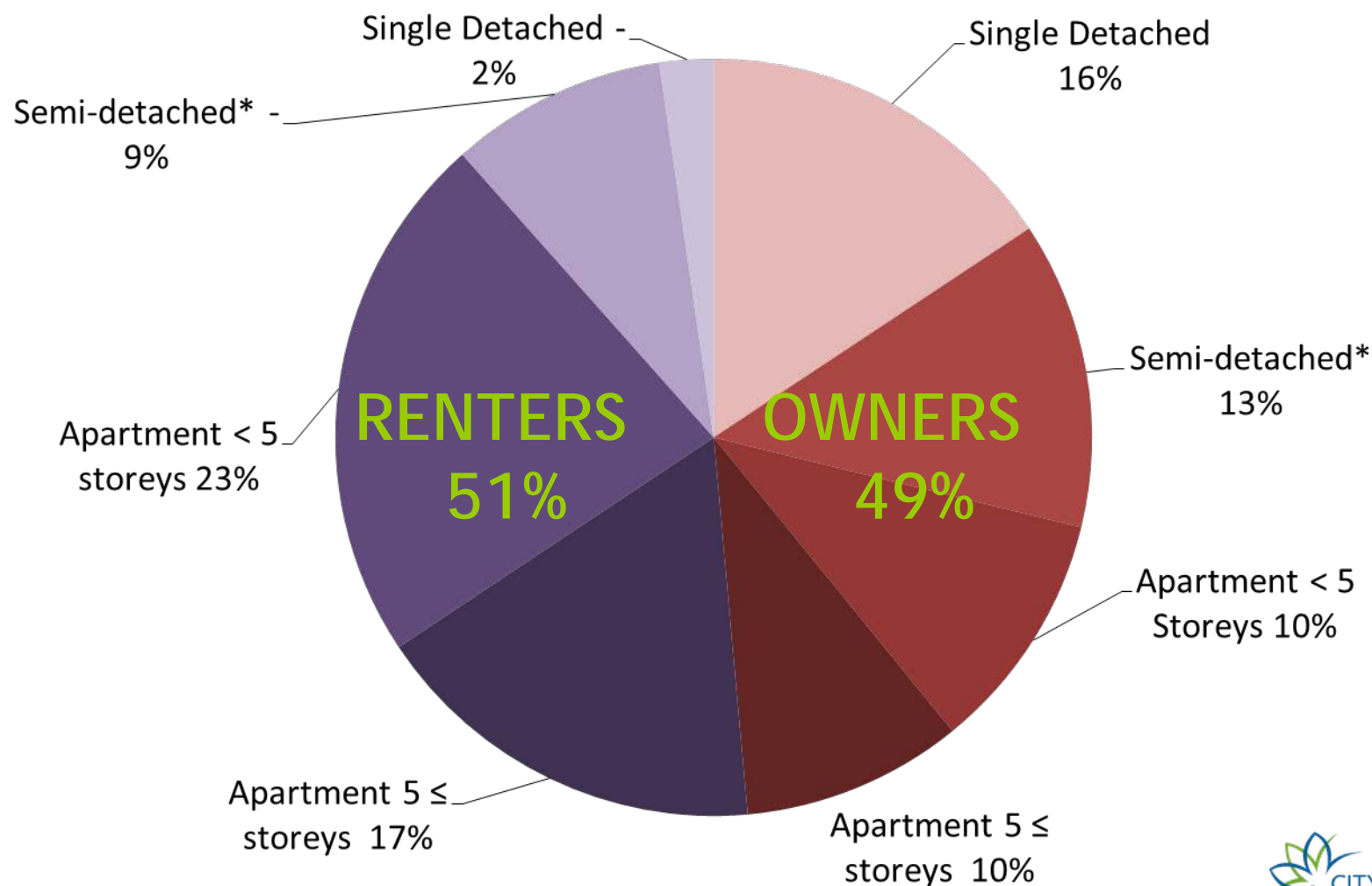


Renting is More Affordable than Owning



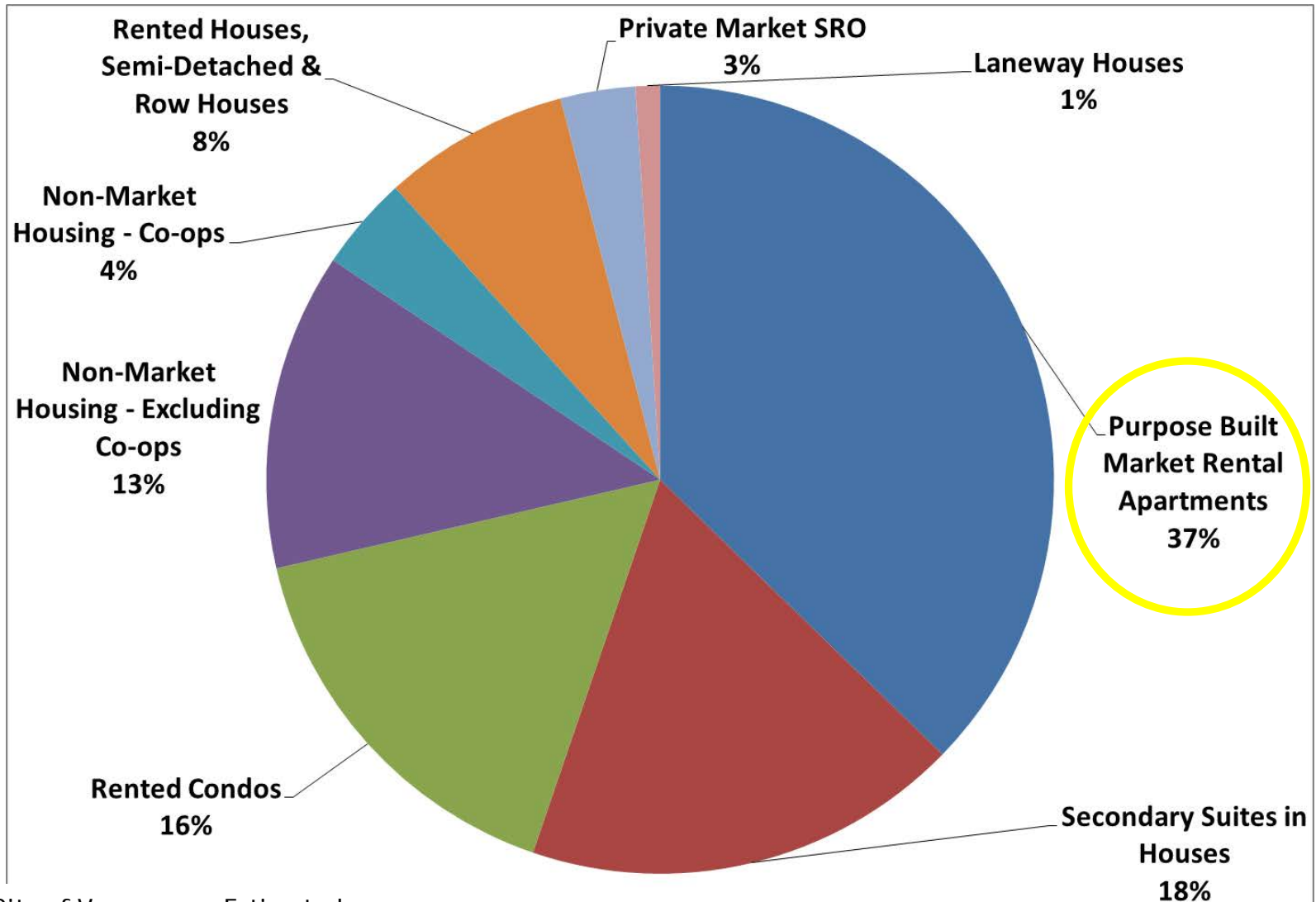
Sources: REBGV Monthly Statistical Reports (October of Each Year - Benchmark sales prices), CMHC Fall 2006 and Fall 2014 Rental Market Report and City of Vancouver. Ownership costs based on the following assumptions: 10% down payment, 5% mortgage rate, 25-year amortization, \$150-250 monthly strata fees and monthly property taxes at \$3.68 per \$1,000 of assessed value.

Over 50% of Vancouver Housing is Rented



Source: 2011 National Household Survey
*Semi-detached includes duplex and row house

Purpose Built Market Rental Accounts for the Largest Share of the City's Rental Stock



Source: City of Vancouver - Estimated

Building an affordable housing supply: Vancouver's Tools

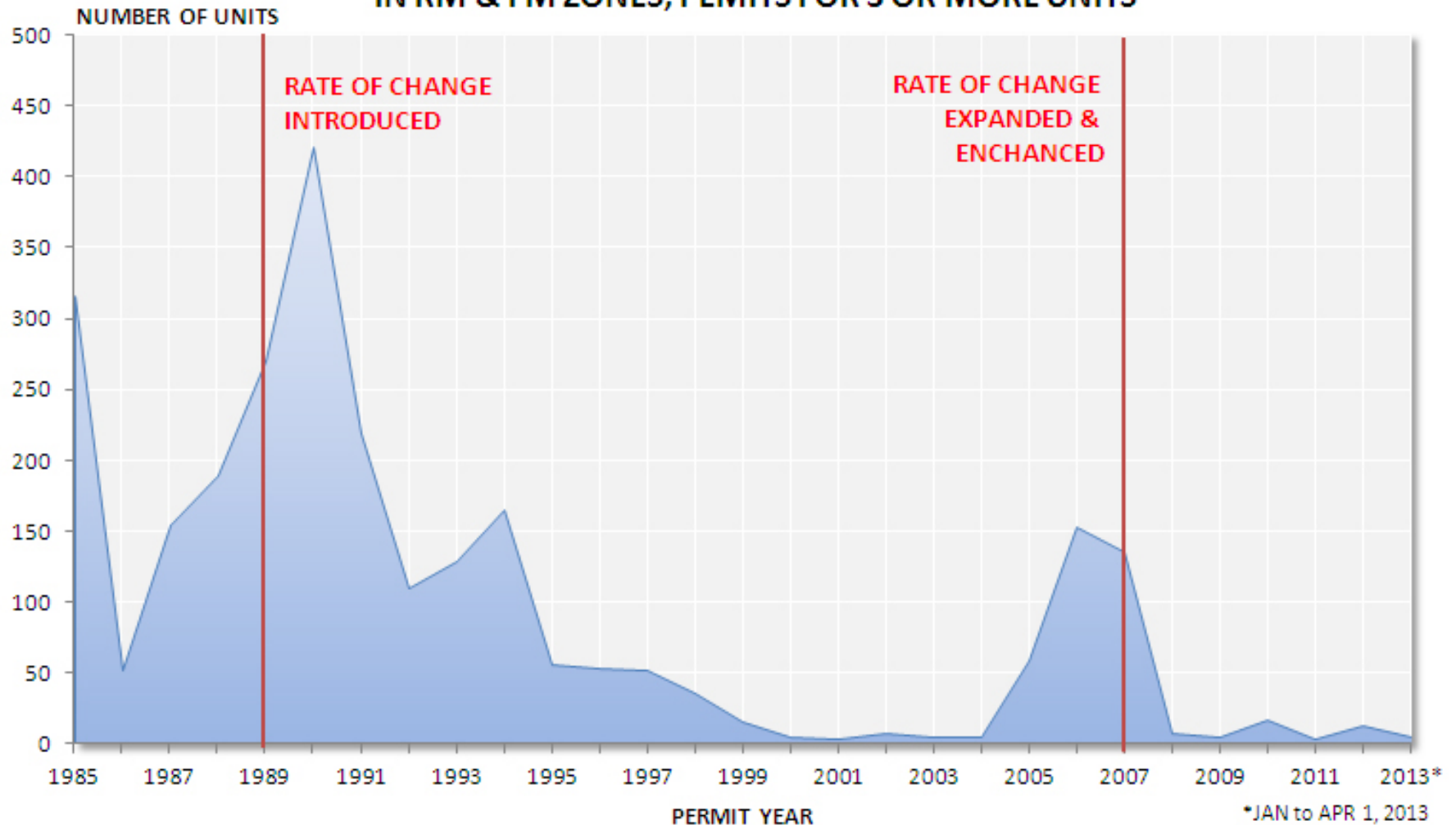


1. **Long Term Planning:** Housing Plan and related goals in Community Plans
2. **Regulations:** Protection of existing affordable rental stock
3. **Incentives:** Creating New Secured Market Rental Supply
4. **Zoning and Policy:** Inclusionary Zoning & Housing Policy re Public Benefits
5. **Partnerships:** government, private & non-profit sectors
6. **City Investment:** leveraging city assets, city land and multi-year Capital Budget
7. **Vancouver Affordable Housing Agency:** new platform for development of City land

Protection of Existing Rental Stock - Impact of Rate of Change Regulation



MARKET-RENTAL DWELLING UNITS DEMOLISHED EACH YEAR IN RM & FM ZONES, PERMITS FOR 3 OR MORE UNITS



Protection of Existing Rental Stock: 2007 Rental Housing Stock Official Development Plan



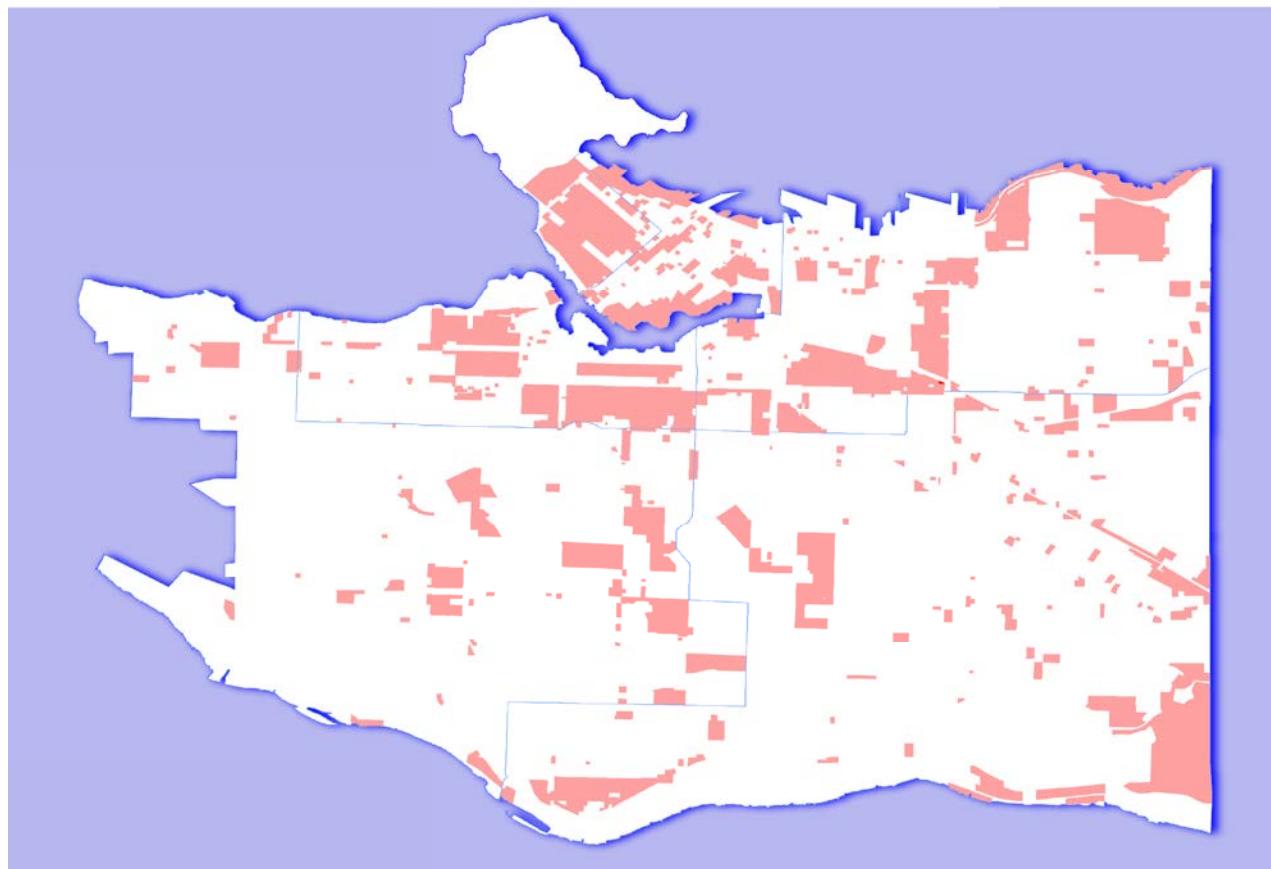
- All re-development of six or more units in “Rate of Change” areas must replace rental units on a 1 for 1 basis in new development
- No requirements to maintain unit types, sizes or rents
- Tenant relocation plans required

Highlights:

- 2 months free rent
- moving expenses
- assistance in finding alternate accommodation
- right of first refusal



Protection of Existing Rental Stock Areas Covered by Rate of Change Regulations



67,000 total
purpose built
market rental
units in the city

70% of rental
stock is
protected
(47,000 units)

Protection of Renters: On-line Rental Properties Standards Database



- 2013 - Searchable online database
- Tracks By-law violations:
 - Standards of Maintenance (SoM) Bylaw
 - Fire Bylaw
 - Building/Electrical/Plumbing/Gas and Sewer Bylaws
- 80% reduction in number of violations between 2012 and the April 2015 (from 7,210 to 1,450)

Protection of Renters: Integrated Enforcement Team

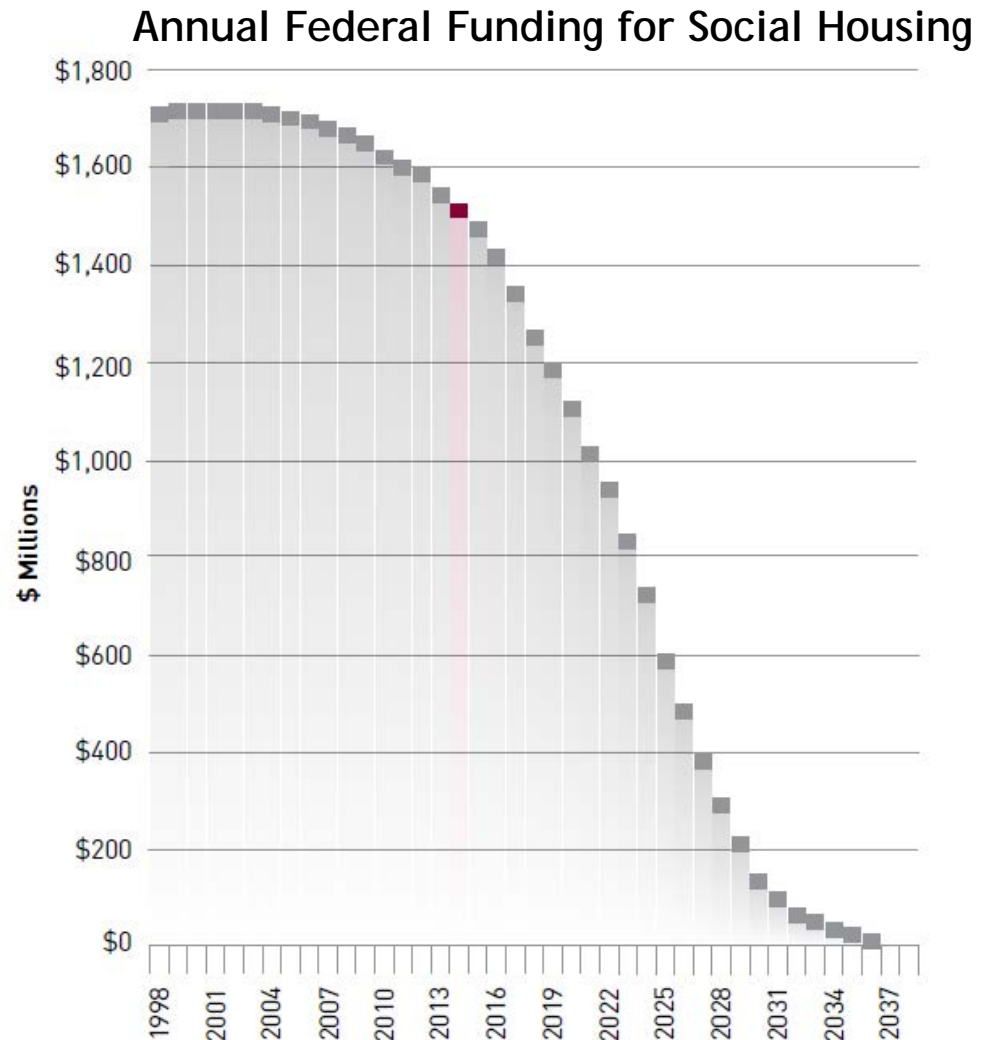


- Cross City Membership:
 - Building and Property Use Inspectors/ by-law enforcement
 - Legal Services
 - VFRS and VPD
 - Housing staff
 - Oversight: CMO
- Prioritize problem buildings and coordinate enforcement actions
- Goal: bring owners into compliance without need to seek legal action
- Results: 80% reduction in number of violations between 2012 and the April 2015 (from 7,210 to 1,450)

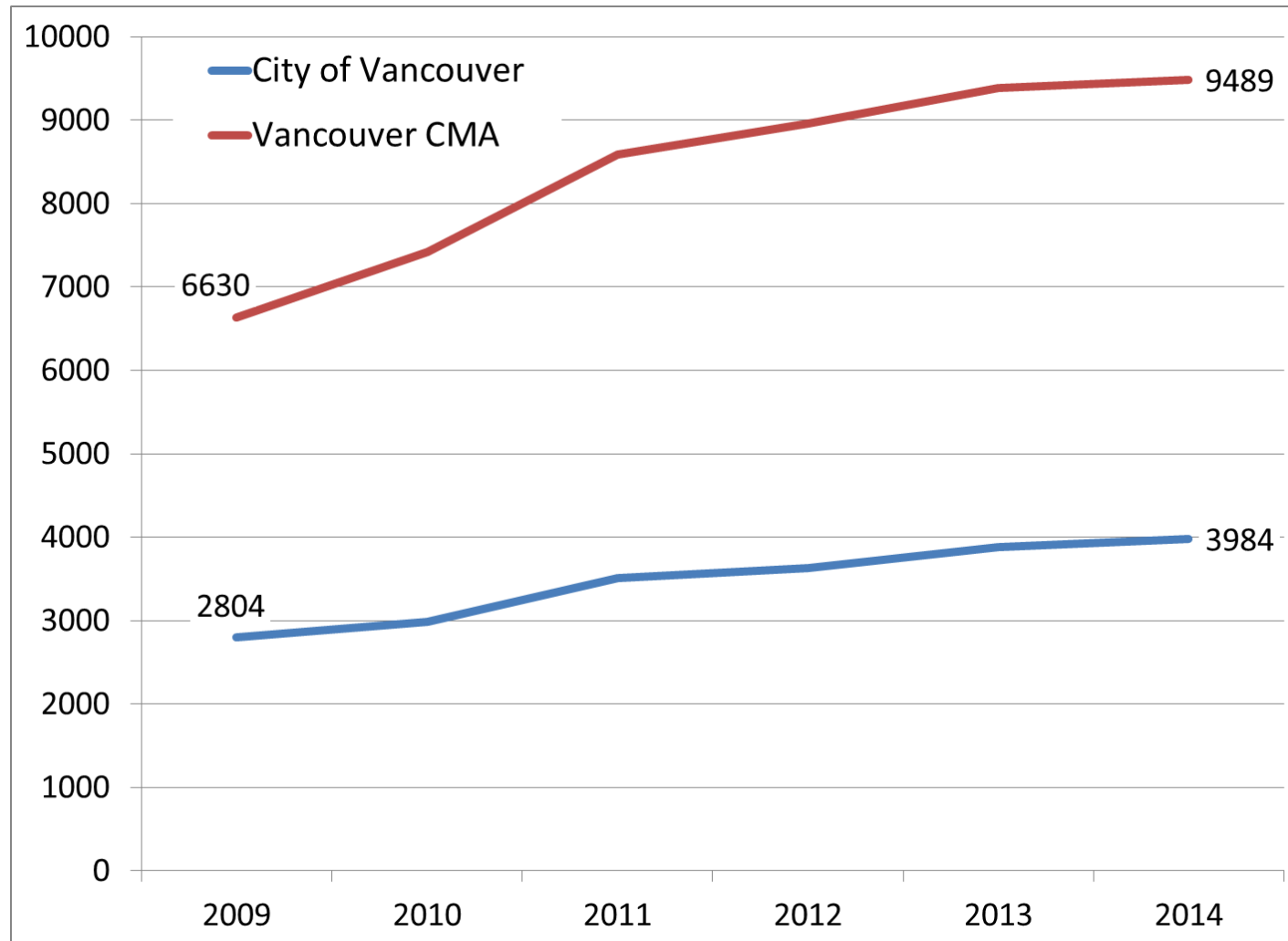
Potential Loss of Affordable Housing Across Canada



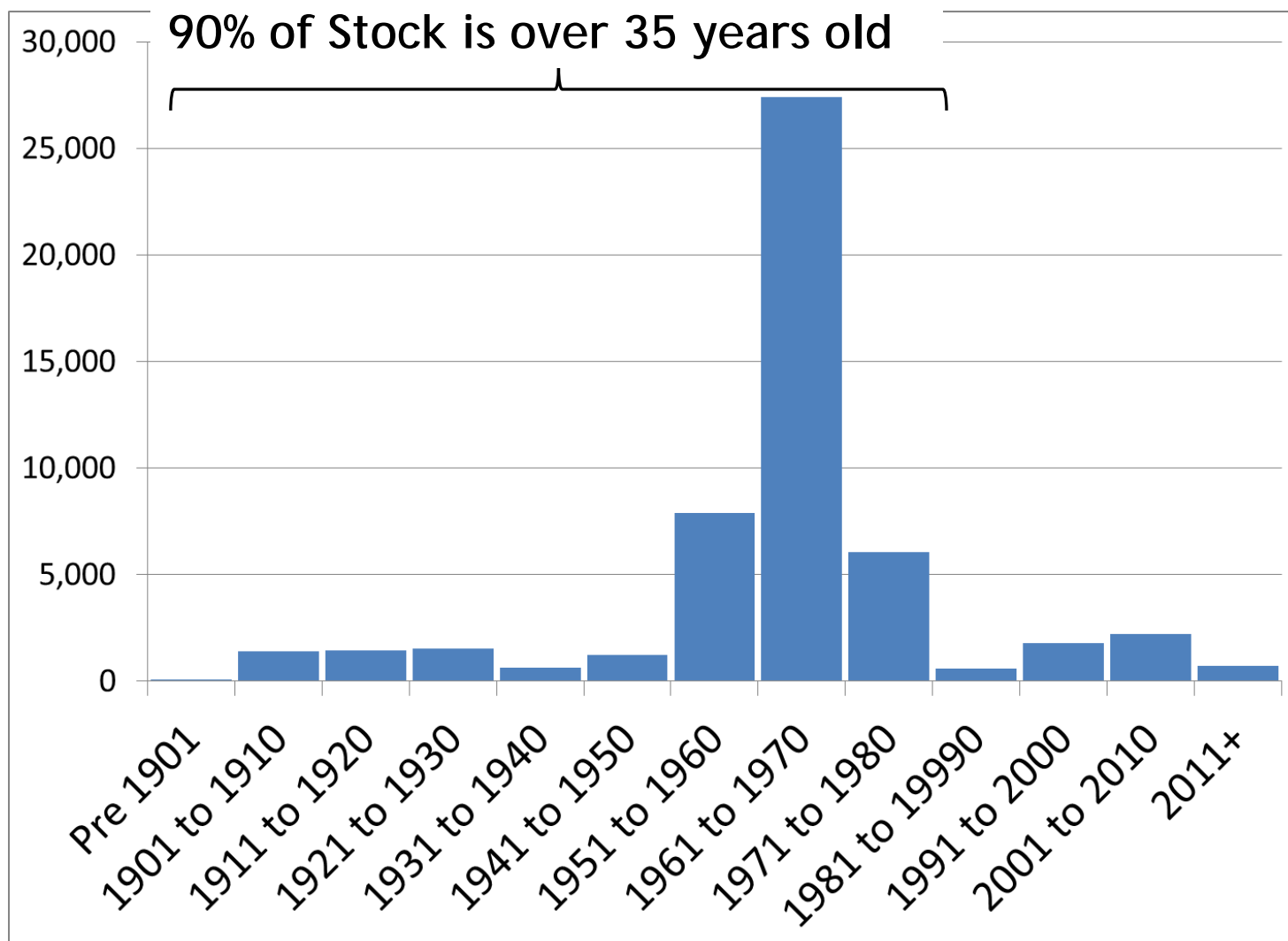
- Federal spending on social housing has declined from approx. \$1.7 B / yr. in 1996 to the current level of approx. \$1.5 B. This will decline to nearly zero by 2036.
- As a percentage of GDP, the Government of Canada now spends 40% less on affordable housing programs than it did in 1989.
- It is estimated that, nationally, as many as 30,000 homes that receive only federal assistance are at high risk of being lost.



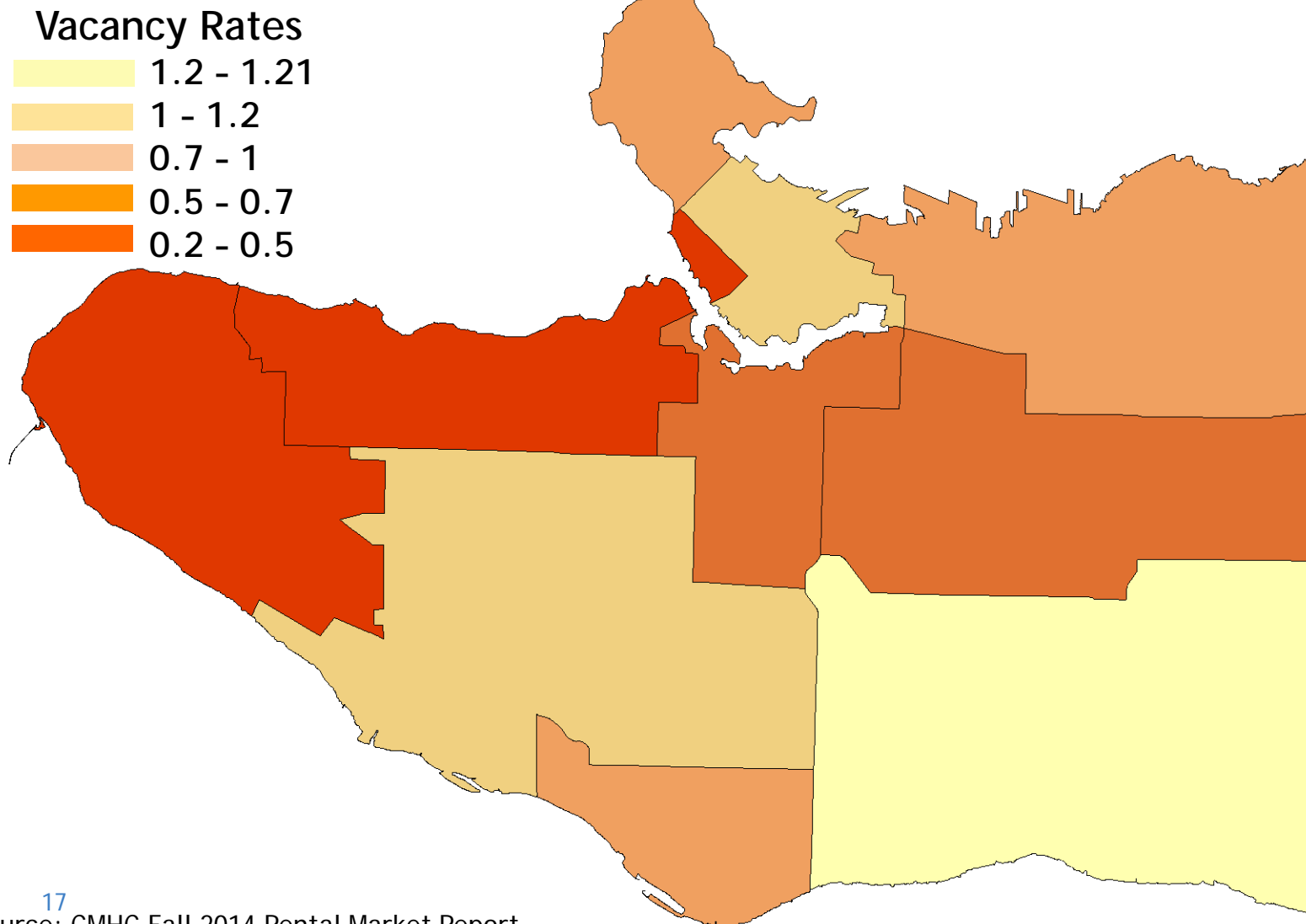
Continued Challenges: Increasing Waitlist for Social Housing



New Market Rental supply is essential



Continued Pressure on Renter Households: Low Vacancy Across All of the City's Neighbourhoods

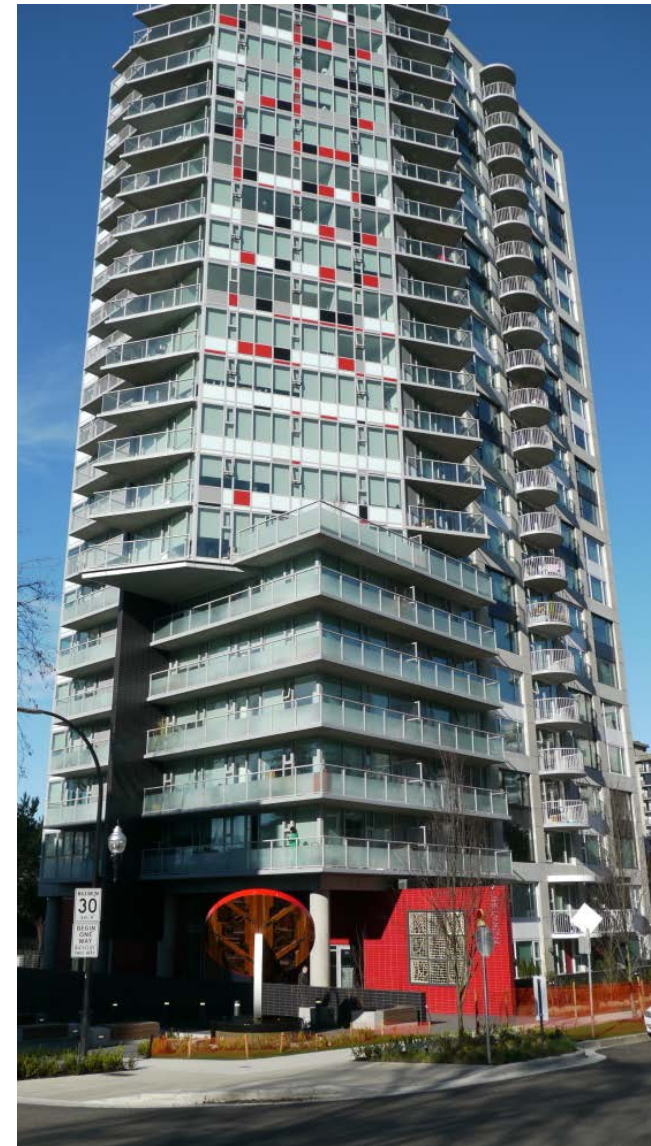


Creation of new Secured Market Rental Housing - Rental Incentive Programs

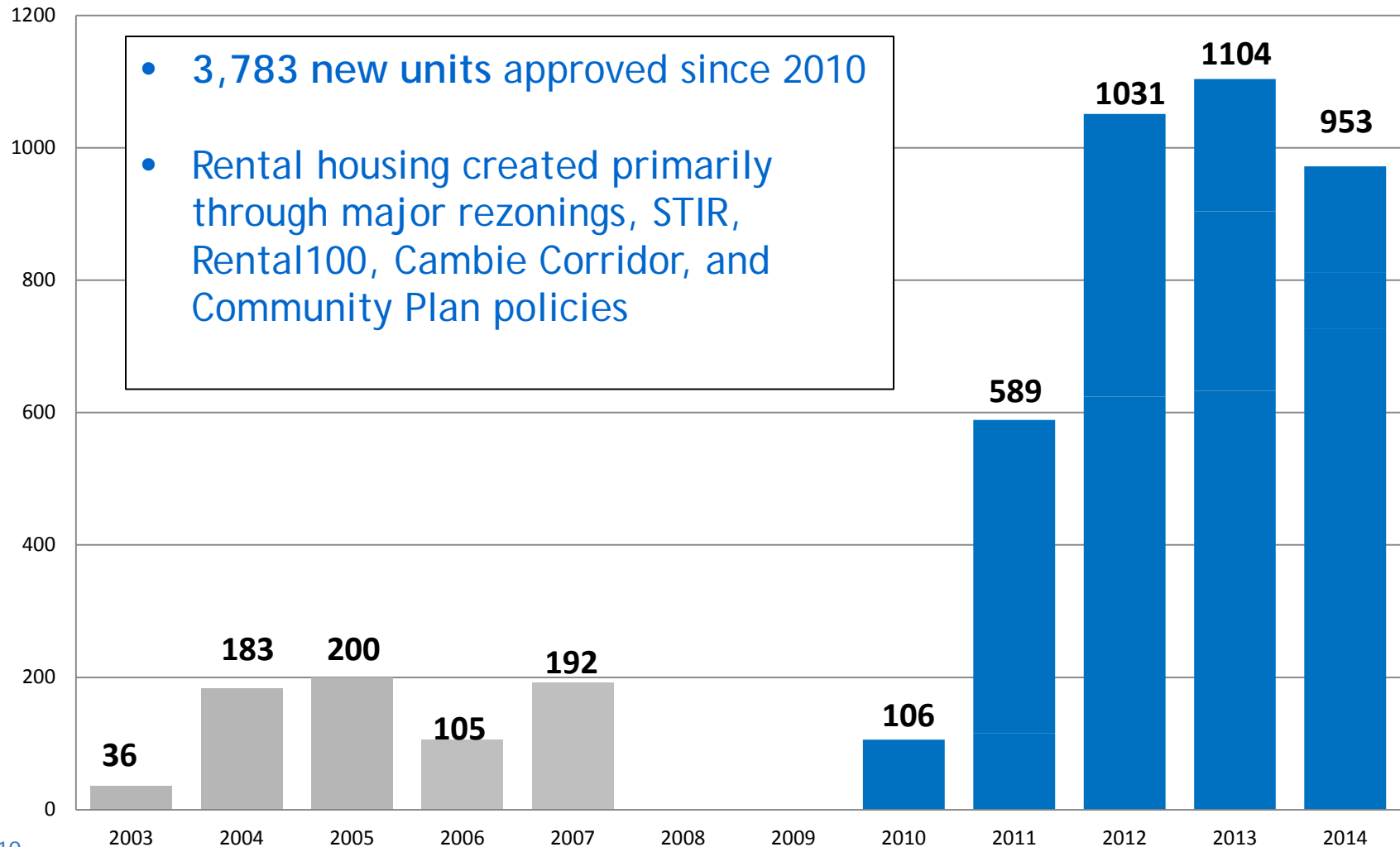


Short Term Incentives for Rental / Rental 100

- Density bonus
- Waiver of Development Cost Levies
- Parking relaxations
- Relaxation of unit size to 320 sq. ft.
- Concurrent processing



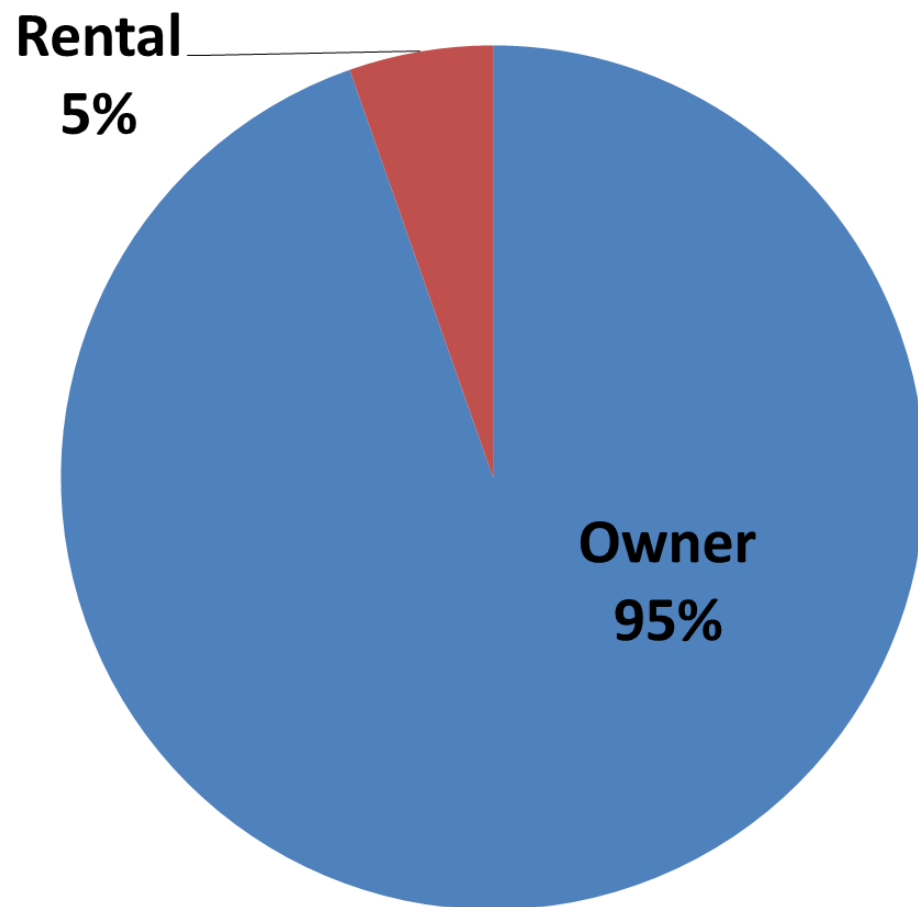
Creation of new secured market rental housing



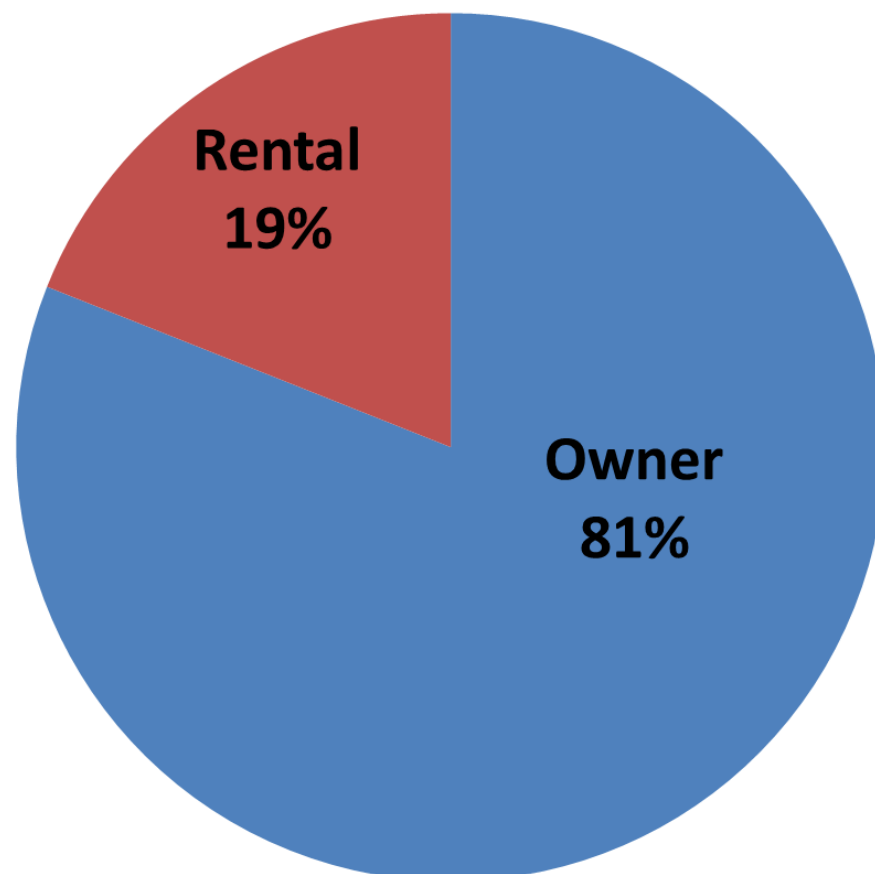
Rental is now a larger share of housing starts



Housing Unit Starts: 2005-2009



Housing Unit Starts 2010-2014



New rental supply in Metro Vancouver: City of Vancouver Data



24% of ALL housing starts in Metro Vancouver are located in the City of Vancouver

and

52% of RENTAL housing starts in Metro Vancouver are located in the City of Vancouver

Of Total Housing starts: 20% in Vancouver are now rental versus 5% prior to 2009

Inclusionary Housing Policy: Sustainable large sites Rezoning Policy



Sustainable Large Sites Rezoning Policy (+ 500,000 sq ft residential)

- 20% requirement for affordable housing - priority for Social Housing
- Oakridge Centre (March 2014)
 - 290 units of social housing (10%)
 - 290 units of secured market rental (10%)
 - 50% for families
- 70,000 sq.ft. Civic Centre
- 9 acre rooftop park



Inclusionary Housing Policy: Public Benefits Strategy



- Housing delivered as a public benefit through community amenity contributions
- 955 Hastings
- 282 strata units, 70 social housing units

Inclusionary Zoning & Housing Policy



- 311 East 6th
- Includes 14 social housing units
- owned and operated by a non-profit
- wheelchair accessible
- for low income housing for artists with disabilities



Zoning Tools – Secondary Market Rental



Secondary Suites

- Zoning changes were approved in 2009 to enable full size basements
- Expanded Zones allowed in 2013

Laneway Houses

- Introduced in 2009



Community Plans - Creating a 30 Year Supply



- West End, Downtown Eastside & Marpole Community Plans
 - Approved by Council 2012-2014
 - Grandview Woodlands pending
- 7,000 Social Housing units
- Almost 6,000 Secured Market Rental units
- Improving conditions & replacing SRO rooms



Partnerships – City, Province & Non-profit



Province of BC through BC Housing - Key Partner

- Province has statutory mandate for housing
- Investment in existing affordable housing – SRO hotels
- Building 1500 units of supportive housing on city owned land through MOU with COV
- Continued Support and Investment in Affordable Housing



Partnerships: náč'a?mat ct Strathcona branch library City Assets and Non-profit Partners



- Partnership between City, VPL and YWCA
- BCH and StreetoHome
- Now under construction
- New full service branch library
- 21 units of supportive housing for low-income single mothers and their dependent children

Investment



Land Trust Partnership:

- New model of partnership
- Co-op and non-profits
- 4 city sites
- The development agreement for construction signed Oct. 2014
- Construction to begin in the summer of 2015.
- ~350 mixed income units
- Diverse housing forms



City Investment: Preserving Chinese Society Non-Profit Buildings



- \$1,160,000 to 17 Chinese Society non-profit organizations
- Emergency repairs to protect heritage
- preserve 400 SRO rooms within this stock
- Strategic business case being prepared for substantial investment from all levels of government, community and private sector



Housing and Homelessness Report Card Structure



Indicators:	3 Year Targets:	Performance Measures:
1. Supportive housing	2,150 units	 <p>Numbers</p>
2. Social housing	1,500 units	
3. SRO Hotel Replacement	300 Units	 <p>Locations</p>
4. Secured market rental	1,500 units	
5. Secondary market rental	1,800 units	 <p>Actions Taken</p>

Metrics to Track Progress

2014 Report Card Summary Statistics



Housing Targets	Supportive* Housing	Social Housing	Downtown Singles Non- Market Housing**	Secured Market Rental	Suites and Laneway Housing
2012-2014 target for number of units	2,150	1,500	300	1,500	1,800
Current numbers of units	1,846	1,609	499	3,783	2,476
Percentage of 3-year target in development	86%	107%	166%	252%	138%
Percentage of 10-year target in development	64%	32%	50%	76%	41%
2021 target for number of units	2,900	5,000	1,000	5,000	6,000

*In addition to the permanent supportive housing units counted towards the targets as set out in the City's Housing and Homelessness Strategy, the City has also enabled 409 units of interim housing to help meet needs while permanent housing is built.

**Downtown singles non-market housing units are also included in social or supportive housing

Note: In the chart above, the "current numbers of units" and those described as "in development" include recent approvals and commitments, units under construction and recently completed units.

The Housing Development Process



More Certain



Committed/ Approved

- Projects with approved rezoning or DP application or an approved Council report confirming funding



Under Construction

- Projects are under construction



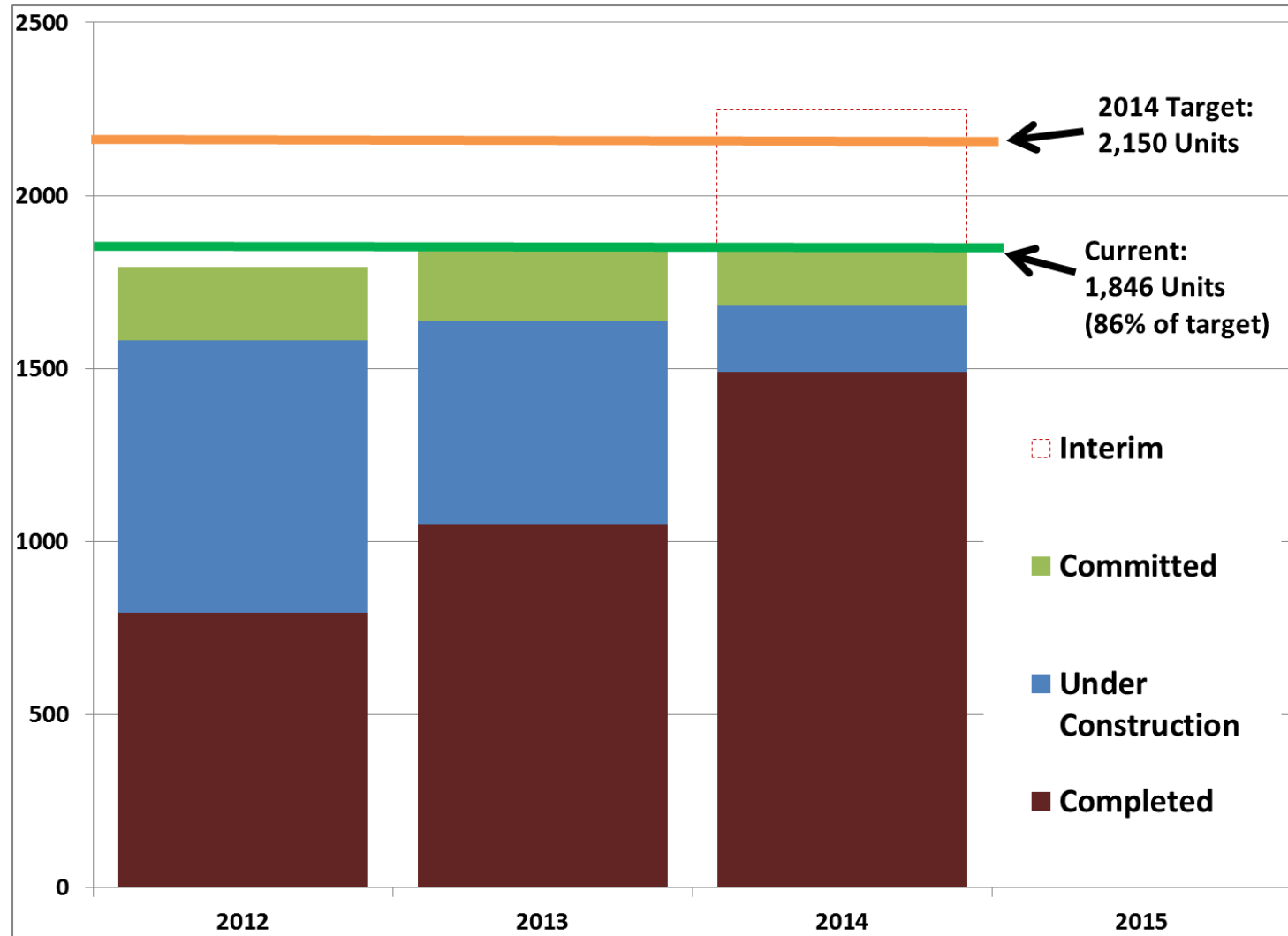
Completed

- Projects are completed and occupancy underway

Report Card Indicator #1: Supportive Housing Units



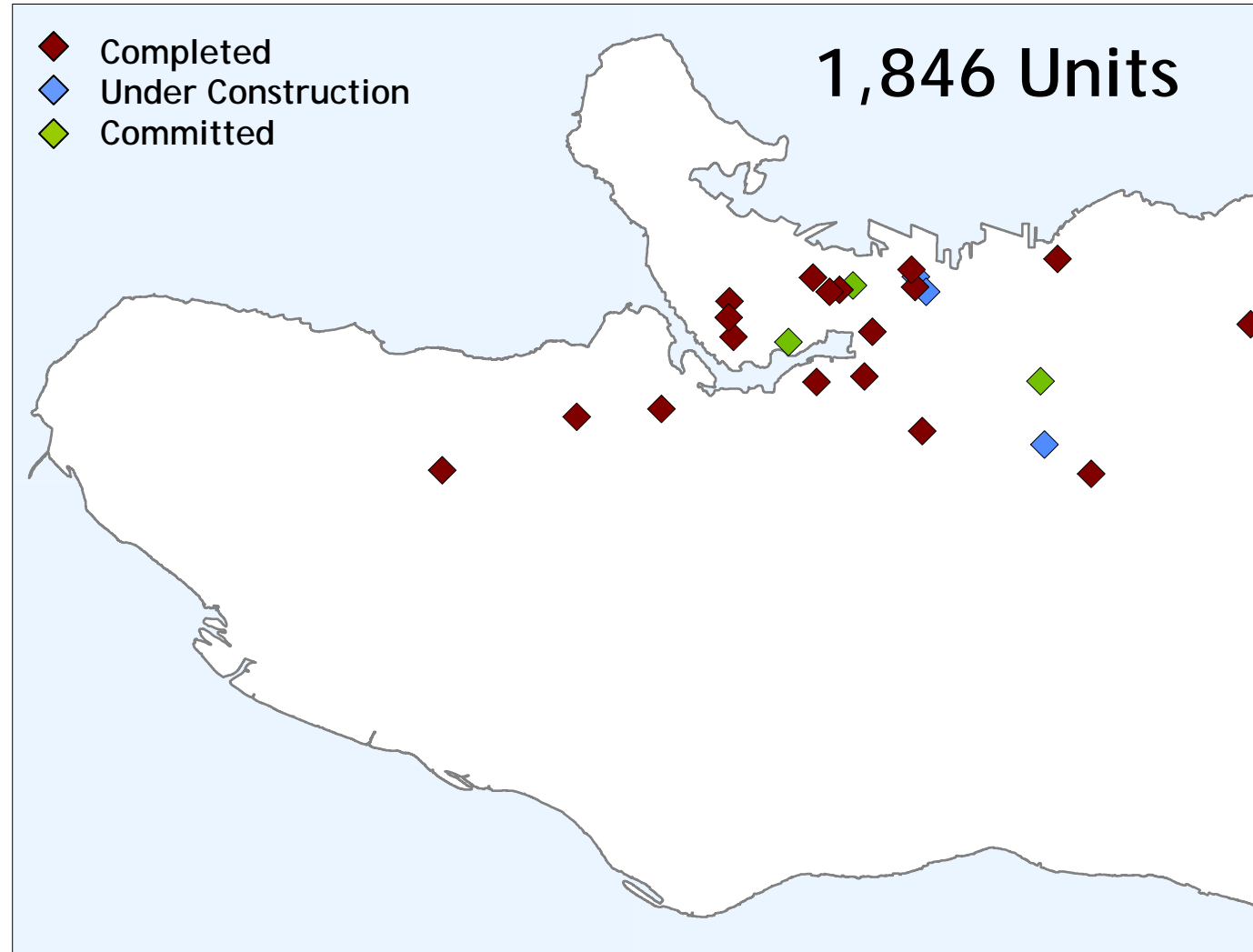
- 439 units opened in 2014
- 194 units under construction
- 409 units of interim housing open in 2014 are in addition to units counted towards target



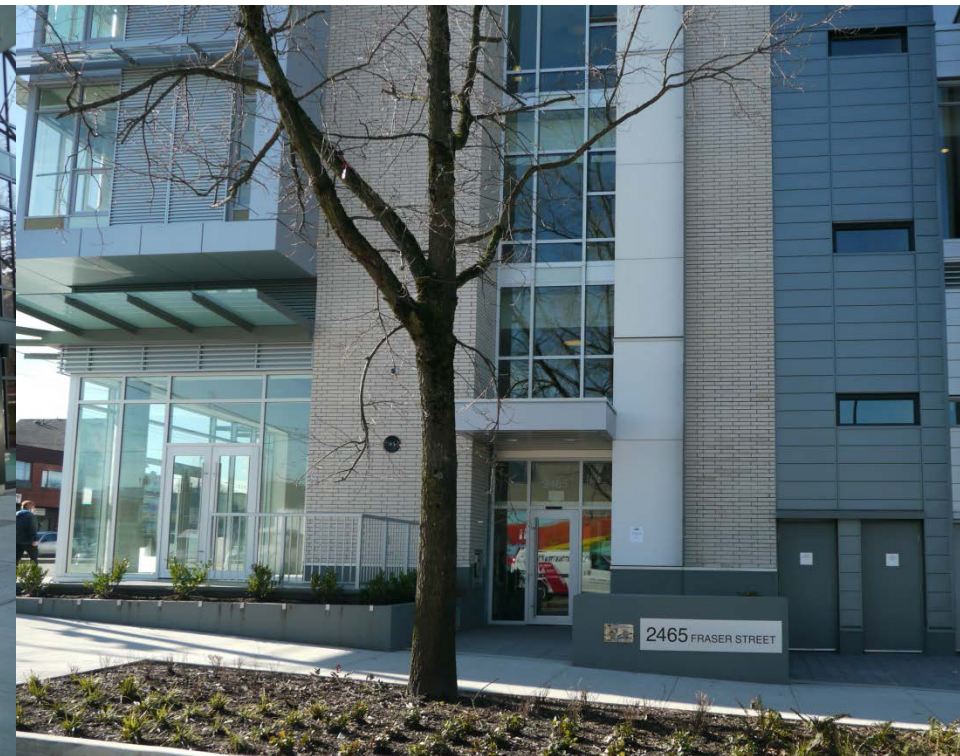
Report Card Indicator #1: Supportive Housing Units



- New projects are located across the city's neighbourhoods.



Measuring the Impact

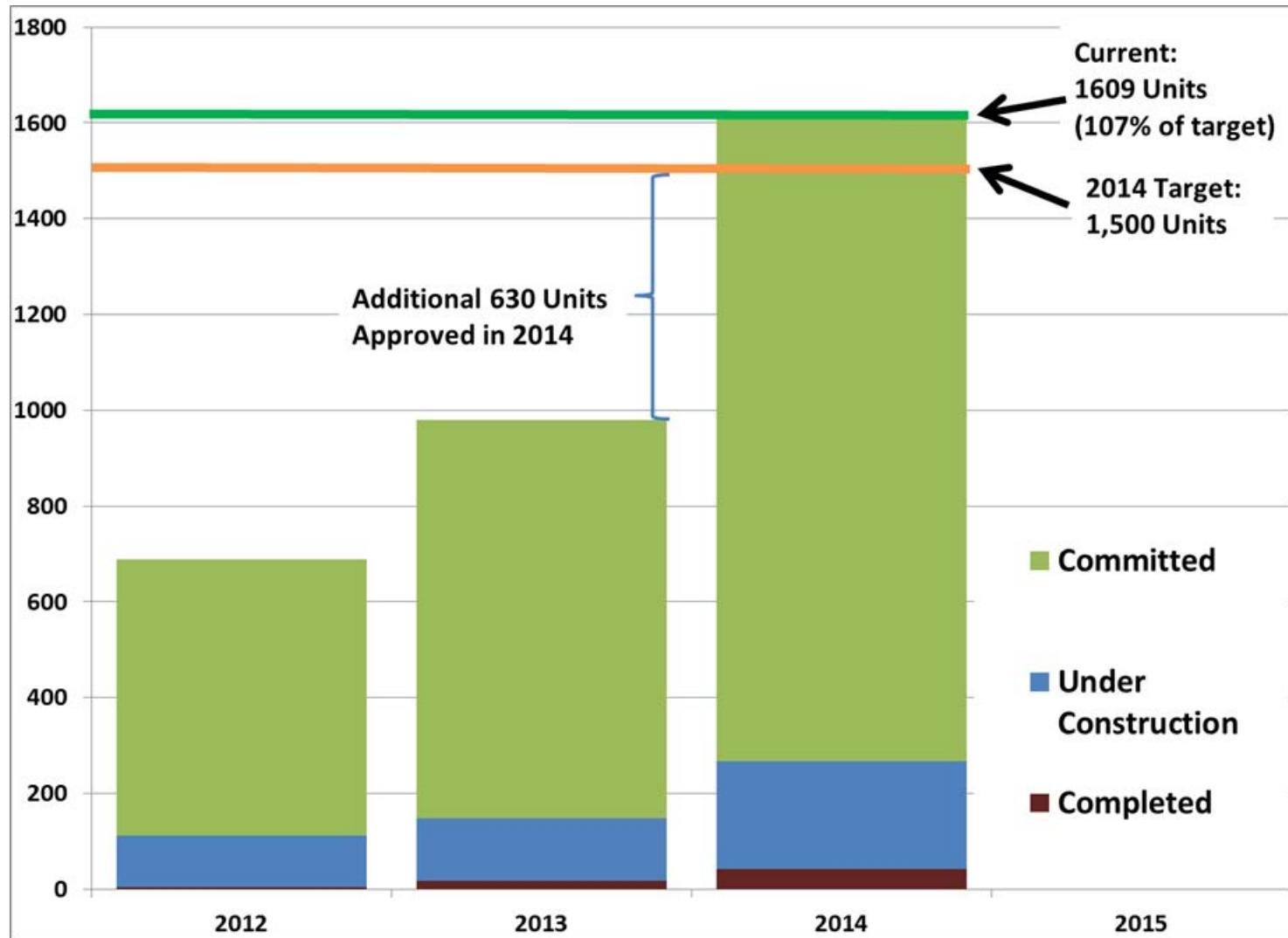


1,700 Supportive Housing Units Opened since 2010
(2,100 including Interim Housing)

Report Card Indicator #2: Social Housing Units



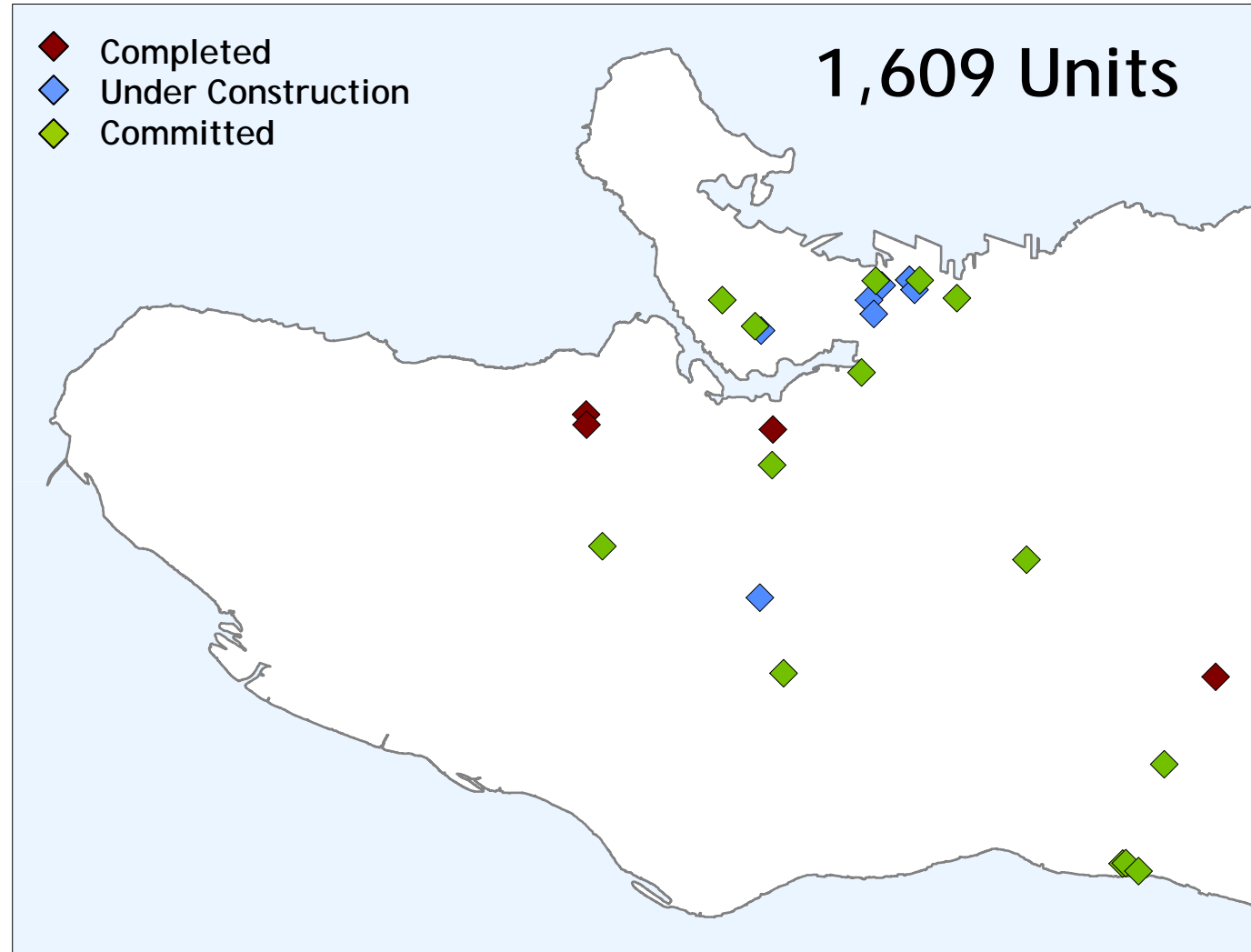
- Met 3-year target
- Additional 630 units approved in 2014, including Oakridge Centre (290 units).



Report Card Indicator #2: Social Housing Units



- New projects are located in a variety of different neighbourhoods.



Measuring the Impact



Kingsway Continental

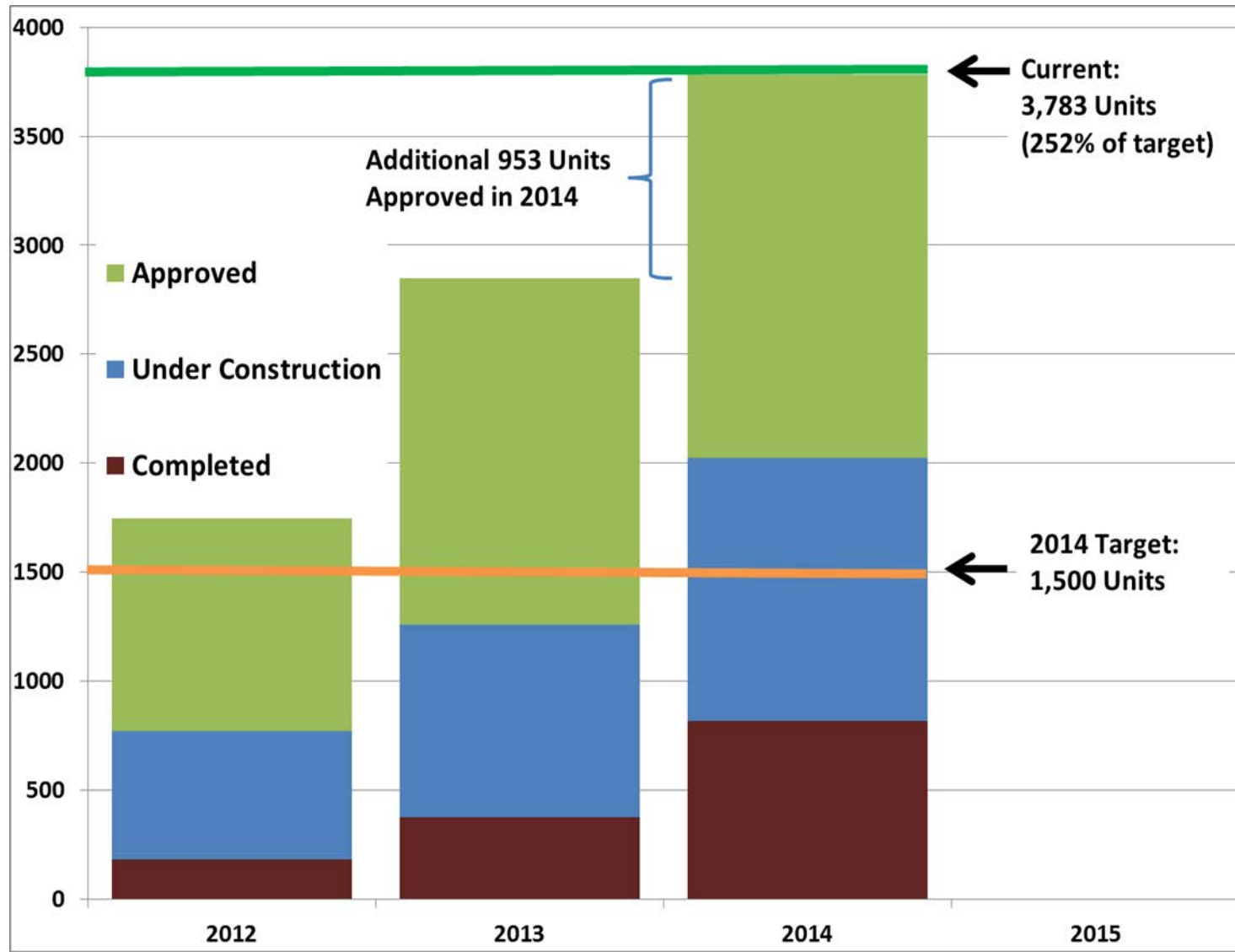


“School children and local youth have created individual cards so that each resident feels welcome in their new home and their new neighbourhood.” - Jennifer Gray-Grant, Executive Director of the Collingwood Neighbourhood House

Report Card Indicator #4: Secured Market Rental



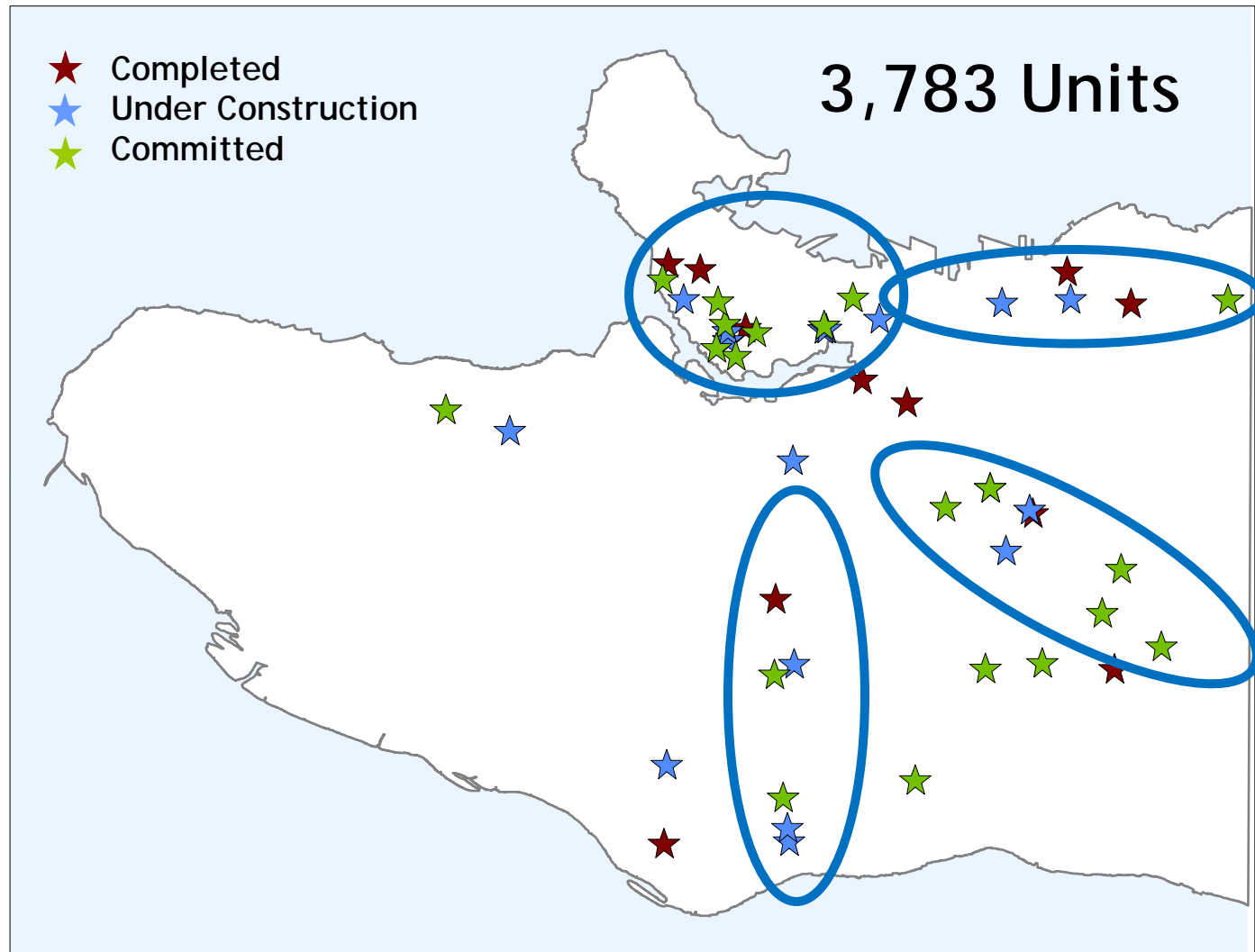
- Over 75% of 10 year target is in development (5000 units by 2021)
- 953 units approved in 2014



Report Card Indicator #4: Secured Market Rental



- Key Areas :
 - Downtown
 - Cambie Corridor
 - Hastings St.
 - Kingsway
- Minimal on west side



Measuring the Impact

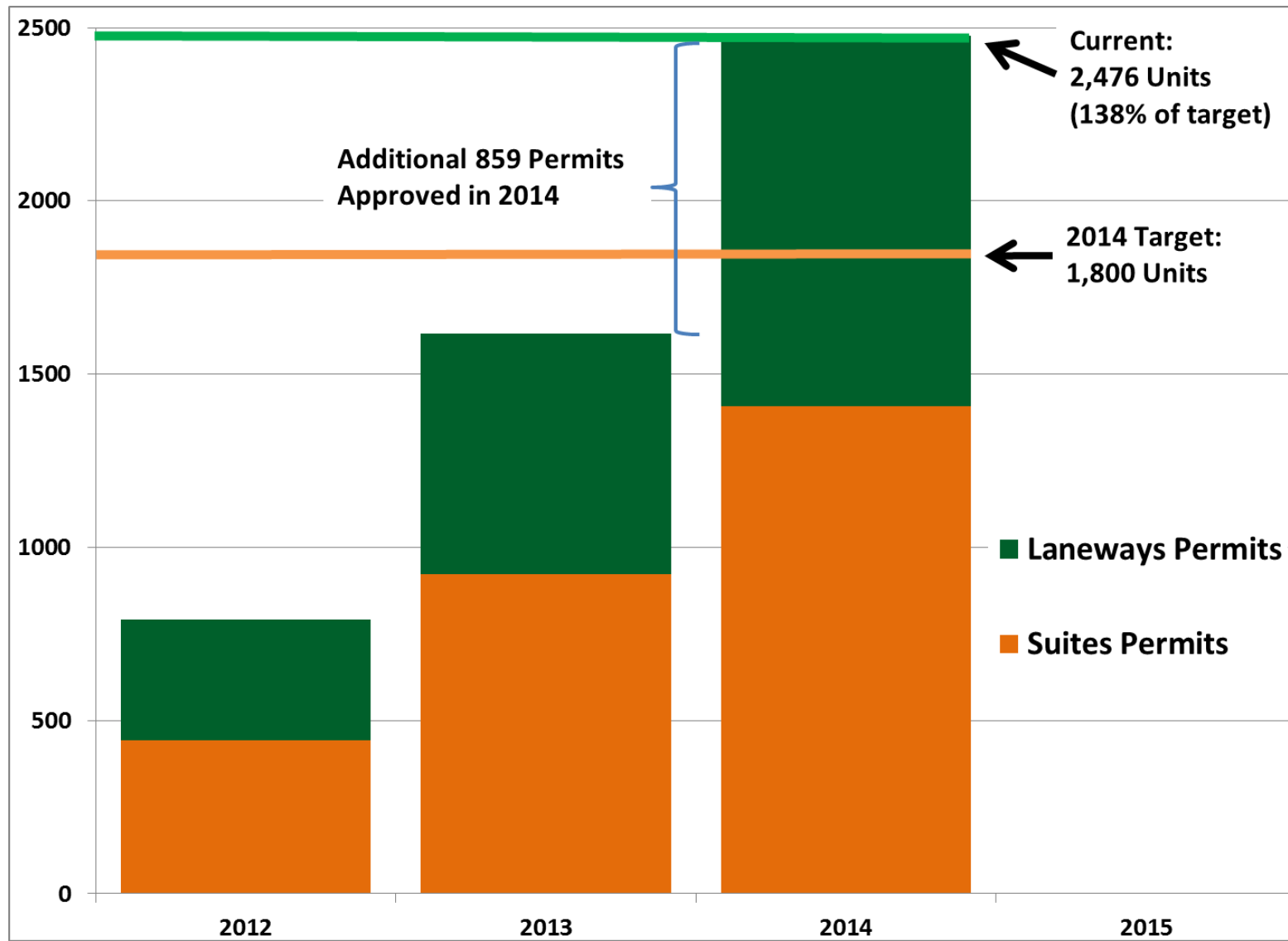


1,000 units of purpose built market rental housing opened since 2010 and over 1,300 units under construction right now.

Report Card Indicator #5: Secondary Market Rental - Suites & Laneway Houses



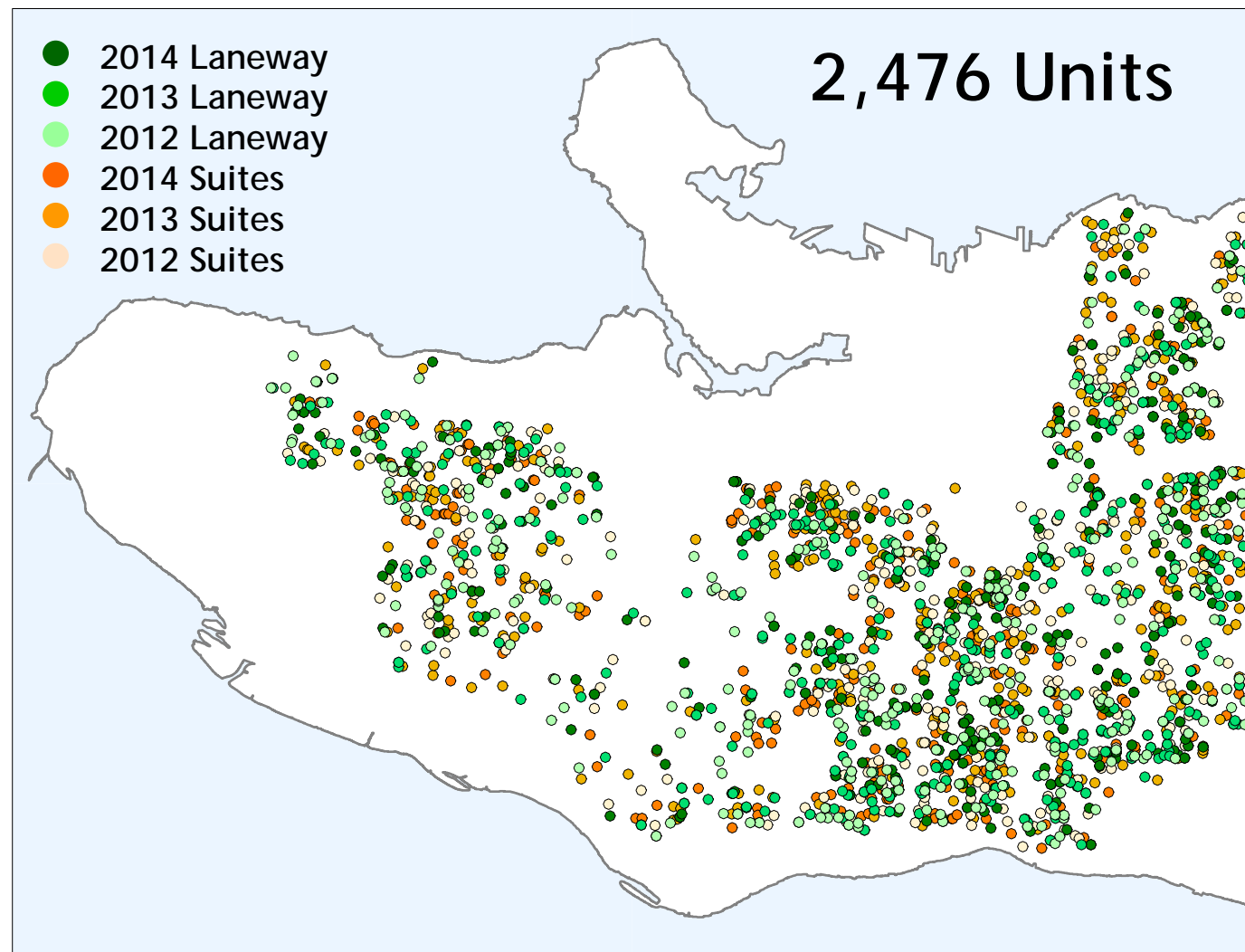
- Over 850 permits issued in 2014



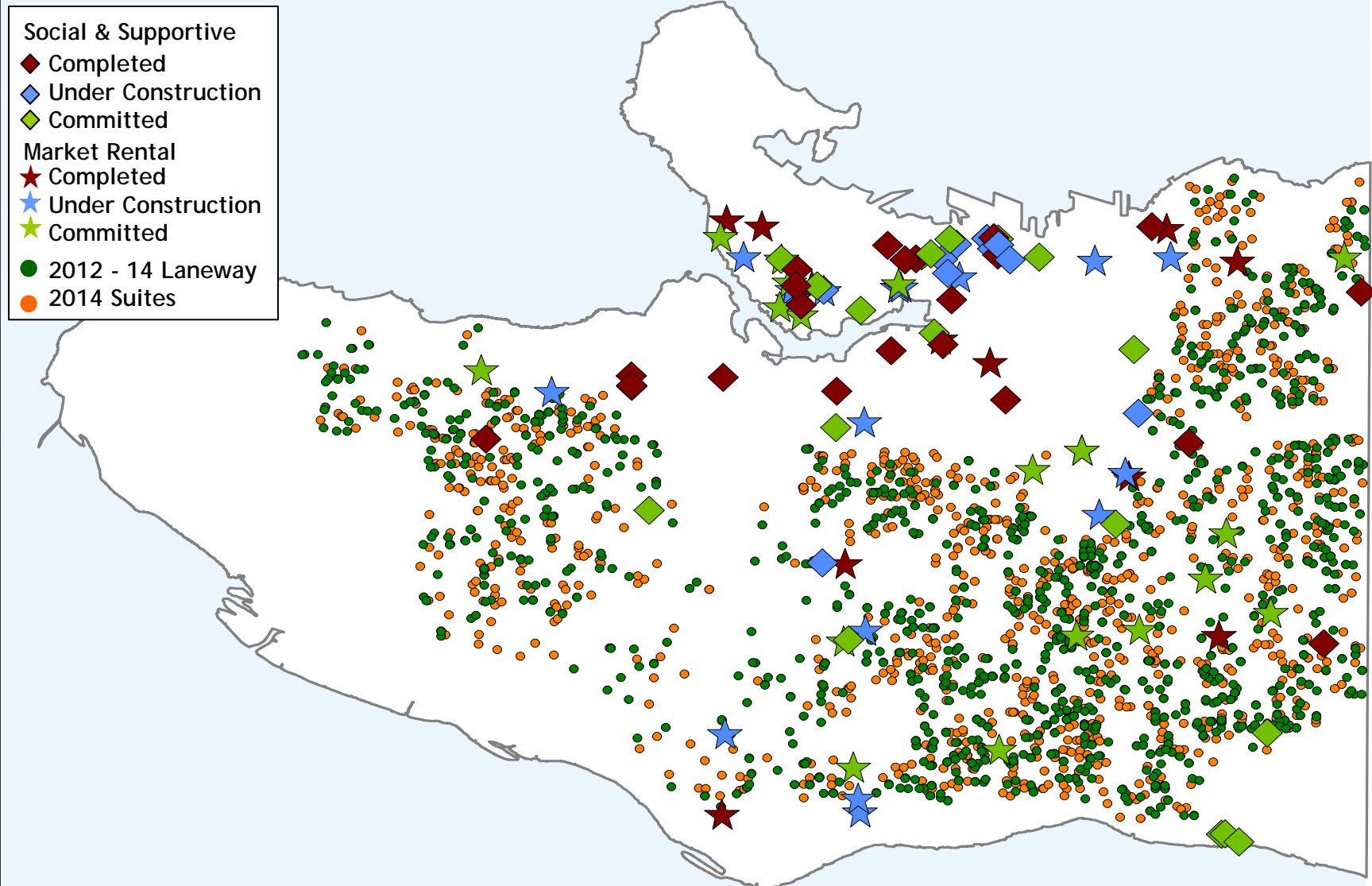
Report Card Indicator #5: Secondary Market Rental - Single Family Suites & Laneway Houses



- Recent permits for suites and laneway houses are located across the city's single family neighbourhoods.



Overall: 9,714 Rental Housing Units in Development



Actions for 2015-2018: Create new supply and affordability



- Continue and enhance Rental-100:
 - Enhancements through DCL By-laws amendments
- Continue to enable new social and supportive housing
 - 2015-2018 Capital Plan allocates \$85M to enable 2,550 new units
- Invest in upgrade and replacement of City SRO Stock
 - 3 City-owned projects in the DTES (251 units), Roddan, Central, Alexander
- Increased Social/Supportive Capital Grants for non-profit partners
 - \$10,000/ unit (Studio and 1-bed)
 - \$20,000/ unit (2-bed units or supportive housing units)
 - \$30,000/ unit (3-bed units)
- Vancouver Affordable Housing Agency
 - 1350 new affordable units within next 4 years
 - New appointments to Board of Directors

Actions for 2015-2018:

Enhanced protection of Renters and Rental Housing



- Capital Grants for SRO Upgrades (\$5,000 per room)
- Vancouver Rent Bank
 - Approved extension to continue to prevent homelessness
- Review of Rental Housing Official Development Plan
(*Rate of Change*)
 - Enhance Tenant Protection
 - Consider expansion of rental stock protection
 - Explore opportunities to maintain affordability and encourage investment in existing rental
- Protection of Renters and Affordable Rental Housing
 - Vancouver Renter's Advisory Committee
 - Workshops with Landlord BC
 - Further changes to the SRA By-Law

A home for everyone

