Healthy City Strategy:
Housing for Children and Families

Housing Policy & Projects
June 9, 2015
Vancouver is a City with healthy, thriving children and families.
City of Vancouver Plans and Policies: A Long History of Family-Centred Policy and Planning
We are recognized internationally for our family-friendly policies and planning.

Our successes are studied and emulated.
Vancouver’s Healthy City Goals: Key for Families and Children

- Affordable Housing
- Childcare
- Successful Economy
- Services for Families at Risk
- Quality Schools
- Parks and Recreation Centres
- Active Transportation Networks
Families and children are vital to our economy, environment and community well being.
Families: Key to the greenest city

- Enable families with children to live close to work and school so they can walk, bike and take transit
- Urban families generate a 50% smaller carbon footprint than suburban families
- Opportunities for children to live well and sustainably in the city
Families: Key to a growing & vibrant economy

• One of the fastest growing economies in Canada in next 2 years

• Need a robust population of early-30s headed households and those with children

• 77% of spending on children returns to local economy
Housing Options for Families Support a Green, Healthy and Economically Vibrant Future for Vancouver

• Parents are key workers; family rental helps attract and retain business and talent
• Enables families with children to live close to work and school so they can walk, bike and take transit
• Overcrowding negatively impacts child development and school readiness
As Vancouver grows, increased housing costs and smaller unit sizes are a challenge for young families.
Adequate and Affordable Housing for Families

- 8000 families in 1-bed and studio apartments
- 621 Vancouver Households with 3+ people on the BC Housing Waitlist

Potential Loss of Affordable Housing Across Canada

- Federal spending on social housing has declined from approx. $1.7 B per 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 Federal Government 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

Sources Federation of Canadian Municipalities. 2015. Built to Last: Strengthening the Foundations of Housing in Canada
Today’s Vancouver Family

Less Children per Family
1971
- 1 child: 30%
- 2 children: 43%
- 3+ children: 27%

2011
- 1 child: 39%
- 2 children: 40%
- 3+ children: 21%

More Adult Children at Home
1981
- Under 18: 32%
- 18 and Over: 68%

2011
- Under 18: 41%
- 18 and Over: 59%

Source: Statistics Canada, Census.
### Trend: Vancouver’s Households

- Number of households is increasing over time
- About 1/3 of households in Vancouver are families with children - stable

**# and % of Vancouver Households with a Family with Children**

<table>
<thead>
<tr>
<th>Year</th>
<th>Family Households</th>
<th>Non-Family Households</th>
<th>Total Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>1971</td>
<td>57,770</td>
<td>27,675</td>
<td>85,425</td>
</tr>
<tr>
<td>1976</td>
<td>56,450</td>
<td>27,095</td>
<td>83,545</td>
</tr>
<tr>
<td>1981</td>
<td>56,385</td>
<td>27,160</td>
<td>83,545</td>
</tr>
<tr>
<td>1986</td>
<td>60,380</td>
<td>26,265</td>
<td>86,645</td>
</tr>
<tr>
<td>1991</td>
<td>65,815</td>
<td>20,565</td>
<td>86,380</td>
</tr>
<tr>
<td>1996</td>
<td>73,985</td>
<td>16,620</td>
<td>90,605</td>
</tr>
<tr>
<td>2001</td>
<td>82,640</td>
<td>12,250</td>
<td>94,890</td>
</tr>
<tr>
<td>2006</td>
<td>88,425</td>
<td>11,795</td>
<td>100,220</td>
</tr>
<tr>
<td>2011</td>
<td>88,525</td>
<td>11,700</td>
<td>100,225</td>
</tr>
</tbody>
</table>

Source: Statistics Canada, Census data.
How each municipality renews and expands its housing stock will play a very significant role in determining the future size and composition of each area’s younger population.

Supply of family-oriented housing stock

Affordability of stock for families

Urban Futures
Demographic Forecasting, 2010
Housing Stock in Vancouver

- Ground-oriented homes stable
- Majority of growth in apartments over 25 years

Vancouver Dwelling Units by Type and % Apartment

<table>
<thead>
<tr>
<th>Year</th>
<th>Ground oriented</th>
<th>Apartment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1991</td>
<td>98,380</td>
<td>100,420</td>
</tr>
<tr>
<td>1996</td>
<td>101,250</td>
<td>116,720</td>
</tr>
<tr>
<td>2001</td>
<td>104,535</td>
<td>130,765</td>
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<tr>
<td>2006</td>
<td>103,355</td>
<td>149,375</td>
</tr>
<tr>
<td>2011</td>
<td>106,670</td>
<td>157,450</td>
</tr>
</tbody>
</table>

Source: Statistics Canada, Census.
Vancouver Housing Stock in 2011

- Apartment Building Less than 5 Stories: 33%
- Apartment Building Over 5 Stories: 27%
- Town/Rowhouse (Ground oriented): 3%
- Semi-detached, Duplex, House with suite (Ground oriented): 19%
- Single-detached House (Ground oriented): 18%

Source: Statistics Canada, Census.
Trends: Families and Housing

- More families living in apartments in last 20 years
- Number of families living in ground oriented stock stable over last 10 years
- In 2011, 31% lived in apartments & 69% in ground-oriented vs 18% & 82% in 1991

Families with Children by Housing Type

Source: Statistics Canada, Census
Trends: Family Housing Stock

• Long-standing City policy have set expectations for family housing (2 bedrooms or more)
• 1991-2011: 3-bedroom stock grew by only 10%; 2 bedroom by 52%
• 2012-13: ~5% of all units had 3 or more bedrooms (318/6258 on 72 projects)

Vancouver Total Housing Stock by Bedroom Counts 1991-2011

Sources: Statistics Canada, Census and National Household Survey; City of Vancouver, Permit Data 2015.
**Trends: Family Rental Stock**

CoV Market Rental Stock by Bedrooms (2013)

- Studio: 37648 (68%)
- 1 Bed: 8935 (16%)
- 2 Bed: 8490 (15%)
- 3 Bed: 538 (<1%)

Permits for CoV New Secured Market Rental by Bedrooms (2012-2014)

- Studio: 1068 (49%)
- 1 Bed: 684 (32%)
- 2 Bed: 390 (18%)
- 3 Bed: 21 (1%)

Trends: Rental Housing starts

Housing Unit Starts: 2005-2009

- Rental: 5%
- Owner: 95%

Housing Unit Starts: 2010-2014

- Rental: 19%
- Owner: 81%

Source: CMHC Housing Now Reports
Trends: Vancouver Leading in Creation of New Rental Supply in Metro Vancouver

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

Source: CMHC Housing Now Reports - Average 2005-2014
Trends: Ground-oriented & Townhouses

- **2005-2014:** Townhouses and semi-detached units are 7% of all new units.

- **Less than 3%** of all housing stock are townhouses.

City Actions to Create New Ground-oriented Rental

Secondary Suites
• Zoning changes were approved in 2009 to enable full size basements
• Expanded Zones allowed in 2013

Laneway Houses
• Introduced in 2009
City Has Enabled Around 10,000 New Rental Housing Units
Emerging Policy Directions
Key Focus: Family Oriented Housing

Three bedroom rental

Three bedroom apartments

Affordable family housing

Ground-oriented housing
2015-2018: Investment in Childcare & Family Housing

- Invest in new Childcare spaces
  - 2015-2018 Capital Plan allocates $30M to enable 1,000 new spaces

- Continue to enable new social and supportive housing
  - 2015-2018 Capital Plan allocates $85M to enable 2,550 new units

- Increased Social/Supportive Capital Grants for non-profit partners delivering family housing
  - $20,000/ unit (2-bed units)
  - $30,000/ unit (3-bed units)

- Vancouver Affordable Housing Agency
  - 1350 new affordable units within next 4 years
  - Focus on family units
Emerging Policies & Programs

#1: Increase the Supply of 3-Bedroom Secured Market Rental Units

Recent Actions:

• Rental-100: Incentivize affordability through DCL Bylaw changes for 3-bedroom rental units

Potential Actions

• Develop policy to specifically require a 3-bedroom target (e.g. 5% or more subject to economic analysis) in new market rental projects and incentives to increase viability (e.g. micro dwellings, lock-off units or other strategies)

Next Steps:

• Economic and technical analysis of a 3-bedroom requirement on rental projects
• Consultation options refinement
Emerging Policies & Programs

Potential Actions
• Develop policy to require an increased family-oriented unit target in all future re-zonings and inclusionary housing policies, subject to economic analysis;
  • from 25% to 35% family-oriented units
  • a minimum 10% 3-bed requirement
  • Consider incentives to improve viability
• Amend and update *1991 High-Density Housing for Families with Children Guidelines (HDHFC)*

Next Steps:
• Economic and technical analysis of a 3-bedroom requirement on strata projects
• Review and update of HDHFC Guidelines (e.g. design, best practices, post-occupancy evaluation, etc.)
• Consultation and options refinement

#2: Increase the Supply of 3-Bedroom Strata Units
#3: Encourage and Develop Affordable Housing for Families

**Recent Actions**
- Support the creation of family-oriented social housing via tiering of City of Vancouver Social Housing Grants = $10,000 per 1-bedroom, $20,000 per 2-bedroom, $30,000 per 3+ bedroom unit
- Prioritize family housing on city owned sites being enabled by the Vancouver Affordable Housing Agency

**Potential Actions**
- For social housing projects – require 50% of the units to be family oriented (where appropriate) with a target of 20% of the total units being 3 beds
- Research possibility of Entry-Level Homeownership Models to support families into homeownership
- Continue to enable co-housing projects
- Work with Province on increasing family orientated rent supplement programs to enhance affordability (Family Agenda)

**Next Steps:**
- Outreach with development and non-profit partners to update them on the larger per door subsidy
- Consultation and option refinement of Entry-Level Homeownership Models
Emerging Policies & Programs

#4: Increase Family Housing via Policy & Plans

Potential Actions

• Develop a City-Wide Family Housing Rezoning Policy for increased higher density ground oriented family housing in single family districts:
  • in proximity to family-serving infrastructure –
    • schools,
    • parks,
    • community and recreation centres
    • On arterials
  • Identify through upcoming community plans (e.g. Cambie Phase 3) opportunities to optimize zoning to enable more housing that works for children and families

Next Steps for a Family Housing Rezoning Policy:

• Identify potential sites and housing types that optimize the livability and affordability for families with children (technical and urban design analysis)
• Test ideas via community and industry consultation
• Longstanding policy has sustained families in Vancouver
  • Pressures from lack of stock and affordability will change our ability to attract and retain families with children in the future
• Trends are similar across Metro and Canada
• Need bold new policies to address the needs of families and children