HOUSING VANCOUVER

Vancouver Housing & Homelessness Strategy Reset– Emerging Directions
March 28, 2017
Housing Vancouver – Emerging Directions Introduction

Kathleen Llewellyn-Thomas
General Manager of Community Services
Introduction

• Families and young people finding it hard to rent or buy homes that suit their incomes and family needs

• Evidence supports what we’ve heard

• Census data and modelling based on income bands and household types to 2026

• Business As Usual development pattern will not supply housing needed

• Overall Conclusion: We have plenty of Supply – What we need is the Right Supply
Introduction

1. **Review of Housing & Homelessness Strategy** at mid-point (“Housing Reset”) in midst of intensified housing crisis

2. **Recommendation A**: Receive Emerging Directions for new 10-year strategy – *Housing Vancouver*.

3. **Recommendation B**: 1-Year Rezoning, Development & Building Permit Pilot to Prioritize Affordable Housing

4. **Recommendation C**: Public engagement & technical review will lead to final draft *Housing Vancouver* strategy (July 2017)
How do we plan for the city we want to be?

Introduction by Gil Kelley
General Manager of Planning, Urban Design and Sustainability
Video – Housing Vancouver

https://vimeo.com/210361419/dfd95e4339
Housing Vancouver –
What We’ve Heard, What We’ve Learned

Dianna Hurford
Planner, Housing Policy & Projects
Where We Are At, Who We’ve Engaged

June - Oct  
1: IDEA GENERATION & RESEARCH

CAUSE + AFFECT

Global Market (supply/demand); partner interviews, public research technical analysis

RE:ADDRESS INTERNATIONAL HOUSING SUMMIT & WEEK (Oct 24-29)  
NATIONAL HOUSING STRATEGY SUBMISSION

MAYOR’S ADVISORY COMMITTEE

CREATIVE ADVISORY COMMITTEES

1. Evidence-Based Responses to Homelessness
2. Accelerating Non-Profit/City Partnerships
3. The Economy and Housing for Young Workers
4. Strategic Investment in Rental Housing
5. Affordable Housing Innovation and Design

CAUSE + AFFECT

Global Market (supply/demand); partner interviews, public research technical analysis

Other Forums:
- SRO Task Force
- Development Advisory Group
- UDI Policy Committee
- UBC ‘Housing Lab’ Partnership
- Shaping Futures Global Network
- F/P/M Meetings + National Housing Strategy Submission
- Renters Advisory Committee

<table>
<thead>
<tr>
<th>June - Oct</th>
<th>Jul - Oct</th>
<th>Nov - Jan</th>
<th>Jan – March</th>
<th>Apr – July</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: IDEA GENERATION &amp; RESEARCH</td>
<td>2: STRATEGIC ANALYSIS</td>
<td>3: EMERGING IDEAS</td>
<td>4: STRATEGY DEVELOPMENT</td>
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Implementation Ongoing

Shared emerging ideas, actions and targets
Consultation with key stakeholders
Check-In with Council Mar 28

Evaluation and impact analysis
Future forecasting

Launch Public Engagement Process
Draft Strategy
Consultation with key stakeholders
Final Report to Council
What We Heard
What We’ve Heard

Housing Crisis Has Intensified: *Rapid escalation of housing prices is putting more stress on a greater number of local residents, creating limited transfer of wealth between generations*

- New private market rental supply is not affordable for majority of renters
- Ownership out of reach for younger generations
- Housing is only one part of the affordability equation
What We’ve Heard

Vancouver is not alone: Cities around the world are experiencing similar challenges

- Housing continues to be an investment for local and global capital in livable cities like Vancouver

- Cities play a significant role as economic drivers and housing leaders, but lack necessary revenue and authority to respond to housing crisis

- Alternate progressive tax policy/approaches could benefit local residents, including the new “missing middle”
What We’ve Heard

Need to Act Quickly: Vancouver’s economic prosperity, neighbourhood diversity, and livability are all at risk

- Vancouver is a diverse city currently, but neighbourhoods are changing
- Employers cannot attract and retain new employees
- Partners want to work together to urgently respond
- More supply is needed, municipalities need to improve approval times for affordable housing
What We Learned from Evidence
What We’ve Learned

1

Housing Crisis Has Intensified: *Rapid escalation of housing prices is putting more stress on a greater number of local residents, creating limited transfer of wealth between generations*
What We Heard: New private market rental supply is not affordable for majority of renters. Ownership is out of reach for younger generations.

What We Learned: From October 2006–2016, city-wide average rents increased 46% and the rental vacancy rate is at 0.8%. Benchmark prices increased for Eastside condo by 80%, and Eastside Townhouse by 88%.
New rental not affordable enough, Ownership out of reach
Ownership out of reach, more pressure on rental 2006-2016

- **Rental**: 46% Monthly Rental Increase
  - $868 to $1,268

- **Eastside Condo**: 80% Price Increase
  - $249,300 to $450,000

- **Eastside Townhouse**: 88% Price Increase
  - $409,200 to $771,000

Source: CMHC Rental Market Report, MLS Home Price Index
What We Heard: Housing is only one part of the affordability equation.

What We Learned: Other costs of living, especially childcare for families, is adding additional financial stress on local residents.
Affordability challenge is not just housing
2

Vancouver is not alone: Cities around the world are experiencing similar challenges
What We Heard: Housing continues to be an investment for local and global capital in livable cities like Vancouver. Cities play a significant role as economic drivers as economic drivers and housing leaders, but lack revenue and authority to respond to crisis. Alternative tax policy/approaches could benefit local residents, including the new “missing middle”

What We Learned: New 2016 Census data indicates 15% increase of unoccupied homes in Vancouver since 2011. Tax policies are an important consideration for addressing inequities in the housing system.
Housing continues to be an investment for local and global capital
Cities play a significant role as economic drivers, but lack revenue and authority to respond to housing crisis

Annual Property Transfer Tax collected by Province from City of Vancouver taxes was nearly one-quarter of $1.15-billion total for BC in 2016 ($266.5 million).

Cities will continue to need strong investment and partnerships with senior governments to maximize housing affordability and keep economy strong.

Alternative approaches explored to benefit local residents and address inequities for “missing middle”

Applied annually, the City’s Empty Homes Tax is a 1% tax on the property’s assessed value if empty (i.e. not a principal residence or rented on a long-term basis). Net revenues from the tax will be reinvested into affordable housing initiatives.
What We’ve Learned

We Need to Act Quickly: Vancouver’s economic prosperity, neighbourhood diversity, and livability are all at risk
What We Heard: Vancouver is a diverse city currently, but neighbourhoods are changing

What We Learned: Vancouver is a city of renter households (51% renters vs. 49% owners) with a diversity of incomes and family sizes. The median income of Vancouver residents is low - $56,000/year. A “missing middle” is emerging for residents between age 20 and 44, who make sacrifices financially and find themselves lucky to access the housing market.
Owner and Renter Diversity in Vancouver Today

**Owners**
- Other Owner Occupied Housing: 27%
- Owner Occupied Condominiums: 22%

**Renters**
- Secured Market Rental Units: 18%
- Non-Market Housing: 9%
- Suites and Laneways: 10%
- Private Market SROs: 2%
- Other Secondary Market Rentals: 4%
- Rented Condos: 9%
Recent Decline in Population of Young Children

2006

0-4 year olds

24,725

2011

5-9 year olds

22,400

-2,325

Source: Statistics Canada, Census.
Affordability a key driver of population loss among younger generations, creating a “Missing Middle”

- 75% of millennial households (aged 20-34) were renters; 55% of early Gen-X households (aged 35-44) were renters

- 48% of millennial renter households earning under <$50,000 were cost burdened (paying over 30% of income on rent)

- 17% of millennial renter households earning between $50,000-$80,000 were cost burdened

Source: 2011 National Household Survey

No Room to Grow: Over 35% of Metro Vancouver Millennials and Gen-Xers plan to move to more affordable markets in the next 5 years – Insights West Poll, 2016
What We Heard: Employers cannot attract and retain new employees

What We Learned: Ten years ago, key workers earning below $50,000/yr in industries such as the sales & service, arts and culture, and trades could afford a 1-bedroom in Vancouver. Today, higher incomes are needed to live in the city. Employees with families now need to earn over $150,000 to buy.
Employers cannot attract and retain new employees

Singles - Gap Between Local Salaries & Housing Costs

Average Income

Number of Jobs in City

Sources:
National Household Survey 2011, Statistics Canada
Rental Market Report 2016, CMHC
Condo Sales Data 2015, BC Assessment
Employers cannot attract and retain new employees

Example: Gap Between Two Local Salaries & Housing Costs

Example: Social Worker and Accountant Earn a Combined Income of $105,000

- Income req. to own a 3 Bd- Condo ~$165,000
- Income req. to own a 2 Bd- Condo ~$117,000
- Income req. to rent a 2 Bd- condo ~$92,000
- Income req. to rent a 2 Bd- rental apt. (built 1960-1974) ~$68,000

Sources:
National Household Survey 2011, Statistics Canada
Rental Market Report 2016, CMHC
Condo Sales Data 2015, BC Assessment
Partners want to work together to urgently respond

Non-Profit & Private Sector
Landlords
Single Family Homeowners
Employers
Financial Institutions
Health Authorities
Senior Governments
Regional City Mayors
Younger Generations
YIMBY Associations
What We Heard: More Supply is Needed and municipalities need to improve approval times for affordable housing.

What We Learned: Over the last three years, Vancouver has been creating new housing supply at a record rate. Vancouver also provides the rental supply for the region.
Over the last three years, Vancouver has been creating new housing supply at a record rate (7200 city permits issued in 2015)

Figure 2: City Permits Issued for New Construction 2005-2016

The following year, 9,800 annual housing starts (2016 a record year)

Figure 3: Annual Housing Starts in City of Vancouver (2007-2016)
Housing coming on stream from now to 2026 is estimated to continue at 10-year average of ~5,000/year = 47,800 new homes

Technical analysis asked:
1) How does new supply match local resident incomes?
2) What is the right supply to maintain our income diversity in the city?
Towards The Right Supply

3 Key Affordability Gaps for Local Residents

1. Singles earning less than $50,000 struggle to access the private rental market: not enough below market rental housing

2. Families earning less than $80,000 struggle to access the private rental market: not enough below market rental housing for right price, bedrooms needed

3. Families earning less than $150,000 struggle to access the homeownership market
Affordability Gap
Housing Out of Reach for Singles

Occupation: Fixed income
Current Housing: SRO hotel
Housing Dream: Subsidized housing at shelter rates
No Rental: Private rents exceed shelter assistance
Affordability Gap

1

Housing Out of Reach for Singles

Occupation: Student, part-time job
Current Housing: Lives with parents
Housing Dream: Living alone or with roommates
No Rental: Difficulty finding affordable market rental, even with roommates

$0-$30,000  $30,000-$50,000  $50,000-$80,000  $80,000-$150,000
Affordability Gap

Housing Out of Reach for Singles

$0-$30,000

$30,000-$50,000

$50,000-$80,000

$80,000-$150,000

Occupation: First full-time job

Current Housing: Basement suite w/roommates and a small dog

Housing Dream: Her own pet-friendly apartment

No Rental: Can’t afford to rent alone
Affordability Gap

Housing Out of Reach for Families

Occupation: Single parent, 2 kids, full-time job
Current Housing: Studio apartment
Housing Dream: An affordable 2bd apartment, rented or owned
No Rental: Limited affordable family-sized rental; ownership far out of reach
Affordability Gap: ▲
Housing Out of Reach for Families

**Occupation:** Two low-income working parents, 2 kids

**Current Housing:** 2bd rental apartment

**Housing Dream:** 3bd rental or condo

**No Rental or Ownership:** Few 3bd rental units, can’t afford down-payment on condo

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Number of Families</th>
</tr>
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<tbody>
<tr>
<td>$0-$30,000</td>
<td></td>
</tr>
<tr>
<td>$30,000-$50,000</td>
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<tr>
<td>$50,000-$80,000</td>
<td></td>
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<tr>
<td>$80,000-$150,000</td>
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</tbody>
</table>
Affordability Gap

Affordable Housing Out of Reach for Families

$0-$30,000  $30,000-$50,000  $50,000-$80,000  $80,000-$150,000

Occupation: Two moderate-income working parents, 2 kids
Current Housing: 2bd condo
Housing Dream: 3bd townhouse
No Appropriate Ownership: Limited supply of 3bd townhomes, need higher than $150,000 household income
Vancouver doesn’t just need supply, we need the Right Supply – Housing being delivered over next 10 years will not provide the kind of housing or affordability needed by our population by 2026.

To maintain diversity, we need:
1) 3x amount of housing for renter households earning under $50,000,
2) 2x amount for family renter households earning under $80,000, and
3) 2x amount of family ownership options
### 2026 New Rental Housing “Business As Usual”
#### Supply For Singles

<table>
<thead>
<tr>
<th>Income</th>
<th>Supply</th>
<th>Rental By Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$50,000</td>
<td><img src="image" alt="6 towers" /></td>
<td>2,600 Units (Social and Supportive) Sub-Total: 2,600</td>
</tr>
<tr>
<td>&gt;$50,000</td>
<td><img src="image" alt="10 towers" /></td>
<td>5,000 Units (Secured Market Rental) 2,000 Units (Secondary Suites + Laneway Homes) 6,800 Units (Rented Condos) Sub-Total: 13,800</td>
</tr>
</tbody>
</table>

Total Singles: 16,500

- 46 secured rental homes
- 1,000 secured rental homes
### 2026 New Rental Housing “Business As Usual”
Supply For Families

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<tbody>
<tr>
<td>&lt;$50,000</td>
<td><img src="image_url" alt="Image" /></td>
<td>2,200 Units (Social and Supportive) Sub-Total: 2,200</td>
</tr>
<tr>
<td>&gt;$50,000</td>
<td><img src="image_url" alt="Image" /></td>
<td>2,400 Units (Secured Market Rental)</td>
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<tr>
<td></td>
<td><img src="image_url" alt="Image" /></td>
<td>2,000 Units (Secondary Suites + Laneway Homes)</td>
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<tr>
<td></td>
<td><img src="image_url" alt="Image" /></td>
<td>3,700 Units (Rented Condos) Sub-Total: 8,100</td>
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<tr>
<th>Total Families: 10,300</th>
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</table>

- 47 secured rental homes
- 1,000 unsecured rental homes
- 1,000 sponsored units

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**Income Supply Rental By Type**

- 2026 New Rental Housing “Business As Usual”
- Supply For Families
- 47 secured rental homes
- 1,000 unsecured rental homes
- Total Families: 10,300
### 2026 New Rental Housing Total BAU

**Supply/Demand For Singles**

<table>
<thead>
<tr>
<th>Income</th>
<th>Supply/Demand</th>
<th>Affordability Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$50,000</td>
<td>2,600 supply 9,000 demand = Gap of 6,500</td>
<td></td>
</tr>
<tr>
<td>&gt;$50,000</td>
<td>13,800 supply 3,000 demand = Mismatch estimated 10,800 homes above demand for families</td>
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</tr>
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=1,000 Single Renter Households
2026 New Rental Housing Total BAU
Supply/Demand For Family Households

<table>
<thead>
<tr>
<th>Income</th>
<th>Supply/Demand</th>
<th>Affordability Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$50,000</td>
<td>2,200 supply</td>
<td>5,400 demand</td>
</tr>
<tr>
<td></td>
<td>= Gap 3,200</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8,100 supply</td>
<td>7,200 demand</td>
</tr>
<tr>
<td></td>
<td>= Mismatch</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Estimated 900</td>
<td></td>
</tr>
<tr>
<td></td>
<td>homes above</td>
<td></td>
</tr>
<tr>
<td></td>
<td>demand for</td>
<td></td>
</tr>
<tr>
<td></td>
<td>families</td>
<td></td>
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</table>

=1,000 Family Renter Households
### 2026 New Rental Housing Total BAU
Supply/Demand for <$50,000 Household Earners

<table>
<thead>
<tr>
<th>Income</th>
<th>Supply/Demand</th>
<th>Affordability Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$50,000</td>
<td><img src="image" alt="Diagram" /></td>
<td>4,800 supply 14,400 total HH = Overall Gap estimated 9,500 homes</td>
</tr>
</tbody>
</table>

=1,000 single households

=1,000 family households
### 2026 New Rental Housing Total BAU
#### Supply/Demand for >$50,000 Household Earners

<table>
<thead>
<tr>
<th>Income</th>
<th>Supply/Demand</th>
<th>Affordability Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$50,000</td>
<td><img src="image1.png" alt="Diagram" /></td>
<td></td>
</tr>
<tr>
<td>&gt;$50,000</td>
<td><img src="image2.png" alt="Diagram" /></td>
<td>Estimated 11,800 homes above demand</td>
</tr>
</tbody>
</table>

- **Supply/Demand for >$50,000 Income:**
  - Supply: 22,000
  - Demand: 10,200
  - Mismatch: Estimated 11,800 homes above demand

- **Affordability Gap:**
  - Mismatch: Estimated 11,800 homes above demand
Course Correction Needed: Affordability for ~9,500 rental homes

2026 Summary New Demand / Business as Usual Supply Affordability Gap

- Families, Couples, and Roommates
- Singles

9,500 rental homes require more affordability

Supply exceeds demand by ~ 11,800 homes

Demand exceeds supply by ~ 9,500 homes

Income < $50,000

Income > $50,000
In addition to the affordability gap between new demand and new supply, a significant number of renters are currently cost burdened.
~ 50,000 renter households are currently overburdened

Renter Households Spending More than 30% of Income on Housing, 2016

Total Renter Households earning < $50,000 currently spending over 30% of income on housing = 44,400

Total Renter Households earning >$50,000 currently spending over 30% of income on housing = 5,200

Total of Existing Cost-Burdened Renter Households = 49,600

Source: National Household Survey, 2011
Note: As 2016 census data is not available - extrapolation for 2016 assumes that the number of overburdened households grew at the same rate as all households
Estimated Rental Housing Need – 10-Year Growth and Existing Overburdened Households

Renter Households Spending More than 30% of Income on Housing, 2016

Total Existing Renter Households spending over 30% of income on housing = 49,600

10-Year Renter Household Growth Projected = 24,600

Total of Existing Need + New Projected Growth (2026) = 74,200

Source: National Household Survey, 2011
Note: As 2016 census data is not available - extrapolation for 2016 assumes that the number of overburdened households grew at the same rate as all households
For new family households that are projected to be owners, the “Business As Usual” housing forms will not be the right type of housing.
### 2026 New Owner Housing “Business As Usual”
Supply For Families

<table>
<thead>
<tr>
<th>Income</th>
<th>Supply</th>
<th>Units By Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><img src="image" alt="Supply Diagram" /></td>
<td>7,300 Units (Ownership)</td>
</tr>
<tr>
<td>=1,000 Family Ownership</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7,300 Units

5,300 Units

20% New Owner Housing
## 2026 New Owner Housing Demand For Families

<table>
<thead>
<tr>
<th>Income</th>
<th>Demand</th>
<th># Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>&gt;$150,000</td>
<td>![Demand Icon] (17,000 total)</td>
<td>17,000 total</td>
</tr>
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</table>

=1000 Family Owner Households
### 2026 New Owner Housing “Business As Usual” Supply For Families

<table>
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<th>Affordability Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><img src="image" alt="Supply Diagram" /></td>
<td>7,300 Supply 17,000 demand = Gap 9,700 owner family units</td>
</tr>
</tbody>
</table>

=1,000 Family Ownership
Right Supply needed for families

7,400 homes could be shifted to better serve families.
Summary: What We’ve Heard, What We’ve Learned

Vancouver doesn’t just need supply, we need the Right Supply
Housing Vancouver –
Emerging Directions for 10-Year Strategy

Abi Bond
Director of Housing Policy & Projects
Progress Made Over Last 5-Years, More to Be Done

% of Units Towards 10 Year H & H Targets

<table>
<thead>
<tr>
<th>Category</th>
<th>Current Number of Units</th>
<th>Above 2021 Target</th>
<th>Remainder of 2021 Target</th>
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</thead>
<tbody>
<tr>
<td>Social Housing</td>
<td>3,127</td>
<td>1,873</td>
<td>1,254</td>
</tr>
<tr>
<td>Supportive Housing</td>
<td>1,198</td>
<td>1,702</td>
<td>490</td>
</tr>
<tr>
<td>Secured Market Rental</td>
<td>6,568</td>
<td>1,568</td>
<td>5,000</td>
</tr>
<tr>
<td>Suites and Laneways</td>
<td>1,442</td>
<td>4,558</td>
<td>3,116</td>
</tr>
</tbody>
</table>

COV data, 2016
Progress Made Over Last 5-Years, More to Be Done

Highlights

• Recently approved plans and major projects (~10,700 social housing, ~8,700 secured market rental)
• Approved AHO
• Canada’s first Empty Homes Tax
• Lease negotiation framework for co-ops
• Offered 20 sites of City-owned land
• First 4 VAHA Sites under development
• First modular housing project
• Community land trust broke ground
• Accelerated secured market rental (1800+ units)
• Increased Family Housing Policy requirements
• Approved new Tenant Relocation Policies
• Developed Rental Standards Database
• Expanded Laneway housing citywide
The Right Supply

Actions to increase & speed-up new housing connected to resident incomes, household types, and location

1 Link Housing Affordability Targets to incomes

Housing supply, existing and new, is connected to local residents’ incomes, household type, and location

Early Actions:
• Set affordability targets by income range, instead of type of housing supply
Explore
• Require & secure below market affordability
2 Create More of the Right Supply

Expand & densify along transit-oriented hubs, corridors & arterials to increase rental housing

Early Actions:
• Launch 2 new rapid transit station area plans in 2017
• Cambie Corridor Ph 3 planning program

Explore:
• Expand Rental 100 - considering locational criteria and type of supply
• Review IRP to improve affordability outcomes & effectiveness

Who is served?
New and existing low & middle income renter households, singles and families, who are struggling with rising rents and a very low vacancy rate, and who want to live close to transit and services.
3 Complete Neighbourhoods with New Housing Forms

Create new types of affordable homes in existing single family neighbourhoods

Early Actions:
• Review & update existing zoning in Mt Pleasant & Grandview Woodland to increase infill opportunities and align with other zones

Explore:
• Character home review pivot - diversification & gentle densification on single family home lots

Who is served?
New and existing middle income households, especially families, looking to live in lower density neighbourhoods, near parks and schools.
4 Provide More City Land to Increase Affordable Housing

Use City land & VAHA to deliver more affordable housing units

Early Actions:
- VAHA to move on another 8 sites (~1,000 units)
- Plus an additional 6 City PEF sites (~900 units)

Exploration:
- Expand innovative uses of land e.g. “Community Land Trust”
- Purchase land to replenish land-bank
- Continue to negotiate affordable housing units as public benefits

Who is served?
New and existing low & middle income renter households. The degree of partner investment significantly affects the range of affordability delivered.
Recommendation to launch one-year pilot to prioritize affordable housing planning and development processes in order to speed up production

- ~20 Projects at any one time / ~2,000 units
- Establish a prioritization framework for housing projects
- Dedicate resources to support priority pilot projects
- Governance & decision making framework enabling issues resolution
- Set service targets
- Expedited process reducing timelines by half from rezoning application through building permit issuance

Who is served?
All new and existing low & middle income renter households, who benefit from faster delivery of affordable rental housing.
Smart & Supporting Moves
Support Residents & Align With Partners

Security & Protection for Renters
Prioritize Housing that is affordable, accessible and secured as ‘homes first’
- Advocate for RTA changes and Strata Property Act changes
- Incentivize Rental 100 with secured affordability
- Financial Incentives for re-investment and affordability in existing rental
- Short-term Rental Policy

Support for People who are Homeless

Shared responsibility to make homelessness ‘rare, brief, and one time’
- Work with Region on Mayors Task Force implementation & “Home Front”
- New Homelessness Services Team
- SRO Report Back – April 2017
Align City, Residents & Partners to a Shared Vision

City is one of many partners who have a significant role to play

• Vital role of Metro Vancouver and Regional Municipalities
• New non-profit and private sector partnership models
• Engage new voices in decision-making
Summary: What We’ve Heard, What We’ve Learned, Emerging Directions

Right Supply of housing urgently needed to course correct affordability gaps under “Business As Usual”, especially for renter households earning under $50,000 annually and families earning under $80,000.

The City has committed 8 new sites for VAHA and 6 PEF properties to help meet new affordability targets, but need other government investment.

Partners who align with City objectives will be supported to speed up production through a one-year pilot to prioritize affordable housing planning and development processes.

Homeowners will have the opportunity to add new housing forms for families. Updated family housing design guidelines, including intergenerational Indigenous design.

Smart and supporting moves are needed to make homelessness ‘rare, brief, and one time’, better protect renters, and engage younger generations in decision-making for their future.

Housing Vancouver will require targeted responses and ongoing commitment from the City and all its partners to ensure Vancouver continues to be a liveable city.
Words from Creative Advisory Members

1. David Hutniak (Chair), Strategic Investments in Rental Creative Advisory

2. Marianne Amodio (Chair), Jake Fry, Affordable Innovation in Design & Mayor’s External Advisory
Housing Vancouver –
Emerging Directions Next Steps & Closing

Kathleen Llewellyn-Thomas
General Manager of Community Services
Summary Remarks
Since the report has been released we have re-engaged with stakeholders and partners and other issues have been raised.

We’ve heard that:
• Income-based affordability targets shines a light on the need to increase incomes in Vancouver

• Opportunity to link more strongly to outcomes such as health

• Financial modelling required to ensure quality of housing and affordability can be achieved in aging non-profit & private rental

• A strong systems-based approach to housing affordability should include tax policy to address intergenerational inequities

• Job growth is estimated to be high over the next 10-years and regional large employers are keen to pursue housing affordability

• Public spaces and other amenities play an important role in sustaining diversity and vibrancy in urban living
Recommended Next Steps

• Public Engagement on Emerging Directions will occur in April/May

• Additional technical review by staff including target setting, financial and planning analysis to finalize new Housing Vancouver strategy

• Launch One-Year Pilot for Prioritization of Affordable Housing

• Final draft of 10 year Housing Vancouver Strategy that closes affordability gaps for lower and middle income renters, younger generations and families to Council July 2017
Words from Creative Advisory Members

1. David Hutniak (Chair), Strategic Investments in Rental Creative Advisory

1. Marianne Amodio (Chair), Jake Fry, Affordable Innovation in Design & Mayor’s External Advisory

2. Alvin Singh (Chair), Renters’ Advisory Committee