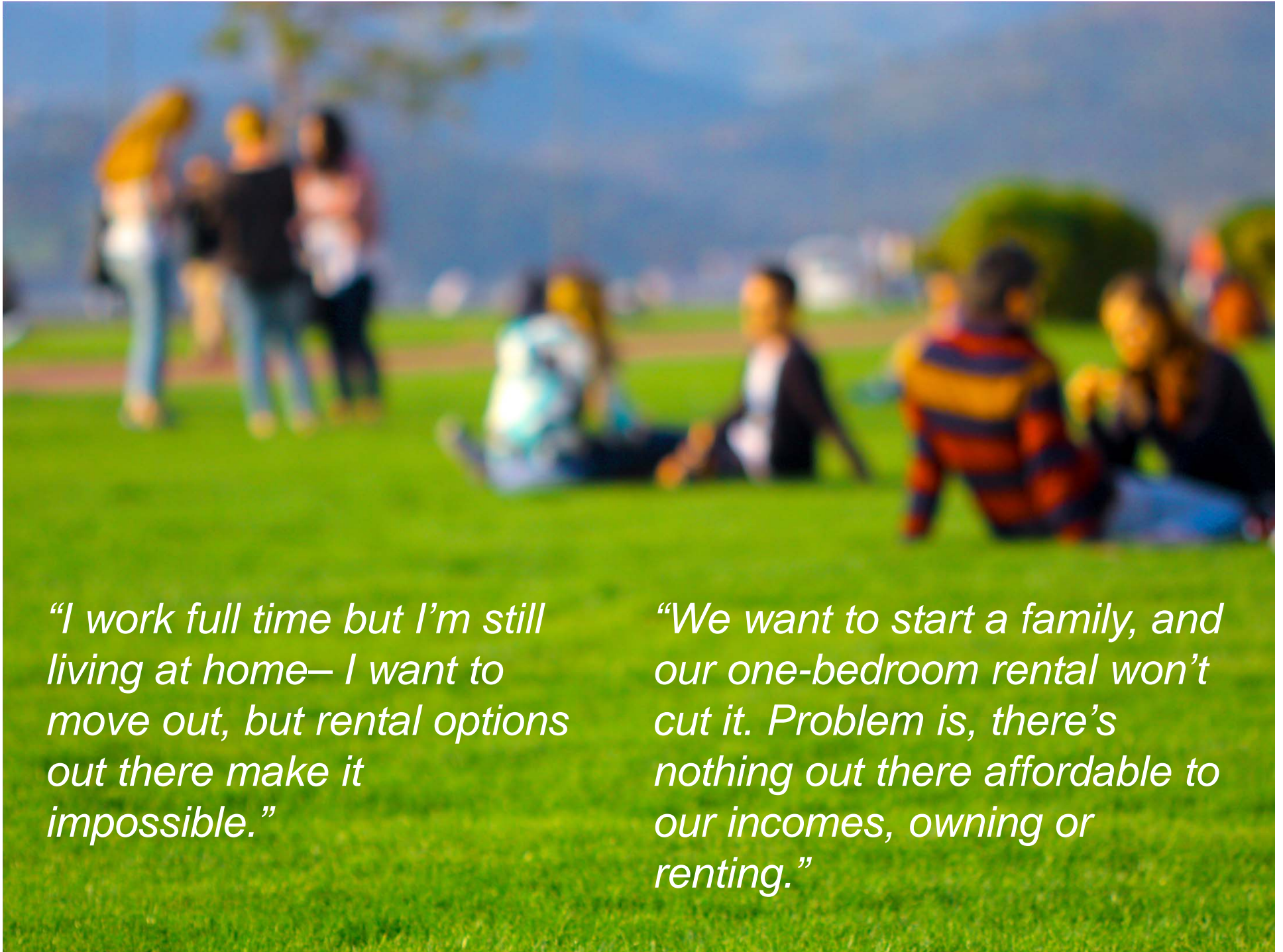


Housing Vancouver Update Presentation to City Council

July 25, 2017



**HOUSING
VANCOUVER**



“I work full time but I’m still living at home— I want to move out, but rental options out there make it impossible.”

“We want to start a family, and our one-bedroom rental won’t cut it. Problem is, there’s nothing out there affordable to our incomes, owning or renting.”

“Is Vancouver really the next New York or London, where only higher-income people can afford to stay long-term? Vancouver is special, and needs to be a home for everyone.”

“Our neighborhood used to be full of families and kids – now it’s quiet and empty. We need to make a change or our City will be hollowed out.”



Housing Vancouver – Part I & II

Part I: The Big Picture, Interim Targets and Early Actions (July 25)

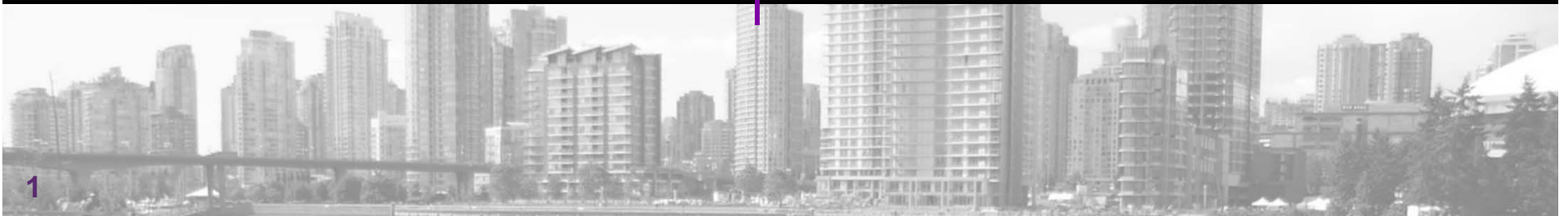
- Vancouver's Housing Challenges: Global Context, Local Impact
- Engagement Results
- New 10 Year Housing Targets
- Early Actions
- Engaging senior governments

Companion Reports

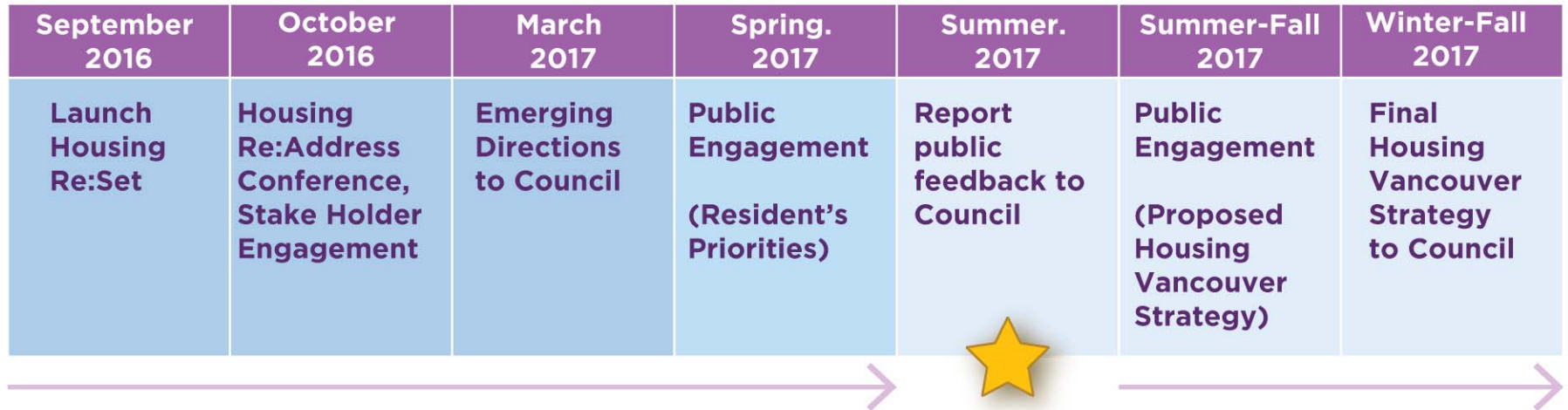
- Character Homes Zoning Review – New district schedules
- Grandview-Woodland/Mount Pleasant – New Duplex Zones
- False Creek Flats - district schedule

Part II: Addressing Vancouver's Lower Income & Homeless Residents (July 26)

- Bridge from Housing Vancouver Part I
- Need Identification for low income & homeless residents
- New 10 Year Targets – focus on social housing and addressing homelessness
- Retaining and enhancing affordability in the existing stock
- Deeper dive on some actions
- Supports needed from partners & next steps
- Housing Vancouver re-cap



Housing Vancouver: Our Process



Big Moves to Ensure the “Right Supply”

- Shift housing production towards rental
- Assure substantial portion of rental is permanently affordable
- Conserve and renew existing rental supply
- Increase investment in low-income housing options and homeless services with senior governments



Vancouver's Housing Challenges: The Bigger Picture

Our Housing Crisis: Global, National & Regional

A multitude of factors are driving Vancouver's housing affordability crisis.



Global Trends

Trend toward ‘financialization of housing’ and real estate as commodity investment – not just a place to live, but a place to invest in for capital gains, retirement income, etc.

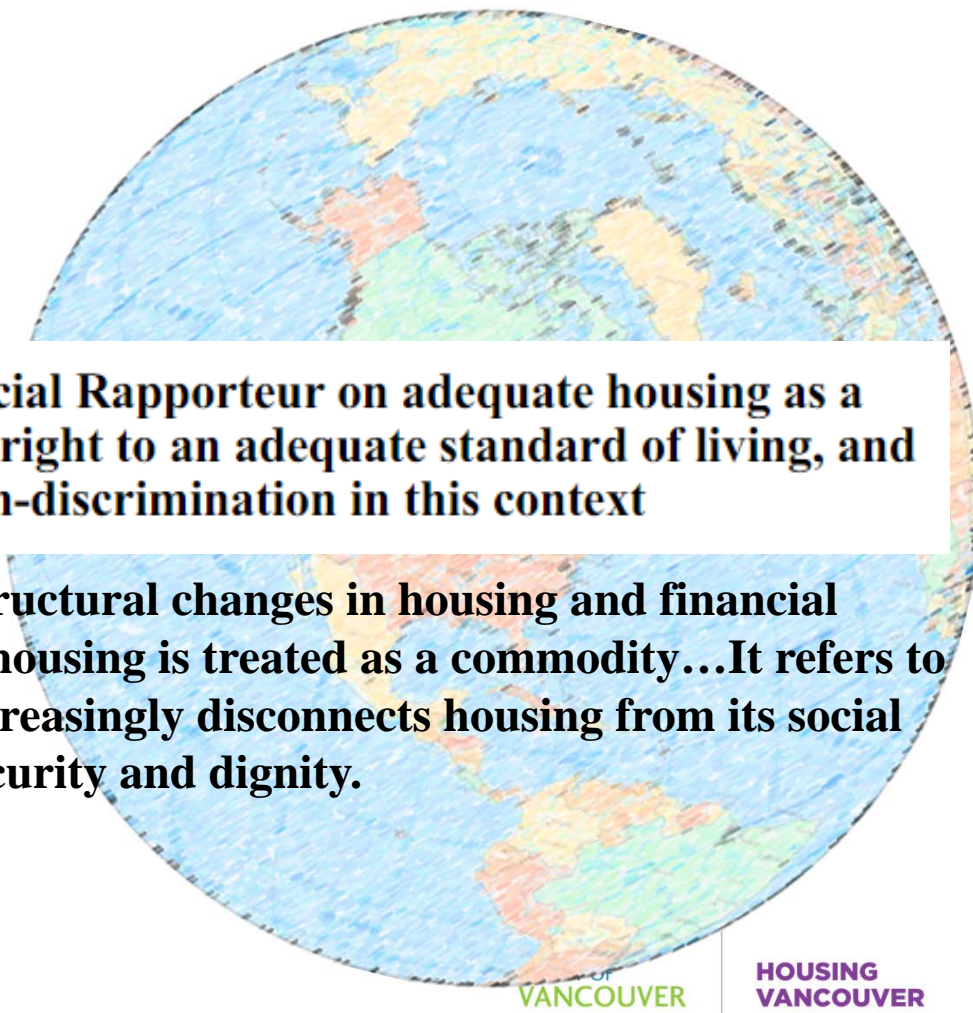
United Nations



General Assembly

Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context

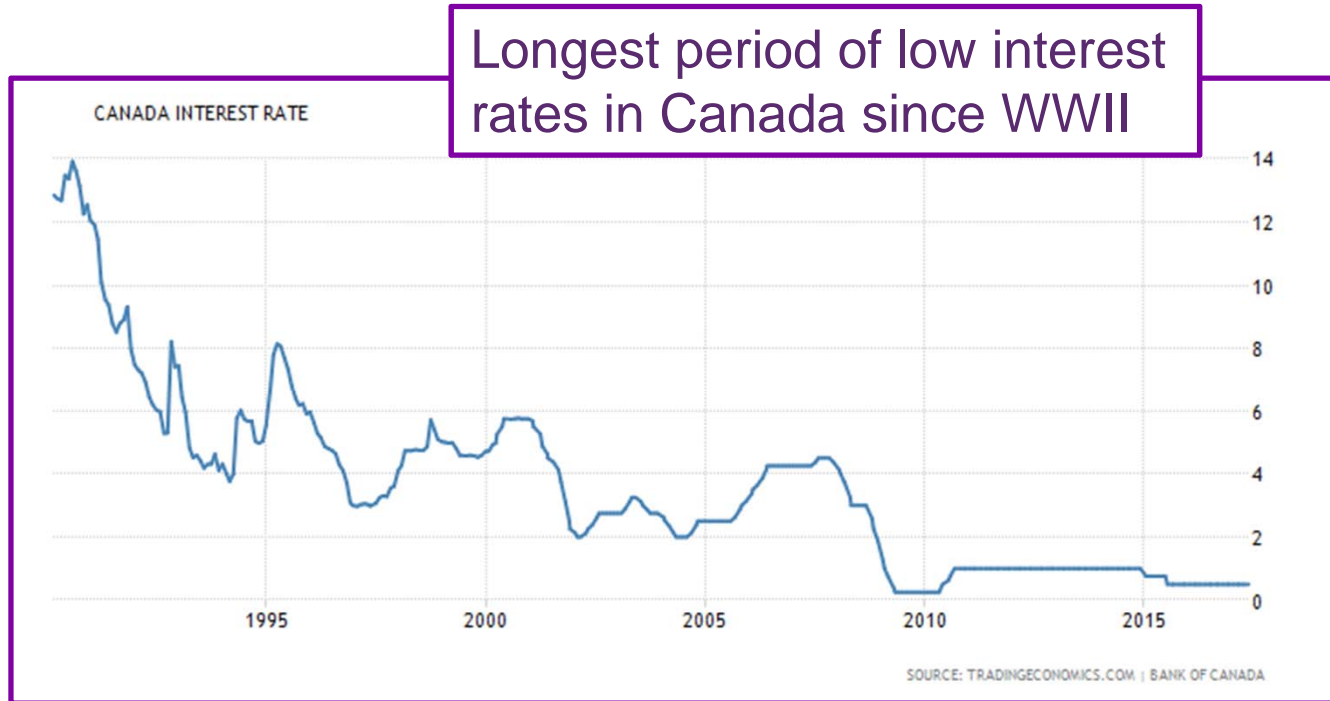
“Financialization of housing” refers to structural changes in housing and financial markets and global investment whereby housing is treated as a commodity...It refers to the way capital investment in housing increasingly disconnects housing from its social function of providing a place to live in security and dignity.



**HOUSING
VANCOUVER**

National Trends

Global capital is responsible in part – but also local + other Canadian residents looking to housing as short and long term investment



CBCnews | Toronto

Local investors outnumber foreign buyers 10-1 in Toronto's condo market

Study shows foreign buyers make up only 5 per cent of the sales of new condo units



**HOUSING
VANCOUVER**

National Trends

Rising Housing Prices Across Major Canadian Cities



Source: CMHC Housing Market Outlook 2007-2016

Note: Sales prices are based on resale listings. 2016 sales prices are based on low range estimates

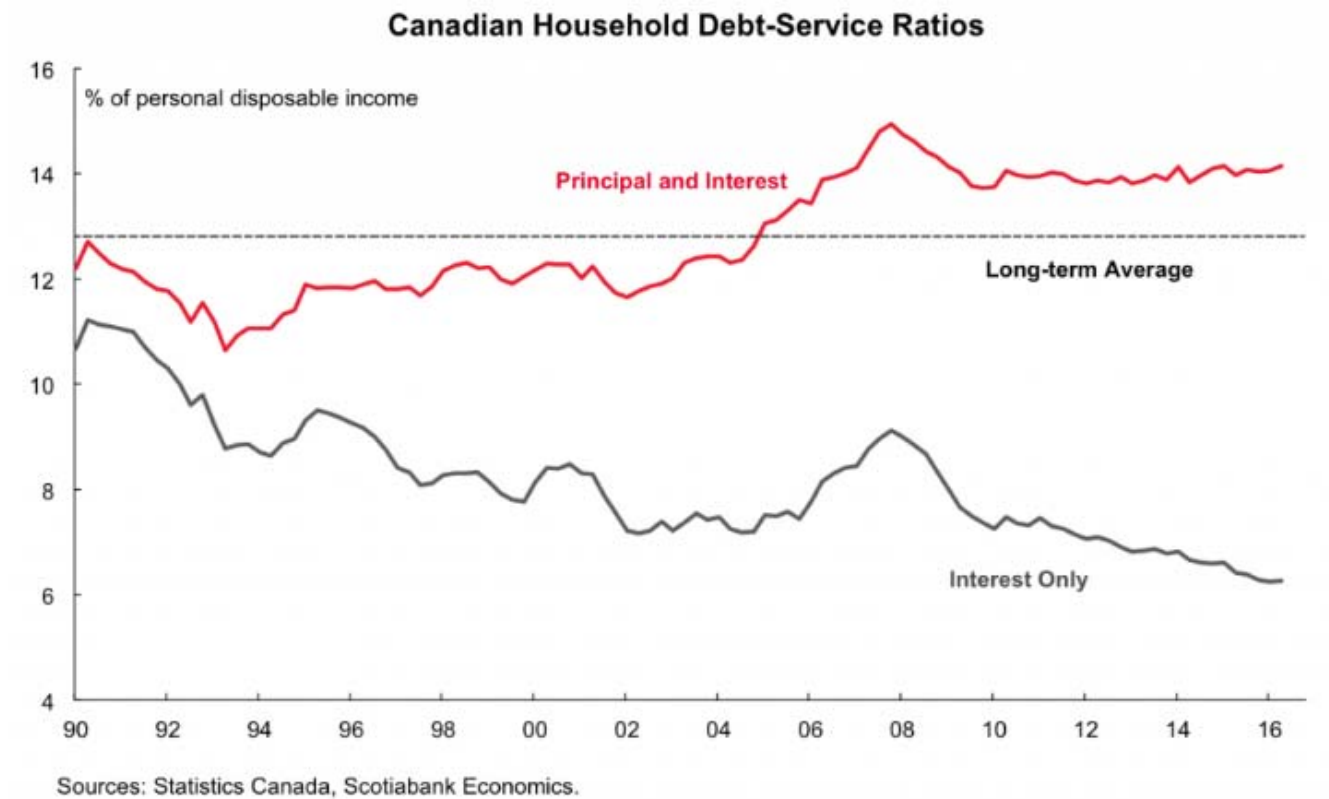


**HOUSING
VANCOUVER**

National Trends

New Homebuyers Overstretched to Access Housing Market

- Despite low interest rates, mortgage debt is a principal driver of increasing household debt
- Younger households are particularly vulnerable
- Canadian households are now more indebted than any other G7 country



Regional Trends

Job growth in region driving population growth – More people moving to Vancouver to work and study, creating pressure on existing housing stock

77,300 new jobs in Metro Vancouver between Jan-Aug 2016

On top of 22,000 jobs added to region in 2015

Population forecast to expand by ~35,000 each year until 2018, above five year average



Source: CMHC Housing Outlook 2016, BC Statistics, P.E.O.P.L.E. 2016 population and household growth estimates projections.

Regional Trends

Benchmark condominium prices continue to rise in Vancouver and region – despite Foreign Buyers' Tax and other actions to cool market



Source: Greater Vancouver Real Estate Board Benchmark Apartment Sales Price (Oct. 2007-2016)

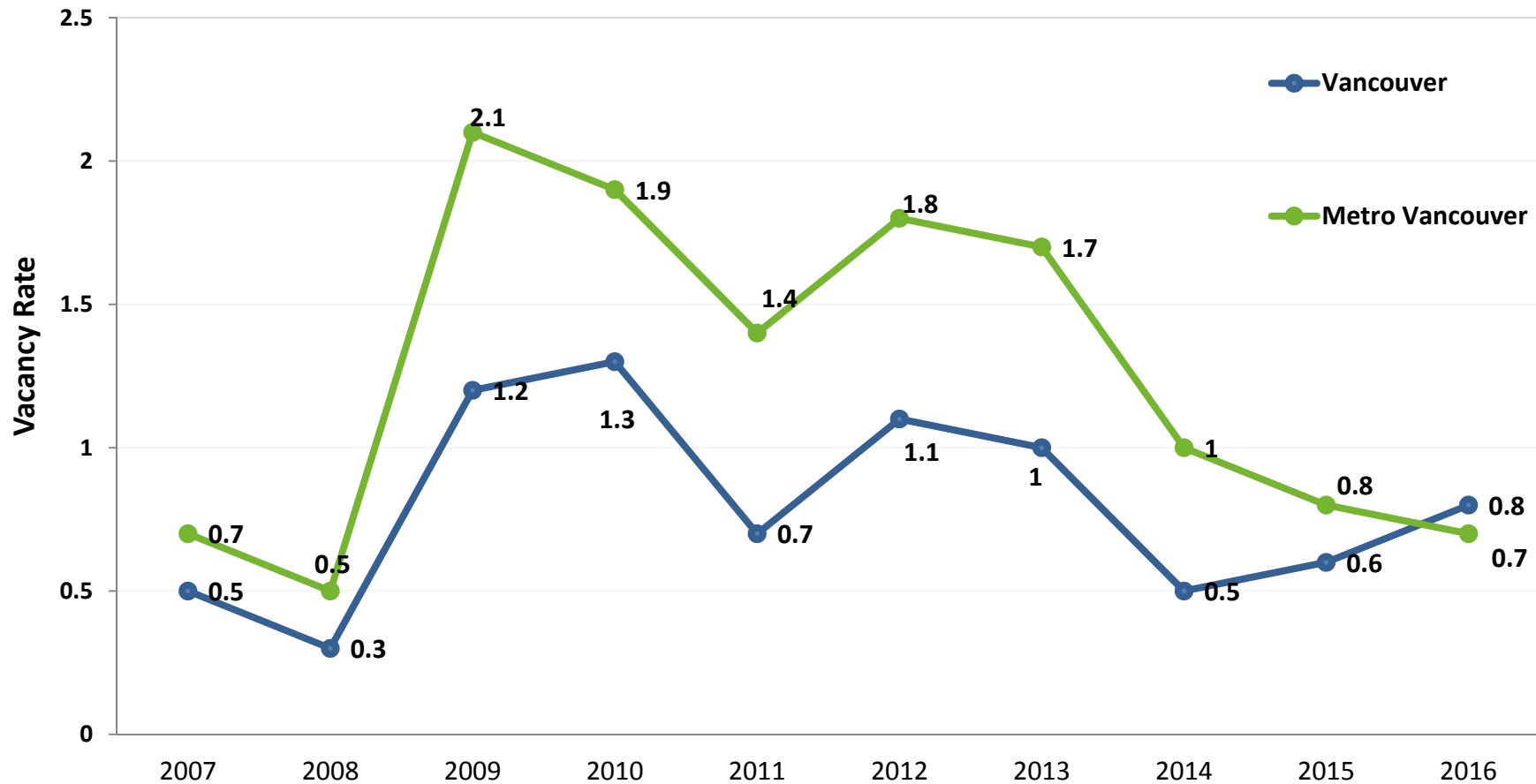


HOUSING VANCOUVER

Regional Trends

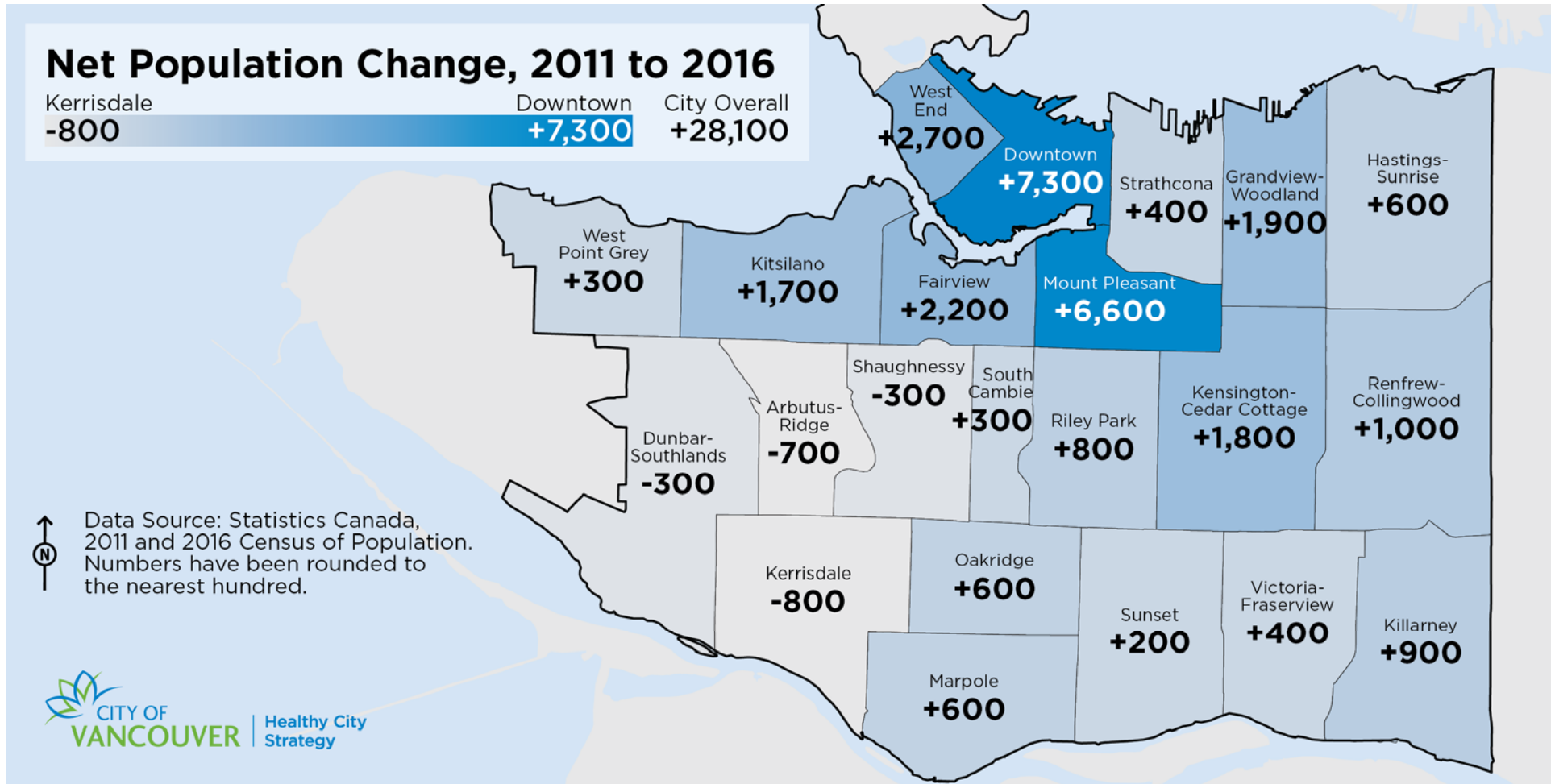
Tight Rental Market - Vacancy Rates Declining in the Region

Vacancy Rate: Metro Vancouver Vs. Vancouver



Local Trends

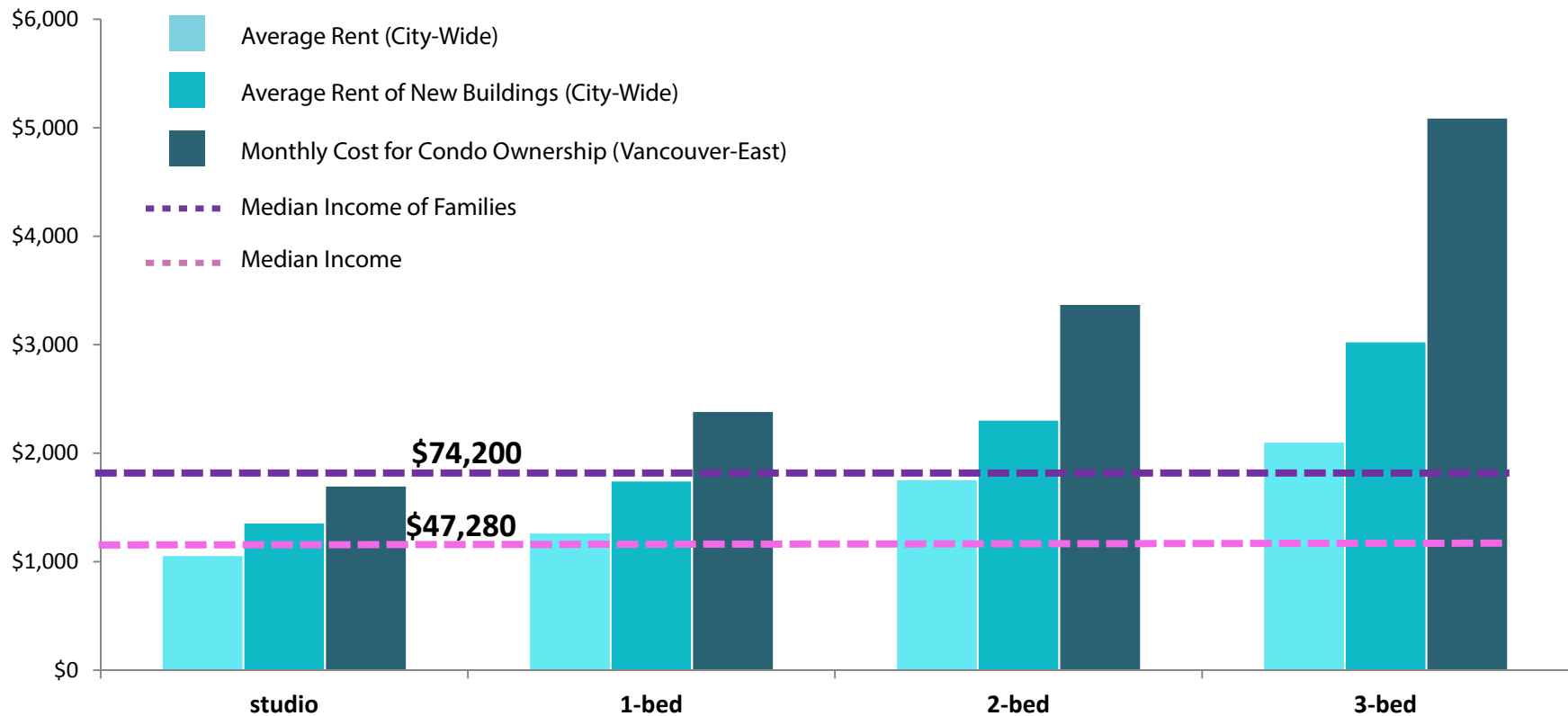
Vancouver neighborhoods are changing – population growth in transit-rich neighborhoods, loss in single-family zones away from transit



Local Trends

Housing prices far exceed median incomes in Vancouver – middle- and low-income residents falling behind

Vancouver Housing Costs vs. Median Household Incomes



Sources:

CMHC rental market Survey 2016

Real Estate Board of Greater Vancouver Benchmark Housing Cost of Eastside Condo fall 2016

Taxfiler 2014 Median Incomes

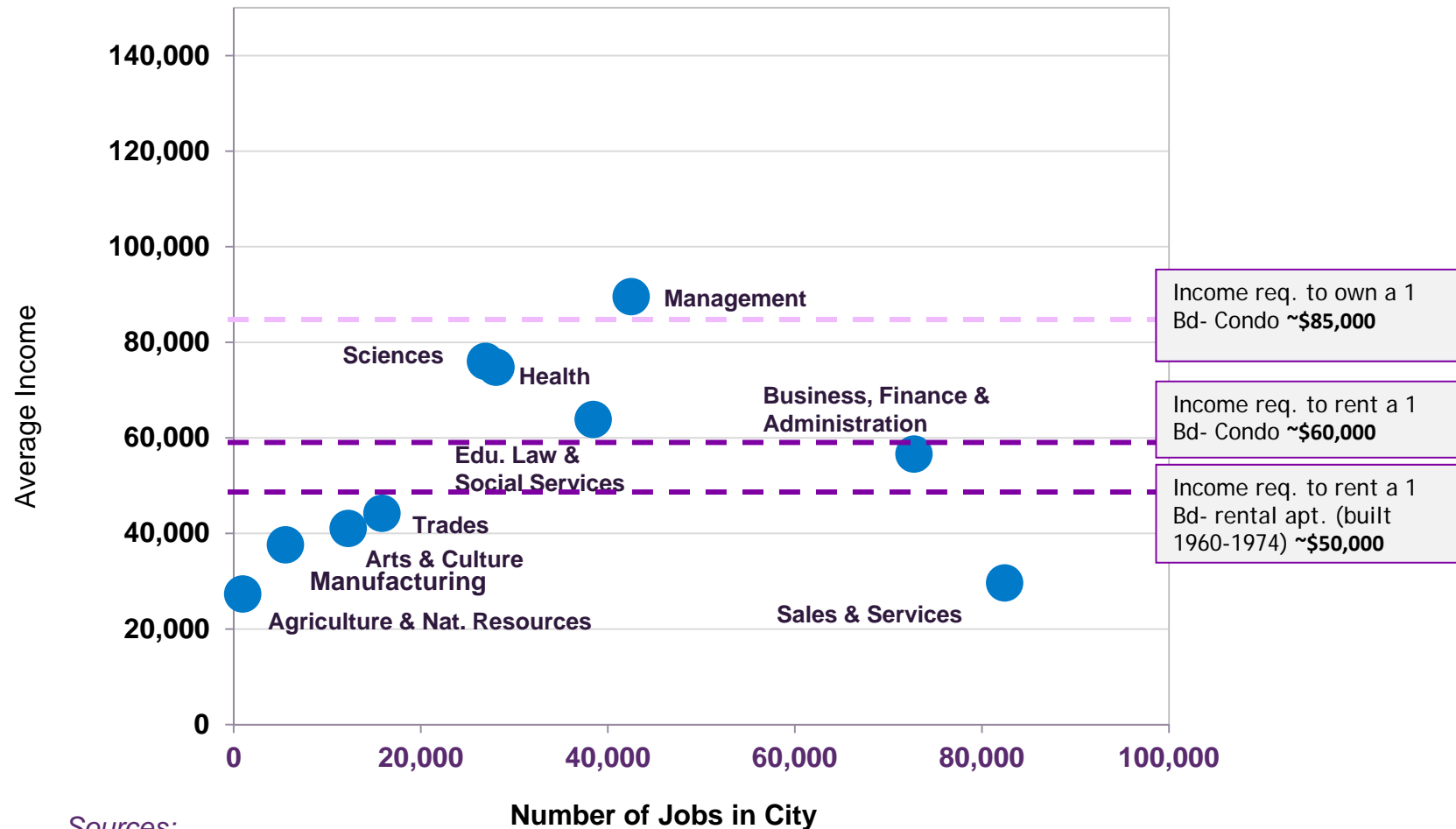


HOUSING VANCOUVER

Local Trends

Gap between local salaries and housing costs – challenges for local employers attracting and retaining young professionals

Singles - Gap Between Local Salaries & Housing Costs

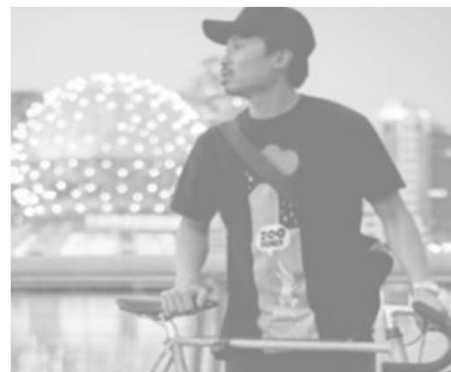


Sources:
 National Household Survey 2011, Statistics Canada Rental Market Report 2016,
 CMHC Condo Sales Data 2015, BC Assessment



Local Trends – Low Income Residents & Homeless

Affordability challenges for Vancouverites across the income spectrum



Low-income residents and homeless increasingly burdened by affordability challenges, shrinking housing availability

- 18,405 renter households spending >50% of their income on rent
- 4,789 people waitlisted for social housing in the City of Vancouver
- 43% decrease in private SRO rooms affordable to those on Provincial assistance since 2007 (3,697 to 745 rooms)

Local Trends - Seniors

Affordability challenges for Vancouverites across the income spectrum



Seniors represent largest growing demographic

- 65+ was the fastest growing age cohort in Vancouver (+19.1%) 2011-2016*
- At risk of homelessness when displaced from existing housing, need additional supports that may not be available in existing rental
- Extremely challenging for seniors with disabilities to find accessible housing
- Many looking to downsize but see limited affordable, accessible options in City

Local Trends – “Missing Middle”

Affordability challenges for Vancouverites across the income spectrum



“Missing Middle” households at risk of leaving the City

- Key workers, young people, and families are currently under-served by existing housing types and affordability
- Delaying or opting out of ownership, or living at home rather than renting
- Risk of losing students, workers, and families if they leave the City for more affordable areas

Public Engagement Results

10,000+ Participants in Housing Vancouver Engagement

- Two public surveys; **Big Conversation** pancake breakfast; **embedded consultation**, stakeholders and social media
- **62% renter response** to Talk Vancouver Residents' Survey
- Majority of participants **under 40 years old**
- Significant proportion of participants are **living at home or struggling to enter rental market**



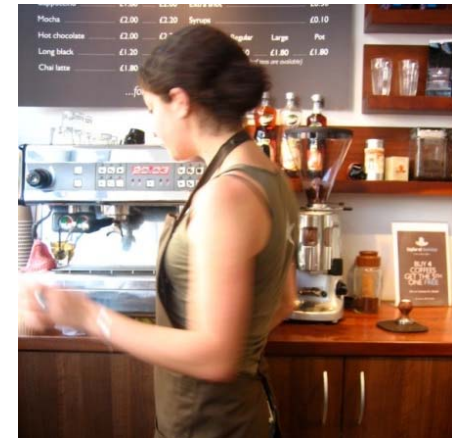
Trade-offs to Stay in the City: Renters

Residents love Vancouver, and are making compromises to make it work

Major trade-offs for Vancouver renters and insecure housed:

- Spending too much on rent (69%)
- Not enough space (42%)
- Living with roommates/family (15%)
- Housing is temporary (18%)

“My biggest challenge is to have my rent increase every year, when wages have remained the same.”



Trade-offs to Stay in the City: Families

Residents love Vancouver, and are making compromises to make it work

Major trade-offs for Vancouver families:

- Compromising on space (51%)
- Spending on housing instead of other needs (49%);
- Renting instead of owning (47%);
- Apartment instead of a ground-oriented home (33%);

“We sit around a coffee table to eat dinner. No room for hobbies, contemplative space or storage.”



Renters Unsure of their Future in Vancouver

Affordability and ownership are key drivers

Vancouver's renters are unsure whether they will be here in 3-5 years – 67% of renters vs. 34% of owners

What would drive renters to leave? Affordability (88%); looking to own (60%); need more space (56%)

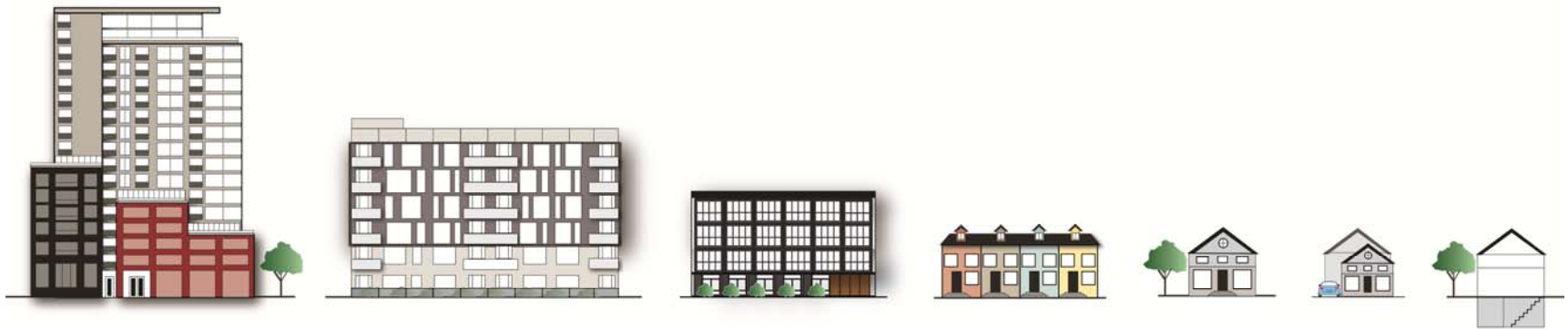


“So many people I know have moved away from the city...we cannot afford to live here anymore”

Residents Prefer 'Missing Middle' Housing Forms

Support for change in the type of housing available in neighborhoods

Q: Given your budget and housing preferences, what types of housing would you be looking for in this next move?









	High Rise Apartment (14+ storeys)	Mid Rise Apartment (6-14 storeys)	Low Rise Apartment (up to 6 storeys)	Townhouse or Rowhouse/Duplex	Single-Family Home	Laneway or Coach House	Basement Suite
Own	21%	23%	28%	46%	37%	13%	3%
Rent	32%	43%	58%	40%	23%	26%	21%

Source: Talk Vancouver Housing Survey, n=8425

Support for Housing Vancouver Emerging Directions

Residents agree that emerging directions could have positive impact on themselves + the City

Q: Do you think any of these priorities will have an impact on you and your family?





	Create more of the right type of housing	74%
	Security and protection for renters	55%
	Prioritize delivery of affordable housing projects	40%
	Diverse neighbourhoods	39%
	Provide City land for housing	36%
	Addressing Homelessness	15%

Support for Housing Vancouver Emerging Directions

Residents agree that emerging directions could have positive impact on themselves + the City

“These priorities and ideas mean that the City can continue to be inclusive of everyone.”

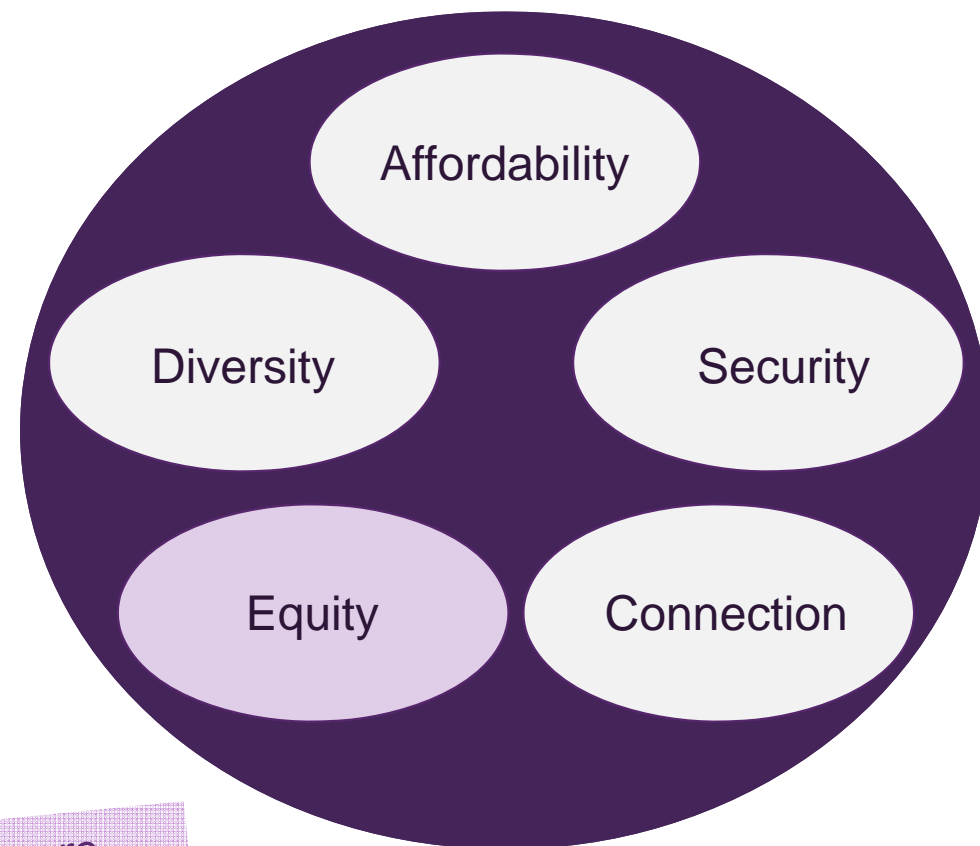
Q: Do you think any of these priorities will have an impact on other people that reside in the City of Vancouver?

	Create more of the right type of housing	61%
	Security and protection for renters	48%
	Addressing Homelessness	47%
	Prioritize delivery of affordable housing projects	41%
	Provide City land for housing	38%
	Diverse neighbourhoods	33%

Affordability is Top Value for Residents

We asked Vancouver residents about the values they thought were most important for a new housing strategy

- **Affordability** was ranked as the most important value by Vancouverites
- **Investment pressure** seen as a key driver of un-affordability that must be addressed by government
- Want government to prioritize **equity for young people and renters through planning + tax policy** as ownership is increasingly out of reach



“Too many people are buying property for investment rather than using it as a home”

Security of Tenure and Renters' Rights

Security of tenure and renter's rights are a critical issue for Vancouver residents in context of tight rental market.

"I have been evicted twice in the past year due to landlords deciding to take over the property and sell it and demolish."

"The rent is already too high, and every 3.9% increase each year makes it even higher...it all adds up."

High expectations and appetite for action— residents believe all levels of governments, private and non-profit partners, citizens have a role to play



So What is the City Doing?

1. Set interim 10-year targets by income and housing types
2. Early Actions
3. Finalize the Housing Strategy (November)
4. Implementation

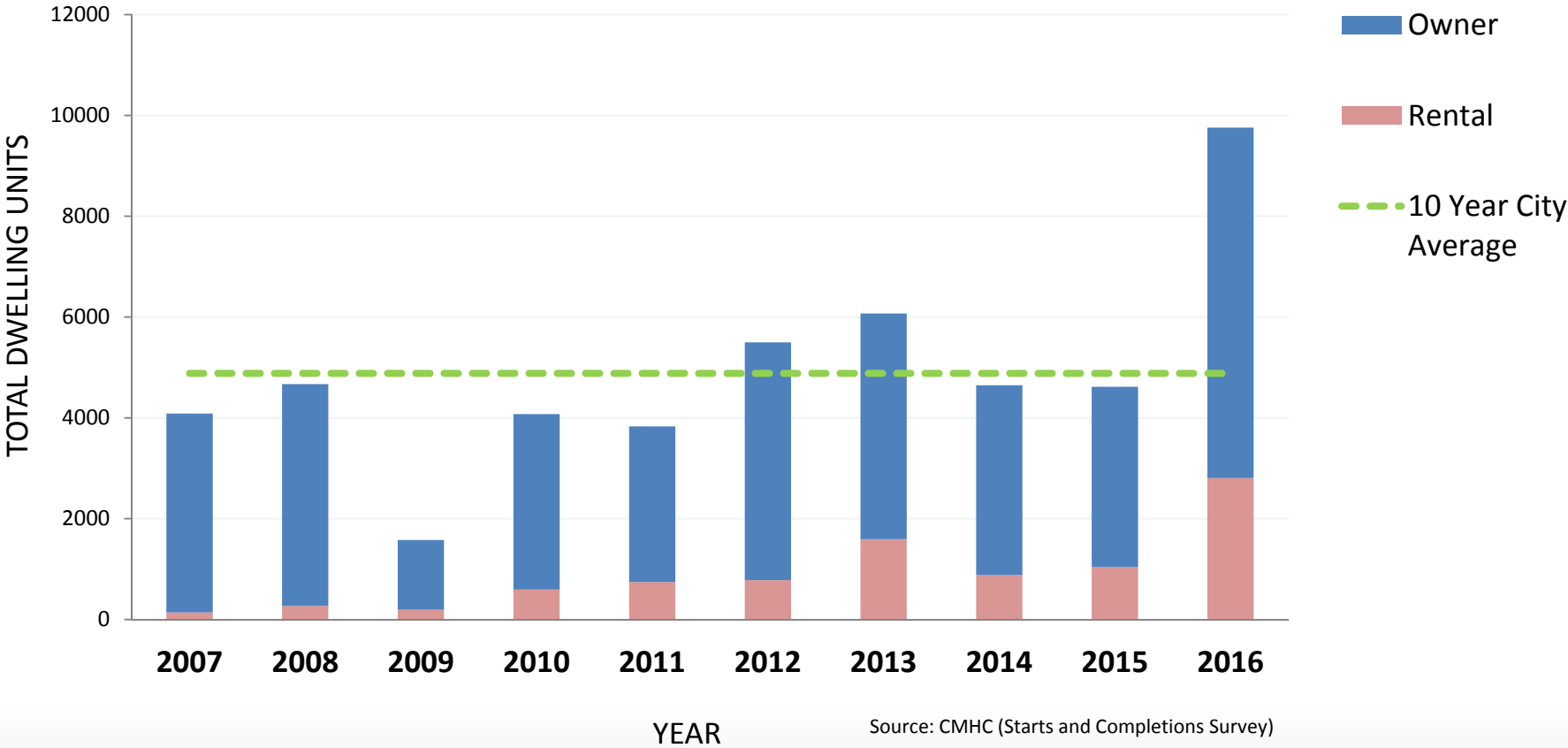
Today



Interim 10 Year Housing Targets (2017 – 2026)

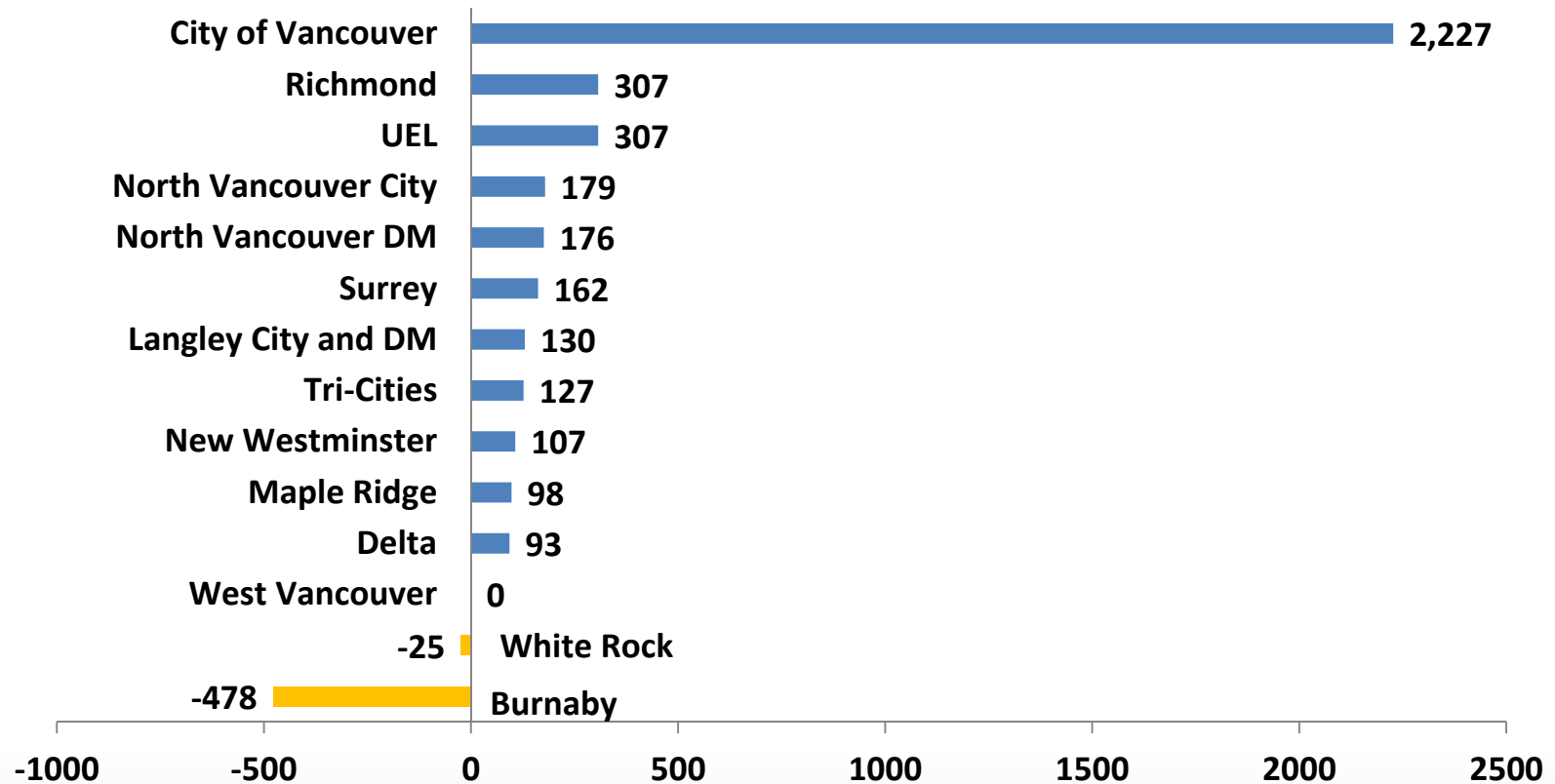
Vancouver is Enabling Record Housing Starts

Annual Housing Starts in City of Vancouver (2007-2016)



Vancouver is Leading the Region in Net Growth in Market Rental Units

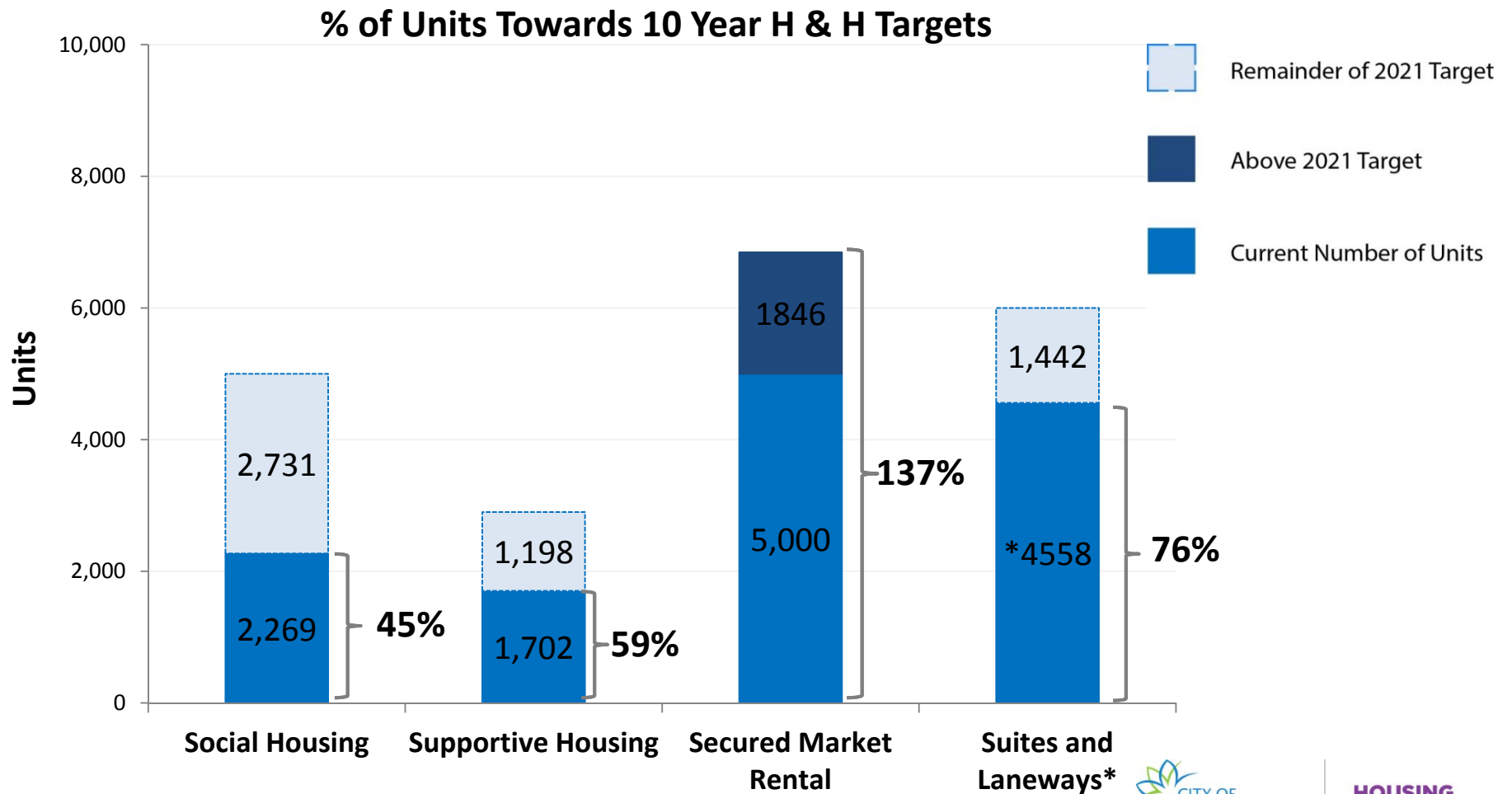
Change in Apartment Units in CMHC Rental Market Survey Universe



CMHC Rental Market Survey: 2010-2016

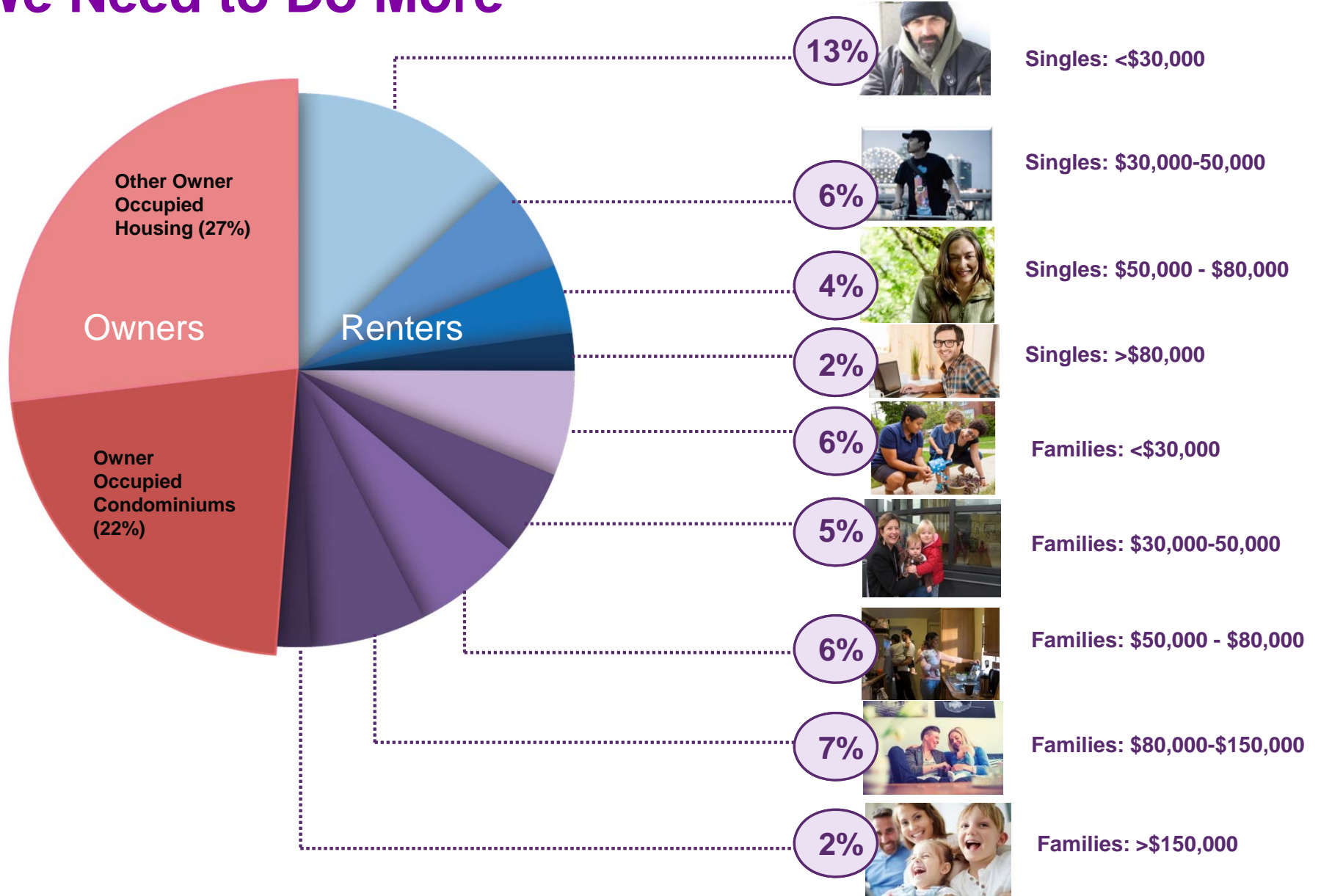
Vancouver is Meeting or Exceeding Current Housing Targets

Housing and Homelessness Strategy (2012-2021) set targets for rental, social, supportive housing



*Notes suites and laneways are based on progress as of 2016

Sustaining Today's Diversity for Tomorrow Means We Need to Do More



Where are the Gaps?

1

- Below market rental for households earning <\$50k
- Singles households looking for rental in the private market
 - Greatest gap for households earning <\$15K and under <\$30K, particularly those who are homeless/at risk of homeless

2

Below market rental for families earning <\$80k

3

Homeownership options for families earning <\$150k



\$0-\$30,000

\$30,000-\$50,000

\$50,000-\$80,000

\$80,000-\$150,000



Approach to Setting Interim Targets

Seek to retain the Diversity of the City

- Create housing in-line with local incomes for families, young people, seniors
- Include targets for “missing middle” - ground-oriented forms and family-sized apartments

Prioritize Creation of Rental Housing to meet the greatest need

- Support non-profit partners and senior levels of government in the delivery of affordable rental housing for vulnerable populations
- Capitalize on the strong private market interest in creating market rentals
- Investigate the potential to improve affordability in market rentals

Set “partner supported targets” (achievable with coordinated action and support from all partners) to respond to households with very low incomes/at risk of homelessness.

Meet & Exceed Estimates of Baseline Demand Identified by Metro Vancouver (Based on Historic Trends)

- Public consultation indicates a strong desire to course correct
- Going beyond the Metro Vancouver / Business as Usual models allows for a shift towards the right supply

What is the Right Supply?

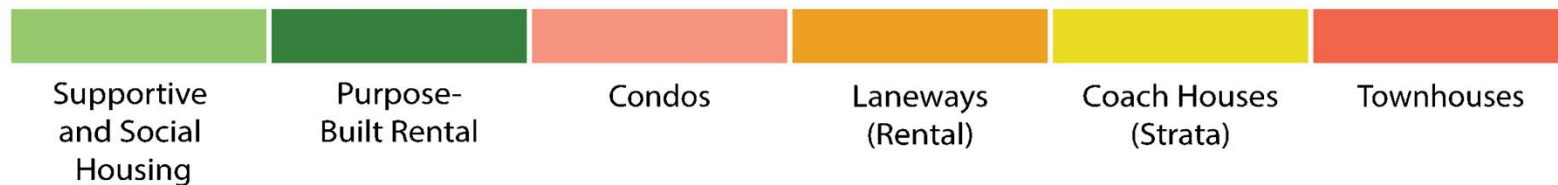
- Household Income
- Location
- Household Type
- Building Form
- Household Tenure
- Housing With Supports



Housing Supply that Better Matches Incomes Interim 10 Year Housing Targets (2017 - 2026)

(subject to economic testing & further analysis to be finalized Nov. 2017)

Building Type	Renters				Renters & Owners	Owners	Total	% of Total
	<\$15k/yr.	<\$15-30k/yr.	\$30-50k/yr.	\$50-80k/yr.	\$80-150k/yr.	>\$150k/yr.		
Apartment	5,200	1,600	2,000	3,000	200		12,000	17%
			2,500	12,000	5,500		20,000	28%
Infill				6,500	16,500	7,000	30,000	42%
				2,000	2,000		4,000	5%
Townhouse					300	700	1,000	1%
					1,700	3,300	5,000	7%
Total	5,200	1,600	4,500	23,500	26,200	11,000	72,000	100%
<i>% of Total</i>	<i>7%</i>	<i>2%</i>	<i>6%</i>	<i>33%</i>	<i>37%</i>	<i>15%</i>	<i>100%</i>	



****Draft targets subject to market conditions**

New Idea: Below Market Rentals Owned by Non-Profit or Private Developer

Building Type	Renters				Renters & Owners	Owners	Total	% of Total
	<\$15k/yr.	<\$15-30k/yr.	\$30-50k/yr.	\$50-80k/yr.	\$80-150k/yr.	>\$150k/yr.		
Apartment	5,200	1,600	2,000	3,000	200		12,000	17%
			2,500	12,000	5,500		20,000	28%
Apartment				6,500	16,500	7,000	30,000	42%
Infill				2,000	2,000		4,000	5%
Townhouse					300	700	1,000	1%
					1,700	3,300	5,000	7%
Total	5,200	1,600	4,500	23,500	26,200	11,000	72,000	100%
% of Total	7%	2%	6%	33%	37%	15%	100%	

**Below market
Rental target:
4000 units**

Who does it serve?

Renters who don't qualify for social housing and can't afford market rents (households earning \$30-80k/yr)

What is it?

100% rental buildings with proportional of units secured at below-market rents long-term

Testing in Cambie Phase Municipal Town Centre

Minimum 20% below market units in 100% rental projects



New Supply Targets Will Better Match Incomes

72,000 housing units over the next 10 years to shift to the “right supply”:
Double the baseline demand estimates provided by Metro Vancouver

Ambitious targets to meet needs of low income residents: Over 12,000 Social and Supportive Housing Units (50% more than previous target)

Prioritize Rental to meet greatest needs - two-thirds of new homes will be rental including 20,000 purpose-built market rental units over the next 10 years (4x previous target)

Retain Diversity of incomes in the City: Nearly 50% of homes will serve households earning < \$80k/yr.

Emphasis on family housing: Approx. 40% of new homes will be suitable for families

More ground-oriented forms for families and downsizing seniors: 10,000 units including townhouses, rowhouses, infills

Need is Significant for Low & Moderate Income Households

Existing Need Today

- Over 18,400 renter households spend more than 50% of income on rent
- Over 2,100 homeless individuals in the City today
- Over 4,000 people living in inadequate conditions (SROs)
- **Total: 24,500**

*Growth in low and moderate - income households (2017 - 2026)

- Homelessness projected to increase by 1,100 individuals (6% per year)
- Low & moderate income households could make up a significant share of growth – 29,200
- **Total: 30,300**

Overall Need by 2026: 54,800

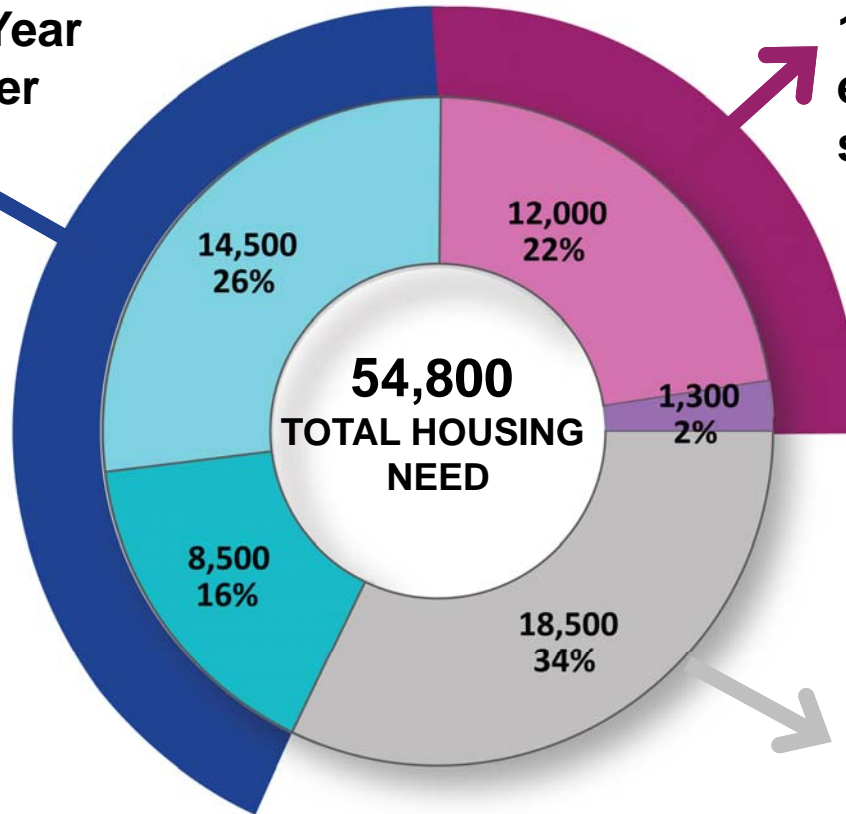
**Estimates assumes that no new senior government programs to address growth in low/moderate income households*

New Supply alone cannot meet needs for low & moderate income households & homeless residents

Need met by CoV 10 Year Targets without partner support (42%)

Need met by new CoV 10 Year Targets with expected partner support (24%)

- Need met by new CoV 10 Year Targets with market and below market rental units
- Need met by new CoV 10 Year Targets with secondary market rental units
- Need met by new CoV 10 Year targets with social and supportive units
- Need met by CoV actions to enhance affordability in existing non-profit co-ops



Remaining unmet need where sustained senior government investment and partnerships are required (e.g. rent supplements, poverty reduction, income assistance) (34%)

Coordinated Action Needed to Retain Existing Affordable Rental Stock and Enhance Affordability

Actions Needed:

- Retain and renew existing rental stock + preserve affordability through City tools, RTA advocacy
- Senior government rent supplements and/or increased income assistance
- Poverty reduction can enhance a household's ability to afford rent
- Non-profit & co-op lease renewals to maintain & secure more affordability

CONCLUSION: New supply is only one part of the answer.

There are 54,800 households in need. City's new targets can meet 42% of the need on our own.

Vancouver's ability to course correct will take longer than 10yrs.

Sustained long-term investment & action by senior governments and partners are necessary to meet the entire need and fully course-correct.

Not Just New Supply – Retain & Renew Existing Rental

Existing Rental is the ‘Right Supply’

- ✓ Affordable to moderate income earners, ‘Missing Middle,’ and vulnerable populations
- ✓ Low/mid/high rise apartment forms
- ✓ Located near transit, jobs, and school and community amenities
- ✓ Secured as long-term rental through Rate of Change + SRA Bylaw

However, stock is aging – need for renewal, replacement in some cases.

- 1. Retain + renew stock with minimum possible impact on tenants***
- 2. Explore opportunities to redevelop that replace and deepen affordability.***



Almost 90,000 units of existing market + non-market rental in the City.

Current Opportunities & Changing Political Landscape - Federal Advocacy to help meet needs

Input into National Housing Strategy

- **Invest in long-term supply of affordable rental homes:** *Financing + capital/operating funds for new affordable housing, support for reinvestment in existing housing*
- **Address gap between housing prices and local incomes:** *address speculation via capital gains taxation, mortgage regulations, other tools.*
- **Commit to a ‘New Deal’ for cities** *as partners in policymaking and implementation*
- **City is also engaging in National Housing Strategy through FCM –** *e.g. Big City Mayors’ Principles for National Housing Strategy*



Current Opportunities & Changing Political Landscape - Provincial Advocacy to help meet needs



Credit: Wikimedia Commons

Advocacy to New Provincial Government:

- **Strengthen the RTA:** *Greater tenant protections and compensation; Prevent fixed-term lease rent increase loophole*
- **Support Cities in Creating the 'Right Supply':** *Rental-only zoning*
- **Prioritize Housing & Affordability for Locals:** *Address pre-sale data; Measure to curb speculative purchases*

Early Actions

Early Actions

As we draft a new Housing Vancouver strategy, we are also taking action now, by pivoting existing work and announcing initiatives that reflect new directions

Following slides will outline pivots and new programs along the following themes:

- 1) **Creating the Right Supply in the Right Locations**
- 2) **Prioritizing Homes First; Ensure Security and Stability for Renters**
- 3) **Prioritize Affordable Housing in City Processes**

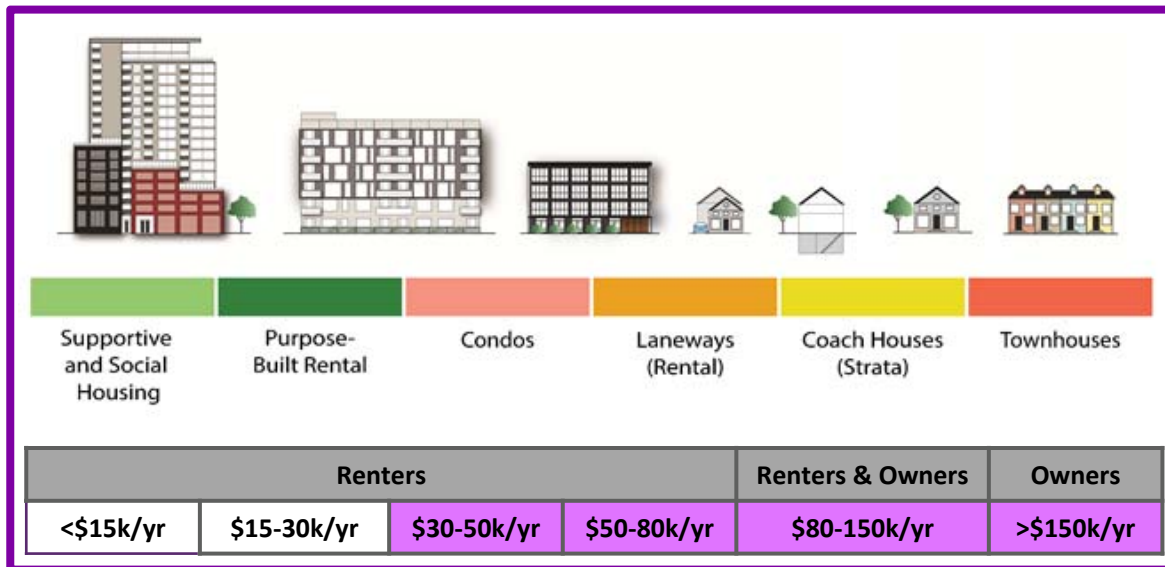
Early Actions – The Right Supply in the Right Locations

Cambie Corridor: New Market & Below Market Rental Opportunities

Oakridge Municipal Town Centre: New emerging policy for more social housing and below-market rental

Cambie Phase III: Townhouses adjacent to Corridor

~4200 new homes over 10 years, ~1000 affordable

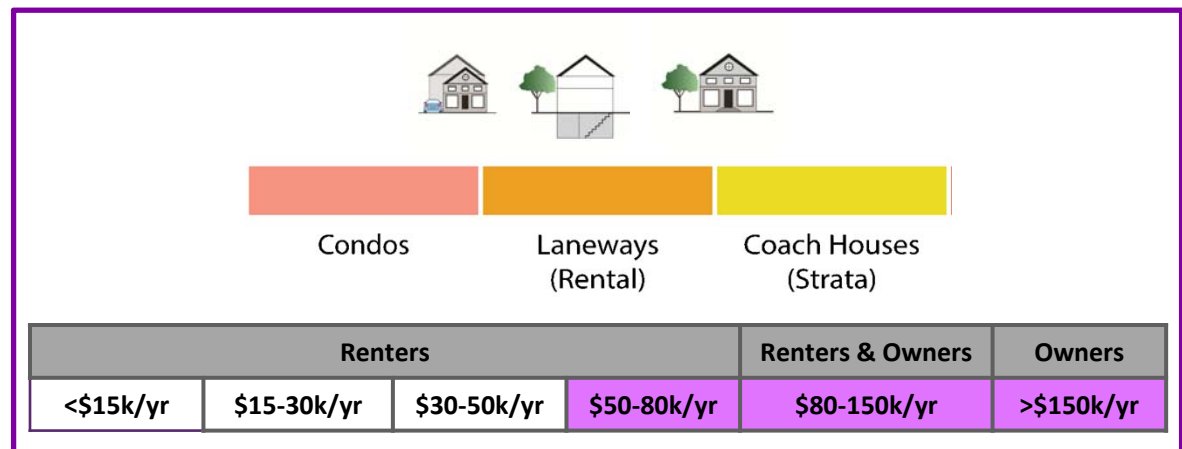


New Housing Options in Single- and Two-Family Areas

RT Zone Review in Grandview-Woodland and Mount Pleasant
 Character Home Zoning Review in Single-Family zones citywide



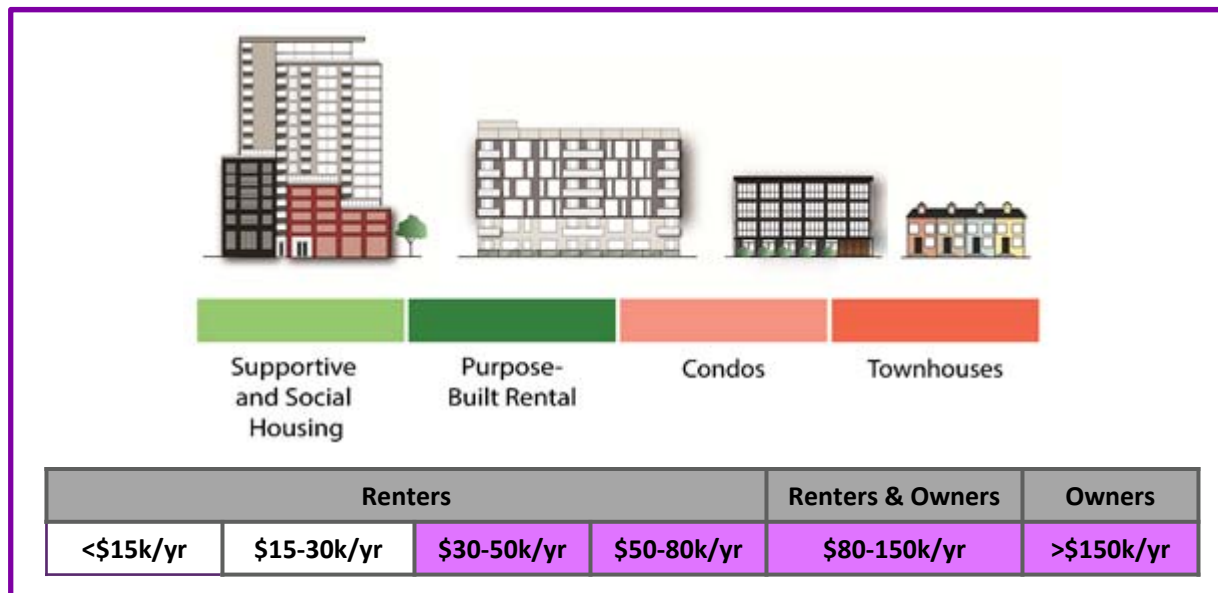
Enabling new forms and housing choices in single and two-family zones



Affordable Rental Near Jobs & Transit

False Creek Flats: Social and rental housing for workers and artists
Joyce-Collingwood Station Area Plan: New 6-storey rental zone

~1,600 additional homes



Below-Market Housing on City Land: 7 New Sites

VAHA Request for Proposals for new affordable housing on seven new City-owned sites



~890 additional homes, including ~350 family units

Renters				Renters & Owners	Owners
<\$15k/yr	\$15-30k/yr	\$30-50k/yr	\$50-80k/yr	\$80-150k/yr	>\$150k/yr

New Idea For Exploration: Below-Market Rental Learning Pilot Program

New approach to deliver affordable rental units

- 100% rental with below-market units
- Pilot approach allows testing & refinement
- Location, process, and selection criteria all to be determined (update in fall)



Renters				Renters & Owners	Owners
<\$15k/yr	\$15-30k/yr	\$30-50k/yr	\$50-80k/yr	\$80-150k/yr	>\$150k/yr

Target: ~4,000 homes



Early Actions – Prioritizing Homes First; Security & Stability for Renters

Proposed Short-Term Rental Regulations & Empty Homes Tax

Objectives

- Protect the supply and affordability of long-term rental housing for Vancouver residents
- Continue monitoring and enforcement; Assess impact of policies on housing stock:
 - Impact on secondary suites & laneway houses
 - Rental Vacancy Rate

Location and Unit Type

- Secondary Rental Stock - Condos, Single Family Homes, Suites & Laneway Houses city-wide



Retain & Renew Existing Affordable Rental Housing

Review Rate of Change Regulations and explore Building Reinvestment opportunities

False Creek South Resident Protection & Retention Policy

City-Wide Rental Stock

- 57,000 existing purpose built rental homes
- 22,800 non-market rental homes



False Creek South Neighbourhood Plan: Fall/Winter 2017

- Draft protection and retention plan for residents on city-owned land
- Consultation with residents, housing operators, city-wide stakeholders
- Informed by existing and emerging City tenant protection policies and best practices

New Policy Area: Options for Collective Housing

Objectives

- Enable affordable access, security and efficient use of existing housing by supporting shared living arrangements (6+ unrelated roommates)
- Ensure life safety & livability standards
- Modernize language & definitions in Zoning & Development Bylaw

Location & Unit Type

- Larger ground-oriented secondary rental in established neighbourhoods city-wide

Who It Serves

- Primarily renters; younger singles, couples, families



Early Actions – Prioritize Affordable Housing in City Processes

Prioritizing Delivery of Affordable Housing

Affordable Housing Priority Process

- Reduce approval times & increase delivery of non-market housing
- Enhance partnerships with non-profits, private and public agencies

Prioritized approval process

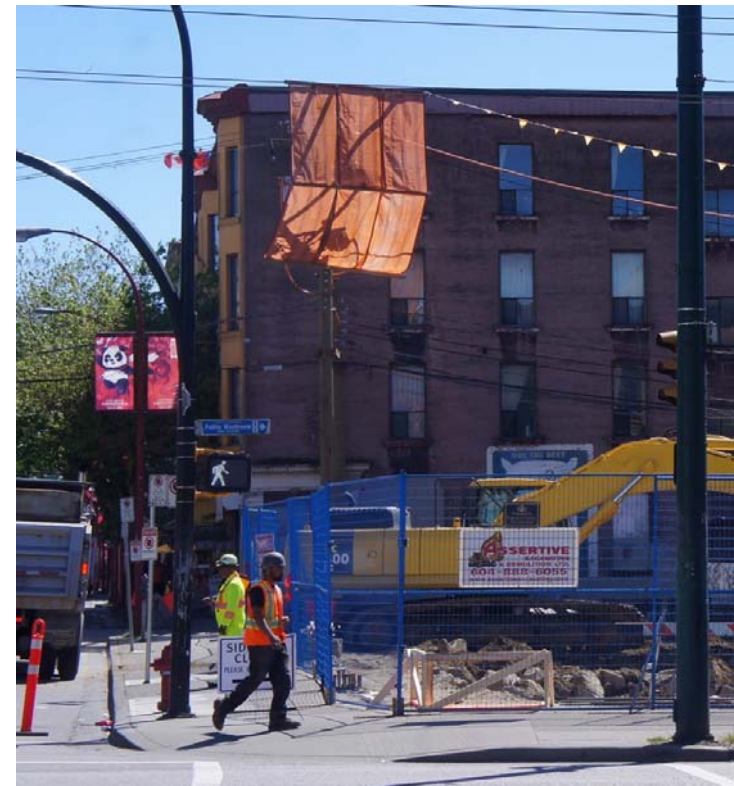
- Goal of BP in 40 weeks (half of current approval time) from RZ application

Initial Pilot Program

- ~20 projects in 1-2 years
- ~800 units by 2018; ~900 by 2019
- Soft launch underway (5 projects)

Eligibility based on 6 Evaluation Criteria

- | | |
|----------------------------|----------------------------|
| 1) Affordability | 4) Zero Emissions Building |
| 2) Size | 5) Urban Indigenous |
| 3) Government Partnerships | 6) Social Housing Renewals |



City-Wide DCL Update & Replacement Housing Program



Increased allocation of DCL revenue for replacement housing

- 35% (up from 32%)
- ~\$350M over 10 years (of total \$1B total DCL revenue)



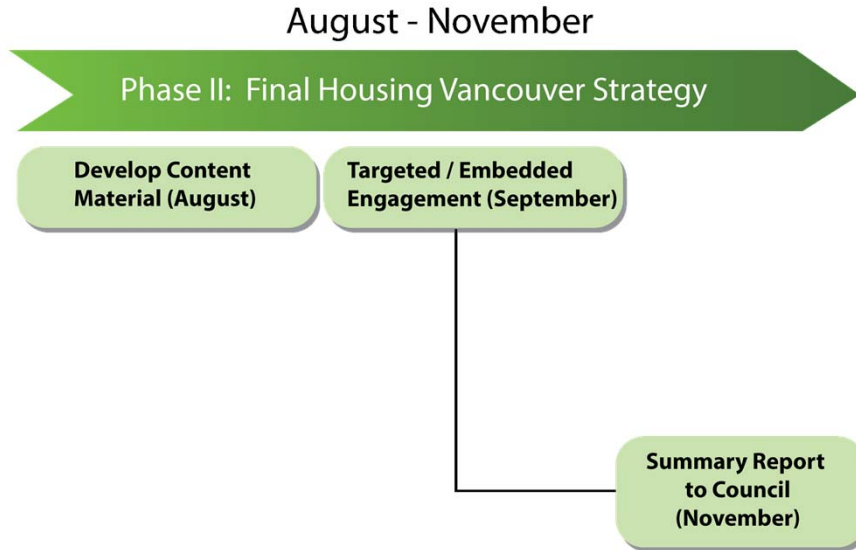
Preview of Part II: Early Actions to Address Low Income and Homeless Residents

1. Vancouver Shelter Strategy
2. Temporary Modular Housing – Housing First Pilot
3. SRO Revitalization Action Plan
4. Supporting Tenants, Enabling Pathways (STEP) Pilot
5. Investment in new affordable housing
6. Tools to Deliver New Social Housing



Next Steps

Roadmap to Final Housing Vancouver Strategy



Deliverables:

- Housing Strategy
- Financial Strategy
- Implementation Plan

Fall Actions (Highlights)

- Family Housing Design Guidelines
- Station Area Planning –
 - Initiate Planning Broadway Corridor
 - False Creek South & Olympic Station Planning
 - Assess additional station area opportunities



Housing Vancouver - Part I Summary

1. Our housing crisis is driven by global, national, and regional factors.
2. The City is taking action: record rental housing approvals, new policies, zoning, and incentives.
3. But our current trajectory is still not enough to prevent loss of diversity, and to meet the needs of the 'Missing Middle,' lower income households and the homeless population.
4. We engaged over 10,000 Vancouver residents about Housing Vancouver – support is for the 'Right Supply at the Right Locations,' increasing renter protections, and there is an appetite for change.

Housing Vancouver - Part I Summary

5. New Housing Vancouver targets will deliver the ‘Right Supply’ and prioritize rental
6. We will also prioritize retaining + renewing existing rental housing in the City.
7. Early actions are key steps forward in delivering the right supply, increasing housing options in neighborhoods, preserving existing rental housing, and addressing empty homes and short-term rentals.
8. The Housing Vancouver Strategy will set out a broader plan for housing affordability across the City.
9. Coordination with other levels of government is key – we will explore opportunities to work with the new Provincial government and provide input into the National Housing Strategy.



Thank you.



**HOUSING
VANCOUVER**