

# Housing Vancouver Update Presentation to City Council

## *Part II – Addressing Vancouver’s Lower Income and Homeless Residents*

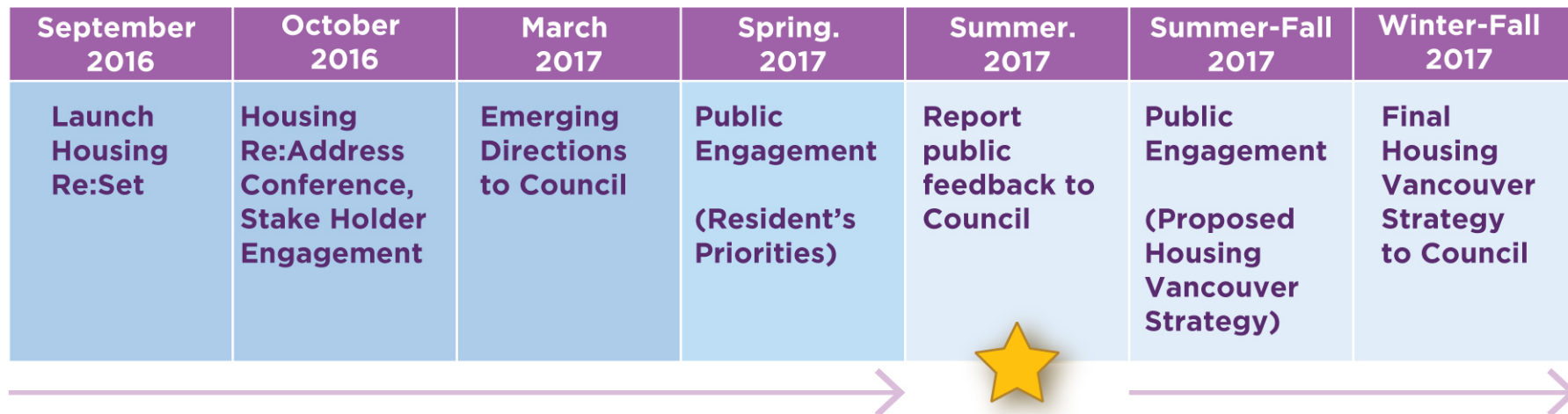
July, 26, 2017

*“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: Our Process



# Housing Vancouver – Part I & II



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

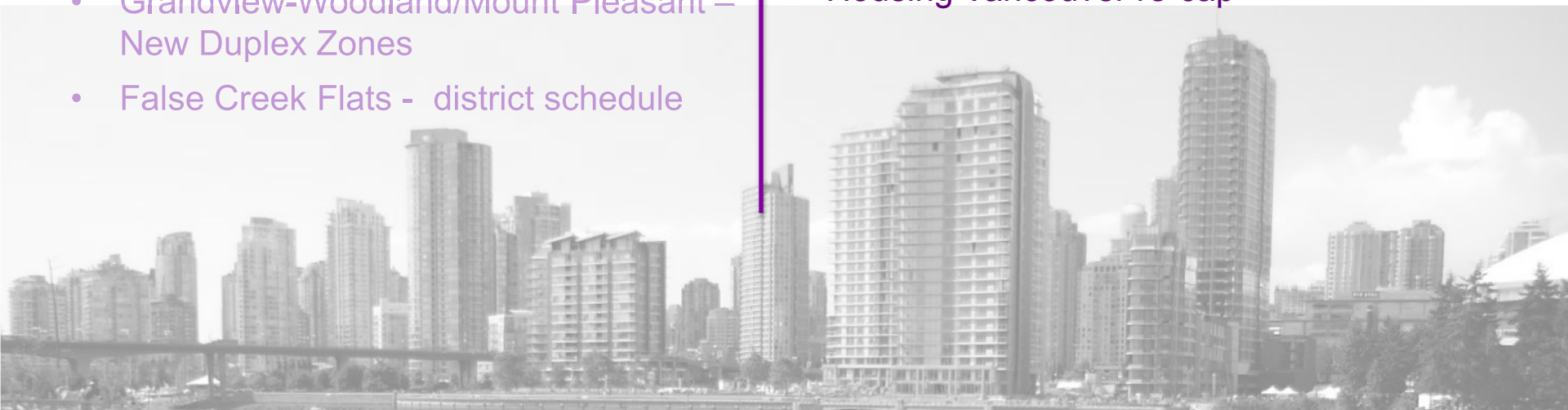
- Vancouver's Housing Challenges: Global Context, Local Impact
- Engagement Results
- New 10 Year Housing Targets
- Early Actions
- Engaging senior governments

### 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)

- Context from Housing Vancouver Part I
- Need Identification for lower income & homeless residents
- New 10 Year Supply Targets – focus on social housing and addressing homelessness
- Highlights for lower incomes & homeless residents
- Deeper dive on some actions
- Supports needed from Partners
- Housing Vancouver re-cap



# Housing for Lower-Moderate Income Households, including people experiencing Homelessness

1

## Housing Crisis Has Intensified

- ✓ Housing is a System: Pressures on market rental supply impacts lower-income households, intensifies pressure in competitive rental market

2

## Vancouver is not alone

- ✓ Homelessness across the region is growing, loss of affordable rental, lack of new rental supply

3

## Need to Act Quickly

- ✓ Regional Partners Working Together (Municipalities across Region, Metro Vancouver)
- ✓ More supply is needed, municipalities need to improve approval times for affordable housing



# Big moves to ensure the *Right Supply* for lower-moderate income households

- 50% increase in social/supportive housing targets
- Prioritize lower-income households in the *Right Supply*
- Immediately address the needs of 600 of Vancouver's residents experiencing homelessness
- New supply is only one part of the solution, enhancement of existing rental is also needed
- All partners will need to increase actions, investments & alignment

# Public Engagement Results - Highlights

# 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 should continue to be inclusive of everyone.*

*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%



# Calls for action to address Homelessness

## Vancouverites agree that City must prioritize action to address homelessness

- **Acknowledge housing emergency** for people experiencing homeless
- **Support for prevention** and links to social determinants of health
- **Deploying modular housing** and other nimble responses; 'not just shelters'

*"We need City-funded housing for the homeless, to combat the opioid crisis...this is a crisis."*



# Support for Below-Market and Social Housing

*“Being able to continue to live in the city we love is dependent on affordable and available housing for vulnerable residents”*

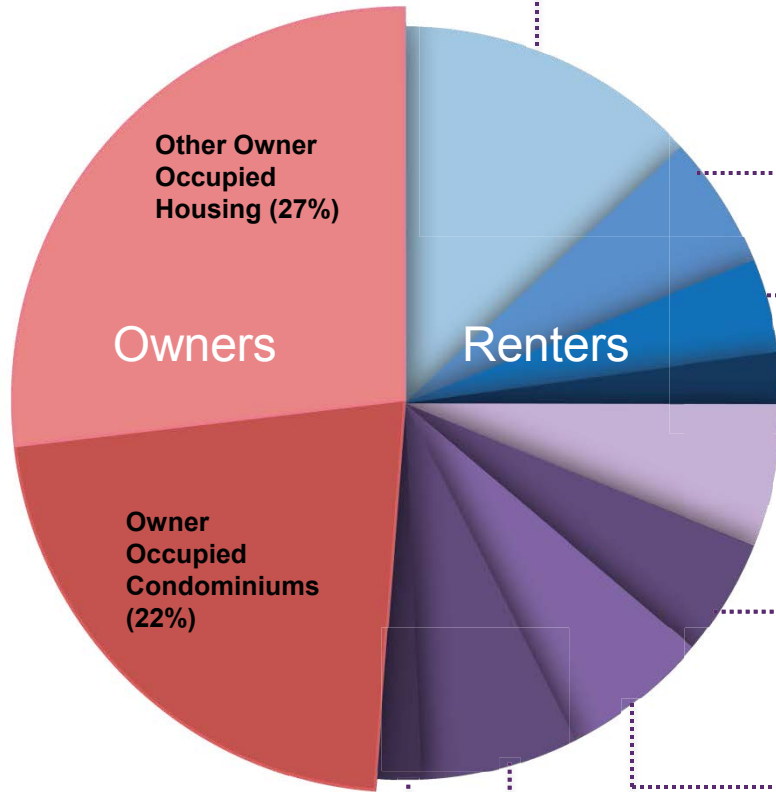
*-Vancouver Resident, Housing Vancouver Survey*

*“Increasing the supply of welfare-rate housing is critically important to reducing homelessness.”*

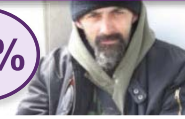
*-Vancouver Resident, Housing Vancouver Survey*

# Interim 10 Year Housing Targets (2017 – 2026)

# Sustaining today's diversity for tomorrow means we need to do more



13%



Singles: <\$30,000

6%



Singles: \$30,000-50,000

4%



Singles: \$50,000 - \$80,000

2%



Singles: >\$80,000

6%



Families: <\$30,000

5%



Families: \$30,000-50,000

6%



Families: \$50,000 - \$80,000

7%



Families: \$80,000-\$150,000

2%



Families: >\$150,000

# Significant need for Lower-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 (private SROs)
- **Total: 24,500**

## Growth in low-income households (2017 – 2026)

- Without additional investments and actions to address drivers of homelessness (rising housing costs, poverty, mental illness, addiction, foster care) homelessness projected to increase by 1,100 individuals (6% per year)
- Low-income households anticipated to make up a significant share of growth – projected to be 29,200
- **Total: 30,300**

**Overall need by 2026: 54,800 households**

# Who are our existing Renters spending too much on housing?

Of the total renter households spending >50% of their annual income on housing:

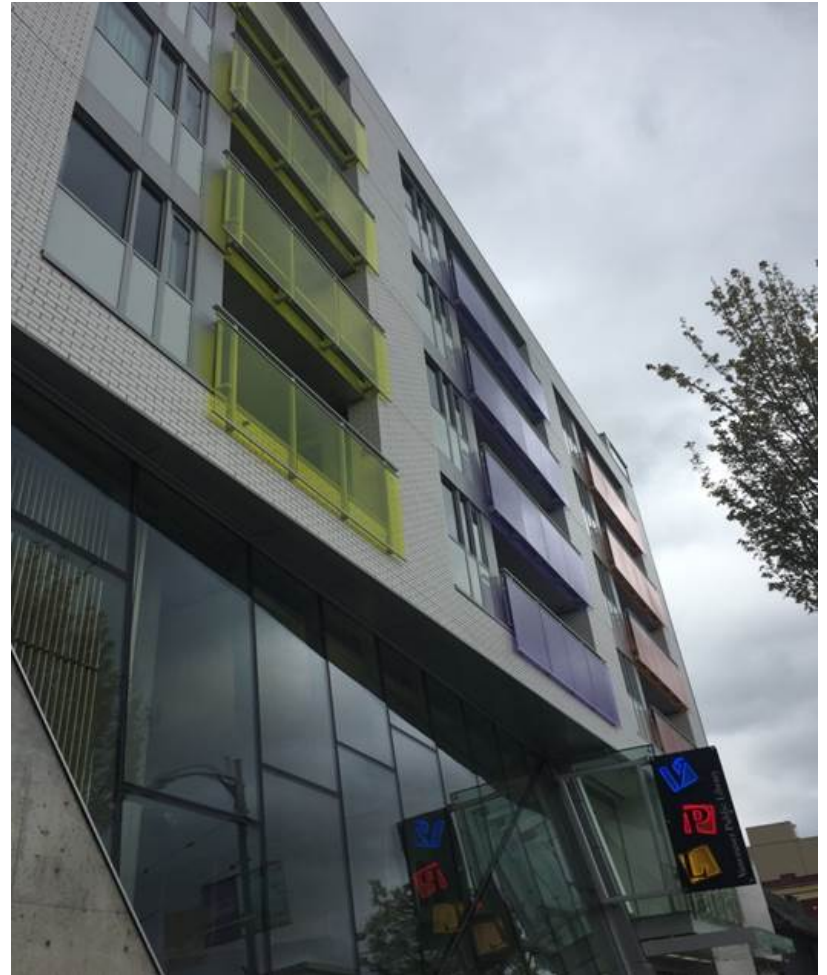
- 58% are within the missing middle age range of 20-45 yrs
- 14% are seniors above 65 years old
- 15% are families with children
- 7% are couple families with children
- 8% are lone-parent families





# What is the *Right Supply*?

- Household Income
- Location
- Household Type
- Building Form
- Household Tenure
- Housing with the Right Supports



# Housing Supply that Matches Incomes

## Draft Interim 10 Year Housing Targets (2017 – 2026)

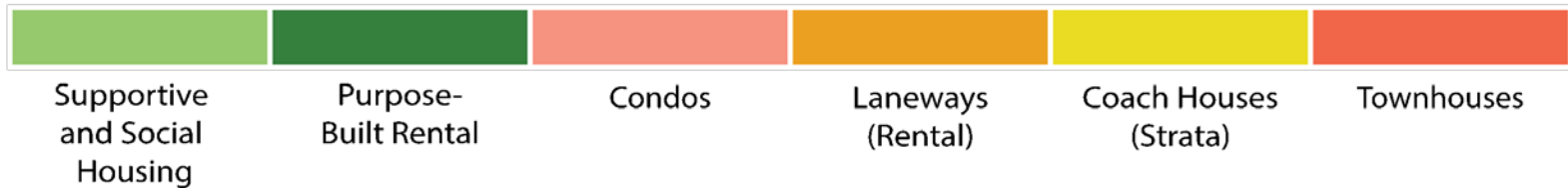
(subject to economic testing & further analysis to be finalized Nov. 2017)

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

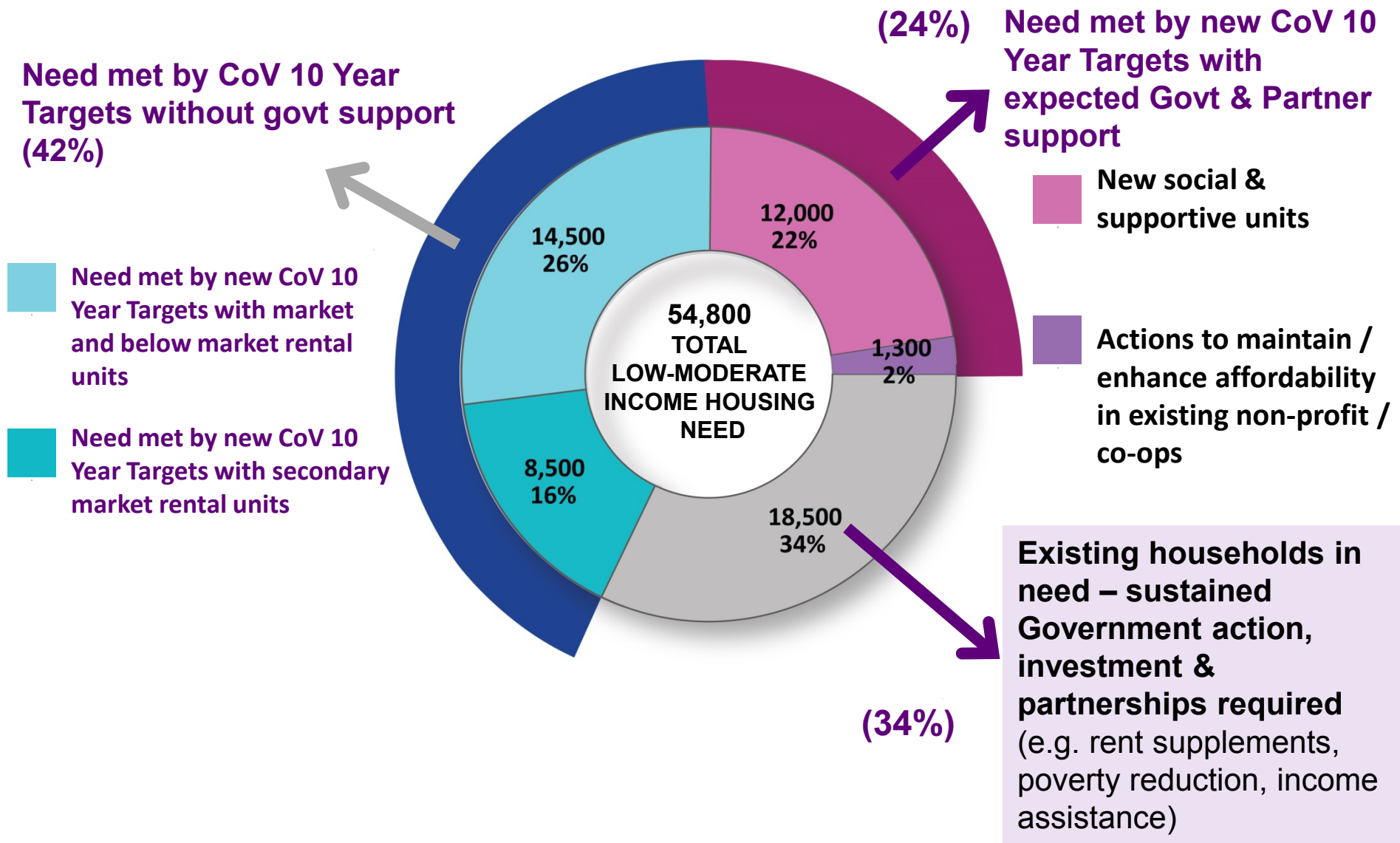
**BCH Low-Mod Income**  
**\$99,910 (2017)**

Value from market condo pays for low income social & supportive housing

Value from market condo pays for low income social & supportive housing



# Meeting the needs of lower-moderate income households & homeless residents



# Actions for New Affordable Supply (12,000 homes)





# Actions to Enhance Existing Rental Homes

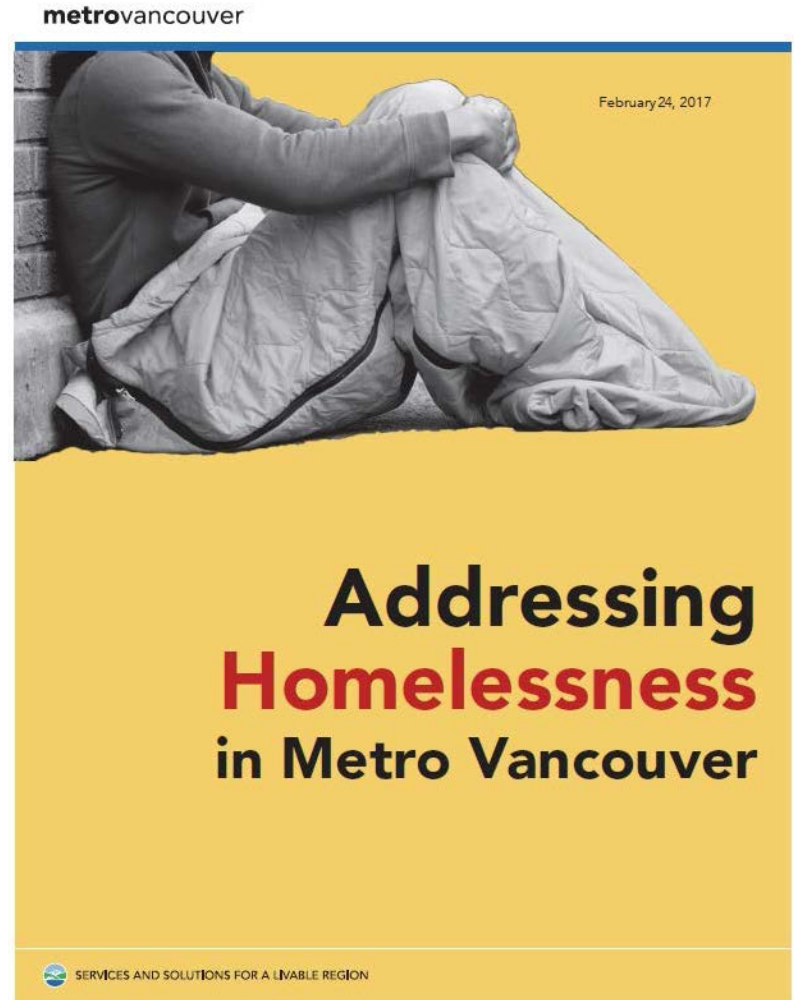


# Deeper dive on the *Right Supply* Actions: Homelessness Response



# Vancouver part of Metro-wide response to growth in Homelessness

- City key partner in Metro Vancouver proposed *Addressing Homelessness* action plan (February 2017)
- Focused on preventing homelessness, homelessness services, and fostering pathways out of homelessness for **3,605** people
- Shared goals, targets, resources, accountability are important in the City supporting this approach
- Need for 3,000 new transitional units in 3 years



# 2017 Homeless Count Demographic Breakdown for Metro Region

Category	% of Total Homeless
Seniors (55+)	23%
Youth (19-24)	8%
Aboriginal	34%
Women	27%

# Vancouver Homelessness Response

Increased response to address over 600 Street Homeless persons' needs

1. 600 *Housing First* homes using temporary modular units and the right supports (housing & health supports)
2. 315 additional year-Round Shelter Beds

# New Temporary Modular Housing First Homes



*Photo credit: Vancouver Courier Dan Toulgoet Dec 21, 2016*

600 temporary  
modular homes –  
Housing First Model -  
for homeless  
individuals

# New 600 Temporary Modular-Housing First Project

**Who it serves:** Predominantly single homeless individuals earning <15K

**Location & Unit Type:** Studio units on underutilized sites, accessible by transit

## Objective

- Deliver 600 units of temporary modular homes to address the immediate need of street and sheltered homeless.
- Maximize underutilized or vacant land pending development to meet the needs of vulnerable populations
- Build on 220 Main St. temporary modular housing pilot
- Partner with BC Housing that will build on Coordinated Access and Assessment pilot

## What we're doing

- In discussions with partners
- Developing site suitability criteria

# Why Housing First?

Housing First (HF): the immediate provision of permanent housing to individuals who are homeless

At Home/Chez Soi Research: the Canadian federal government invested \$110 million for a five-year research demonstration project which showed a high rate of housing retention and quality of life improvement both for those receiving intense and medium level supports.

Quality Inn example: successfully housed 170 street homeless people for 2 years with minimal in-house health supports.



# 315 Year-Round additional Shelter Beds

**Serving mainly single individuals earning <\$15K and experiencing homelessness, across the City**

**Location & Unit Type:** Shelter beds located City-wide

## **Expanded Action:**

Provide an additional 315 year round shelter beds for the homeless as temporary measure until permanent housing is built



# Deeper dive on the *Right Supply* Actions: New Social & Supportive Housing

# Vancouver's current approach

Equity &  
Grants

Support  
Partner  
Capacity

Inclusionary  
Policy &  
Density

Financing

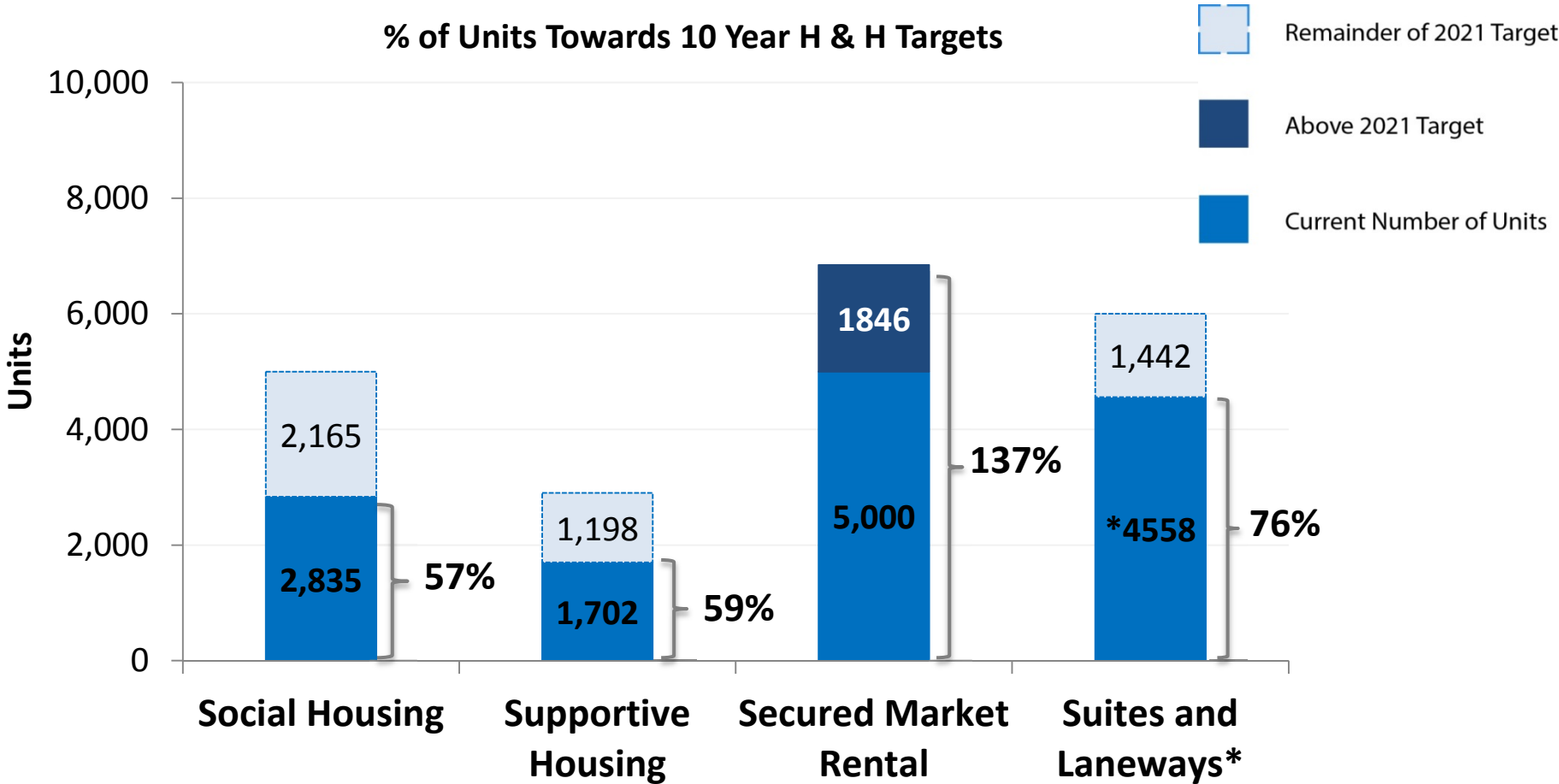
VAHA

Land

New mixed income  
Social Housing

# Vancouver is Meeting or Exceeding Current Housing Targets

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



\*Social, supportive, and secured market rental are based on progress as of July 2017

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





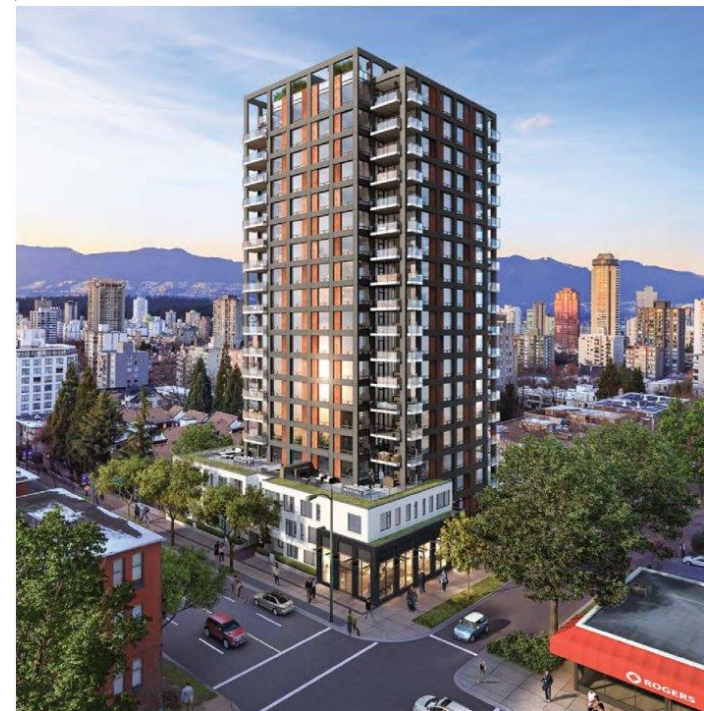




# Linking Rents to Incomes in Inclusionary Social Housing

## Early Actions:

- City RFP issued to non-profits to manage 4 new social housing buildings (290 homes out of +1,000 homes currently under construction)
- 95 East 1<sup>st</sup> Avenue – 135 homes focused on families; 10 homes for STEP
- 1847 Main Street - 30 homes for low-income artists (RGI); onsite artist production studio for residents & Mt. Pleasant artists
- 1171 Jervis (27 homes) & 1345 Davie (68 homes) with rents from shelter-rate to average West-end rents; delivering *Housing Vancouver* targets





# Prioritize Approval Process of Affordable Housing

Serving mainly singles & families earning <\$80K across the City

## Affordable Housing Priority Process pilot program

- 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 |



# New approach to deliver 12,000 homes

Expand  
Partner  
Capacity

Support Non-  
profit & Co-  
op resilience  
through  
renewal

City  
Housing  
PEF

Low-cost,  
predictable  
financing

Portable Rent  
Supplements  
or Rent  
Subsidies

More  
Density  
Bonusing

More sites  
for VAHA

Access to  
Land

Increase  
Capital  
Grants &  
Limited  
Equity  
Investments

Prioritized  
Approvals

Focusing diverse approaches  
to deliver scale & affordability

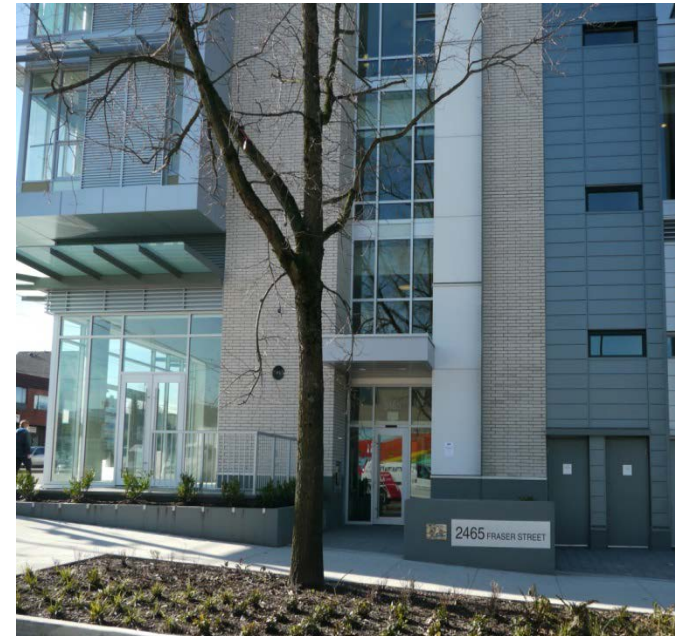
# Deeper Dive on Enhancing Existing Rental

# Supporting Tenants, Enabling Pathways

Serving singles earning <\$15K, needing health supports, across City

## Early Actions:

- Leveraging recent investment into ~1,500 CoV/BCH supportive housing homes
- Transition supportive housing tenants needing less health supports, to new social housing
- Vacancies create new supportive housing options for homeless individuals & SRO tenants
- Tenant centred, recovery oriented & housing choice approach
- Supported by CoV, BCH, VCH & Non-Profits



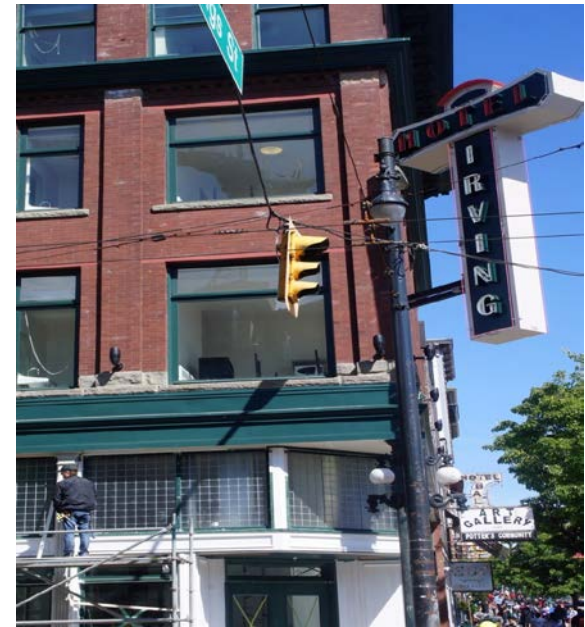


# Vancouver SRO Revitalization Action Plan

Serving singles earning <\$15k, living in SROs

## Expanded Actions:

- Request Provincial assistance for new Revitalization & Replacement Fund
- Enhance tenant advocacy & access to information
- Introduce incentives for Non-Profit management plus new SRO Management Training Program
- Conduct a review of Health and Safety By-laws to strengthen enforcement tools
- Increase SRA By-Law conversion / license fees to mitigate loss of affordability
- Expand health supports in privately-owned SROs

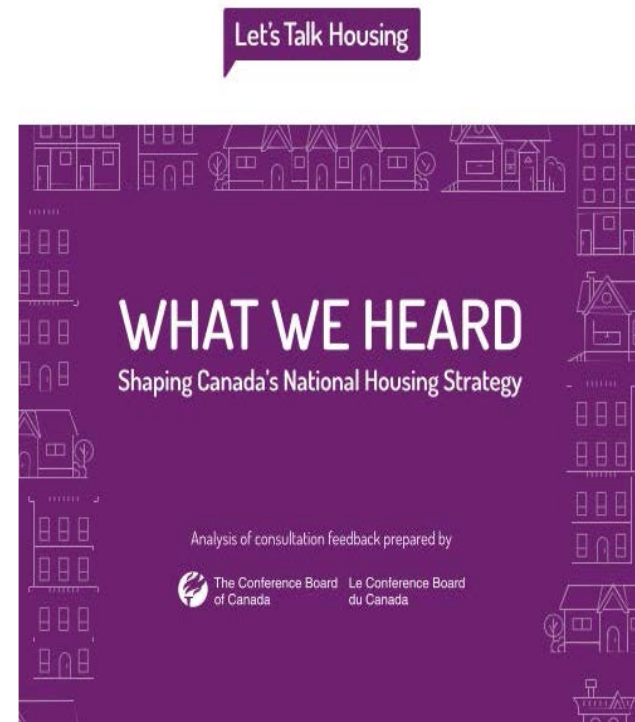


# Current Opportunities & Changing Landscapes: Support needed from Partners



# Federal Advocacy to help meet needs

- Increase grant funding or tax rebate to incentivize Rental Housing
- Partner on next 20 City-sites, with focus on Indigenous Housing
- Support for new Regional Homelessness Strategy
- Explore opportunities to use Federal land for housing
- On-going FCM Advocacy to Federal Government prior to National Housing Strategy - expected Fall 2017



# Provincial Advocacy to help meet needs

## On-going Partner discussions:

- 600 Temporary Modular Homes - Housing First Model
- 315 Year Round Shelter Beds
- SRO Revitalization Action Plan
- Develop a BC Poverty Reduction Plan
- Strengthen RTA Provision for Renters
- Clarify ability to zone for Rental Housing
- Support the Regional Homelessness Strategy



# Housing Vancouver Re-cap

# Roadmap to Final Housing Vancouver Strategy

August - November

Phase II: Final Housing Vancouver Strategy

**Develop Content  
Material (August)**

**Targeted / Embedded  
Engagement (September)**

**Summary Report  
to Council  
(November)**

## Deliverables:

- Housing Strategy
- Financial Strategy
- Implementation Plan





# Housing Vancouver - Part I & II Summary

- 1. Our housing crisis is driven by global, national, and regional factors; greatest impacts borne by our lowest income households and homeless population**
- 2. We engaged 10,000+ Vancouver residents about the new emerging priorities; found support for the 'Right Supply,' renter protections, and actions to address homelessness**
- 3. New targets will deliver the 'Right Supply' and prioritize protection & enhancement of existing market and non-market rental homes**
- 4. Coordination with other levels of government is key, particularly in meeting the needs of the most vulnerable and homeless; opportunities with new Provincial government, National Housing Strategy**



***Housing Vancouver* targets & actions will deliver the ‘Right Supply’ of new homes and prioritize protection & enhancement of existing rental homes**

**Working together, with all levels of Government, partners & community, we can shape a new future for Vancouver**





**Thank you.**



**HOUSING  
VANCOUVER**