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.”
<table>
<thead>
<tr>
<th>September 2016</th>
<th>October 2016</th>
<th>March 2017</th>
<th>Spring. 2017</th>
<th>Summer. 2017</th>
<th>Summer-Fall 2017</th>
<th>Winter-Fall 2017</th>
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<tbody>
<tr>
<td><strong>Launch Housing Re:Set</strong></td>
<td><strong>Housing Re:Address Conference, Stake Holder Engagement</strong></td>
<td><strong>Emerging Directions to Council</strong></td>
<td><strong>Public Engagement (Resident’s Priorities)</strong></td>
<td><strong>Report public feedback to Council</strong></td>
<td><strong>Public Engagement (Proposed Housing Vancouver Strategy)</strong></td>
<td><strong>Final Housing Vancouver Strategy to Council</strong></td>
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### 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

Housing Crisis Has Intensified

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

Vancouver is not alone

2. Homelessness across the region is growing, loss of affordable rental, lack of new rental supply

Need to Act Quickly

3. 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%
Vancouverites agree that City must prioritize action to address homelessness

- Acknowledge housing emergency for people experiencing homelessness
- **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.
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
### Draft Interim 10 Year Housing Targets (2017 – 2026)

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


<table>
<thead>
<tr>
<th>Building Type</th>
<th>Renters</th>
<th>Total</th>
<th>% of Total</th>
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<tbody>
<tr>
<td>BCH Low-Mod</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Income Limit</td>
<td>$99,910</td>
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- **Value from market condo pays for low income social & supportive housing**

<table>
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<th>Building Type</th>
<th>Renters</th>
<th>Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td>5,200</td>
<td>12,000</td>
<td>17%</td>
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<tr>
<td>Infill</td>
<td>1,600</td>
<td>20,000</td>
<td>28%</td>
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<tr>
<td>Townhouse</td>
<td>2,000</td>
<td>30,000</td>
<td>42%</td>
</tr>
<tr>
<td>Condos</td>
<td>3,000</td>
<td>4,000</td>
<td>5%</td>
</tr>
<tr>
<td>Laneways</td>
<td>200</td>
<td>1,000</td>
<td>1%</td>
</tr>
<tr>
<td>Coach Houses</td>
<td></td>
<td>5,000</td>
<td>7%</td>
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Total 72,000 Renters (100%)
Meeting the needs of lower-moderate income households & homeless residents

54,800 TOTAL LOW-MODERATE INCOME HOUSING NEED

- Need met by new CoV 10 Year Targets without govt support (42%)
  - 54,800 TOTAL LOW-MODERATE INCOME HOUSING NEED
    - 14,500 26%
    - 12,000 22%
    - 18,500 34%
    - 1,300 2%

- Need met by new CoV 10 Year Targets with expected Govt & Partner support (24%)
  - New social & supportive units
  - Actions to maintain / enhance affordability in existing non-profit / co-ops

- Need met by CoV 10 Year Targets with market and below market rental units
  - 8,500 16%

- Need met by new CoV 10 Year Targets with secondary market rental units
  - (34%)

Existing households in need – sustained Government action, investment & partnerships required (e.g. rent supplements, poverty reduction, income assistance)
Actions for New Affordable Supply (12,000 homes)

- Community Amenity Contributions
- Purchase & provision of Land
- Rental Supply Incentives
- VAHA - Developer of City Land
- Inclusionary Housing Policy
- Capital Grants & Equity Investment
- Fast-tracking Affordable Housing
- Low-cost, predictable financing
- Rental / Operating Subsidies
- Vancouver Charter changes
- VAHA - Developer of City Land
- Capital Grants & Equity Investment
Actions to Enhance Existing Rental Homes

- Rent-Bank, Short-Term Rental & Empty Homes Tax
- Market Rental & SRA Protection
- Non-Profit / Co-op Lease Renewal
- Standards of Maintenance Bylaw
- The right supports (housing & health)
- SRO Purchase & Rental Renovation Grants
- Rent / Operating Subsidies
- Vancouver Charter & RTA changes
- Rent-Bank & Poverty Reduction Strategy
- Low-cost & predictable Financing
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

<table>
<thead>
<tr>
<th>Category</th>
<th>% of Total Homeless</th>
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<tbody>
<tr>
<td>Seniors (55+)</td>
<td>23%</td>
</tr>
<tr>
<td>Youth (19-24)</td>
<td>8%</td>
</tr>
<tr>
<td>Aboriginal</td>
<td>34%</td>
</tr>
<tr>
<td>Women</td>
<td>27%</td>
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Vancouver Homelessness Response

Increased response to address over 600 Street Homeless persons’ needs

1. **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

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

Photo credit: Vancouver Courier  Dan Toulgoet Dec 21, 2016
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
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 1st 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
2) Size
3) Government Partnerships
4) Zero Emissions Building
5) Urban Indigenous Renewals
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)

Deliverables:
- Housing Strategy
- Financial Strategy
- Implementation Plan

Summary Report to Council (November)
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.