



POLICY REPORT

Report Date: November 15, 2017
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Meeting Date: November 28, 2017

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Housing Vancouver Strategy (2018 - 2027) and 3-Year Action Plan (2018 - 2020)

RECOMMENDATION

- A. THAT Council approve the Housing Vancouver Strategy (2018 - 2027), generally as attached in Appendix A, as the basis for addressing Vancouver's housing affordability crisis.
- B. THAT Council approve the Housing Vancouver 3 Year Action Plan (2018 - 2020), generally as attached in Appendix B, and direct staff to proceed with next steps towards implementation.
- C. THAT Council direct staff to begin immediate implementation of Priority Area 1B in this report, by approving the Moderate Income Rental Housing Pilot Program, generally as attached in Appendix C.
- D. THAT Council direct staff to report back in Spring 2018 on the Affordable Housing Delivery and Financial Strategy, encompassing innovative approaches, new business models, and strategic partnership and alignment with senior levels of government, non-profit and the private sector to achieve the Housing Vancouver 10 Year targets.
- E. THAT Council direct staff to circulate the Housing Vancouver Strategy to senior levels of government and take immediate steps to engage key partners in the implementation of the Strategy, as outlined in the Housing Vancouver 3-Year Action Plan, including but not limited to:
 - Tax and financial regulatory tools to limit speculation
 - A Regional Partnership Table on social and rental housing delivery

- Action to strengthen the Residential Tenancy Act to improve renter protection, security of tenure, and affordability
- Amendment of the Vancouver Charter to allow Rental-Only Zones and / or to clarify the City's authority to density-bonus for rental housing
- Action to prevent homelessness and create pathways to housing stability, including a Poverty Reduction Strategy and accelerated replacement of SROs with self-contained social housing
- Support for new and existing affordable housing through the new National Housing Strategy
- Opportunities to support reinvestment in private market rental and renewal in existing social and co-op housing

REPORT SUMMARY

This Council report presents the Housing Vancouver Strategy (2018 - 2027) and priority areas for City action. Housing Vancouver began in the fall of 2016 as a response to the worsening housing affordability crisis, with the objective of exploring new approaches and resetting the Housing and Homelessness Strategy (2012 - 2021). The documents in this report are the culmination of a 14 month process involving intensive partner engagement and public consultation. This report also seeks Council direction to begin immediate implementation through the approval of the 3 Year Action Plan and the Moderate Income Rental Housing Pilot Program (contained in Appendix B and C respectively).

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Homeless Action Plan (1995)
- Supportive Housing Strategy (2007)
- Housing & Homelessness Strategy (2012-2021)
- Mayor's Taskforce on Housing Affordability (2012)
- Healthy City Strategy (2014)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

Vancouver's housing affordability crisis has escalated to the point of jeopardizing our city's diversity and long-term economic resiliency. This report and the *Housing Vancouver* Strategy, 3 Year Action Plan, and associated policies propose a new vision and concrete actions to guide a bold, urgent response to address our housing crisis. Over a year of engagement with expert stakeholders, partners from cities around the world, and Vancouver residents has informed a housing strategy that reflects the core values of our city. Key steps include immediate action to address the rampant commodification of housing and speculative demand, shift our housing toward the 'Right Supply', and ensure affordability, protection, and support for our most vulnerable residents. The City Manager, General Manager of Planning Urban Design and Sustainability, and the General Manager of Community Services recommend approval of the recommendations in this report.

REPORT

Background/Context

The Need for Housing Vancouver: A Global Housing Crisis with Local Impacts

Vancouver is in the midst of a housing crisis, with serious impacts on residents and the city's health, diversity, and vibrancy. Housing prices in Vancouver have far outpaced local incomes leaving middle and low income households behind. In the last 15 years, the sales price of an eastside single family home has increased by 350% compared to median incomes that have only increased by 21%. Renters who make up over half of all households in Vancouver are also facing prevailing challenges with a vacancy rate that continues to sit below 1% and significant recent increases in market rents. In Vancouver, homelessness has grown by over 50% in the last 12 years, with seniors, indigenous households, lone-parent households, and youth at disproportionate risk of homelessness. Low and moderate income households, including younger households and families, are also increasingly under pressure to find and maintain secure housing in the city, facing the difficult choice of whether to stay in Vancouver.

Vancouver's housing crisis is global in nature. Through engagement with housing policymakers and experts from cities around the world, we have learned that many of our challenges are shared among global cities. In cities like London, Sydney, San Francisco, and New York, incomes are not keeping up with rapidly escalating housing costs in both the ownership and rental sectors, leading to a widening income gap between the wealthiest and the most vulnerable in cities. We learned there's a global trend towards the commodification of housing, which has increasingly moved housing away from its original purpose of providing a home. This has resulted in significant unmet demand for affordable social and supportive housing, and families and workers being 'priced out' of urban centres. These same cities are also grappling with the uncertain future of the aging affordable housing stock built during the 20th century. These are all challenges facing Vancouver residents today and in coming years.

The City developed the *Housing and Homelessness Strategy (2012-2021)* to set out a 10-year plan with the goals of ending street homelessness and providing more affordable housing choices. Since 2012, Vancouver has become a leader in tackling our housing challenges, adopting new policies, tools, and approaches to tackling homelessness, creating and retaining affordable housing, and addressing housing market imbalances like empty homes.

While we have taken unprecedented action to address housing affordability, Vancouver's housing crisis continues to both deepen and broaden, impacting a growing range of incomes and households and adding to the existing burden on our most vulnerable residents. The deepening of the crisis demands new approaches, tools, and partnerships to ensure Vancouver can be a home to all incomes, households, and communities. The Housing Vancouver Strategy will inform, and as it evolves through implementation, be informed by other City programs and initiatives, including neighbourhood plans and the City's Economic Development Strategy.

Housing Vancouver: Our Process and Key Milestones

The ideas, objectives, and actions in the Housing Vancouver Strategy are the result of over a year of intensive community and partner engagement and public consultation. There have been a number of updates to Council on the evolving policy, targets, and engagement process

to date, as well as a public report to Council on the Housing Vancouver Emerging directions as part of the process to arrive at a final strategy. In summary, the process included:

- Engagement with five Creative Advisory groups, comprised of local experts and stakeholders, in order to determine best practices and innovative ideas around key housing issue areas
- Multiple conversations with key stakeholders over 14 months, including the Mayors' Advisory Committee, the Development Advisory Group, the SRO Task Force, and the Urban Development Institute
- The Re:Address Conference and Re:Address Week in October 2016, which brought together local and global experts on housing, affordability, and community development to discuss global issues around housing and cities. It successfully engaged both the public and partners, with over 35 speakers representing Vancouver, Calgary, Winnipeg, Toronto, San Francisco, New York, Edinburgh, Amsterdam, Glasgow, Vienna, Melbourne, Sydney, and Tamaki Makaurau (Auckland)
- Engagement of national stakeholders in a series of discussions in fall 2016 hosted by the Federal Ministry of Finance, focusing on challenges and opportunities for expanding housing supply in Canadian cities experiencing serious housing affordability issues. The City also made a comprehensive submission to the Federal Government on their National Housing Strategy, in early November 2016
- Broad public engagement with Vancouver residents, including two on-line surveys which drew over 10,000 responses; *The Big Conversation*, a one-day workshop which saw nearly 200 Vancouver residents from diverse backgrounds come together to discuss their personal housing challenges, and their visions for the future of housing in Vancouver; and embedded engagement in planning processes and open houses across the city
- Deep dialogue and engagement with government and non-profit housing leaders from Vienna, Austria in June 2017 regarding the importance of social housing and the role of government in supporting long-term housing affordability. A week of events with the delegation concluded with a workshop comparing the Austria and Vancouver approaches to housing delivery, with attendees including the Vienna delegation, City of Vancouver, and local academic partners from Simon Fraser University and the University of British Columbia
- Consultation with key local experts and stakeholders during the process of drafting and reviewing the final *Housing Vancouver* strategy and 3-year action plan. This included a review panel consisting of academic experts, key local stakeholders and practitioners, and policymakers from the region and province tasked with providing detailed comment on the draft strategy document; the Housing Vancouver stakeholder launch event, where over 80 stakeholders were provided the opportunity to comment on key actions from the 3-year Housing Vancouver Action Plan; a working session on data and monitoring with local academic and data experts; and meetings with additional key stakeholders including industry representatives, City of Vancouver Renter and Urban Aboriginal Advisory Committees, and government and non-profit partners

What We Learned Through Our Engagement with Stakeholders and the Public

Through this engagement, we learned about the housing challenges facing Vancouver residents across the income spectrum, including renters, owners, and people living in insecure or precarious housing situations. We also learned about their priorities and vision for the City's future when it comes to housing. The full engagement summary is contained in Appendix D of this report. Some key findings were:

Affordability is the top value for Vancouverites when it comes to housing. Vancouver residents ranked affordability as the number one priority for housing in the City - but also put high value on diversity, security of tenure, and community connection. Investment pressure was identified by participants as the key driver of unaffordability. When we asked former Vancouver residents about the reasons why they chose to leave, we heard that affordability was a primary driver -along with the need for more living space and the desire to own a home rather than rent.

People love living in Vancouver, and are making trade-offs to stay. Vancouverites are passionate about living in the City, and value its diverse neighborhoods and people, amenities, and proximity to jobs and schools. As a result, they are making significant trade-offs so they can afford to stay in the city - compromising on space, delaying ownership, or living at home with parents.

Renters are uncertain about whether they can afford to live in Vancouver in the near future. We heard that many renters are uncertain about their future in the City and unsure whether they will still be in Vancouver in the next 3 to 5 years. They expressed serious concerns about the affordability of existing rental housing, and about being evicted due to renovations or redevelopment of their current housing.

Vancouver residents want to see the 'Right Supply' of housing in the City, and greater diversity in the type of housing choices available to them. Vancouver residents believe the City needs more housing, but insist that this housing must be in appropriate locations and affordable to people who live and work in the City - like rental, co-op, and social housing linked to local incomes. Vancouver residents are open to considering a diverse range of housing options for their next home - including low- and mid- rise apartments, townhouses, and laneway homes.

Vancouver residents have high expectations for action by all levels of government Vancouver residents expect the City and partners at the provincial, regional, and federal level to address concerns about investment demand driving price growth, and to prioritize equity between generations and tenures through planning and taxation policy. Residents also called for partnerships between all levels of government to invest in the current and future supply of affordable housing.

Ongoing engagement with the public and key stakeholders is a core principal of the Housing Vancouver Strategy. The City of Vancouver will continue to engage and seek feedback from the public on the strategies and key actions laid out in the Housing Vancouver Strategy as we move into implementation in the upcoming years.

Housing Accomplishments to Date

Since approving the Housing and Homelessness Strategy (2012-2021), the City of Vancouver has already taken significant action to address housing affordability, in many cases innovating with new policies and approaches that have become models for other municipalities in Canada. These actions include:

Taking steps to limit speculation and ensuring housing provides homes for Vancouverites through a new tax on empty homes. The Empty Homes Tax is the first tax of its kind in

Canada intended to bring under-utilized investment properties back into use as rental housing, limit speculative investment and ensure housing is used as homes first. The City is also creating new regulations on the use of short-term rentals.

Facilitating a significant increase in overall housing construction with 9,800 housing starts in 2016 compared to the 10-year average (2007 -2016) of 5,000 starts annually. There has also been a 70% increase in building permits issued in 2016 compared to the 10 year average (2007 - 2016) of 4,600 permits annually.

Significant progress towards existing targets as of 2017 - the City has surpassed its Housing and Homelessness (2012- 2021) market rental target by 41%, and reached 59% of its social housing target, 59% of its supportive housing target, and 89% of its secondary suite and laneway housing targets (Table 1).

Table 1. Progress Towards Housing and Homelessness Targets (2012 -2021) as of Q3. September 30, 2017

Housing Targets	Current number of units	10-year target for number of units (2021)	Percentage of 10- year Target (2021)
Social Housing	2,940	5,000	59%
Supportive Housing	1,700	2,900	59%
Secured Market Rental	7,030	5,000	100%
Suites and Laneways	5,360	6,000	89%

Reversing the lack of investment in purpose-built rental housing of the past three decades by introducing innovative programs to incentivize purpose-built rental construction, including the STIR and Rental 100 program. This has resulted in 7,030 new rental units since 2010, far exceeding the targets set out in the 2012-2021 Housing and Homelessness Strategy. In 2017, Vancouver contributed to 80% of the region's 4,290 rental units currently under construction. CMHC has forecasted a rise in the vacancy rate in the region from 0.6% to 1.1% by 2019.

Recently approved community and station area plans in the West End, Downtown Eastside, Marpole, Grandview-Woodland and Joyce-Collingwood that will include new housing opportunities, including market rental housing, social housing, secondary rental suites, as well as more diverse forms of ownerships housing - including duplex, infills, and townhouses.

Using inclusionary housing policies and partnerships to create affordable housing for the City's most vulnerable residents, including securing opportunities for 1,700 social housing units and 1,300 secured market rental units on major project sites - Oakridge Centre, Little Mountain, Pearson Dogwood, Oakridge Transit Centre, and East Fraserlands.

Leveraging City-owned land to create affordable housing:

The City started its own housing agency, the Vancouver Affordable Housing Agency Ltd. (VAHA), which has offered 20 sites of City-owned land for partnerships with senior levels of government, non-profits and private developers to build affordable housing. In early 2017, VAHA delivered the first 40 temporary modular units in Western Canada and is in the process of developing more than 2,500 permanent below market units by 2021.

The City also recently worked with the Vancouver Community Land Trust Foundation, BC Housing and other partners, to construct 358 units of affordable housing, which will be ready for occupancy in 2018.

The City developed a framework to guide lease negotiations for co-op housing on City land, with a goal to maintain affordability for residents.

Creating Pathways out of Homelessness through a number of initiatives to address the needs of our most vulnerable populations. This has included partnering with the provincial government and non-profit partners to open over 300 temporary winter shelter beds, ensuring that warming centres are open, as well as providing long-term stable housing by enabling 1702 new units of supportive housing since 2012.

Introducing a new Tenant Relocation and Protection Policy, which provides the strongest protections to tenants in BC. The goal of the policy is to mitigate the impacts of displacement due to redevelopment of existing rental housing.

Innovating new approaches to housing options and home ownership for families, including an increase in the required number of family-sized units in new rental and strata projects, expanding ground-oriented housing options in single- and two-family neighborhoods, enabling Vancouver's first co-housing project, and exploring a new Affordable Home Ownership Program.

These actions have established Vancouver as a leader in Canada in our efforts to address housing affordability across the spectrum of incomes and housing needs. However, more action is needed, urgently, to address the continuing housing crisis facing Vancouver's households and communities.

Strategic Analysis

A. Overview - Housing Vancouver Strategy and Key Objectives

The Housing Vancouver Strategy and associated 3 Year Action Plan is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing affordability in Vancouver. While these documents cover the breadth of Vancouver's housing challenges and needs, the core of the Strategy is focused on several key objectives:

- **Shift toward the Right Supply by building more affordable housing and limiting speculative investment** - the City needs to drive a significant shift toward rental, social, and supportive housing, as well as greater diversity of forms in our ground-oriented housing stock. Our housing must meet the needs of our diverse population. While we are creating more supply, we must also address the impact of speculative demand on land and housing prices. We need to respond to calls from the public to work with partners at all levels of government to promote measures that advance equitable distribution of wealth gains from housing.
- **Protect our existing affordable housing for the future** - preserve the affordability and retain the existing stock of rental and non-market housing, while balancing the need to renew and expand these buildings, the majority of which are aging
- **Increase supports and protections for renters and those who are homeless** including strategies to address affordability, security of tenure, poverty and housing instability

To achieve these objectives, the City recognizes the importance of strategic partnerships in the delivery of affordable housing. There needs to be an emphasis on supporting and aligning with partners across all sectors, particularly senior levels of government, Metro Vancouver, non-profit, co-op, and Aboriginal housing partners, and building partnerships with the private sector and other new stakeholders. In addition, the City must align City policies, processes and tools with our housing targets to ensure the City is best positioned to enable affordable housing for all Vancouver residents.

Throughout our 14 month process, we have learned there is no silver bullet that will solve Vancouver's housing crisis. To course correct requires high effort, with a multitude of actions along many fronts, sustained commitment over the long-term, and a shift by all levels of governments and partners in the way we currently approach housing issues. Housing Vancouver contains numerous strategies and over 100 actions to address the crisis over the next 10 years. With finite resources, the City has identified 10 priority areas that have the most near-term impact for immediate action. The following two sections describe the new 10 year housing targets and top priority areas.

B. Housing Vancouver sets Aggressive 10 Year Targets to Move Towards the Right Supply

Housing targets define the type and amount of housing that the City will enable over the next 10 years. They are a clear statement about the city we want for current and future residents and provide direction to the market and housing providers.

Housing as a Foundation for a Diverse Population

Vancouver is home to a diverse population - with a broad range of backgrounds, household types, incomes, and occupations. As of 2016, 53% of Vancouver households rent their homes and there is a wide variety of renter households in the city including families, seniors and singles at a wide range of income levels.

While significant supply is being delivered, analysis has revealed the following key gaps in the type and affordability of housing being provided:

- Rental housing for single-person households earning less than \$50,000
- Rental housing for families earning less than \$80,000
- Ground oriented homeownership options such as townhouses and coach homes

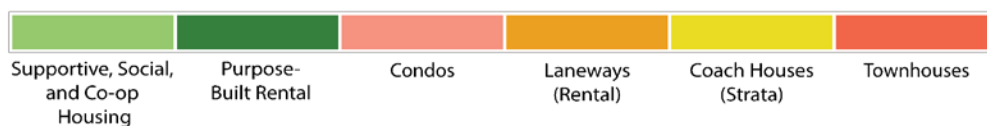
In order to maintain a diverse, vibrant city going forward, the City needs to ensure that Vancouver's housing stock can accommodate a broad range of incomes, occupations, and households at all life stages.

Targeting the Right Supply

The Housing Vancouver targets indicate the amount of new housing required along a continuum of housing types, in order to maintain Vancouver's income diversity. Overall, 72,000 new homes are projected as part of the new targets, with nearly 50% serving households earning less than \$80,000/year. Forty percent will be appropriate for families.

Table 2. 10 Year Housing Targets (2018 - 2027)

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%
				6,500	16,500	7,000	30,000	42%
Infill				2,000	2,000		4,000	5%
					300	700	1,000	1%
Townhouse					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%	



Low-Income and Non-Market Housing Targets

The Housing Vancouver Strategy includes a target of 12,000 social, supportive and non-profit co-operative housing units - of which 4100 will have supports. The new social and supportive housing target will include homes for people struggling with homelessness, and vulnerable SRO (Single Room Occupancy) tenants currently living in inadequate housing and requiring supports. In addition, there is also a specific target for co-op housing - 2,000 units. Overall, this target for low-income households will stretch the previous 10 yr. social and supportive target set in the Housing and Homelessness Strategy (2012-2021) by 50%.

Rental Housing Targets

Expanding the supply of rental housing is a key priority. Housing Vancouver sets a target of 20,000 new purpose-built market rental units over the next 10 years, quadrupling the previous target set in the Housing and Homelessness Strategy (2012-2021). The City will seek to shift 20% of these new rental units to be developer-owned affordable rental with deeper levels of affordability secured in perpetuity. In addition, it is anticipated that one-third of new condominiums will be used as secondary rental. The City has also set a target of 4,000 rental laneway homes. Overall, two-thirds of the new housing created will be available for renters.

Targets for Ownership and New Housing Form

Housing Vancouver also sets targets for ownership housing, in low to high-rise forms, coach houses, and townhouses, in order to provide more options for first-time homebuyers, families, and downsizing seniors. The target for condominium apartments is 30,000 units. To address the ownership demand for higher-density ground-oriented forms, the City has included specific targets for 1,000 coach houses and 5,000 townhouses. Family housing will be provided in 46% of the ownership housing target.

Retain and Renew Existing Affordable Housing

While creating new supply is a key component to meeting the objectives in Housing Vancouver, the City must also protect its existing affordable housing stock. Currently, the City leads the region in the net gain of rental housing, which has been accomplished by both growing the supply and preserving the existing rental stock. Vancouver's existing rental stock

consists of 90,000 rental homes, with approximately 57,000 purpose built market rental units, 4,000 private market SRO units and an additional 25,800 non-market rental units. These older units are more affordable and meet the needs of low to moderate income households. In addition to new supply targets, the City will continue to implement measures that retain and renew this older rental stock to ensure no net loss, including requiring at least one-for-one replacement of rental housing in certain zones. The City will also explore opportunities to replace these units and expand the rental stock, while maintaining their levels of affordability.

C. Housing Vancouver Strategy - Top 10 Priority Areas

As part of the Housing Vancouver review process, staff identified priority strategies and actions based on level of impact, the demographic groups served, what is possible under existing City's tools and regulatory authority, and ability to leverage delivery through partnerships. The following section describes 10 priority areas where the city will focus its efforts over the next 3 years. Priority areas can contain both longer-term actions that will be initiated but may not be concluded over the next year, or "quick starts" that will be completed before the end of 2018.

PRIORITY AREA 1: Shift towards the Right Supply

The City will shift towards the right supply by initiating new programs to create more affordable housing and deliver large increases in rental, social, and ground-oriented market housing across the city. The location, building type, and tenure of housing all impact its suitability and affordability for people who live, work, and play in Vancouver. The move towards the right supply will be the focus of several key planning programs outlined below.

1A) Launch major planning programs near transit hubs and arterials, including:

- Broadway Corridor Planning Program
- Station Area Planning Programs - Nannaimo Station, 29th Station, and Olympic Village Station (in conjunction with the False Creek South Planning Program)

Sites at and near current and future transit hubs and amenity-rich areas will be prioritized for new secured rental and social housing, including housing developed under new programs that secure long-term affordability in new market rental housing buildings. As part of the comprehensive planning programs, staff will create new district schedules and / or clear rezoning policies that clarifies the city's requirements for housing diversity and affordable housing.

In order to mitigate land value speculation prior to the approval of these planning programs, staff will be bringing forward a policy framework in February 2018 which may include an interim public benefits strategy designed to curb speculative land value. See Priority Area 2 below for more details.

Timing: Planning for Broadway Corridor, Nannaimo Station, and 29th Station will begin in 2018. The Olympic Village Station Area Planning will be considered as part of the False Creek South planning process currently underway.

1B) Implement the Moderate Income Rental Housing Pilot Program (*Quick Start Action*)

Existing City incentive programs have resulted in the approval of over 7030 secured market rental housing units since 2010. Many of these homes were delivered under the “Rental 100” policy where developers are provided with incentives to encourage the construction of new residential buildings where 100% of the residential floor space is secured rental housing. The Moderate Income Rental Housing Pilot Program builds on the success of the Rental 100 program by offering additional incentives to encourage the construction of secured rental housing buildings where at least 20% of the residential floor area is made available to moderate income households - targeting incomes between \$30,000 and \$80,000/ year. The application process, project requirements and available incentives are provided in Appendix C. Key elements of the proposed policy are outlined below.

Application Process and Timing

The purpose of the pilot is to test the level of interest from the development industry and demonstrate financial and operational feasibility of these projects in different parts of the city, including the level of affordability that can be achieved. Staff will select up to 20 proposals to submit full rezoning applications between January 1st 2018 and July 1st 2019. All applications will proceed through a full rezoning process including public hearing. Staff will report back to City Council with lessons learned and, if appropriate, recommendations for a new, long term program to encourage the construction of moderate income rental housing. The pilot program is set up as a time limited rezoning policy that sets out minimum requirements and key evaluation criteria for senior staff to consider in determining which projects to bring forward for consideration by City Council.

Affordability

The pilot program will provide an important supply of homes for households who are not eligible for or do not want to live in social housing but cannot afford market rental housing (Table 2).

Table 2: Targeted Rents in Moderate Income Rental Units (at Project Opening)

	Rents	Income Level Served
Studio	\$950	\$38,000
1-Bed	\$1,200	\$48,000
2-Bed	\$1,600	\$64,000
3-Bed	\$2,000	\$80,000

Note: Income levels served assume 30% of income is spent on rent

Rent escalation in the moderate income units will be capped at the BC Residential Tenancy Act annual allowable increase, regardless of turnover.

Tenancing and Building Operation Requirements

As a condition of rezoning approval, project proponents will be required to enter into a housing agreement with the City. The agreement will: secure the units as rental in perpetuity, secure the level of affordability; and confirm requirements for building operations. Building operations will balance the goal of providing security of tenure for tenants with the need to ensure that units continue to serve targeted households. Operators will be required to provide annual reports to the City to confirm that the building is operating as agreed.

Available Incentives

The policy contains the following incentives to encourage construction of moderate income rental housing. These include:

- Development Cost Levy (DCL) Waivers
- Access to senior government financial support programs
- City of Vancouver capital grants for non-profit developers
- Parking requirement reductions
- Relaxation of minimum unit size and configuration requirements (e.g. micro-suites); and
- Additional density

Provisions for additional height and density in different locations across the City were informed through modelling by an external consultant and staff is confident that the proposed policy incentives will enable financially and operationally viable projects to come forward. The policy will allow for proposals to be considered in a variety of locations across the city, including existing low density neighbourhoods ("RS" zoning districts). See Appendix C of this report for full details. This is consistent with action 1C below: Advancing the Transformation of Low Density neighbourhoods.

1C) Advance the Transformation of Low Density Neighbourhoods to Increase Housing Variety

The shift toward the right supply is also a response to Vancouver's changing population and housing preferences and needs. Low density areas in the western and southern areas of the city have experienced a population decline, both overall and in the number of children. Housing Vancouver will advance the transformation of low density neighbourhoods by increasing housing variety to ensure these areas support a vibrant and diverse population.

New rental and social housing will be introduced in existing low density areas near transit through planning programs, such as the new Station Area Planning programs described above in 1A. Recent census data demonstrates the highest rate of population growth in Vancouver has been in higher-density areas along major transit corridors and near urban centres.

Housing Vancouver will also create more opportunities for new ground-oriented and low-rise housing forms across low density neighbourhoods by creating opportunities to build new types of housing, beyond the current limit of 3 units per lot in RS zoned neighbourhoods. This would enhance the diversity of these neighbourhoods by providing new housing and tenure choices appropriate to families, downsizing seniors, and renters. Key initiatives include:

- Deploying a tactical response team that reviews city-wide regulations and identifies new policies and zoning changes to intensify housing options in single and two family neighbourhoods (e.g. allowing multiple dwellings in low-density neighbourhoods, including secondary suites, multiple suites, laneway housing, duplexes, triplexes, and fourplexes with secondary suites; as well as the creation of new townhouse zones) (***Quick Start Action***)
- Initiating a community planning program to strengthen local shopping areas and Neighbourhood Centres, while creating opportunities for ground-oriented housing and apartments in strategic locations
- Advancing design thinking around creative infill options by launching a Laneway Housing Review and Innovation Challenge to improve efficiency and affordability of laneway

housing options, as well as a design dialogue for creative infills and “10 minute neighbourhoods” (*Quick Start Action*)

Timing: The two planning programs (review of city-wide policies and Neighbourhood Centres planning) are anticipated to begin in 2018. The Laneway Housing Review and Innovation Challenge is a quick start action, scheduled to be launched and completed by summer 2018.

In addition to the initiatives bulleted above, work is already underway through existing planning programs to increase housing variety in low density neighbourhoods (e.g. Oakridge Municipal Town Centre in Cambie 3 Planning).

PRIORITY AREA 2: Limiting Speculative Investment - Develop a New Policy to Stabilize Land Values in Planning Programs (*Quick Start Action*)

Upward pressure on land prices is a significant contributor to the rising cost of housing in Vancouver. This rising cost of land has also been identified as a barrier to developing affordable rental and social housing, with excessive speculation - the purchase of property based on anticipated price growth - contributing to distorted land prices.

In order to limit land value speculation prior to the adoption of an approved plan, Staff will develop a policy framework which may include an interim public benefits strategy designed to curb speculative land value. This could for example, set community amenity contribution (CAC) target rates based on anticipated needs resulting from growth. These rates will be set prior to the launch of new planning programs (e.g. Station Areas), with the intent of mitigating speculative behaviour prior to approval of an area plan.

Timing: Staff will bring back a policy report in early 2018 to advise on different approaches to stabilize land values as part of the initial Broadway Corridor Planning work. Learnings from this policy will be applied prior to the launch of all new community planning processes.

PRIORITY AREA 3: Develop a New 10 Year Affordable Housing Delivery and Financial Strategy (*Quick Start Action*)

Housing Vancouver sets new ambitious targets for social and supportive housing, identifying the need for 12,000 units of social and supportive housing over the next 10 years. Although progress has been made since 2010 (4,640 units delivered), meeting our new enhanced targets will require sustained partnerships and new approaches to affordable housing delivery.

In recent years, the City has significantly stepped up investment in affordable housing. In the 2009 - 2011 Capital Plan, \$23 million was identified for the creation of affordable housing. This was increased to \$125 million in the most recent 2015-2018 capital plan. In addition, Over \$300 million was secured for affordable housing delivery through CACs and the creation of inclusionary housing policies in community plan areas. Given this level of investment, a rethink in our approach and current business model is needed to maximize the City's contribution to affordable housing.

As part of the 10 Year Affordable Housing Delivery and Financial Plan Strategy, staff will report back on options to maximize the delivery of affordable housing through consideration of various service delivery and business models, including:

- New business models and approaches to optimize delivery and sustainment of affordable housing on city land (e.g. investigate feasibility of establishing a housing endowment to facilitate delivery and sustainment of affordable housing on a portfolio basis)
- Clarifying the role and mandate of VAHA as the delivery agent for affordable housing on City land
- Leveraging expertise, innovation, economies of scale, equity and financing from senior levels of government, non-profit and private sector partners
- Specifying the partner investment and/or contribution required to meet housing Vancouver targets for the lowest income households

While comprehensive, the Affordable Housing Delivery and Financial Strategy will focus on the delivery of the 12,000 units of social and co-op housing for lower income households, as these units require the greatest subsidy and investment.

Timing: The Development of the Affordable Housing Delivery and Financial Strategy is underway and will be presented to Council for consideration in spring 2018.

PRIORITY AREA 4: PRIORITY AREA 4: Partner in the Development a 10 Year Regional Urban Indigenous Housing Strategy

The City has intensified intention and commitment to strengthening relationships with both on- and off-reserve Indigenous partners through its City of Reconciliation initiatives, often making important shifts in *how* we work together moving forward. In partnership with urban Indigenous agencies, the City is dedicated to addressing the short and long-term housing and wellness needs of urban Indigenous residents. Housing and wellness for urban Indigenous residents is a key focus of the Housing Vancouver strategy.

The development of the 10 year Regional Urban Indigenous Strategy in partnership with the three local First Nations, urban Indigenous Agencies, and senior governments will:

- Identify short and long-term goals, targets and sites for Indigenous housing and wellness in the region over the next 10-years in partnership with Indigenous housing and wellness providers (MVAEC) and senior government partners, including identifying specific targets for Vancouver
- Engage senior levels of government to align investments with local municipal governments for urban Indigenous housing and wellness projects as a priority across the housing continuum at all income levels
- Partner with senior levels of government, Indigenous organizations and local First Nations to resolve data issues to better reflect the housing and wellness needs of Indigenous people

In addition to the development of the Regional Urban Indigenous Strategy, the City will Partner with urban Indigenous organizations to design and deliver five priority projects

estimated to provide between 500 to 600 units of housing, including: 950 Main, 1015 E Hastings, 1618 E Hastings, 1607 E. Hastings, and 235-285 E 5th Avenue.

Timing: The delivery of the five priority projects are underway as well as work with the MST Development Corporation on Heather lands. Key learnings from these projects will help inform the development of the 10 Year Regional Urban Aboriginal Housing Strategy anticipated to begin in 2019.

PRIORITY AREA 5: Launch a New Social Purpose Real Estate Incentive Program (Quick Start Action)

The City will support long-term partnerships to deliver more affordable housing by developing a Social Purpose Real Estate Incentive Program to encourage development of new and redevelopment of existing non-profit housing on non-profit owned sites. With the expiry of federal operating agreements looming closer, this program will be targeted to non-profit housing providers looking to expand their portfolios or to provide support in the renewal and expansion of their existing affordable housing stock. As part of the development of the new program, staff will explore:

- Enhancing the City's Housing Infrastructure Grant program to support the delivery of affordable housing where partners, usually non-profits and co-ops, are seeking to build affordable housing on their own land
- The feasibility of an incentive program that includes additional density, ownership of assets, aligning the per door grant with affordability, combined with low-cost and predictable federal and provincial financing
- Supporting the development of affordable housing on land owned by faith-based and non-profit service organizations

Timing: The development of the Social Purpose Real Estate Incentive Program will begin in early 2018 with an anticipated report back in the fall.

PRIORITY AREA 6: Accelerate SRO Replacement while Improving the Existing Stock to Enhance Affordability, Livability and Supports to Tenants

The housing affordability crisis and growing income inequity means that SROs continue to play a critical role in Vancouver's low-income housing stock as a last resort for individuals cycling in and out of homelessness. Longstanding Council policy is to replace all SROs with self-contained social housing on a one-for-one basis in order to maintain housing choices for our low-income residents. While new replacement social housing is steadily expanding, increasing demand from low-income tenants for housing means that existing SROs continue to serve a critical need.

The City will work with partners to provide long-term stable housing and improve living conditions for SRO tenants through a two-pronged approach:

First, the City and its partners will accelerate the replacement of SROs with self-contained social housing with a goal of replacing 50% of the remaining private SROs in the next 10 years. The aim is to provide appropriate long-term housing for vulnerable tenants currently living in private SROs. Capital funding and operating subsidies will be needed so that units can be

rented at shelter assistance rates to ensure that new social housing units are serving those most at-risk.

While new social housing units come on stream, the city will work with partners to improve the affordability, livability and supports for SRO tenants through the following key actions:

- **Work with partners to establish an SRO Revitalization Fund** - Issue a *Call-to-Action* to senior levels of government to initiate a \$200m SRO Revitalization Fund and \$10m/year in operating funding to acquire, lease, and renovate 10 privately-owned buildings in the Downtown Eastside to promote changes in management, ownership and investment and improve liveability for tenants
- **Implement a proactive enforcement and regulatory approach** that links enforcement escalation with funding and capacity-building to bring private SROs into good repair and improve operations and livability for tenants through: a legal and regulatory review of the City's health and Safety By-laws, improving information collecting and monitoring of the SRO stock, and amending the SRA-By-law to build capacity and require additional management requirements of SRO owners to bring buildings into compliance
- **Strengthen regulatory powers to mitigate further loss of affordability and building closures in private SRO stock** by increasing the SRA replacement fee through amendments to the SRA By-Law in order to reflect the current cost of replacement housing and address challenges associated with SRO purchases made on the basis of speculation, including building closure and disinvestment
- **Build capacity among SRO tenants** through increased support for peer-based, citywide advocacy network and improved channels for reporting and sharing information

Timing: Work in this area is underway and is a key priority for the city. We will continue to regularly engage our senior levels of government, private and community partners to evaluate progress and help fine tune priority actions, shifting the focus as necessary.

PRIORITY AREA 7: Focus on Housing First - Temporary Modular Housing (*Quick Start Action*)

The City will take urgent action to increase the supply of supportive housing using the Housing First model with temporary modular units, through partnerships with senior levels of government to provide capital funding to deliver new temporary housing and provide operating funding to enable all homes to be offered at shelter welfare rate with appropriate on-site support services; and ensure delivery of wrap-around health and support services. Partners will work closely with communities to listen to their interests and priorities.

In September 2017, the City amended the Zoning and Development By-law to expedite the delivery of low cost housing for persons receiving assistance. Staff has requested funding from BC Housing for 1,200 temporary modular housing units over the next two years. Staff is currently working with BC Housing to deliver 600 temporary modular units with supports, to serve single homeless individuals earning less than \$15,000 over the next six months.

Timing: this program is already underway - 600 temporary modular housing units are expected to be delivered in 2018.

PRIORITY AREA 8: Increase Rental Protections (Quick Start Action)

The biggest source of affordable housing in Vancouver is the stock of existing market rental housing and non-market housing. The key to maintaining affordability requires policies that retain and extend the useful life of the aging stock, while allowing redevelopment with preserved affordability at a controlled pace to minimize displacement of residents.

The City will explore and identify opportunities to redevelop existing rental housing in order to increase the overall supply of rental housing, while prioritizing affordability and ensuring protections for existing tenants. The City will undertake a review of the Rental Housing Stock ODP and Rate of Change areas, to:

- Enhance protection to rental and non-market housing by continuing to ensure no net loss of rental units
- Reduce the threshold that triggers one-for-one replacement (e.g. from 6 to 3 units)
- Identify opportunities to redevelop and expand existing rental housing while preserving affordability

In addition to stronger rental replacement measures, the City will also enhance its capacity to assist tenants with relocation needs through the creation of a new Tenant Protection Manager position. The objective is to better apply the Tenant Relocation and Protection Policy, increase support for renters and applicants, and improve internal City coordination on redevelopment applications involving existing tenants.

Timing: Staff will report back to Council in late spring 2018 to recommend immediate changes to the Rental Housing Stock ODP. Recruitment for the new Tenant Protection Manager is expected to begin in early 2018 following the adoption of the Strategy.

PRIORITY AREA 9: Remove Barriers to Support Diverse Ways of Living - Enable Collective Housing (Quick Start Action)

We heard extensively during the Housing Vancouver engagement process that more residents are living in non-traditional housing arrangements and forms to improve affordability and help them stay in the city (e.g. collective housing, co-housing, tiny homes, live aboard boat options, etc.)

Approaches like collective housing aim to facilitate community, social connectivity and affordability through a collaborative household relationship to housing. The City intends to enable collective housing as a way to improve affordability and access to existing housing in low-density neighbourhoods by proposing amendments to the Zoning and Development By-law to allow for shared living arrangements for more than 5 unrelated roommates.

In addition the City will explore opportunities to support non-traditional forms of accommodation, such as live-aboard boat options and tiny homes. Staff will consider the level of affordability delivered, livability, health and safety, environmental impacts, and regulatory implications and changes required to enable their use.

Timing: Staff will report back to Council in spring 2018 on specific changes to the Zoning and Development By-law to enable collective housing. In addition, staff will undertake a

feasibility study of non-traditional forms of accommodation (e.g. tiny homes, live aboard boat options) in 2018.

PRIORITY AREA 10: Cutting Through the Red Tape - Simplifying and Clarifying Complicated City Processes

Development has become increasingly complicated, which has compounded the challenges associated with increased volumes. A key objective of Housing Vancouver is to streamline affordable housing requirements across the City, while retaining flexibility to tailor affordable housing policy to specific communities. The following initiatives highlight our priority actions in this area:

- **The City will initiate a comprehensive review of City regulations** with a focus on simplifying unnecessary complexity, reconciling competing objectives and accelerating development review processes. This will include identifying discrepancies between the Zoning and Development and Building Bylaws, particularly where new housing forms have implications for VBBL standards
- **Increase processing capacity and reduce processing times** - the City recently completed the Planning and Development Fee review to ensure fees collected on development and building activities reflect the volume and complexity of applications. Over the next two years, the City is increasing its investment to reduce processing times and improve planning and development services, including onboarding 75 new FTEs across 3 departments over the next two years
- **The City will deliver a simplified CAC policy for rezoning projects that are 100% rental (*Quick Start Action*)** - staff will bring forward a recommendation that will exempt routine, lower density secured market rental rezoning applications from CACs. The recommended policy amendment is expected to streamline up to 80% of rental rezoning applications (outside the Downtown) by removing the requirement for a CAC review, allowing market rental applications to be processed faster

Timing: The comprehensive review of City regulations is underway. Staff will be reporting back periodically with proposed regulatory amendments. The fee review was recently completed and is now in the implementation phase, with staff increases to occur over the next 2 years. The new CAC policy for rezoning projects that are 100% rental is a quick start action that will be brought to Council for consideration at the same time as this report.

E. Focus on Partnerships

The City of Vancouver has long recognized that the success of its efforts to address housing affordability depends on partnerships, locally, regionally, provincially and nationally. Strong, sustainable partnerships are the key to success in delivering affordable housing, particularly for lower income residents.

Housing Vancouver is being developed at a promising time for partner alignment on affordable housing. The federal government is poised to release a new National Housing Strategy, and has already committed to new increases in federal funding for affordable housing, including \$11.2 billion for the National Housing Strategy. The new provincial government has highlighted housing and other aspects of affordability as a top priority. Community-based

partners, like the BC Non-profit Housing Association and the Co-op Housing Federation of BC, have sharpened their focus on building the capacity of the sector to deliver the scale of affordable housing that is needed. The private sector, and in particular the development industry, have also demonstrated a willingness to bring its sizable capacity to bear on this issue, which will be an important factor in our ability to deliver at scale in the short term.

Achieving our housing targets and the objectives set out in Housing Vancouver will also require building new partnerships, or rethinking existing partnerships in fundamentally new ways. Additional focus is also needed working with urban Indigenous organizations, which are so critical to addressing the housing, health and cultural needs of urban Indigenous residents.

Key strategies and actions to suggest the development of new and enhanced partnerships to deliver affordable housing are addressed in Chapter 4 of the Strategy (See Appendix A).

E. Implementation and Monitoring

Creating opportunities for 72,000 new housing units - including 12,000 units for low income residents - and preserving an additional 90,000 units is a significant undertaking. The Housing Vancouver Strategy provides strategic direction for future investments in housing over the next ten years and beyond, a 3-year action plan that will guide the initial phase of implementation, as well as direction for monitoring and tracking progress toward the Housing Vancouver 10 year targets and other metrics.

A *Housing Vancouver* Annual Progress Report will be presented to Council to track progress towards achieving the strategy goals. Baseline indicators will be established to measure and evaluate our progress which will help fine tune priority actions or shift the focus as necessary.

The Annual Progress Report will track both output and outcome measures. Staff will report on the City's output towards achieving the 10 Year Housing Targets, including the type of housing, income level served, type of household served, building type, and location. Staff will also track the implementation of measures that retain and renew the older existing rental stock to ensure no net loss, as well as to collect information on permits related to building re-investments in the purpose-built rental stock.

In addition to benchmarking progress through the number of units created, the City will monitor and report on outcomes. These measures include the number of sheltered and unsheltered homeless, number of households spending over 30% of income on housing, rental market indicators such as the vacancy rate and rent changes over time, and ownership market indicators available from the Real Estate Board of Metro Vancouver.

Financial

As a growing and diverse city, Vancouver needs to continue to increase the availability and choices of affordable housing for all residents; this is a critical step in promoting economic development while building a healthy, resilient and sustainable city that has safe, inclusive and creative communities.

Since the adoption of the Housing and Homelessness Strategy (2012-2021), the City has earmarked \$125 million in the 2015-2018 Capital Plan toward affordable housing – the most significant contribution to-date – and put forward 20 housing sites worth over \$250 million to leverage strategic partnerships.

The City deploys a variety of enabling tools to leverage affordable housing in partnership with senior governments and private and/or non-profit housing partners:

Contributions through Development – As part of market residential or mixed use development, there may be opportunities for the City to secure “turnkey” affordable housing through voluntary community amenity contributions or inclusionary zoning policies. Non-profit operators are then selected to operate and maintain the housing projects at prescribed affordability over the lease term (usually 60 years).

City Land Contributions – The City leverages long-term land leases (60 years or longer) at below market rent to deliver affordable housing in partnership with senior levels of government, non-profits and the private sector. Under this model, our partners will design, build, finance, operate and maintain the housing projects at target affordability over the lease term, with no less than 30% of the units renting at or below HILs (including some at shelter rates).

Without senior government or partnership funding, housing projects are typically unable to finance the entire construction costs through a mortgage. This is particularly true for projects with a high proportion of housing units at shelter and HILs rates. The deeper the affordability is, the bigger the funding gap.

Capital Grants – The City provides per door grants to non-profit partners to enhance the viability and affordability of social and supportive housing and SRO upgrade projects.

Development Cost Levies Waivers/Exemptions – Social housing projects are exempt from DCLs. Secured market rental projects may qualify for DCL waiver if the development meets the various criteria under the applicable DCL by-law.

Property Tax Exemptions – Supportive housing, if designated by the province as a Class 3 property, is subject to special valuation rules that reduce the assessed value to a nominal amount and are effectively exempt from property taxes.

Consistent with Council policies, all affordable housing projects are expected to be self-sustaining over the long-term where rents are set at levels that will cover mortgage payments (to repay some or all of the construction costs), operating costs and capital replacement; and do not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

The Housing Vancouver Strategy contains bold recommendations that require significant financial and other commitments from the City, senior levels of government, both non-profit and private sectors, and our communities for the next decade. While some of the proposed actions are within the City’s jurisdiction, other actions, most notably the aggressive social and supportive housing targets, entail significant capital and ongoing operating funding and services to support the city’s most vulnerable population. For example, each studio unit costs approximately \$150,000 to construct (excluding land) and \$500 per unit per month to operate and maintain (excluding onsite support services). With a monthly rent of \$375 per unit per

month (shelter rate), it requires at least \$125 ongoing operating subsidy per unit per month for the life of the housing project to breakeven. The entire capital costs must also be funded upfront as there is no opportunity for mortgage finance. As such, strategic partnerships and funding contributions from senior levels of government and housing partners are crucial in meeting our social and supportive housing targets.

Should Council approve the Housing Vancouver Strategy and the 3-year Action Plan, staff will report back in spring 2018 on the Affordable Housing Delivery & Financial Strategy, encompassing new approaches and business models that maximize the delivery of affordable housing through innovation, economies of scale and strategic partnerships with senior levels of government, private sector and non-profits. When developing the Strategy, staff will strive to optimize the City's regulatory, financial and advocacy tools, considering the City's financial and operational capacity and taxation impact within the context of the 10-year Capital Strategic Outlook, 4-year Capital Plan and annual budget.

Human Resources/Labour Relations

Implementing the Housing Vancouver Strategy and associated 3-Year Action Plan will require significant effort by the City. As part of the 2018 Budget process, an anticipated increase in the 2018 budget are proposed for the Planning, Urban Design and Sustainability, and Development, Buildings and Licensing departments, to be considered in a separate report to Council in December. The proposed increase in the level of resources, in combination with integration into existing work programs, will allow staff to implement the majority of priority actions/areas identified in the Strategic Analysis section of this report. A shift in existing budgets will still be required in order to deliver on the balance of the priority actions identified in this report.

CONCLUSION

This report seeks Council approval of the Housing Vancouver Strategy. It also seeks approval to begin implementation immediately through the adoption of the 3 Year Action Plan and the Moderate Income Rental Housing Pilot Program. The Strategy is the outcome of an extensive 14 month process with stakeholders, experts, and local residents to reset the Housing and Homelessness Strategy 2011 - 2021. The priority areas set out in this Council report are considered by staff to be the priority actions the City can take to address the housing affordability crisis.

* * * * *



**HOUSING
VANCOUVER**

HOUSING VANCOUVER STRATEGY





EXECUTIVE SUMMARY

An affordable and varied housing stock is an important foundation for meeting the needs of a growing population and ensuring a diverse, vibrant city. In Vancouver, rising housing prices have far outpaced local incomes, creating a crisis situation across the spectrum of income and households. Homelessness continues to rise in the city and region, with seniors, indigenous households, lone-parent households, and youth at disproportionate risk of homelessness. Low- and moderate- income households, including younger households and families are also increasingly pressured to find and maintain secure housing in the city, facing the difficult choice of whether and how to stay in Vancouver long-term.

The City developed the *Housing and Homelessness Strategy (2012-2021)* to set out a 10-year plan with the goals of ending street homelessness and providing more affordable housing choices. Since 2012, Vancouver has become a global leader in addressing housing challenges, adopting new policies, tools, and approaches to tackling homelessness, creating and retaining affordable housing, and addressing housing market imbalances like empty homes.

While we have taken unprecedented action to address housing affordability, Vancouver's housing crisis continues to both deepen and broaden, impacting a growing range of incomes and households and adding to the existing burden on our most vulnerable residents. The intensification of our crisis demands new approaches, tools, and partnerships to ensure our city can be a home to all incomes, households, and communities.

In order to respond to these new challenges and opportunities, we have spent the past year convening our key stakeholders and partners, engaging in dialogue with local and global housing leaders, and talking to over 10,000 local residents. These dialogues surfaced new lessons, ideas, and approaches— which have become the foundation of *Housing Vancouver*, a new 10-year housing strategy for the City.

Vancouver's housing crisis has also spurred our partners to action, creating new opportunities, ideas, and solutions. Key partners across all sectors – senior government, non-profit, private sector and beyond – have come to the table with new commitments, resources, and capacity to work to address Vancouver's affordability challenges, including the promise of Canada's first National Housing Strategy and a renewed commitment to affordable housing from the Province of British Columbia.

Vancouver is located on the unceded territory of the Musqueam, Squamish and Tsleil-Waututh Nations. Vancouver is strengthened by Indigenous culture and values, lived and practiced by both on- and off-reserve Indigenous residents. The City has intensified its commitment to strengthening relationships with both on- and off-reserve Indigenous partners through its City of Reconciliation initiatives, recognizing the need for important shifts in *how* we work together moving forward.

What have we learned?

- **Vancouver is not alone:** Through dialogue with global housing leaders, we have learned that cities around the world are experiencing the same threats to diversity, equity, and vibrancy that are facing Vancouver's communities because of housing affordability. Global cities are all looking for new approaches to restore balance to local housing markets, and for new resources and opportunities to invest in long-term affordable housing
- **Speculative demand is a critical barrier to a healthy housing market:** Rising land values can be a sign of a strong economy, but we have learned that in Vancouver excessive speculation has contributed to distorted land and housing prices. This is a key barrier to creating new housing that is affordable in the near and long term
- **Housing must serve as homes for people who intend to live, work, and contribute to the City:** We have learned that Vancouver residents feel that housing has become a commodity for investment, which is contributing to a serious and growing equity gap between generations, between owners and renters, and between our lowest and highest income residents. To remain a diverse and vibrant city, we need to create and retain housing that is truly affordable to local incomes and suits the needs of people who live and work in Vancouver – which we are calling the Right Supply. This means rental housing targeted to low and moderate incomes, and more diverse ground oriented housing forms like townhomes, row-homes, and infill
- **There are new opportunities to align with partners across all sectors:** We have learned that partners across all sectors are coming to the table with new ideas, approaches, and opportunities to address Vancouver's housing challenges. We have also learned that our current approaches are not always aligned with

those of our partners. In order to maximize the potential of our partnerships, we ensure that our processes, policies, and tools are aligned with our shared goal of creating and securing affordable housing for Vancouver residents

Housing Vancouver – Key Strategies and Actions

Housing Vancouver is the culmination of a yearlong process of convening, synthesizing, and testing new ideas and approaches to addressing housing affordability in Vancouver. While the Key Strategies contained in this document and the appended 3-year Action Plan cover the breadth of Vancouver's housing challenges and needs, the core of the Strategy is a focus on several key objectives:

- **Shift toward the Right Supply** – The City must drive a significant shift toward rental, social, and supportive housing, as well as greater diversity of forms in our ground-oriented housing stock. Housing and affordability must reflect the diversity of those most in need of this housing
- **Action to address speculation and support equity** – We must address the impact of speculative demand on land and housing prices. We must also address calls from the public to work with partners at all levels of government to promote measures that advance equitable distribution of wealth gains from housing. We must also innovate and learn through global, national and local partnerships to learn from other liveable cities around the world are also experiencing increasing housing market pressure due to global flows of money, people and jobs
- **Protect our existing affordable housing for the future** – We must preserve the affordability and retain the existing stock of rental and non-market housing, while balancing the need to renew and expand these buildings, the majority of which are aging
- **Renew our commitment to partnerships for affordable housing** – the City must make a commitment to a new direction to affordable housing delivery, with an emphasis on supporting and aligning with partners across all sectors, particularly non-profit, co-op, and Indigenous housing partners, and building partnerships with new stakeholders
- **Increase supports and protections for renters and people who are homeless** – including strategies to address affordability, security of tenure, and the determinants of poverty and housing instability
- **Align City processes with housing targets** – The City must commit to aligning its policies, processes, and tools in order ensure the City is best positioned to enable affordable housing for all Vancouver residents

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INTRODUCTION

Responding to Vancouver's current housing affordability crisis is the most significant challenge facing the City today – with Vancouver residents facing among the highest housing prices and rents and lowest median incomes among Canada's large cities.¹ *Housing Vancouver (2018-2027)* is the City's vision to mitigate the impact of the City's housing affordability crisis on Vancouver residents. Prioritizing affordable housing and making housing markets work for all people who live and work in the City is critical to ensuring that Vancouver can be a home for people of all incomes and backgrounds. An affordable and varied housing stock is an important foundation for meeting the needs of a growing population and ensuring a diverse, vibrant city.

The unaffordability of housing in Vancouver has impacts across the city's diverse population. High housing costs have exacerbated the existing housing challenges facing the city's residents who are currently homeless or at risk of homelessness – people with disabilities or mental health and addictions, low-income renting seniors, single mothers, and youth, have limited availability of housing that is affordable to current assistance rates.

Like other global cities facing deepening affordability crises, housing un-affordability in Vancouver is also increasingly affecting moderate-income households, a group of residents often referred to as the 'Missing Middle'. This group comprises a broad cross-section of Vancouver's population, and includes workers, immigrants, families, artists, young people, and students. Housing affordability challenges also intersect with other vulnerabilities and areas of marginalization, including gender and sexual identity, race and ethnicity, poverty, family status, and mental and physical health.

The City developed the *Housing and Homelessness Strategy (2012-2021)* to set out a 10-year plan with the goals of ending street homelessness and providing more affordable housing choices. Though the goals of this strategy remain paramount, the deepening of Vancouver's affordable housing crisis in the last 5 years demands a new strategy. The *Housing Vancouver Strategy* provides a renewed vision and explicit policy directions, strategies, and actions for tackling Vancouver's affordability crisis.

Housing Vancouver is the culmination of a yearlong process of convening, synthesizing, and testing new ideas and approaches to addressing housing affordability in Vancouver. While the Key Strategies contained in this document and the appended 3-year Action Plan cover the breadth of Vancouver's housing challenges and needs, the core of the Strategy is a focus on several key objectives:

- **Shifting toward the Right Supply** – New 10-year housing targets will drive a significant shift toward rental, along with aggressive social and supportive housing targets, and new

MISSION OF THE CITY OF VANCOUVER

Housing Vancouver aligns with the mission of the City of Vancouver to create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper.

¹ CMHC Rental Market Survey, 2016

targets for ground oriented forms. Housing and affordability must also reflect the diversity of those most in need of this housing

- **Action to address speculation** – We propose new approaches to address the impact of speculative demand on land and housing prices, including actions for both the city and senior government partners
- **Protecting our existing affordable housing for the future** – We must preserve the affordability and retain the existing stock of rental and non-market housing, while balancing the need to renew and expand these buildings, the majority of which are aging
- **Aligning City processes with housing targets** – The Strategy includes commitments to align city policies, processes, and tools in order ensure City is best positioned to enable new supply and follow through on new housing targets
- **Renewed commitment to partnerships for affordable housing** – The Strategy includes a commitment to aligning with partners across all sectors, particularly non-profit, co-op, and Indigenous housing partners, and building partnerships with new stakeholders
- **Focus on housing, supports and protections for renters and people who are homeless** – including strategies to address affordability, security of tenure, and the determinants of poverty and housing instability

Achieving these objectives requires collaboration with other levels of government, partners in key sectors, and members of our local and regional communities. In particular, senior levels of government and regional partners must play a role in creating and retaining an adequate supply of housing that is affordable to low-income and vulnerable residents, including ensuring regional coordination around housing, transportation, and growth management. In addition to actions the City can address, the strategy provides recommended actions for the regional, provincial, and federal governments, private and non-profit sectors, and other key community stakeholders.

*Housing Vancouver aligns with key City strategies including the **Greenest City Action Plan**, **Healthy City Strategy**, **Transportation 2040 Plan**, **Financing Growth Strategy**, emerging work of the Trans and Gender Variant Inclusion (TGV) Steering Committee, and the 3 year capital plan process. As housing markets and issues extend beyond the City's boundaries, **Housing Vancouver** is also intended to work alongside regional policies, such as the **Metro Vancouver Regional Affordable Housing Strategy**, and the Metro Vancouver Aboriginal Executive Council's **Toward an Urban Aboriginal Housing and Wellness Strategy for Metro Vancouver**.*

Defining Vancouver's Affordability Challenge and Drivers of Housing Costs

While the City has made substantial progress toward the targets for new housing development in the *Housing and Homelessness Strategy (2012-2021)*, the housing crisis in Vancouver has deepened in breadth and scale. Housing costs have risen across all types of housing in the city. Between 2001 and 2016, the cost of housing rose by 350% for single-detached homes and

167% for condos in the eastside of Vancouver. City-wide average rents in purpose-built rental housing rose by 67% over the same period.²

As illustrated in Table 1, these soaring costs are driving an increase in the number of Vancouver residents considered to be housing cost burdened, or paying over 30% of their incomes on rent.

Table 1. Percentage of Renter Paying Over 30% of Their Income on Rent By Income Groups

Annual income (\$)	% of renter households paying over 30% of income on rent	Change from 2006 (to be updated)
0-30,000	20% (Census 2016 TBD)	TBD
30,000-50,000	10%(Census 2016 TBD)	TBD
50,000-80,000	3%(Census 2016 TBD)	TBD
80,000-120,000	1%(Census 2016 TBD)	TBD

Source: Census 2011

Note: Renters paying over 30% of income consist of renter household paying 30-99% of income on housing. These statistics will be updated when 2016 Census Data is available.

Factors Driving Housing Costs - Demand, Supply, and the Role of Government

Housing costs are a function of a broad set of factors linked to the demand for and supply of housing. In Vancouver, both supply and demand factors are behind the rapid increase in housing costs in recent years.

Demand Factors: Role of Economic Growth, Population Change, and Investor Demand

Vancouver and the region are experiencing high and increasing demand for housing. In part, rising demand is a reflection of the city and region's economic growth and desirability as a place to live. The Metro Vancouver region continues to be a key economic growth centre in Western Canada, with 77,800 new jobs in Metro Vancouver from 2015 to 2017.³ Overall, the Metro Vancouver population is forecast to expand by ~65,000 each year until 2021, double the five year regional average growth rate from 2011-2016, with seniors and younger generations driving a significant proportion of population gains.⁴

However, demand from economic and population growth alone is insufficient to explain the rapid escalation in housing costs relative to local incomes in recent years. Several factors have been suggested as additional drivers of housing demand beyond local population and job growth, including access to low-cost financing enabling investment in Vancouver properties from local, nation-wide, and global investors. We learned from our engagement with housing experts around the world that Vancouver and other major cities around the world are experiencing significant speculative housing demand from investors, who view housing as an asset that can

² CMHC Rental Market Survey

³ Statistics Canada, *Labour force survey estimates (LFS), by census metropolitan area*.

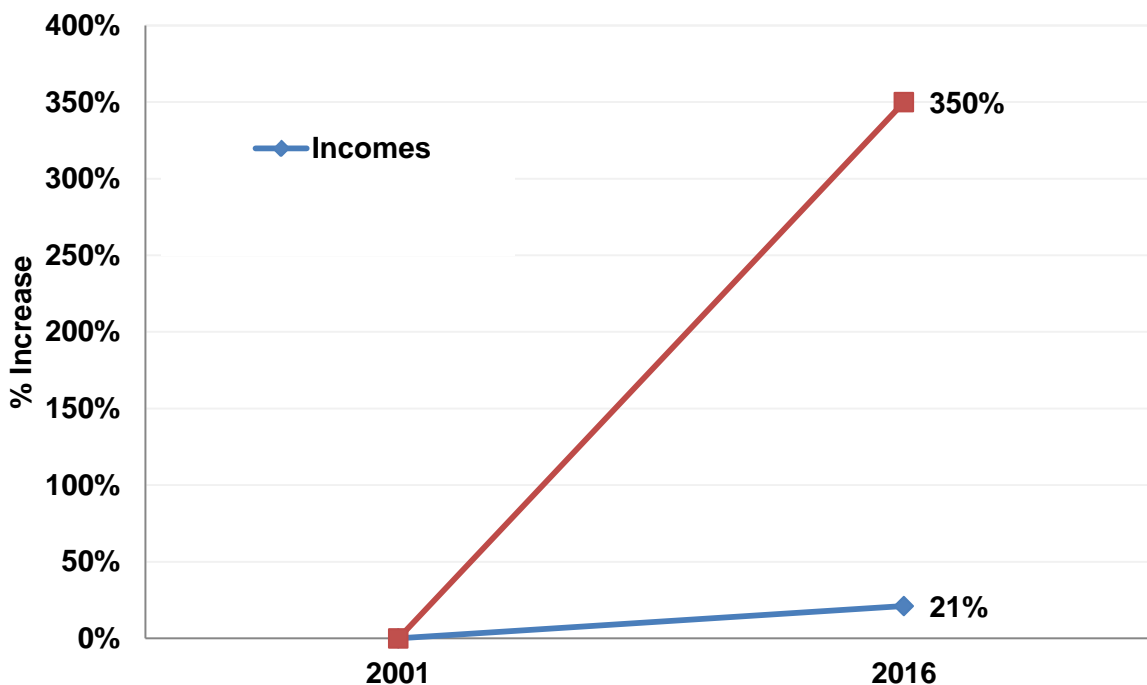
⁴ Metro Vancouver Regional Growth Strategy, 2017; Note: Vancouver's population over 65 grew 19% between 2011-2016, making it the fastest-growing demographic group in the City. Significant growth is also taking place among younger households - 25-34 year olds were the City's most populous group in 2016, making up 20% of the overall population. Within this group, the population of 30-34 year olds grew by 16%, making it the second-fastest growing population after seniors.

generate short- and medium-term financial returns. This phenomenon is often referred to as the 'financialization' of global housing markets and characterizes the purchase of housing as investments rather than homes.

Investor demand can be part of a healthy real estate market. In cities like Vancouver, however, investor demand has contributed to housing market distortions, creating an environment where, in many respects, housing serves investors before people seeking a place to live. A weak Canadian dollar and historically low interest rates have contributed to making Vancouver residential property an attractive investment for investors both locally, nationally, and around the world.

Though limited available data makes it difficult to quantify investment capital flows into real estate, there is mounting evidence of strong investor presence in Vancouver's housing market, including the widening gap between home prices and local median incomes.

Figure 1. Incomes Have Not Kept Pace with Ownership Prices



Data are adjusted for inflation

Source: Census 2011 and 2016, Statistics Canada and MLS Home Price Index

There is also evidence that an increasing number of homes in the City are being held empty as investment properties or used as short-term rentals rather than occupied as full-time homes. New data released for 2016 indicates that the number of homes that were empty or occupied by a temporary resident on Census day has increased by 15% since 2011, to a total of approximately 25,500 out of a stock of over 309,000 homes.

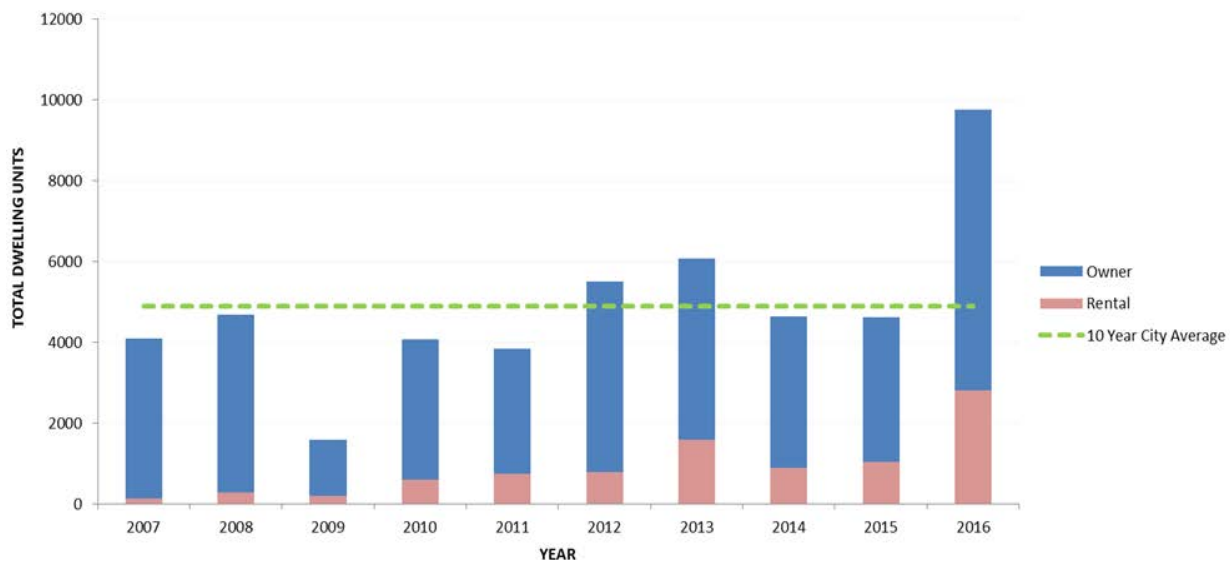
Supply Factors

Supply is also a key determinant of housing costs. Housing costs may increase in response to an insufficient housing supply or supply that is mismatched to local household needs. Constrained housing supply can also exacerbate the impact of high local and investor demand on housing costs.⁵

The price elasticity of housing supply in Vancouver (the rate at which housing supply responds to changes in price) may also be limited by other factors including limited new land for housing, constraints on existing land, and availability of construction crews. While the number of new approvals in Vancouver has increased significantly over the last few years, we have not seen a concurrent increase in the number of housing starts, indicating potential structural issues within the construction and development industry that need to be addressed in order to see new approved supply affect the price of new homes.⁶

Despite these constraints Vancouver has still enabled significant new housing supply in the last five years. New housing starts in the City continue to meet or exceed the number needed to meet regional population growth estimates, and have also exceeded the 10-year average in recent years.

Figure 2. Annual Housing Starts in the City of Vancouver (2007-2016)



Source: CMHC (*Starts and Completions Survey*)

Even with this new supply, Vancouver has continued to experience rapid increases in housing prices across all types of housing and a high level of housing cost burden among local residents, a sign that supply alone may be insufficient to address cost pressures in the City. One key issue identified is that much of the new supply in the city and region is not appropriate to

⁵ CMHC, *Analysis of Home Prices in Large Canadian Metropolitan Areas, Forthcoming (2018)*

⁶ City of Vancouver Development and Building Permit System and CMHC Starts and Completions Survey

local needs and incomes – consisting of 1-bedroom condominium units rather than affordable rental homes and homes suitable for families.⁷

This finding signalled a need for a significant shift in new housing production toward rental and social housing, as well as housing that is suitable for families with children. This shift is already underway through recent community plan policies that specifically identify opportunities for new rental and social housing, and is a key goal of the *Housing Vancouver* strategy, action plan and housing targets. Chapter 1 of this strategy details the City of Vancouver's housing supply targets for the next 10 years.

Role of Government

Government policy at all levels is also a key determinant of housing trends over time. Governments set policy around housing in several ways – including tax incentives for individual capital gains and business investments in housing; federal insurance for mortgages; and direct assistance for affordable housing construction and renewal. Many of these tax arrangements also have the effect of encouraging home ownership over other tenure options, for instance by exempting profits from the sale of a primary residence from capital gains taxes.

Recent decades have witnessed substantial reductions in the level of direct assistance and funding provided by the federal housing programs, including non-profit and co-op housing programs and tax incentives for purpose built rental housing construction, created a significant proportion of Vancouver's affordable housing stock from the 1960s to 1980s. By the early 1990s, all of those programs had been canceled. The impacts of government cuts continue to be felt today, with limited new affordable housing to replace the rapidly-aging existing stock of social and rental housing.

This issue is particularly urgent as operating agreements that cover operating and capital expenses in social housing are set to expire for a significant proportion of BC's existing social housing residences. In the private rental sector, the removal in the early 1970s of federal tax arrangements supporting market rental housing meant a dramatic reduction in the amount of new rental housing developed in recent decades – driving today's extremely low rental housing vacancy rates.

The promise of a new federal National Housing Strategy – Canada's first – as well as new commitments to affordable housing and renter protections from the provincial government, signal the potential for important support for the City's ambitious housing agenda. A new Metro Vancouver Regional Affordable Housing Strategy and Regional Homelessness Strategy will also be a foundation for regional collaboration on housing issues. In advancing this strategy, it will be important to advocate to other government partners and agencies, but also to align the City's efforts with emerging policies and programs at the federal, provincial and regional levels.

⁷ *Housing Vancouver* Emerging Directions. Report to Vancouver City Council (March 2017)

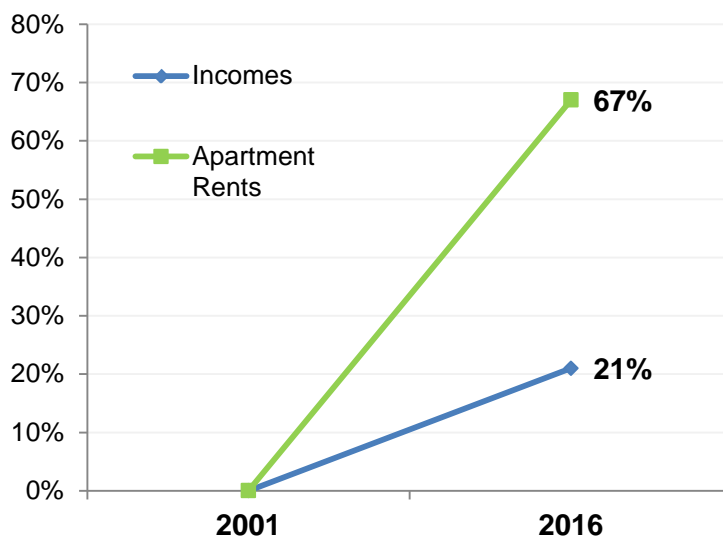
Vancouver's Housing Crisis – What Does it Mean for Vancouver's People and Diversity?

Affordable housing with adequate, accessible services and supports is crucial to fostering a diverse, vibrant community where people of all incomes and backgrounds can thrive.

Vancouver's affordability crisis poses real, immediate risk to Vancouver's diversity – with households across the income spectrum facing the prospect of leaving the City in order to access more affordable, suitable housing for themselves and their families.

Vancouver renters today are facing extremely low vacancy and rising rents. Vancouver's rental housing vacancy rate continues to sit below 1% - which means renters have limited options when they are looking for rental housing, and face substantial competition for a small number of available homes. Rents also continue to outpace incomes, with over 46,000 renters in Vancouver across the income spectrum paying over 30% of their income on rent, the CMHC measure for unaffordability of housing. Out of these households, 15,000 are paying over half their income on rent – 58% of these are headed by individuals aged 20 to 45, 15% are families with children, and a further 14% are seniors over 65.⁸

Figure 3. Incomes Have Not Kept Pace with Rents



Source: Census 2001 and 2016, Statistics Canada and CMHC Rental Market Survey

⁸ Census 2016

A HOME FOR EVERYONE: HOUSING VANCOUVER AND THE HEALTHY CITY STRATEGY

Adequate housing for Vancouver residents is critical to ensuring a healthy city, as envisioned in the City of Vancouver Healthy City Strategy.

The Healthy City Strategy (2014-2025) is an equity-focused social sustainability plan that includes key actions and priorities for supporting health and well-being for all. This includes actions to address poverty in the city, foster social connectivity and inclusion, create a home for everyone, and ensure the right services and supports are in place where people need them most.

Ensuring affordable and supportive housing is available across all neighbourhoods creates mixed communities where families and individuals across the spectrum of socio-economic status can flourish, have access to green space and recreation opportunities, local schools, and cultural opportunities.

Vancouver's most vulnerable residents are facing a crisis situation: Housing pressures continue to bear heavily down on the City's most vulnerable residents. The 2017 Metro Vancouver Homeless Count found 2,138 sheltered and unsheltered homeless individuals in Vancouver – a 19% increase over the 2014 Metro Vancouver count, with seniors, youth under the age of 25, and Indigenous residents disproportionately represented in comparison to other populations. An additional 4,000 people are living in private Single Room Occupancy Hotels (SROs), many of them in inadequate conditions. Lone-parent mothers are also more likely to have low incomes and face precarious, unstable housing than dual-parent households, and are significantly more vulnerable to housing cost pressures.

Vancouver's Indigenous residents have unique housing challenges and needs: Statistics available demonstrate the ongoing inequities between Indigenous and non-Indigenous residents, with additional socio-economic inequities more prominent in Vancouver, than the region as a whole. The average household income for Indigenous households in the City of Vancouver (2010) was approximately 20% lower than the Metro Vancouver Indigenous income average (\$55,500 vs. \$69,223) and 31% lower than the average non-Indigenous income in Vancouver (National Household Survey, Census 2011). Indigenous residents are also less likely to own their own home than non-Indigenous residents.

The recent 2017 Metro-wide homeless count identified 3,605 homeless individuals across the region, with 34% being of Indigenous background (39% in Vancouver). As a City of Reconciliation, Vancouver's key priority will be to address the disproportionate effect of intergenerational cycles of poverty, often including trauma and homelessness, within urban Indigenous communities.

Young households and families are increasingly unable to think of Vancouver as their long-term home: Though Vancouver continues to be an attractive place for young people to study and start their careers, the high price of housing, the growing inaccessibility of homeownership, and the costs associated with raising a family makes it difficult for these households to stay in the city long-term. This means the loss of key mid-career workers in Vancouver's local economy, as well as the loss of families and children from local neighborhoods. In the case of lone parent families, of which about 85% are female led, access to affordable housing is even more daunting. According to the 2016 Census, 35 percent of lone parents are considered low income as compared to 15 percent of families with two parents.

FOCUS ON *MISSING MIDDLE* HOUSEHOLDS

In recent years, there has been a growing focus on a group of households that we refer to as the ‘Missing Middle.’ This term refers to households who earn moderate incomes, between \$30,000-\$80,000 per year in 2016, who are increasingly under-served by private market housing in the city. Included in this group are a significant number of singles and families between the ages of 20 and 40, many of whom are students or key early- and mid-career workers in the city and region, whose long-term presence in the region is crucial to supporting regional businesses.

There is a growing body of research on the ‘squeeze’ facing Canada’s younger generations when it comes to housing, earnings, and cost of living. According to the Vancouver-based advocacy and research group Generation Squeeze, the amount of time required for a typical young Canadian to earn enough for a 20 percent down payment on an average home has increased from 5 years to 23 years in Metro Vancouver since the mid-1970s. Incomes for younger households in their 20s, 30s, and 40s have been outstripped by the dramatic increase in home prices – leaving Canada’s current working households with less opportunity to accumulate housing wealth and benefit from a stable place to live.

Already, there are signs that young people and families are compromising to stay in the city: many younger households are opting to live at home with parents for longer, while families and key workers are renting for longer periods, or choosing to leave the city to find more affordable options elsewhere. There are already early signs that Vancouver’s families are choosing to leave. The most recent census revealed that the population of young children in the city is falling – with the population of children aged 0-4 declining by 1% since 2011. This trend, if it continues, has serious implications for the city’s economy and vibrancy long-term.

What Has the City Accomplished?

Since approving the *Housing and Homelessness Strategy (2012-2021)*, the City has already taken significant action to address housing affordability, in many cases innovating with new policies and approaches that have become models for other municipalities in Canada and around the world. These actions include:

Reversing the lack of investment in purpose-built rental housing of the past three decades, by introducing innovative programs to incentivize purpose-built rental construction, including the STIR and Rental 100 program. This has resulted in 7,032 new rental units since 2010, far exceeding the targets set out in the 2012-2021 Housing and Homelessness Strategy..

Facilitating a significant increase in overall housing supply, with 9,800 housing starts in 2016 compared to the 10-year average of 5,000 starts annually. There has also been a 70% increase in building permits issued in 2016 compared to the 10-year averages of 4,600 permits annually.

Taking steps to limit speculation and ensure housing provides homes for Vancouverites through a new tax on empty homes, the first tax of its kind in Canada intended to bring under-utilized investment properties back into use as rental housing, limit speculative investment and ensure housing is used as homes first. The City is also creating new regulations on the use of short-term rentals to help protect renters who want to live and work in Vancouver.

Recently approved community and station area plans in the West End, Downtown Eastside, Marpole, Grandview-Woodland and Joyce-Collingwood that will include new housing opportunities, including market rental housing, social housing, secondary rental suites, as well as more diverse forms of ownerships housing – including duplex, infills, and townhouses.

Using innovative tools and partnerships to create and retain affordable housing for the City's most vulnerable residents:

- Opportunities for 1,700 social housing units and ~ 1,300 secured market rental units have been secured through inclusionary housing policies on major project sites including Oakridge Centre, Little Mountain, Pearson Dogwood, Oakridge Transit Centre, and East Fraserlands
- From 1994-2016, 2812 units (41%) of the SRO stock in the downtown core has been converted to non-profit, permanent affordable housing for vulnerable residents

Leveraging City-owned land to create affordable housing

- Created the Vancouver Affordable Housing Agency (VAHA), which has offered 20 sites of City-owned land for senior government partnerships to build affordable housing. In early 2017, VAHA delivered the first 40 temporary modular units in Western Canada and is in the process of developing more than 2,500 below market units by 2021
- Established Vancouver's first Community Land Trust, in partnership with the Co-op Housing Federation of BC, which will open its first 358 units in 2017 and 2018
- Developed a framework to guide lease negotiations for co-op housing on City land, prioritizing maintaining affordability for residents

Creating Pathways out of Homelessness

- Secured provincial support for 600 units of temporary modular housing, now underway
- Partnering with the province and non-profit partners to open over 300 temporary winter shelter beds – the largest number ever
- Achieved 1,702 new units of supportive housing since 2012

Introducing a new Tenant Relocation and Protection Policy, which provides the strongest protections to tenants out of all BC municipalities to mitigate the impacts of displacement due to redevelopment of their rental housing.

Innovating new approaches to housing options and home ownership for families, including an increase in the required number of family-sized units in new rental and strata projects, expanding ground-oriented housing options in single- and two-family neighborhoods, enabling Vancouver's first co-housing project, and exploring a new Affordable Home Ownership Program.

Expanding options for introducing new housing tenure models and forms, including expanded options for secondary rental suites in low density areas and enabling rented laneway housing city-wide.

Partnering with senior levels of government on key affordable housing initiatives, including 1,414 units of social housing on 13 City-owned sites, opening winter shelters, and SRO acquisitions and upgrades. The City is also an active participant in the Federation of Canadian Municipalities' work with the federal government on actions relating to housing and cities, particularly advocacy surrounding the forthcoming National Housing Strategy.

These actions have established Vancouver as a leader in Canada and the world in efforts to address housing affordability across the spectrum of incomes and housing needs. However, more action is needed, urgently, to address the continuing housing crisis facing Vancouver's households and communities.

What We Heard from our Partners, Stakeholders, and the Community

The ideas, objectives, and actions in *Housing Vancouver* are the result of over a year of intensive community and partner engagement and public consultation. There have been a number of reports to Council on the evolving policy and engagement process to date, as well as a public report to Council on the *Housing Vancouver* emerging directions as part of the process to arrive at a final strategy.

These presentations, report to Council, and summary reports on the *Housing Vancouver* public engagement process are available at Vancouver.ca/housing. In summary, the process included:

- Engagement with five Creative Advisory groups, comprised of local experts and stakeholders, in order to determine best practices and innovative ideas around key housing issue areas
- Multiple conversations with key stakeholders over twelve months, including the Mayors' Advisory Committee, the Development Advisory Group, the SRO Task Force, and the Urban Development Institute
- The Re:Address Conference and Re:Address Week in October 2016, which brought together local and global experts on housing, affordability, and community development to discuss global issues around housing and cities. It successfully engaged both the public and partners, with over 35 speakers representing Vancouver, Calgary, Winnipeg, Toronto, San Francisco, New York, Edinburgh, Amsterdam, Glasgow, Vienna, Melbourne, Sydney, and Tamaki Makaurau (Auckland)
- Engaged National stakeholders in a series of discussions in Fall 2016 hosted by the Federal Ministry of Finance, focusing on challenges and opportunities for expanding housing supply in Canada's cities experiencing serious housing affordability issues. The City also made a comprehensive submission to the federal government on their National Housing Strategy, in early November 2016, following the Re:Address conference
- Engagement with Vancouver residents, including two on-line surveys which drew over 10,000 responses, *The Big Conversation*, a one-day workshop which saw nearly 200 Vancouver residents from diverse housing and household backgrounds come together to discuss their personal housing challenges, and their visions for the future of Vancouver housing, and embedded engagement in City of Vancouver planning dialogues and open houses across the city
- Hosted government and non-profit housing leaders from Vienna, Austria in June 2017 for a week of engagement and dialogue regarding the importance of social housing and the role of government in supporting long-term housing affordability. The week of events included a workshop comparing the Austria and Vancouver approaches to housing delivery, with attendees including the Vienna delegation, City, and local academic partners from Simon Fraser University and the University of British Columbia



Through this engagement, we learned about the housing challenges facing Vancouver residents across the income spectrum, including renters, owners, and people living at home or in insecure or precarious housing situations. We also learned about their priorities and vision for the city's future when it comes to housing. Some key findings were:

- Affordability is the top value for Vancouverites when it comes to housing.** Vancouver residents ranked affordability as the number one priority for housing in the city – but also put high value on diversity, security of tenure, and community connection. When we asked former Vancouver residents about the reasons why they chose to leave, we heard that affordability was a primary driver –along with desire for more living space and the desire to own a home rather than rent
- People love living in Vancouver, and are making trade-offs to stay.** Vancouverites love living in the city, and value its diverse neighborhoods and people, amenities and features, and proximity to jobs and school. As a result, they are making real and significant trade-offs so they can afford to stay in the city – compromising on space, delaying ownership, or living at home with parents

- **Renters are uncertain about whether they can afford to live in Vancouver in the near future.** When we asked Vancouver residents whether they think they'll still be living in Vancouver in the next 3-5 years, we heard that many residents are uncertain about their future in the city, in large part because of housing. They also have serious concerns about the affordability of existing rental housing, and about being evicted due to renovations or redevelopment of their existing housing
- **Vancouver residents want to see the 'Right Supply' of housing in the city, and greater diversity in the type of housing choices available to them.** Vancouver residents believe the city needs more housing, but insist that this housing must be affordable to people who live and work in the city – like rental, co-op, and social housing linked to local incomes. Vancouver residents are open to considering a diverse range of housing options for their next home – including low- and mid- rise apartments, townhouses, and laneway homes
- **Vancouver residents have high expectations for action for all levels of government.** Vancouver residents expect the City and partners at the provincial, regional, and federal level to address concerns about investment demand driving price growth, and to prioritize equity between generations and tenures through planning and taxation policy. Residents also called for partnership between all levels of government to invest in the current and future supply of affordable housing

HOUSING VANCOUVER VALUES

Diversity: Housing should respond to the diversity of people and households who call Vancouver home.

Security: Housing is about 'homes first' and security of tenure, and is an important foundation for stability, security and a sense of belonging in the city.

Affordability: All residents need access to housing options within their means that meet their needs.

Connection: The right mix of homes supports resilient communities, with strong connections between people, places, and communities.

Ongoing engagement with the public and key stakeholders is a core principal of *Housing Vancouver*. The City will continue to engage and seek feedback from the public on the strategies and key actions laid out in *Housing Vancouver* moving ahead.

CHAPTER 1: 10-YEAR HOUSING TARGETS

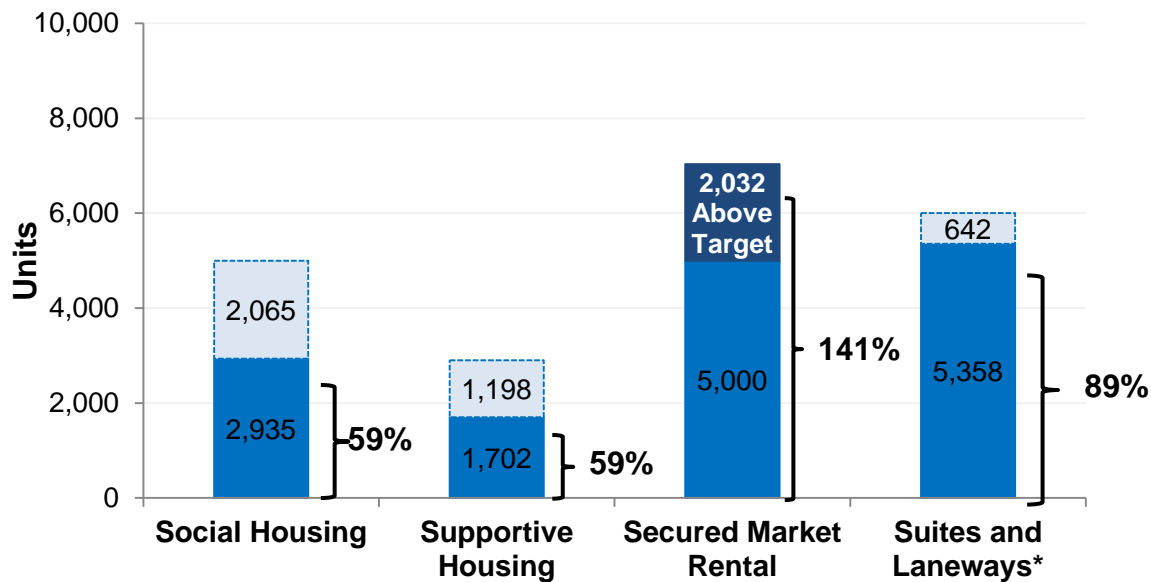
What are Housing Targets? Why are they Important?

Housing targets define the type and amount of housing that the City will enable over the next 10 years; they are a clear statement about the city we want for current and future residents and provide direction to the market and housing providers. Monitoring and evaluation of our progress towards each target provides a framework for ongoing policy evaluation and priority setting.

Progress towards Existing Targets

The previous *Housing and Homeless Strategy (2012-2021)* set targets for housing growth through 2021. At the midway point, the City has surpassed its 10-year market rental target by 37% and reached 45% of its social, 59% of its supportive, and 76% of its secondary suite and laneway housing targets (Figure 4).

Figure 4. Percent of Units Towards 10-Year Housing & Homelessness Strategy Targets (as of September 30, 2017)



Housing as a Foundation for a Diverse Population

Vancouver is home to a diverse population – with a broad range of backgrounds, household types, incomes, and occupations. Over 50% of Vancouver households rent their homes and there is a wide variety of renter households in the city including families, seniors and singles at a wide range of income levels.

As housing prices continue to rise, Vancouver's diversity is at risk – with low- and moderate income residents, families, and other households increasingly choosing or being forced to leave the city to find more affordable or suitable housing. While significant supply is being delivered, analysis has revealed the following key gaps in the type and affordability of housing being provided:

1. Rental housing for single-person households earning less than \$50,000 – which generally means rents below new market levels
2. Rental housing for families earning less than \$80,000 – also generally means rents below new market levels
3. Ground oriented homeownership options such as townhouses and coach homes.

In order to maintain a diverse, vibrant city going forward, the City needs to ensure that Vancouver's housing stock can accommodate a broad range of incomes, occupations, and households at all life stages across the city.

DEFINING AFFORDABILITY

Affordability is a measure of a household's ability to pay for housing – it relates the price or cost of housing to household income. Housing is considered to be affordable when it comprises 30% or less of a household's total income before taxes. For example, rental housing that is affordable to the median household income in Vancouver of \$65,327 in 2016 would need to rent at \$1,633. Households paying over 30% of their total income on housing costs are considered to be 'housing cost burdened.'

This is particularly relevant for low- and moderate income households whose household expenses take a higher overall share of their monthly budgets, whereas higher-income households may be able to absorb higher housing costs.

In order to better understand housing cost burdens on Vancouver's households, we looked at the population broken down by income bands (Figure 5).

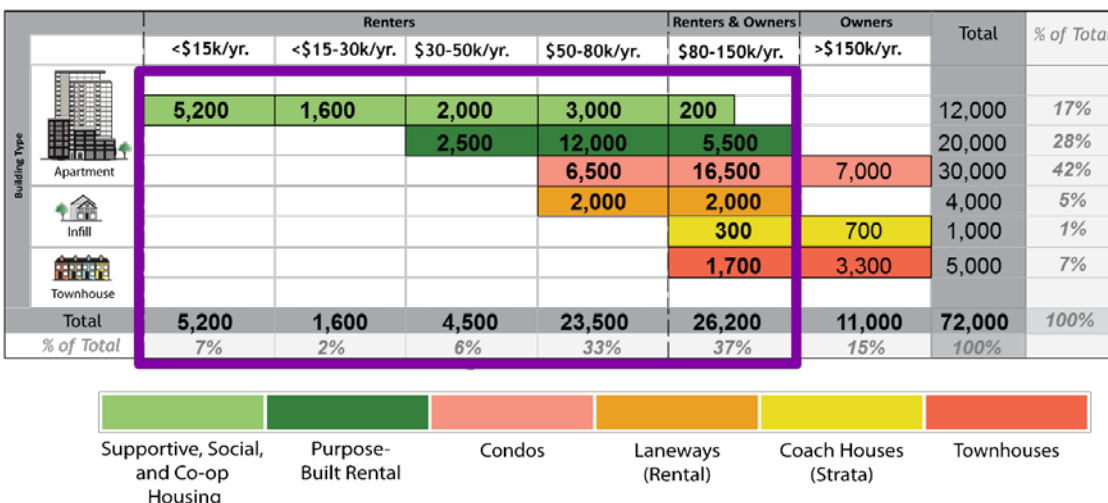
Targeting the Right Supply

The *Housing Vancouver* targets were set based on several core objectives:

- 1) Retaining diversity of incomes in the city
- 2) Shifting current housing production toward rental housing in order to meet the greatest need
- 3) Setting ambitious targets for housing for very low-income households, which are achievable with coordinated action from the City and partners

The *Housing Vancouver* targets indicate the amount of new housing required along a continuum of housing types, in order to maintain Vancouver's income diversity. Of the 72,000 new homes projected as part of the new targets, nearly 50% will serve households earning less than \$80,000 per year, and 40% will be family-size units.

Figure 5. Housing Vancouver 10-Year Housing Targets (2018-2027)



The social and supportive housing target will encompass opportunities to create housing for non-profit cooperatives.

Low-Income and Non-Market Housing Targets

Housing Vancouver also includes targets for housing to meet the needs of low-income residents, with 12,000 social, supportive and non-profit co-operative housing units - of which 4,100 will have supports. The new social and supportive housing target will include homes for our homeless population and vulnerable SRO (Single Room Occupancy) tenants currently living in inadequate housing and requiring supports. The targets include 2000 units of SRO replacement housing. This target will stretch the previous 10 yr. social and supportive target set in the *Housing and Homelessness Strategy (2012-2021)* by 50%. The City will achieve this aggressive target through collaboration with non-profit, for profit and senior government partners.

Currently, the city's stock of non-market housing consists of approximately 23% co-ops (5,780 units). Given the strong public support for more of this type of housing, the City will look to expand this number by setting a new 10-year target of 2,000 co-op units.

Table 2. Breakdown of Low-Income and Non-Market Housing Targets by Housing Type

Housing Type	Units
Social housing (Independent)	5,900
Supportive Housing	4,100
Co-operative Housing	2,000
Total Low-Income and Non-Market Housing Units	12,000

Rental Housing Targets

Expanding the supply of rental housing is a key priority in the new *Housing Vancouver* targets. *Housing Vancouver* sets a target of 20,000 new purpose-built market rental units over the next 10 years, quadrupling the previous target set in the. This new rental supply created since the *Housing and Homelessness Strategy (2012-2021)* has contributed to progress in the rental market by producing 80% of the region's 4,289 rental units under construction in 2017. As a direct result, CMHC has forecasted a rise in the region's vacancy rate from 0.6% to 1.1% as these units reach occupancy by 2019.

The City will seek to shift 20% of these new rental units to be developer-owned affordable rental with deeper levels of affordability secured for the long-term. In addition, it is anticipated that one-third of new condominiums will be used as secondary rental. The City has also set a target of 4,000 rental laneway homes. Approximately 35% of the purpose-built rental and 50% of the laneway homes will be suitable for families, anticipated to create up to 11,000 new rental options for families with children.

Overall, two-thirds of the new housing units created will be available for renters (this includes the targets for low-income, non-market, and market rental housing).

Table 3. Breakdown of Rental Housing Targets by Housing Type

Housing Type	Units
Purpose-Built Market Rental	16,000
Developer-Owned Below-Market Rental	4,000
Laneways	4,000
Total Rental Units*	24,000

**Note that portions of the ownership targets will serve as rental homes, which includes 9,900 condo units and 1,700 townhouses.*

Targets for Ownership and New Housing Forms

Housing Vancouver also sets targets for ownership housing, in the form of condos, coach houses, and townhouses, in order to provide more options for households including first-time homebuyers, families, and downsizing seniors. The target for condominium apartments is 30,000 units. To address the ownership demand for ground-oriented forms the City has included specific targets for 1,000 coach houses and 5,000 townhouses. Family ownership options will be provided by setting targets for 2 and 3 bedroom units in each of these housing types. This strategy sets a family housing target of 35% of condo units, 50% of coach houses and 100% of townhouses. In total, these targets will result in 16,000 ownership housing units suitable for families with children.

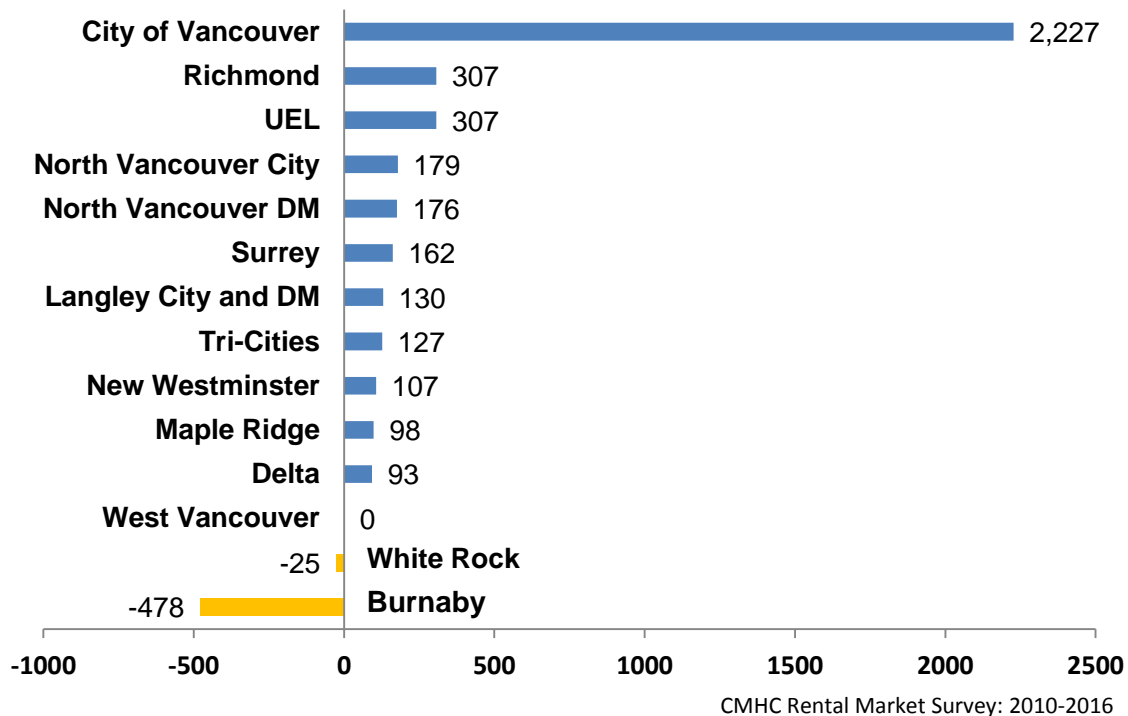
Table 4. Breakdown of Ownership Housing Targets by Housing Type

Housing Type	Units
Condos	30,000
Coach Houses	1,000
Townhouses	5,000
Total Ownership Units	36,000

Retaining and Renewing Existing Affordable Housing

Currently, the City leads the region in the net gain of rental housing (Graph 3), which has been accomplished by both growing supply and preserving the existing rental stock. Some local municipalities have incentivized significant new secure market rental housing in recent years, but much more can and must be done to increase the supply of rental housing in the Metro Vancouver region. Addressing the rental housing crisis across the region requires action from our regional partners and municipalities. A new regional focus and call to action for all municipalities to work together is essential.

Figure 6. Change in Apartment Units in CMHC Rental Market Survey Universe (2010-2016)



Vancouver's existing rental stock consists of approximately 57,000 purpose built market rental units, 4,600 private market SRO units and an additional 25,800 non-market rental units, summing to nearly 90,000 existing rental homes. In this stock, the older units are generally more affordable and better meet the needs of low to moderate income households. In addition to new supply targets, the City will continue to implement measures that retain and renew this older rental stock to ensure no net loss, including requiring at least one-for-one replacement of rental housing in certain zones, as well as explore opportunities that replace these units and their levels of affordability.

How Will We Know if We're Successful?

The City will regularly report out on its performance towards meeting the new 10-year targets. The reporting system will be structured to track each new housing supply target by affordability level, buildings type, and tenure. The inventory of existing affordable housing stock will also be assessed and monitored to ensure that growth in new housing is balanced with renewal and retention. An annual summary of the City's progress towards its targets will be provided to Council to benchmark the City's achievements and identify greater opportunities to advance the objectives set out in *Housing Vancouver*.

Progress toward the *Housing Vancouver* targets is just one of a suite of metrics that will be used as a benchmark as *Housing Vancouver* is implemented. We also need to measure the outcomes of our actions and assess their impact on the housing situation in Vancouver. Further actions related to monitoring are outlined in Chapter 10 – Implementing the Strategy.

CHAPTER 2: ADDRESSING HOUSING DEMAND AND SPECULATION

OVERVIEW

In the five years since Council approved the *2012-2022 Housing and Homelessness Strategy*, Vancouver has experienced even more rapid housing price growth than what was predicted in 2012. By 2016, the price of a single-detached home had far outpaced local incomes, indicating that housing prices were being driven by forces much greater than simply households looking for primary homes. Investment demand – from locals, from the region and the rest of Canada, and from foreign sources – has long been a factor in Vancouver’s housing market. A long period of low interest rates, combined with a weak Canadian dollar in recent years, likely fuelled high levels of investment and speculation in Vancouver’s housing market in the period leading up to 2016. Despite the public interest in this area over recent years and the call for more information, there is limited data on the structure and composition of the capital driving home prices.

Recognizing that action was needed to understand and address foreign demand, in Spring-Summer 2016 the province began collecting citizenship data during the land transfer process, and introduced a new Foreign Buyers’ Tax. In 2016, the City introduced Canada’s first Empty Homes Tax, aimed at bringing non-occupied investment properties back into use as long-term rental housing. Vancouver has also seen record levels of housing supply added to the city, including the most substantial amount of new rental housing in decades.

However, even with the actions taken so far, housing and land prices continue to rise in Vancouver and the region, a reflection of the depth of demand for housing in the city. While many existing homeowners have benefited through increased housing wealth, younger generations and those with lower incomes and less wealth face increasingly high barriers to entry into the housing market. Government incentives for home ownership, including capital gains tax exemptions for primary residences and programs like the Home Owner Grant, have also resulted in housing wealth receiving more favourable treatment than other forms of earned income. The culture and perception of home ownership as the pinnacle of Canada’s housing system, and the reinforcement of this with recent large wealth gains among many existing homeowners, further contribute to a growing equity gap between those who own and those who do not.

Upward pressure on land prices is a significant contributor to the rising cost of housing in Vancouver. The rising cost of land has also been identified as a barrier to developing affordable rental and social housing, with excessive speculation - the purchase of property based on

WHAT WE HEARD

The issue of foreign investment and overall investment demand was a key issue of concern among Vancouver residents in *Housing Vancouver* consultation.

“So long as speculation plays a major role and houses sit empty, building more will only further fuel speculative buying and drive prices beyond local residents’ wages.”

“Housing is an investment today in a way that it wasn’t for our parents’ generation, and it means young people are getting shut out while older generations accumulate wealth. We need to radically re-think the way we tax different kinds of wealth in this country.”

anticipated price growth – contributing to distorted land prices. This is a critical barrier to affordability in new housing.

Action is needed to ensure that existing and new housing is serving the needs of current and future Vancouver and area residents, and that the gains of today's homeowners are not to the detriment of future generations. While the City proposes to take significant action to address housing demand, stabilize land values, and address speculation a broader rebalancing of Canada's housing system at the local, provincial and federal level is crucial to make lasting change.

The Strategies and Key Actions below outline steps for City and senior levels of government to address demand and speculation and ensure equity in our housing markets. These actions are also detailed in the 3-year *Housing Vancouver* Action Plan.

Strategy 1: Ensure existing housing is serving people who currently or intend to live and work in Vancouver

With rental vacancy rates below one percent and rising home prices across Vancouver's housing stock, new initiatives are underway to ensure that Vancouver's existing housing is prioritized as homes for locals who live, work, and study in Vancouver, or those who would like to in the future. There may also be opportunities to explore new approaches to prioritizing housing for locals in new strata in order to limit speculation in new strata and prioritize this stock for local buyers. It will also be important to monitor the anti-speculation measures taken by other global cities and regions.

Key Actions:

- Implement the Empty Homes Tax and consider further amendments to strengthen the Tax in order to bring under-utilized housing back into use as rental
- Implement Short-Term Rental (STR) regulations to protect long-term renters while also enabling homeowners and renters to make supplemental STR income from their principal residence
- Pilot approaches to prioritize newly-constructed housing for people who intend use housing as homes first, particularly affordable housing created under City programs and policies

CASE STUDY

Empty Homes Tax: Prioritizing housing for locals by bringing under-utilized housing back into use as rental

On July 28, 2016, the province amended the Vancouver Charter to enable Council to pass a bylaw introducing a tax on empty homes. After hearing from more than 15,000 people and consulting with many experts, the City saw both support and need for a tax on empty homes in Vancouver. On November 16, 2016, Council enacted the Vacancy Tax By-law with the first tax year commencing on January 1, 2017.

Homeowners with vacant or under-utilized residential properties are required to pay the EHT at a rate of 1 percent of the property's assessed taxable value. The City expects the tax will motivate owners to rent out their empty or under-utilized properties – creating more rental homes for the people who live and work in the city.

All Vancouver homeowners will be required to submit a property status declaration each year to determine if their property is subject to the tax. Failure to do so will result in the property being deemed vacant and subject to the EHT, as well as a \$250 fine. Owners who make a false declaration will be subject to fines of up to \$10,000 per day of the continuing offense.

Strategy 2: Use City regulations and tools to increase certainty in land use policy and rezoning processes, discourage speculation, and reduce upward pressure on land prices

Increasing clarity in City planning policies and processes is a key action the City can take to discourage speculation and stabilize land values, by increasing certainty in the process of acquiring and assessing the value of land for development. Key steps include action to better align and clarify housing and land-use policies; shifting toward density bonusing; and new ideas to discourage speculation in rental zones and other priority areas for affordable housing.

Key Actions:

- Provide clarity regarding affordable housing requirements through a shift from rezoning and community amenity contribution (CAC) negotiations in 100% rental projects toward density bonusing in district schedules, where appropriate
- Develop a new policy to stabilize land values prior to the launch of any new planning program by determining base land values and/or quantifiable requirements for contributions to public benefits

Strategy 3: Work with partners at the regional, provincial, and federal level to understand key drivers of demand and take action to address speculation

While the City is taking action and harnessing new tools to address the impact of speculation on housing costs, partners in senior government have the necessary authority and resources to address investment and speculation in major cities across Canada, and introduce greater equity and fairness in the approach to taxing housing-related income and wealth. Vancouver will work with partners in other municipalities and senior government to explore additional opportunities to ensure a more balanced and equitable real estate market.

Key Actions:

- Coordinate existing intergovernmental housing discussions and new expert partnerships to identify global, national, regional, and local trends impacting housing affordability and to identify key gaps in existing housing and demographic data
- Work with partners in senior government on tax and financial regulations to limit speculative housing investment and introduce greater equity in current approaches to taxing housing-related income and wealth

BUILDING A GLOBAL NETWORK OF CITIES

Housing Vancouver and the Housing Re:Set brought Vancouver together with a growing network of global cities working to learn, share, and address the global challenges of urban growth, affordability, and sustainability. This work has revealed the linkages between Vancouver's challenges and those of cities across Canada, North America, and the rest of the world – and underscored the importance of collaboration and learning to inform our solutions.

A key lesson from this process is that cities around the world are facing the brunt of housing challenges and yet do not have all the tools, authority or financial capacity to address them. Cities cannot solve today's housing affordability challenges alone – new tools, partnerships, and networks are critical for moving ahead. These learnings informed the City submission to the National Housing Strategy, and will continue to inform our advocacy around the role of cities in Canada's housing system.

The City is committed to launching a global network of like-minded cities that are struggling with the same issues, and has already begun dialogue with San Francisco, New York, Sydney, and London under the banner of the Shaping Futures initiative. Under *Housing Vancouver*, Vancouver will both broaden and deepen this dialogue, bringing in new city voices and seeking further areas of alignment and knowledge transfer between our partner cities around the world.

CHAPTER 3: THE RIGHT SUPPLY

OVERVIEW

Achieving the 10-year targets laid out in Chapter 1 demands a shift in housing production in Vancouver away from the ‘business as usual’ and toward the “Right Supply.” This means creating housing that specifically meets the needs of people who live and work in Vancouver. This involves looking at:

- 1) **Location:** Where housing is located impacts access to transit, jobs, key services and amenities e.g. schools, parks, childcare, stores, and its safety and suitability for different types of households
- 2) **Type of Building:** A building’s form – its height, shape, density, and design – has a direct impact on who it serves, affordability, and how it fits in existing neighborhoods. Various types of buildings are also needed to accommodate all types of households. For example, ground-oriented units or apartments with two or more bedrooms with child-friendly amenity spaces are considered to be better suited for families, while units that have no barriers to access are needed for those with mobility challenges
- 3) **Incomes and Tenure:** In order to be the ‘Right Supply,’ new housing must be in line with the broad range of local incomes in Vancouver. This means creating a variety of housing across the continuum of income affordability and types, including social housing, below-market rental, market rental, and a diversity of ownership options. Housing tenure describes the economic conditions under which housing is held or occupied. While the most common examples of tenure are ownership and rental, there are a variety of tenures that do not fall directly into either category or combine aspects of both, such as collective housing, rent-to-own models, and co-housing

The location, building type, and tenure of housing all impact its suitability and affordability for people who live, work, and play in Vancouver. In the context of Vancouver’s market, secured rental housing – particularly below-market rental and social housing - and more diverse ground oriented housing are cornerstone examples of the ‘Right Supply.’

The shift toward the ‘Right Supply’ is also a response to Vancouver’s changing population and housing preferences and needs. The most recent census data demonstrates the highest rate of population growth in Vancouver have been in higher-density areas along major transit corridors and near urban centres. The same census results have shown that low density areas in the western and southern areas of the city have experienced a population decline, both overall and in the number of children. This trend likely reflects the un-affordability of housing in low density areas, the growth in availability of apartment housing near transit hubs enabled through community planning, as well as a possible shift in household preferences toward locations that are more accessible to jobs and amenities. The new 10-year housing targets will introduce substantial new rental and social housing in areas near transit, as well as opportunities for new ground-oriented housing forms in low density areas.

Beyond Housing Costs – Transit, Childcare, and Other Key Household Cost

Housing costs typically represent the largest share of a household's monthly budget – but they are not the only major costs facing Vancouver residents. Transportation, childcare, food, and debt expenses like student loans are other major costs that residents are balancing. The City's Healthy City Strategy includes goal areas to increase access to all of these areas as part of its social sustainability objectives for all residents.

Many studies have begun to combine transportation and housing costs together when considering the overall affordability of housing in urban areas. A recent study by Metro Vancouver found that working renter households in the Metro Vancouver region have an estimated housing and transportation cost burden (combined housing and transportation costs as a share of monthly pre-tax income) of 49%, compared to 40% for owners. The combined transportation and housing cost burden was highest among renters earning less than \$50,000 per year, nearing 70% of monthly income.

In this context, a household's access to transit is key to managing their combined transportation and housing costs. The Metro Vancouver study found that renters are more likely than owners to take transit to work, and further found that renters living near transit (within 800 meters of rapid transit or 400 meters of a bus stop) are better able to absorb housing costs than renters living farther away from transit. One of the five goals of the 2016 *Metro Vancouver Regional Affordable Housing Strategy* is increasing the rental housing supply along the regional Frequent Transit Network. *Housing Vancouver* shares this goal, and will emphasize expanding the stock of market and below-market affordable rental housing on and adjacent to major transit corridors.

Fees paid for childcare services outside of the home are often the second largest share of a household budget for families with young children. Research indicates that the majority of Vancouver families who are able to access licensed group childcare are paying more than 10% of their household income on childcare. Lone-parent households, often headed by single mothers, face an even higher cost burden for childcare.

WHAT WE HEARD

These trends are reflected in feedback received from Vancouver residents through *Housing Vancouver* public consultation. Residents called for a plan for neighborhoods across the city that prioritizes equity, access, and affordability for future generations, and also shared concerns about preserving the city's history and character.

- *“Providing more rental housing and preserving existing rental seems to be the most important aspects of the Housing Strategy.”*
- *“The City should zone all major arterials to allow 2 and 3 storey apartment buildings and freehold townhouses on all other arterials, and look at ways to bring more rental and density near neighborhood centres.”*
- *“Facilitate the ability to live car-free through access to good public transit.”*
- *“Need more housing options between single-family homes and one/two bedroom condos, like townhouses and duplexes.”*
- *“Promote more co-ops as means of building community and putting agency in the hands of renters and not developers.”*
- *“My current condo is wonderful but doesn’t have an elevator, so longer term we see problems finding a home when we can’t handle four flights of stairs.”*
- *“Housing for people with disabilities is very limited, and people with disabilities will end up living with their parents forever or having to move far away.”*

The key strategies below outline the steps the City will take in the next 10 years to enable the Right Supply, across the dimensions of location, type, form, and tenure.

Strategy 1: Prioritize market and below-market rental and social housing near transit hubs and around arterials

Increasing the supply of market and below-market rental and social housing along key transit corridors will improve access to jobs, school, and community amenities for renters earning low- and moderate incomes. Sites at and near current and future transit hubs and amenity-rich areas will be prioritized for new secured rental and social housing, including housing developed under new programs that secure affordability in new market rental housing buildings.

Key Actions:

- Identify areas around current and future transit hubs and corridors as areas for growth and new rental and social housing opportunities

- Introduce new programs that deliver permanently secured affordable rental housing that is targeted to households with annual incomes between \$30,000 and \$80,000
- Review existing housing programs to identify opportunities for deeper affordability while continuing to encourage the Right Supply, including a review of the Rental 100 and the Interim Rezoning Policy
- Identify opportunities in existing and future community planning processes to plan for affordable housing in amenity-rich areas, while preserving and reinvesting in existing rental housing

CASE STUDY

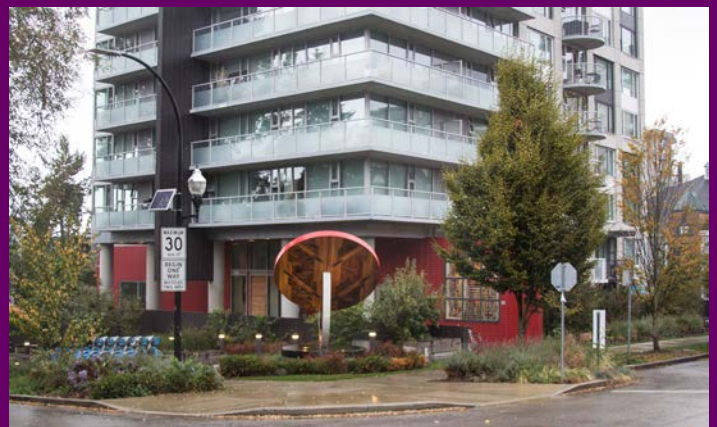
The Right Supply: The West End Plan - Planning for Rental and Social Housing and Protecting Existing Housing in a Diverse and Amenity-Rich Community

The West End is a vibrant, diverse, walkable and densely populated community surrounded by world-class parks and beaches, as well as Vancouver's downtown and Central Business District. The West End Plan provides a clear but flexible framework to guide positive change, development and public benefits in the community over 30 years. This includes areas such as land use and built form, housing, transportation, public spaces, heritage, arts and culture, local economy, community facilities and amenities, and environmental sustainability.

The West End planning process began in April 2012 and took place over 19 months. It involved broad public engagement, including 110 public events and meetings, and more than 7,500 participants. The plan was adopted by Council on November 20, 2013.

A significant goal of the plan is to increase the availability of affordable housing for a diversity of residents, while maintaining neighbourhood character and existing rental housing. The plan addresses this in two key ways.

First, the plan focuses growth in select areas ("Corridors"), which are primarily on the edges of the community. In most of these areas, density bonusing or rezoning policy requires the inclusion of on-site social or rental housing to achieve additional density (requirements vary depending on the area). This approach could be adapted to other Vancouver neighbourhoods, either in a tower or mid-rise form, depending on the local context. The inclusionary housing requirements could also be tailored to meet different needs.



CASE STUDY – Continued

Second, the innovative “Laneways 2.0” strategy was developed as part of the plan. This allows a new form of infill rental housing (three to six storeys), that are particularly suitable for families. The existing rental building is retained and the infill is developed on underutilized portions of the site, such as surface parking, with improved landscaping along the lane frontage. This strategy could be adapted to other areas as a way to incrementally densify and diversify the rental housing stock while maintaining neighbourhood character and existing rental housing.

Overall the West End Plan has a target of achieving 1,600 social housing units and 1,900 secured market rental units over 30 years. To date, 158 social housing units and 640 secured market rental units have already been approved.

Strategy 2: Advance transformation of low-density neighborhoods to increase supply, affordability, and variety of housing options

The current cost of housing in low-density neighbourhoods is unsustainable and unaffordable to the majority of residents living in Vancouver. The City seeks to continue to transform low density neighbourhoods by intensifying housing choices around transit and neighbourhood centres and by creating opportunities to build new types of housing, beyond the current limit of 3 units per lot in RS zoned neighbourhoods. Current and future planning regulations will be revised to reflect this transformation of low-density neighbourhoods to create more affordability. A greater diversity of housing forms will be considered, including ground oriented forms like coach homes and townhouses up to low-rise apartments, and higher forms in strategic locations (e.g. transit).

Key Actions

- Transform low-density areas near transit corridors and neighborhood centres by intensifying housing choices and create variety through new policies and community planning programs (eg. Oakridge Municipal Town Centre, Station Areas)
- Enable new opportunities to evolve low-density areas through creative ground-oriented, infill, and low-rise options
- Expand availability of legal secondary and lock-off suites and laneway houses across Vancouver neighborhoods through existing and future planning processes

CASE STUDY

The Right Supply: Planning for More Diverse Ground-Oriented Forms

In recent years, a selection of Vancouver's low density neighbourhoods have become home to a greater diversity of low-rise, ground-oriented housing types. Introduced through comprehensive community plans, these new types of housing – including townhouses, rowhouses, and smaller homes on small lots – provide new options for families, downsizing seniors, and other households seeking the kind of housing that sits in the 'missing middle' between single-family homes and higher-density forms. These new forms also provide opportunities for secondary rental housing – such as secondary suites, lock-off units and rented laneway houses – while integrating into the character of existing neighborhoods.

Grandview-Woodland and Mount Pleasant Community Plans

The Grandview-Woodland and Mount Pleasant Plans are both introducing new ground oriented housing forms in existing two-family zones (RT-5, RT-5A, RT-5N and RT-5AN, and RT-6), through the introduction of laneway houses and a new detached option to standard duplex. These opportunities are offered in part as incentives for character house retention, by increasing floor area and removing barriers for infill development on standard lots.

Marpole Community Plan

The Marpole Community Plan, approved by Council in 2014, includes directions that encourage a wider variety of housing options for families with children, such as townhouses and rowhouses, through new zones (RM-8 and RM-9) that enable these forms in areas that were previously zoned for single-family homes. Since the plan was approved in 2014, 269 new townhomes and rowhomes have been approved or are in the process of being approved in Marpole.

Norquay Community Plan

The Norquay Community Plan, approved by Council in 2010, aims to create opportunities for new housing options in existing low density areas. The cornerstones of the plan are new zoning districts – RT-11, RM-7, and RM9-A, - to enable duplex, infill, and multiple small houses; traditional townhomes; stacked townhomes; and low-rise apartments. Since the three new zones were approved in 2013 and 2016, there have been 172 development permit applications, with over half for new two-family and multifamily developments (Data as of February 2017).



Strategy 3: Adopt city-wide planning approaches and ensure current and future plans and initiatives are aligned with *Housing Vancouver* objectives

Accomplishing the objectives of *Housing Vancouver*, including new 10-year targets, will require alignment across current and upcoming programs, policies, and initiatives – within and outside the Planning department. All City policies, programs, and services must be aligned to ensure the effective, efficient, and affordable delivery of housing, with priority on rental and social housing serving low- and moderate incomes.

Key Actions:

- Complete City Core 2050 to convene a broad public dialogue on the future of the city core and bring together inter-related planning programs into a new long-range city plan
- Update the Metro Vancouver Regional Context Statement to weave together a comprehensive and holistic picture of ongoing and existing planning and city-wide processes and policies
- Integrate ‘Right Supply’ approaches into current and future policies, plans, and processes, including a review of the Sustainable Large Sites Policy, modest adjustments to height and density requirements to enable non-market housing in recently-approved community plans, and an amended approach to rezoning/CAC negotiations on 100% rental projects to prioritize delivery of secured rental housing

Strategy 4: Ensure new housing types incorporate design principles that meet the needs of Vancouver’s diverse households and populations

As the City adopts plans and policies in order to enable the 10-year targets for the Right Supply, it will also need to ensure that the new housing is of the *right type* to be suitable for households with specific needs - including younger households, dual- and lone-parent families, Indigenous residents, seniors, people with disabilities, and low-income individuals. This means creating and incorporating design principals for family-oriented

FOCUS ON SENIORS

Seniors are the city’s fastest-growing demographic group, with Vancouver’s population of seniors having grown by 19% between 2011 and 2016. Seniors have many unique and pressing housing needs. The 23% of Vancouver seniors who rent their homes are at risk of displacement from the city, given the drastic increase in market rents and a limited supply of non-market housing. Approximately 1,500 seniors are on the social housing waitlist in the BC Housing Registry, 32% of all waitlisted households.

By 2041, the demand for seniors facilities in Vancouver will increase dramatically along with the city’s seniors population. Based on projections from 2012, there could be an 80 percent increase of residents aged 65 – 74 and a 100 percent increase of residents older than 75. This growing and diverse population will have complex and intersectional needs for services and supports that enable health and well-being. Older seniors are more likely to be women and encounter gendered obstacles to accessing income, transportation, housing and services. Seniors speaking non-English languages or from non-European backgrounds may face further barriers and discrimination.

Moderate-income seniors are often over-housed in single-family homes across the city, but have limited options in the city even if they choose to sell their home and move. Housing accessibility is a key issue for seniors as well as people with disabilities or mobility concerns.

and accessible housing where appropriate, and introducing Indigenous design principles in housing for Indigenous populations. Where needed, housing should also be accompanied with childcare services for families with children, along with key services and supports for people with intersecting housing, health, and economic challenges.

Key Actions:

- Ensure that an adequate share of new housing is designed to meet the needs of families, including single-parent households that are disproportionately likely to be female-headed and low-income
- Ensure that an adequate share of new housing is accessible and meets the needs of people with mobility challenges, disabilities, and other populations with specific accessibility needs
- Encourage social cohesion and strengthen community resilience in higher density buildings via design and 'soft' infrastructure
- Integrate Indigenous design principles into a wider variety of housing options, especially social housing intended for Vancouver's urban Indigenous residents (See Chapter 5, Aboriginal Housing and Wellness)
- Develop housing policies to improve care and wellness for seniors and the development of affordable independent living options for seniors in need

Strategy 5: Ensure new housing accommodates diverse housing arrangements

It is important to create opportunities for diverse housing arrangements – including rental, and co-op housing, as well as approaches like co-housing, collective housing, hybrid rental-ownership models, and Affordable Home Ownership. Many of these approaches emphasize long-term security of tenure, family housing, and affordability opportunities (e.g. co-ops) while others aim to help households access homeownership over time. Approaches like collective housing aim to facilitate community, social connectivity and affordability through a collaborative household relationship to housing.

Key Actions:

- Enable collective housing as a way to improve affordability and access to existing housing for a broader range of households
- Explore opportunities for new tenure models that encourage security of tenure and community building, including co-op, cohousing, rent-to-own, and other hybrid tenure models
- Develop a policy that will consider micro suites as an option to enable more affordable rental housing
- Create and support opportunities for homeownership that is affordable to entry-level home buyers

Strategy 6: Work with partners to enable the 'Right Supply'

Creating the Right Supply requires collaboration with other levels of government, partners in key sectors, and members of our local and regional communities. *Housing Vancouver* aims to cultivate existing partnerships, and seek out new partnerships to support housing for local residents and workers, particularly in key industries.

Key Actions:

- Work with Metro Vancouver and regional partners to implement the Regional Affordable Housing Strategy, including expanding supply and diversity of housing in Vancouver and the region
- Work with academic institutions on options for employer and university-supported housing for key workers and students
- Deliver *Housing Vancouver* targets for social housing, co-op housing, and market- and below-market rental housing through partnerships with the private sector, non-profits, and senior government (See Chapter 4, Strengthening Partnerships and Aligning Investments)

PARTNER CONTRIBUTIONS TO SUPPORT THE RIGHT SUPPLY

Announced as part of the 2016 Federal Budget, CMHC is committing to provide \$2.5 billion in direct low-cost financing for market rental housing construction over four years through the CMHC Rental Construction Financing Initiative

The program includes affordability provisions for the first ten years to ensure that housing created under the program is affordable to moderate-income households.

ALIGNING WITH OTHER CITY STRATEGIES

GREENEST CITY ACTION PLAN 2015-2020

The Greenest City Action Plan includes concrete goals and targets for energy efficiency in new construction and existing buildings, including goal of requiring that all buildings constructed from 2020 onward to be carbon neutral in operations, and reducing energy use and greenhouse gas emissions in existing buildings by 20% over 2007 levels.

HEALTHY CITY STRATEGY

Ensuring Vancouver's housing is the 'right supply' means ensuring the 'right supports' for all communities - including access to wellness, mental health and addiction supports, affordable and accessible childcare, social facilities and community-based organizations, arts space, and sustainable food systems. Several Healthy City Strategy policy objectives are closely tied to *Housing Vancouver*, including aligning locational criteria for new affordable childcare spaces with *Housing Vancouver* targets; a forthcoming Mental Health and Addictions 4-Year Action Plan, Social Infrastructure Plan for City-owned and supported social facilities and community-based organizations; and implementing the Vancouver Food Strategy target to increase food assets, ensure the right food retail mix in the right location, and supporting food entrepreneurs.

TRANSPORTATION 2040 STRATEGY

Prioritizes land use planning and access to transit as critical to creating complete, affordable communities in Vancouver - comprehensive land use planning can reduce distances between homes and key amenities and accommodate healthier and more sustainable modes of transit like walking or cycling.

HERITAGE ACTION PLAN

The City's Heritage Conservation Program encourages and fosters the retention and conservation of historic places across the city, while supporting the ongoing sustainable development of its neighbourhoods.

Chapter 4: STRENGTHENING PARTNERSHIPS AND ALIGNING INVESTMENTS

OVERVIEW

The City has long recognized that the success of its efforts to address housing affordability depends on partnerships, locally, regionally, provincially and nationally. Strong, sustainable partnerships are the key to a successful recipe for delivering affordable housing, particularly for lower income residents.

Homes for residents who cannot afford market rental or ownership housing require additional investment and subsidies in order to be financially viable for development. The City has learned important lessons about how to create these investments, based in combinations of several essential ingredients. First and foremost, the housing must be financially viable; otherwise it will never be built. The degree of affordability achieved depends on the unique combination of ingredients combined, stacked, aligned together in a particular project or program.

<i>Ingredients to enable Non-Profit and Private Developers to create Affordable Rental Housing</i>		
For Moderate Income Households (\$30-80k/yr)	For Lower Income Households (<\$30k/yr)	Key Potential Contributors
Developable land available at a reasonable cost / long-term lease rate.	Developable land available at subsidized or nominal cost/long-term lease rate.	City, Metro Vancouver, BC Housing, Federal Gov't, Community Non-profits and Indigenous organizations
Appropriate density and/or bonus density for multi-unit housing	Appropriate density and/or bonus density to enable deeper affordability	City of Vancouver
Low-cost and predictable financing for both construction and the long-term	Low-cost, predictable and/or forgivable financing for below-market rental housing	CMHC, BC Housing, Financial Institutions
Investments from equity partners expecting modest but consistent returns	Grants and investments from equity partners expecting modest or no financial returns	Financial institutions and investors, government Agencies (BC Housing, CMHC), Foundations (Streetohome), City Capital Grants, etc.
	Ongoing operating subsidies, tax credits to supplement rents and ensure building will be well-maintained over the long-term	Provincial and federal governments
	Ongoing individual rent supplements and/or housing benefits	Provincial and federal governments
	Adequate shelter allowance as part of Income Assistance	Provincial government

Housing Vancouver sets new ambitious targets for social and supportive housing, identifying the need for 12,000 units over the next 10 years. Achieving this target will rely on strengthening partnerships that are already in place. These include partnerships with government agencies, including BC Housing, CMHC and VCH. It also includes forging new relationships with the non-profit and co-op sectors and strengthening existing relationships. Better coordination at the level of the region will be critically important, acknowledging that housing and labour markets are fundamentally regional in scope and linked to infrastructure and particularly rapid transit investment. The City also needs to rethink its approach to delivery of affordable housing. This includes new approaches to acquiring and deploying land assets, maximizing investment and granting programs, and exploring new ownership and portfolio approaches.

Achieving the targets will also require building new partnerships, or rethinking existing cross-sector partnerships in fundamentally new ways. Non-profit and co-op sectors may require more land or security in their assets in exchange for taking on the risks and debt associated with larger multi-unit development. Faith communities and non-profit service organizations, for example, have significant land assets and often have strong values alignment with the City, but activating those resources will require additional focus and coordination. Additional focus is also needed working with urban Indigenous organizations, which are so critical to addressing the housing, health and cultural needs of urban Indigenous residents. The Vancouver Affordable Housing Agency – created to facilitate the development of affordable housing on city-owned land – can play a crucial role in advancing new and strengthening existing partnerships.

Housing Vancouver is being developed at a promising time for partner alignment on affordable housing. The federal government is poised to release a new National Housing Strategy, and has already committed to new increases in federal funding for affordable housing, including \$11.2 billion for the National Housing Strategy. The new provincial government has highlighted housing and other aspects of affordability as a top priority. Community-based partners, like the BC Non-profit Housing Association and the Co-op Housing Federation of BC, have sharpened their focus on building the capacity of the sector to deliver the scale of affordable housing that is needed. The private sector, and in particular the development industry, have also demonstrated a willingness to bring its sizable capacity to bear on this issue, which will be an important factor in our ability to deliver at scale in the short term.

ENGAGING NON-PROFIT AND CO-OP PARTNERS THROUGH *HOUSING VANCOUVER*

Meeting the new *Housing Vancouver* targets for social and supportive housing will require even stronger partnerships with non-profits at a significant scale. A key goal of *the Housing Vancouver* consultation and engagement process was to determine actions for the City and non-profit partners to further leverage these partnerships over the next 10 years.

An outcome of this process was the identification that City/non-profit partnerships exist on a continuum, from transactional or regulatory relationships to more relational development co-partnerships. A five-year action plan with opportunities to strengthen and scale partnerships across this continuum was developed, which includes key actions for non-profits, the City, and additional partners involved in delivering, operating, and supporting affordable housing.

Strategy 1: Strengthen partnerships to deliver more affordable housing

The City will take action to align *Housing Vancouver* strategic directions with senior government initiatives, strengthen existing and new partnerships with the non-profit/co-op sector, and pursue new cross-sector partnerships for affordable housing.

Key Actions:

- Develop a social purpose real estate incentive and investment program to support development of new and redevelopment of existing non-profit housing on non-profit owned sites
- Create a Regional Partnership Table to align city housing programs with investment priorities of other levels of government and non-profit housing providers to deliver more housing at deeper levels of affordability
- Assist the ongoing development of a strong and resilient non-profit and co-op housing sector
- Continue advocacy efforts to the federal government for the delivery of new and support for existing affordable housing

Strategy 2: Integrate City affordable housing investments into a comprehensive financial strategy to deliver the 10-year *Housing Vancouver* targets

The City will optimize its use of land, capital grants, incentives, and other resources to lever and support housing partnerships, and explore new tools and opportunities to further scale City contributions to affordable housing development.

Key Actions:

- Develop a comprehensive Affordable Housing Delivery and Financial Strategy with new approaches and business models that will achieve the *Housing Vancouver* 10-Year targets
- Continue to offer City land as a key contribution to affordable housing partnerships with an emphasis on achieving affordability
- Clarify renewal of lease terms with non-market housing providers on non-profit and city sites for redevelopment potential, with the goal to increase social and co-op housing units
- Clarify key lease terms that will structure partnerships for the delivery of affordable housing on City land

CASE STUDY

Low-Income Housing: Community Land Trust – Innovative Partnerships create Affordable Housing across Vancouver

The Vancouver Community Land Trust is one of the City's new partner approaches to creating affordable housing.. The Land Trust - a non-profit organization created in 2014 by the Co-operative Housing Federation of BC (CHF BC) - is on track to deliver 358 new affordable home on City-owned sites s to low- and moderate- income households across Vancouver.

Using an innovative 'portfolio' approach to funding and managing affordable housing, the Land Trust financing and operating a group of distinct housing developments together as a package rather than site by site. This allows the Land Trust to take advantage of economies of scale for development and management resources and to cross-subsidize rents. The portfolio model allows the Land Trust to access a diverse range of partners and funding sources, including the co-op and non-profit housing sectors, the City of Vancouver, BC Housing, New Market Funds and Vancity Credit Union. The City of Vancouver provided a key contribution of land on a long-term lease to the Land Trust for a nominal rate.

The Land Trust is just one way the City has partnered with non-profit, co-op, private sectors, and other levels of government to create affordable housing across Vancouver. There is significant potential for replicating the Land Trust model across Vancouver and in other municipalities as other co-ops, non-profit housing developers, and non-profit organizations like churches, legions, and community living associations, can easily replicate and benefit from a land trust model. Land trust models could also be used to help maintain affordability in the nearly 175,000 affordable homes across Canada that will be losing their federal housing subsidies in coming years.



Strategy 3: Increase the use of inclusionary housing policies and improve city processes to deliver affordable housing for low income households

Staff will ensure that City inclusionary housing policies and planning and development processes are aligned with the goals of *Housing Vancouver* and facilitate projects aimed at delivering the Right Supply.

Key Actions:

- Ensure that new affordable housing serves those with greatest need and groups with specific housing and support needs, including women fleeing domestic violence or in need of shelter, low-income single parents, low-income seniors at risk of homelessness, and youth aging out of foster care
- Expand and enhance the use of inclusionary housing policies through a review of the Sustainable Large Sites Policy and through community and station area planning exercises, with expanded opportunities for private and non-profit ownership of affordable housing assets
- Prioritize affordable housing development by reducing approval times and simplifying city regulations (see Chapter 9, Expediting, Clarifying, and Simplifying City Processes For Housing Development)

PARTNER COMMITMENTS

The 2017 provincial Budget Update, released September 12th, includes funding for new affordable housing for BC's most vulnerable residents, including \$208 million for construction of 1,700 new affordable housing units. This contribution represents a renewed commitment from senior government to expanding the province's stock of affordable housing for low-income residents .

CHAPTER 5: INDIGENOUS HOUSING AND WELLNESS

OVERVIEW

Vancouver is located on the unceded territory of the Musqueam, Squamish and Tsleil-Waututh Nations. Vancouver is strengthened by Indigenous culture and values, lived and practiced by both on- and off-reserve Indigenous residents.

Reconciliation – Changing ‘How’ We Work Together with Indigenous Partners

The City has intensified intention and commitment to strengthening relationships with both on- and off-reserve Indigenous partners through its City of Reconciliation initiatives, often making important shifts in *how* we work together moving forward. This commitment has provided opportunities to improve competencies to work effectively with First Nations and urban Indigenous communities as we move towards reconciliation and healing.

Examples of recent commitments include Memorandum of Understanding (MOU) agreement with the Metro Vancouver Aboriginal Executive Council (MVAEC). Additionally, Mayor and Council work under the advisement of the Urban Aboriginal People’s Advisory Committee.

In partnership with urban Indigenous agencies, the City remains dedicated to addressing the short and long-term housing and wellness needs of urban Indigenous residents. Housing and wellness for urban Indigenous residents remains a key focus of the *Housing Vancouver* strategy, as well as the City’s implementation of the Healthy City Strategy, local area plans, and Indigenous healing and wellness initiatives.

CITY OF RECONCILIATION: VISION & PRINCIPLES

As a City of Reconciliation, the City of Vancouver will form a sustained relationship of mutual respect and understanding with local Nations and the urban Indigenous community, including key agencies, to incorporate a First Nations and Urban Indigenous perspective into the work undertaken and decisions made by the City of Vancouver and, ultimately, to provide services that benefit members of these communities.

The City of Reconciliation framework has three foundational components that further strengthen our services and ongoing relationships with the Musqueam, Squamish, and Tsleil-Waututh First Nations, and urban Indigenous community:

- Cultural Competency
- Strengthening Relations
- Effective Decision-Making

Long Term Goals:

- Strengthen local First Nations and Urban Indigenous Relations
- Promote Indigenous Peoples Arts, Culture, Awareness and Understanding
- Incorporate First Nations and Urban Indigenous perspectives for effective City services

In 2016, MVAEC issued a report entitled, “Towards an Urban Aboriginal Housing and Wellness Strategy for Metro Vancouver”, calling for 1,500 new social housing units with integrated wellness components by 2020. The City responded that same year with a commitment to support four Indigenous housing and wellness projects together with partners in Vancouver, expected to provide over 600 new homes and a new permanent Indigenous shelter for urban Indigenous residents, and a new youth hub. Considerations for culturally inclusive decision-making and design are being taken into account as these projects progress.

MVAEC’s CALL TO ACTION: Towards an Urban Aboriginal Housing and Wellness Strategy for Metro Vancouver

In 2016, the City signed an MOU with MVAEC that formally established working relationships with 25 urban Indigenous agencies. MVAEC’s strategy outlines seven guiding principles for the development and delivery of service and the ways in which they are designed, implemented and managed. MVAEC encourages a respectful approach to engagement, including culturally appropriate housing and services, considering the social determinants of health and wellness provided to all urban Indigenous residents. The principles used to approach the issue of urban Indigenous housing and wellness in Metro Vancouver reflect international best practices in housing and multi-stakeholder governance to ensure that the vision, objectives and actions are provided with respect and in the spirit of reconciliation and self-determinism. MVAEC encourages all levels of government to engage with urban Indigenous peoples following these same principles.

1. There must be recognition of the historical and ongoing effects of colonization in Canada and the resulting systemic discrimination and oppression experienced by all Indigenous peoples;
2. Housing and services for Indigenous persons must be culturally appropriate and respectful;
3. Housing and services must include some consideration to the social determinants of health and wellness and respond to the additional needs of residents;
4. Housing and services must be provided to all Indigenous persons, regardless of their Constitutional status as an Indigenous person;
5. Urban Indigenous peoples must be provided the opportunity and right to be consulted and engaged in developing housing strategies and plans that directly affect the services they access;
6. Indigenous organizations or individuals must either be consulted in the development of, or be responsible for delivering, all Indigenous housing services;
7. A clear monitoring and evaluation plan is necessary to provide transparency and accountability at all levels of engagement.

Understanding Vancouver’s Urban Indigenous Population

Given the negative impacts of colonialism and stereotypes that resulted from Canada’s residential school system, current data on Indigenous population does not provide a complete picture. More work needs to be done to address data gaps and better plan for the housing and wellness needs of Indigenous residents. Data currently available through the Census shows that the Indigenous population is one of the fastest growing populations in Canada. Many

Indigenous people are moving to urban areas to pursue opportunities, including employment and education. Indigenous people in the region also commute or relocate to Vancouver to access cultural and community connections, including services and programs offered through the Vancouver Aboriginal Friendship Centre Society, Native Education College and the Urban Native Youth Association, among others.

Conservative estimates indicate that there are over 50,000 Indigenous residents living off-reserve in Metro Vancouver municipalities as of 2011, with over 12,000 or 23% living in Vancouver. The urban Indigenous population has been described as a relatively young population given that 51% are under the age of 25, compared to 24% for all Metro Vancouver residents. Current statistics indicate that Indigenous youth deserve particular attention when addressing issues around housing and wellness - Indigenous children and youth represented over half of the 8,106 children and youth in care in BC in 2012/2013, and according to Vancouver Coastal Health are twelve times more likely to enter care than their non-Indigenous counterparts.⁹ Intergenerational living models may provide opportunities to address the specific needs of Indigenous youth and Elders, another key demographic in Vancouver's urban Indigenous population.

Although urban Indigenous residents are diverse and are represented across the entire income continuum, statistics available demonstrate the ongoing inequities between Indigenous and non-Indigenous residents, with additional socio-economic inequities more prominent in Vancouver, than the region as a whole. The average household income for Indigenous households in the City of Vancouver (2010) was approximately 20% lower than the Metro Vancouver Indigenous income average (\$55,500 vs. \$69,223) and 31% lower than the average non-Indigenous income in Vancouver (National Household Survey, Census 2011). Indigenous residents are also less likely to own their own home than non-Indigenous residents.

The recent 2017 Metro-wide homeless count identified 3,605 homeless individuals across the region and 2,138 in Vancouver, with 34% being of Indigenous background (39% in Vancouver).

Young people under 25 years represented 16% of the homeless population in 2017 compared to 20% in 2014. As a City of Reconciliation, a key priority will be to address the disproportionate effect of intergenerational cycles of poverty, often including trauma and homelessness, within the urban Indigenous community, resulting from colonization and the impacts of residential schools. The Healthy City Strategy's Poverty Reduction Strategy and action plan will see solutions to systemic inequities for Indigenous residents and strive to enhance leadership and integrate strengths already present in Vancouver's Indigenous community into policy and decision making.

The Interdependent Nature of Housing

Unique approaches are needed to further understand the needs of Indigenous housing and wellness and what diversity of opportunities will meet these within Vancouver's urban environment. Opportunities include, but are not limited to, strengthened partnerships through community engagement, service delivery and capacity building, as well as, data collection, culturally relevant practices and outcome measures. Under the principles of reconciliation, the urban Indigenous community should be involved at every stage of the housing design, delivery,

⁹ Representative for Children and Youth, and BC Office of the Provincial Health Officer, "Growing Up in BC - 2015,"

development, and evaluation – from planning to completion in order to ensure processes are respectful and aware of the diversity in the urban Indigenous community.

Indigenous culture can further support dynamic housing options that foster healing and wellness through the provision of services which are integrated into the built form and design of the project, for example:

- on-site childcare
- space to accommodate resident elders and Indigenous healing programs
- social programs for tenants
- links to meaningful employment
- tenant counselling services

For such a service-delivery model to work, these “soft services” must be incorporated from the outset of a project’s design in order for the building form to support such activities through the provision of common and communal spaces. It is also important to secure senior government funding and other partnerships to provide the necessary resources and programs that support a housing and wellness model.

The revision and crafting of *Housing Vancouver* provides an opportunity to advance our existing commitments as a City of Reconciliation. The strategies to advance cultural belonging, equity and prosperity for Indigenous people living in Vancouver must continue to strengthen the commitment to engage Indigenous partners and families, to reflect Indigenous culture across the city, and align and support a longer-term strategy with housing goals and targets for Indigenous people across all incomes in the Metro Vancouver region.

CASE STUDY

Aboriginal Children’s Village

Lu’ma’s Aboriginal Children’s Village is unique 24 unit family project. It features 10 large units which can house approximately 30 foster children, 3 youth-in-transition units and 7 affordable rental units for families. Units in the Children’s Village are assigned to the foster child, to ensure a sense of safety and stability. The project also includes Lu’ma’s offices, amenity and programming space, as well as street level commercial units. There are several visible design elements that point to Indigenous culture and fosters a sense of belonging amongst the residents.



As part of the Village, Lu’ma offers Indigenous Youth with mentorship and housing and support the transition from foster care to Adulthood. The mission of the mentorship program is to end Indigenous youth homelessness and to facilitate growth of their youth by ensuring they attain the knowledge of living in a holistic manner, taking care of their physical, emotional, spiritual and mental needs.

Strategy 1: Supporting strengthened capacity for Indigenous partners working together towards a Regional 10-Year Indigenous Housing and Wellness Plan

The regional Indigenous population is shared almost evenly on either side of the Fraser River across the region. An aligned regional strategy has been identified by MVAEC as a key next step in planning for current and future housing and wellness needs. The emergence of MST Development Corporation also provides new opportunities to partner with the local First Nations to support their vision for housing and wellness on their lands.

Key Actions:

- Engage senior levels of government in making urban Indigenous housing and wellness a priority across the housing continuum – across all income levels
- Work with other levels of government, Indigenous organizations and local First Nations to resolve data issues to better reflect the housing and wellness needs of Indigenous people
- Work with urban Indigenous agencies to protect existing rental housing and explore opportunities for redevelopment and expansion
- Identify short and long-term goals, targets and sites for Indigenous housing and wellness in the region over the next 10-years in partnership with Indigenous housing and wellness providers (MVAEC), including identifying specific targets for Vancouver
- Recognize the leadership role of Indigenous partners in delivering housing for Indigenous residents, including families and youth, through a prioritization framework and dedicated incentives and resources

Strategy 2: Commitment to deepening urban Indigenous engagement

Ongoing, meaningful engagement, to gather input from urban Indigenous residents will ensure housing is culturally responsive and meets the needs of the community and that cultural considerations are incorporated into the planning, design, and implementation of housing projects.

Key Actions:

As part of the engagement strategy, it is important to:

- Recognize the distinct cultural needs of urban Indigenous residents
- Create opportunities for dialogue on creating culturally safe housing that promotes overall Indigenous wellness
- Partner with urban Indigenous organizations to design and deliver urban Indigenous housing developments and explore opportunities for capacity-building and training for broader engagement of Indigenous residents
- In alignment with the City and MVAEC MOU, continue to engage MVAEC's Housing Committee/Table to plan for and identify housing and wellness needs and solutions, both short and long-term
- Support the MST Development Corporation to expand housing opportunities and increase economic prosperity

Strategy 3: Integrating Indigenous design into housing and wellness projects

Design plays a key role in providing a sense of cultural belonging, promoting wellness, recognizing Indigenous culture and a diversity of Indigenous family and household structures and the need for gathering or cultural community space that reflect traditional practices. (See also Chapter 3, The Right Supply, Strategy 4.)

Key Actions:

The City can integrate Indigenous design through:

- Developing and committing to a set of broad Indigenous design principles for the City of Vancouver
- Creating more spacious housing that recognizes the fluid family structures and community aspects of Indigenous life through the update of the City's Family Housing Design Guidelines, including innovative design opportunities for intergenerational and flexible living units
- Including 'culturally flexible' amenity spaces that reflect traditional lifestyle practices. These will vary depending on the population served and but regulatory considerations (e.g. ventilation, fire code, etc), but may include smudging and sweat lodges, traditional food preparation areas for both gatherings and seasonal food preservation, and traditional craft-making and storage amenity area

CHAPTER 6: PREVENTING HOMELESSNESS AND CREATING PATHWAYS TO HOUSING STABILITY

OVERVIEW

Homelessness and housing insecurity are among the most significant issues in Vancouver today. The 2017 Metro Vancouver homeless count found 2,138 sheltered and unsheltered homeless individuals in the City, representing nearly 60% of the total unsheltered homeless in the region. This is a 19% increase over the 2014 Metro Vancouver count and the highest total number of all previous count years. An additional 4,000 people are living in inadequate conditions, such as private SROs.

In a prosperous community like Vancouver, no one should have to sleep outside at night, but an uneven distribution of resources and opportunities has left many people behind. The City, together with partners, has made significant progress in taking action to address homelessness, including increasing the supply of social and supportive housing, improving conditions in Single-Room Occupancy housing, increasing the interim Housing First housing supply (e.g. temporary modular housing), and ensuring access to emergency low-barrier services such as temporary winter shelters and warming centres to connect people with income, housing, and supports. We have reached 59% of our supportive housing target, largely through the supportive housing partnership between the City and province, which resulted in 1,414 new supportive housing units on 13 City-owned sites.

Housing the homeless continues to be a top priority for the City, and the persistence of homelessness despite all our collective efforts has sparked new thinking. The major underlying cause of homelessness is poverty, particularly in a city with rapidly rising housing costs. As a result, poverty reduction is a large part of homelessness prevention. The City is embarking on the development of a Vancouver poverty reduction strategy in 2017 as a key action under the Healthy City Strategy. One in five Vancouver residents are currently living below federally-defined low income measures – a ratio which will not meaningfully decrease without targeted action amongst all levels of government. Another quarter of Vancouver residents are above the low income measure but make less than a living wage needed to meet basic needs in the city.

Women fleeing domestic violence, people living with disabilities, chronic health issues, or trauma sometimes find it impossible to secure housing in the highly competitive and expensive Vancouver market. Family breakdown, particularly in a low income context, results in a further escalation of risk of homelessness for women, youth and children, with youth aging out of foster care facing high risk of homelessness between the ages of 19-24. 25% of Vancouver's homeless population. Finally, as a City of Reconciliation, it is crucial and urgent to address the disproportionate impact of homelessness on the urban Indigenous community.

Despite the challenges, there is renewed hope that we can build the kind of coalition needed to address homelessness in our city and region. Homelessness is not confined to municipal boundaries. Though Vancouver continues to have the largest share of the region's homeless population, homelessness is rising faster in neighbouring municipalities. The 2017 Regional Homelessness Task Force – co-chaired by the Mayors of the City of Vancouver and Maple

Ridge – recognized that urgent, substantive and coordinated action is needed across the region, and must be led by the province. The provincial government has responded with significant investments, including urgent action and funding to develop 2,000 units of temporary modular housing with associated support services as quickly as possible.

WHAT WE HEARD

The *Housing Vancouver* consultation process provided the opportunity for the City to work with local stakeholders, partners, and community members to identify key challenges and strategies to address the persistent challenges driving homelessness in Vancouver and the limited amount of housing choices for very low-income people.

The City's recent SRO Task Force also identified a series of specific actions to further improve and protect the SRO stock and its tenants while highlighting the need for shared responsibility, collaborative action, and increased engagement with all partners, including senior levels of government, non-profits, the private sector, SRO tenants, tenant advocates, and other community partners.

Persistent homelessness and housing insecurity was identified as one of the primary areas of public concern in the *Housing Vancouver* public consultation process. Nearly half of residents surveyed responded that addressing homelessness should be a key priority for people in Vancouver.

"The City needs to do what it can to increase the supply of welfare-rate housing and housing first approaches to homelessness."

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

The housing affordability crisis and growing income inequity means that SROs continue to play a critical role in Vancouver's low-income housing stock as a last resort before homelessness for many of the city's most vulnerable tenants. Over 7,000 tenants are currently living in SROs, approximately 4,000 of which are still privately-owned. Longstanding Council policy is to replace all outdated SROs with self-contained social housing designated for singles on a one-for-one basis in order to maintain housing choices for our low-income residents. While new replacement social housing has been steadily expanding, the increasing demand from low-income tenants for housing mean that existing SROs continue to serve a critical need, even as replacement housing is built elsewhere.

Most SRO buildings are nearing the end of their life cycles and reflect an outdated housing form that compromise tenants' safety and dignity with small rooms and shared bathrooms and kitchens. However, upgrading ageing SROs while keeping rents affordable remains an impossible challenge without additional investment and subsidies, and private SROs are increasingly at risk of closure, sale or disinvestment, on the one hand, and loss of affordability and tenant displacement on the other. The situation is further compounded by the high number of vulnerable tenants and the acute need to deliver adequate supports to those struggling with mental health and substance use challenges. Where disinvestment and a lack of supports is

coupled with poor management practices, criminal activity, and a lack of owner responsiveness, the health and safety of tenants, particularly women, is significantly at risk.

The 30-year goal is for SRA-designated units (both private and non-market) to be replaced with self-contained social/supportive housing units for low-income tenants, either in existing buildings through rehabilitation and conversion to self-contained units, or with new social housing on or off site directly linked to an existing SRA building.

Housing Vancouver actions over the next ten years will meet the most urgent need, particularly for the most vulnerable tenants in the worst SRO buildings. Data shows that there are currently 2,000 SRO tenants in critical need of new housing and supports, so an accelerated SRO replacement target of 2,000 new supportive housing units for incomes <\$15,000 has been set for low-income singles moving from SROs.

In the near term, the City will employ a strong regulatory framework for private SROs that connects proactive enforcement with funding and benefits in order to bring buildings to good repair, improve management operations, and ultimately improve overall safety and livability for tenants. At the same time, the City will enhance support to the peer-based rental advocacy network in Vancouver while continuing to advocate to the province for poverty reduction, increased tenant health supports, and improved tenant protections.

The strategies outlined below prioritize urgent action, such as taking advantage of opportunities to provide supportive housing immediately through a temporary modular initiative with the provincial government. They also prioritize work with partners on solutions that address the causes of homelessness, advance our short- and long-term strategic goals for SROs, and creating new permanent social and supportive housing for people who are currently homeless. The Strategy supports continued and enhanced action to keep people who are homeless safe and warm during the difficult winter months and ensuring they are provided timely access to income, housing and any necessary supports.

Strategy 1: Continued leadership and advocacy on addressing the causes of and solutions to homelessness

The City will continue to work with partners on and advocate for actions to address the systems and structures that allow homelessness to occur and provide early intervention.

Key Actions:

- Work with partners on policy innovation and reform in areas of supported employment, income supports and connections to meaningful activity, including advocacy for an increase in the income assistance rate and innovative use of income support programs, an expanded rent supplement program (see Strategy 3), affordability and accessibility of services, and targeted actions to promote equity for all residents
- Support the development of financial tools to prevent evictions, including continued support for the Vancouver Rent Bank

- Work with Vancouver Coastal Health Authority and other partners to create and implement a comprehensive mental health care framework and addictions plan, including short and long-term addictions services
- Incorporate a specialized focus on Indigenous housing and healing through cultural connectivity (See Chapter 5, Indigenous Housing and Wellness)

Strategy 2: Work with partners to deliver immediate supports and housing for people who are currently homeless

The City will ensure interim housing, shelters and supports are available for people who are currently homeless, including temporary shelters and emergency warming centres during winter months.

Key Actions:

- Take urgent action to increase the supply of supportive housing using the Housing First model with temporary modular units, through partnerships with senior levels of government to provide capital funding to deliver new temporary housing and provide operating funding to enable all homes to be offered at shelter welfare rate with appropriate on-site support services; and ensure delivery of wrap-around health and support services.
- Create temporary shelters to address needs of people who are homeless while transitional and permanent social housing is made available
- Ensure access to emergency warming centres are available annually (December-March) to serve unsheltered homeless and address risks to life and health in extremely cold weather

WHAT IS HOUSING FIRST?

Housing First is an opportunity to offer housing to homeless citizens without prior interventions or criteria. The first thing that people need in order to find balance and heal is a home. The practice centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed.

The basic underlying principle of Housing First is that people are better able to move forward with their lives if they are first housed. This is as true for people experiencing homelessness and those with mental health and addictions issues as it is for anyone. People who have been homeless for any amount of time, whether it is a week or several years, deserve support to recover from the damaging stresses of their experience as well as any other underlying health issues they may have. The right supports include health care as well as access to education, employment, treatment and social connection depending on the needs of the tenants. Congregate-model Housing First projects should also be valued as a means of creating support safety and wellness for specific communities, including women and lone-parent families.

CASE STUDY

220 Terminal Avenue, Vancouver's first temporary modular housing

The Vancouver Affordable Housing Agency (VAHA) is a legally independent agent of the City of Vancouver mandated to deliver new, below-market rental housing on city-owned land through funding from public, private and community partners. In 2016, VAHA announced it was taking the next steps on a new solution for providing temporary housing for low-income residents.

Vancouver has an immediate need for both interim and permanent housing. The use of temporary modular housing on vacant and underutilized sites pending redevelopment quickly increases the supply of affordable housing until more permanent housing can be built. To facilitate a new modular housing project, the City of Vancouver provided undeveloped, City-owned land to VAHA for a modular housing development at 220 Terminal Avenue. Funding to support this development came from the Canadian Mortgage and Housing Corporation, Vancity, and a private donation.



Horizon North was selected from a shortlist of manufacturers to construct the temporary modular housing project at 220 Terminal Avenue. Through use of innovative design ideas and products, the building can be relocated and reconfigured to fit a number of different sites; even the foundation system is reusable. The unique design allows the temporary modular homes to be relocated to future sites.

Completed in February 2017, the modular home development at 220 Terminal Avenue features 40 self-contained suites with a bathroom, a kitchen, shared laundry and communal indoor and outdoor amenity space. Four of the suites were designed to accommodate persons with accessibility requirements and featured customized layouts and a user-friendly adaptive design.

The innovative development was progressed from idea to occupancy in six months, giving 40 low and fixed income residents a secure, affordable new home in Vancouver.

VAHA continues to explore temporary modular housing projects on new sites to create even more below-market rental housing for Vancouver residents.

Strategy 3: Collaborate on approaches to foster pathways into housing stability

The City will work with partners on actions to foster permanent pathways into housing stability, including housing and additional community supports and services to ensure an effective transition and settlement.

Key Actions:

- Leverage existing investments in supportive housing by transitioning supportive housing tenants needing less supports into new social housing, freeing up space for residents with higher support needs into existing supportive housing
- Implement a coordinated access and assessment approach for Housing First programs
- Prioritize the delivery of *Housing Vancouver* social and supportive housing targets for low-income residents (see Chapter 4, Strengthening Partnerships and Aligning Investments)
- Ensure City and partner strategies address the challenges and needs of specific groups facing housing insecurity and risk of homelessness, including women fleeing domestic violence, low-income lone-parent families, youth aging out of foster care, and renting seniors and people with disabilities facing displacement from existing housing.
- Advocate for a universally available provincial rent supplement program, modeled on the current SAFER program that currently serves seniors but with additional measures in place to ensure ease of access to the program and that assistance is scaled to rents in various geographic areas

Strategy 4: Accelerate SRO replacement while improving the existing stock to enhance affordability, livability and supports for SRO tenants

The City will enhance and leverage its role as a regulator of SROs, an investor with other partners, and an advocate for new powers and partnerships, to accelerate SRO replacement housing while improving affordability, liveability, safety and supports for tenants in the existing SRO stock.

Key Actions:

- Accelerate replacement of SROs with self-contained social housing with a goal of converting 50% of the remaining SROs in the next 10 years
- Leverage federal, provincial, and community-based investors through a *Call-to-Action* to initiate an SRO Revitalization Fund to secure SROs and upgrade rooms to self-contained units, with a focus on private SRO buildings
- Implement a proactive enforcement and regulatory approach that links enforcement escalation with funding and capacity building in order to steer better “public good” outcomes in private SRO buildings
- Strengthen regulatory powers in order to mitigate further loss of affordability and building closure in the private SRO stock
- Build capacity among SRO tenants through increased support for peer-based, citywide advocacy network and improved channels for reporting and sharing information

- Support provincial action that supports SRO tenants through development of a BC Poverty Reduction Plan, expansion of health and social supports in private SRO buildings, and improved tenant protections through amendments to the RTA

HOUSING FOR OUR MOST VULNERABLE RESIDENTS

CASE STUDY

Renewal of the Asia Hotel

Single Resident Occupancy (SRO) hotels are rooming houses and residential hotels largely built in the early 1900s that contain small single rooms with shared bathrooms and cooking facilities. A critical housing option for low-income residents in Vancouver, SROs are often considered a last resort before homelessness for many of the City’s most vulnerable residents. Long- standing Council policy is to replace all SROs with self-contained social housing units on a one-for-one basis. Since 1991, over 3,000 units of SRO replacement housing designated for singles have been achieved inside the Downtown Core. While SRO replacement continues to be a key Council priority, the high demand for low-income housing means that SROs still serve a critical need even as replacement housing is built.

The Downtown Eastside Plan, adopted by Council in 2014, recognized the importance of improving the condition of the existing SRO stock while ensuring affordability and adequate tenant supports. As part of the plan, Council approved the SRA Upgrade grant program, which provides grants of \$5,000/door. The Asia Hotel, a 36-room SRO located in the DTES and owned by the Mah Society, is one of the first SROs to benefit from this program. Between March 2016 and May 2017, the Mah Society, in partnership with the City of Vancouver, BC Housing, and Atira Property Management, renovated this Class C – 5 Storey - Heritage Building to improve livability and conditions for its 36 tenants. Critical repairs and necessary upgrades, including building envelope, heritage, building services, and fire and life safety, were completed.

The 15-month project cost \$2.5 million and was completed in May 2017. The City of Vancouver provided \$180,000 in SRA upgrade grants, \$200,000 in Chinatown Revitalization Grants and \$50,000 in DTES Capital Grants, while BC Housing provided \$500,000 and the Mah Society provided \$1.6 M. Atira managed the units in the building and oversaw the relocation of all tenants both before and after the renovations. Upon completion of the project, original tenants from the Asia Hotel were provided with first right of refusal at the same affordable rents. One third of the units in the building were secured at the shelter component of income assistance through a Housing Agreement.

As part of the *Housing Vancouver* strategy, the City has requested partnership funding to launch a new SRO Revitalization Fund to expand SRO reinvestment on a larger scale so that all the SRO stock in the city is habitable, supported, and affordable for low-income tenants. The priority focus will be on the ten worst- managed SROs that house the most vulnerable tenants. Partnerships with government, non-profit organizations and the private sector are critical to success in scoping and funding building improvements, coordinating tenant relocation during renovations and operating the building once renovations are complete.



ALIGNMENT WITH OTHER CITY STRATEGIES

HEALTHY CITY STRATEGY

The Healthy City Strategy (2014-2025) is an equity-focused social sustainability plan that includes key actions and priorities for supporting health and well-being for all. This includes a commitment to addressing poverty in the City, fostering social connectivity and inclusion, a home for everyone, and ensuring the right services and supports are in place where people need them most.

Specific actions and targets aligning with *Housing Vancouver* Strategy homelessness goals and low-income housing target include:

Goal 4: Healthy Human Services - Access to the 'right supports' is a key objective of the Healthy City Strategy. The right supports include the ability to access the right level of support at the right time, including specialized mental health and addictions treatment and recovery, Indigenous healing and wellness, supportive housing, and connections to primary care and community services. The right supports work both to prevent homelessness and ensure housing stability for the long-term

Goal 5: Making Ends Meet and Working Well - With partners, the City will develop a Vancouver Poverty Reduction Strategy in 2017/2018 aligned with *Housing Vancouver*, the Community Economic Development Strategy, City of Reconciliation and urban health initiatives to support collective targets including reducing poverty by 75% and increasing median income by at least 3% every year

Goal 6: Being and Feeling Safe and Include - The Healthy City Strategy targets to increase sense of belonging and safety among all residents. The Vancouver Immigration Partnership New Start strategy for immigrants and refugees also identifies priority actions to enhance newcomers' access to services and to support governments and public institutions addressing needs. Safety for women and addressing gendered violence, including through safe housing and homelessness prevention, is a key priority under this initiative

DOWNTOWN EASTSIDE LOCAL AREA PLAN

The Downtown Eastside Plan aims to ensure that the future of the DTES improves the lives of all those who currently live in the area, including low-income and middle income residents, the homeless, seniors, women, children and families. The plan is also intended "to enhance and accelerate a strategy to implement the Council's 2005 DTES Housing Plan" thereby improving the diversity of affordable market and non-market options in the neighbourhood.

TRUTH AND RECONCILIATION

In January 2016, Council approved in principle the City's response to the 27 Truth and Reconciliation Commission Calls to Action that fall within its jurisdiction, in the areas of healthy communities and wellness; Indigenous and human rights and recognition; and advancing awareness, knowledge and capacity.

MAYOR'S TASK FORCE FOR MENTAL HEALTH AND ADDICTIONS

In September 2014, Council approved Caring for All: Priority Actions to Address Mental Health and Addictions setting out priorities with partners to address Vancouver's mental health and addictions crisis. The transition to an Urban Health Leaders Action Council (under the Healthy City Strategy Leadership Table) occurred in 2017, tasked with developing a 5-Year comprehensive Mental Health and Addictions **Strategy in partnership with Vancouver Coastal Health and other community partners.**

PARTNER COMMITMENTS

The 2017 Provincial Budget Update, released September 12th, includes funding for new housing and supports for BC's most vulnerable residents:

- \$291 million for construction of 2,000 new modular units for homeless individuals
- \$170 million for 24/7 staffing and support in new modular units
- \$472 million to fund an immediate \$100 increase for people on income assistance, as well as the ability for recipients to earn an additional \$200 in employment income without impacting benefits
- \$322 million in new investments to address the fentanyl crisis

CHAPTER 7: RETAINING AND RENEWING EXISTING RENTAL, CO-OP, AND SOCIAL HOUSING WHILE PRESERVING AFFORDABILITY

OVERVIEW

Rising land and construction costs coupled with an extremely tight rental market has resulted in higher rents for new buildings. The key to preserving affordability requires policies and programs that aim to extend the useful life of the aging rental stock. In Vancouver, the older stock of low-rise, wood-frame *market rental* buildings, largely constructed before 1980, makes up over 80 percent of the city's purpose-built rental housing stock and rents at nearly 30 percent less than newly-constructed rental housing.¹⁰ Located in some of the city's most desirable neighborhoods, this stock has come under redevelopment pressure in recent years, driven by housing price growth and development opportunities.

Though representing a much smaller proportion of the overall housing stock, existing co-op and social housing are key sources of affordable housing for low- and moderate income households in Vancouver, including properties either owned by the City or with long-term leases on City land. Many of these homes have rents or housing charges geared to residents' incomes, making them a truly affordable option for families, seniors, key workers, and vulnerable residents.

The private SRO stock, which includes approximately 4,000 rooms, comprises some of the cheapest market rental housing in the City. The 100-year old stock houses some of the city's lowest income residents, but increased development interest combined with the challenging economics of operating buildings at low rents puts SROs at increased risk of disinvestment or loss of affordability.

The one-for-one rental housing replacement policy mandated by the 2007 Rental Housing Stock Official Development Plan has been effective in protecting Vancouver's supply of purpose-built rental housing. Similarly, the City's Single Room Accommodation By-Law has been effective in slowing the rate of change in the SRO stock. However, as rental, co-op, and social housing properties age, they face growing need for major system and seismic upgrades, renovations, and repairs. These improvements are important for ensuring a healthy, sustainable rental stock with adequate supply to meet the needs of Vancouver's current and future renters. In some cases, redevelopment of existing rental can also help to expand the stock of secured rental housing for the future.

WHAT WE HEARD

The importance of this housing stock is echoed in the feedback received from residents through *Housing Vancouver* public consultation:

"I'm worried about the condition of my building if structural issues aren't addressed, or the possibility of getting evicted if they choose to do major repairs. I don't know where I would go."

"Co-ops and social housing are a lifeline for so many people in Vancouver...there has to be a plan for keeping it up."

¹⁰ CMHC Rental Market Report, 2016

However, renovation and redevelopment of purpose-built rental housing often drives higher rents, increasing affordability pressure on existing tenants. There is also the additional concern that major renovations or redevelopment could lead to the permanent displacement of tenants from their homes. This is a particular concern for older market rental buildings that are home to large numbers of vulnerable residents, many of whom are at high risk of homelessness if they are not assisted with identifying alternate accommodations.

Aging co-ops and social housing buildings, including buildings on city-owned land, are also facing increasing need to undertake major upgrades and address deferred maintenance requirements, as well as the uncertainty created by the expiry of operating agreements with senior levels of government. These units provide some of the most affordable housing within the city due to their age and subsidies that were provided by senior levels of government. Much of this housing was developed decades ago under previous affordable housing programs. A key ask in the City's input to the National Housing Strategy was the need to maintain the current levels of federal subsidy and provide additional grants and financing in order to maintain and improve both the affordability and building conditions.

The Strategies in this Chapter include actions the City will take in the next 10 years to prioritize reinvestment in the existing stock of rental, co-op, and social housing, in order to protect this critical stock, preserve affordability, and minimize impact on existing tenants. Single-Room Occupancy properties are a critical part of our protected affordable rental housing and are dealt with separately in Chapter 8.

Strategy 1: Encourage reinvestment in existing purpose-built rental housing while prioritizing affordability and minimizing displacement

The City will explore tools and partnerships to support needed reinvestment in existing rental housing while prioritizing affordability and minimizing or mitigating tenant impacts.

Key Actions:

- Understand key barriers to reinvestment, feasibility of reinvestment versus redevelopment, and areas of opportunity for existing purpose-built rental housing through study and consultation with industry
- Explore opportunities to incentivize major structural renovations and energy conservation mechanisms in existing purpose-built rental housing, including studying the impact of various measures to encourage major capital improvements in existing

ENCOURAGING ENERGY EFFICIENCY IN EXISTING RENTAL HOUSING - GREENEST CITY ACTION PLAN 2015-2020

The Greenest City Action Plan 2015-2020 includes concrete targets and actions for energy-efficiency in existing residential housing, with the goal of accelerating improvements to the environmental performance of existing building stock. Actions include:

- Updating the retrofit requirement options in Vancouver's Building By-Law to further reduce energy use and greenhouse gas emissions.
- Expanding the Green Landlord program
- Requiring annual energy benchmarking and reporting for large residential and commercial buildings.
- Launching a program for green industry partners

rental housing, such as low-cost loans, grants, and fair rent increases, while ensuring security for existing tenants

- Enhance and streamline City permitting processes for major renovations to existing purpose-built rental (See Chapter 9, Expediting and Improving City Processes)
- Enhance tenant protections for renters in properties undergoing major structural upgrades (See Chapter 8, Supporting Renters)

Strategy 2: Explore strategic opportunities to redevelop purpose-built rental housing in order to increase rental supply, while protecting affordability

The City will explore and identify opportunities to redevelop existing rental housing in order to increase the overall supply of rental housing, while prioritizing affordability and ensuring protections for existing tenants.

Key Actions:

- Undertake a review of the Rental Housing Stock ODP and Rate of Change areas, including consideration of enhancing protection to below-market rental housing and identifying opportunities to redevelop and expand existing rental housing in Rate of Change areas as part of new community and station area planning processes

Strategy 3: Retain and renew existing social, non-market, and co-op housing, while identifying opportunities to increase social and co-op housing supply through redevelopment

The City will work with its partners and with City-owned housing to retain and renew existing housing, while identifying opportunities to redevelop in order to expand social and co-op housing supply. Many of these buildings have the potential for reinvestment or redevelopment for additional affordable housing opportunities, but significant investments will be needed. The Rental 100 incentive program has been very effective at creating new market rental housing supply, so a similar but enhanced approach may be effective at encouraging non-market and co-op housing owners to bring their land forward.

Key Actions:

- Develop, test, and implement a framework for co-op and non-profit lease renewal with provisions for affordability and identification of key sites for redevelopment to increase the number of affordable units

Strategy 4: Work with partners in regional and senior government on opportunities to support reinvestment in private market rental, and renewal in existing social, co-op, and SRO housing

The City will work with partners at all levels of government on opportunities to support reinvestment in existing private market rental and social and co-op housing, including opportunities through the new National Housing Strategy.

Key Actions:

- Advocate and partner with other Metro Vancouver municipalities to strengthen rental retention regulations and tenant protection policies, as set out in the Metro Vancouver Regional Affordable Housing Strategy
- Request the authority to create “Rental Only Zones” to prioritize the delivery and retention of rental housing; immediately implement zoning in RM “Rate of Change” protected areas if the authority is granted
- Continue to engage with the federal government through the Federation of Canadian municipalities (FCM) on key housing issues relating to supporting critical repairs and reinvestment in existing affordable housing through the national Housing Strategy, including implementation of NHS programs dedicating funding to urgent repairs in social and co-op housing. See also Section 4, Action 1D
- Encourage reinvestment in the Private SRO stock while maintaining affordability and minimizing tenant displacement (see Chapter 6)

CHAPTER 8: SUPPORTING RENTERS

OVERVIEW

A growing population, increased demand, and limited construction of purpose-built rental housing until recent years have made Vancouver one of Canada's tightest rental markets, with a vacancy rate in purpose-built rental housing of just 0.8% percent in October 2016. This has put substantial pressure the 53% of Vancouver households who rent their homes. This pressure is particularly acute for renters who are at high risk of displacement from their housing and face significant challenges finding replacement rental homes, including lone-parent families, seniors, newcomers to Canada, first-time renters, persons with disabilities, and people living on income assistance.

Rents in Vancouver continue to outpace incomes, with over 46,000 renters in Vancouver paying over 30% of their income on rent. Out of these households, 15,000 are paying over half their income on rent – 58% of these individuals are aged 20 to 45, 15% are families with children, and a further 14% are seniors over 65.¹¹ If rents continue to rise faster than incomes in the city, this proportion can only be expected to increase. Very low-income tenants living in private SRO rooms are also increasingly challenged to meet rising market rents, resulting in displacement and sometimes homelessness. Rising homeownership costs also have ripple effects on the rental market. With less affordable homeownership options, more households are renting for longer, which is adding more pressure to an already-tight rental market.

Pressure on renters is an issue across the region, with rents rising across Metro Vancouver's purpose built rental stock. In spite of this trend, there is evidence that some regional municipalities are not protecting their existing affordable rental stock and are allowing it to be redeveloped without replacement, resulting in displacement of tenants across the region. Region-wide action across municipalities is necessary to address widespread displacement of renters.

The City has gone above and beyond any other municipality in British Columbia. The City requires additional protections for renters when they are displaced due to redevelopment (see case study), and also requires one-for-one replacement of purpose-built rental housing units. However, reforms to the provincial Residential Tenancy Act are still the best and most direct means of strengthening the rights and protections of all renters.

WHAT WE HEARD

Vancouver's competitive and increasingly expensive rental market has created a situation ripe for abuse. Concerns about renters' rights were among the most common when we spoke to Vancouver residents as part of the *Housing Vancouver* public consultation process:

"A rental household should not have to spend half, and in many cases more, of their available income on rent, with a new notice of rent increase every year – all in the face of stagnant wages."

"I have been evicted twice in the past year from homes due to landlords deciding to take over the property and demolish or renovate. It is next to impossible to find affordable housing without a risk of renoviction."

"Because of fixed-term leases, every year we have been kicked out or had our rent increase by \$300-\$500."

¹¹ National Household Survey, Census 2011

Support is also growing for housing tenures that break away from the traditional renter-ownership dichotomy. These new approaches can provide long-term housing stability and, in some cases, opportunities to accumulate equity. Municipalities are also taking action to ensure that their existing secondary rental housing stock – basement suites and rented condominiums – are being utilized and prioritized as long-term rental housing.

These efforts are outlined in the Strategies below:

Strategy 1: Create and enhance community-based supports for renters in Vancouver

Community-based resources – including legal advocacy organizations, neighbourhood houses, and seniors' centres – provide crucial services for renters seeking information and assistance about their tenancies. City staff are also key resources for tenants, as well as for development applicants looking to comply with the City's tenant relocation policies and procedures. The City will develop resources to assist tenants and applicants, take steps to boost the capacity of community-based organizations assisting tenants, and ensure sufficient internal capacity to assist applicants and tenants.

Key Actions:

- Develop a community tool kit to enhance supports for renters in their neighborhoods and the capacity of local legal assistance agencies and community-based organizations
- Develop resources to assist development and rezoning applicants to administer tenant relocation plans during the redevelopment process (See also Chapter 7, Retaining and Renewing Existing Rental, Co-op, and Social Housing)

Strategy 2: Strengthen City protections for renters, co-op members, and residents of non-profit owned housing

While the City's existing tenant and rental housing protections are among the strongest in BC, additional action will ensure that the broadest possible set of renters are protected, that the policy is tailored appropriately to different types of rental housing, and that renovation activity in existing rental is tracked and monitored over time.

Key Actions:

- Strengthen the Tenant Relocation and Protection Policy for renters impacted by renovations or redevelopment
- Adapt the Tenant Relocation and Protection Policy for social housing and co-op residents
- Improve and enhance data collection on tenant impacts of renovations in existing purpose-built rental housing
- Enhance City capacity to apply and enforce the Tenant Relocation Policy and assist tenants with relocation needs and preserve affordability in existing rental housing
- Integrate tenant protections into current and future community plans and planning processes

CASE STUDY

Support for Tenants: The Tenant Relocation and Protection Policy

Recent years have seen a rising number of renters displaced due to renovation or redevelopment of existing rental buildings. With rising rents and a vacancy rate well below one percent, it is challenging for renters to find a new home that does not require them to pay a significantly higher rent or to relocate to a new neighbourhood or out of Vancouver.

This is extremely destabilizing for renters. Vulnerable residents like seniors, low-income families, and people with disabilities rely on their neighborhoods for social support and access to key amenities. The protections offered by the provincial Residential Tenancy Act – two months' notice and one month of free rent – are often not enough to help these renters in their transition to a new home.

Vancouver's existing supply of rental homes is aging, and most building are in need of major repairs to keep them safe, secure, and energy-efficient. The combination of rising land values and market rents creates new economic opportunities for rental owners who redevelop their aging buildings into new rental housing. While this is positive for the long-term health of Vancouver's rental supply, it has difficult short-term implications for their existing tenants.

The City of Vancouver has taken several steps to protect its existing rental housing. The Rental Housing Stock Official Development Plan (2007) requires new developments which demolish existing rental homes to provide the same number of rental homes in the new building. In many neighborhoods, this requirement has effectively slowed or halted the demolition of existing rental housing.

In addition, the City requires rental owners or developers to go above the requirements of the Residential Tenancy Act for their displaced tenants. Eligible tenants are entitled to up to six months of free rent, as well as compensation for moving expenses. Vulnerable tenants like seniors or people with disabilities may receive additional support and assistance to ensure they have the help and resources they need to transition to a new home.

Strategy 3: Support security and stability for renters in secondary rental housing

Secondary rental housing – including basement suites, rented condominiums, and laneway homes – makes up the majority of Vancouver's rental housing stock, and is a key source of affordable rental. Securing this housing as long-term rental and supporting stable tenancies is key to ensuring this housing remains a viable option for renters in the city.

Key Actions:

- Ensure that secondary rental stock is being prioritized as long-term rental by implementing the Empty Homes Tax and Short-Term Rental Licensing Policy
- Support owners of secondary rental homes in legalizing suites and entering and maintaining stable, secure tenancy agreements

Strategy 4: Collaborate with partners on actions to enhance renter protections and affordability

Federal and provincial initiatives underway could also have significant impact on renters. Current and future action to reform the Residential Tenancy Act will help to cement renters' rights in BC, while potential action from the federal government to address affordability for renters across Canada could bring additional support to Vancouver tenants.

Key Actions:

- Support provincial action to strengthen the Residential Tenancy Act to enhance security of tenure and affordability for renters
- Continue to engage with the federal government through the Federation of Canadian Municipalities (FCM) on key housing issues relating to improving housing affordability for renters through the National Housing Strategy and programs that are not fully developed by the time the NHS is launched, including a housing benefit initiative. See also Section 4, Action 1D

PARTNER COMMITMENTS

The 2017 BC Budget Update, announced on September 12th, included early actions to improve supports for BC renters, including: \$7 million in new funding for Residential Tenancy Branch to address existing backlogs in landlord-tenant disputes, reduce wait times for dispute resolution and information services, and establish a dedicated unit to start investigating non-compliance with tenancy legislation. The BC Government has also brought forward legislation to end the practice of using fixed-term tenancies as a means of circumventing allowable annual rent increases.

The City is also working with the province on additional opportunities to enhance protections for renters in the Residential Tenancy Act, including:

- Improving protections for tenants being evicted as a result of renovations, including the right of first refusal to return to a replacement unit in the property with limited rent increase
- Clarifying the types of renovations that can be legitimate grounds for a Notice to End Tenancy for Landlord's Use
- Revisiting the annual rent increase and explore the possibility of reducing regular increases, while incorporating a fair and transparent system for allowing rent increases to reflect improvements to properties
- Creating a specific category in the Residential Tenancy Act (RTA) for SRA-designated properties by tying rent increases to the room as opposed to the tenant in order to slow rent increases and tenant displacement

CHAPTER 9: EXPEDITING AND IMPROVING CITY PROCESSES FOR HOUSING DEVELOPMENT

OVERVIEW

Development has surged in Vancouver over the past four years. New housing starts have reached an all-time high, peaking at over 7,500 dwelling units in 2015 and over 7,100 in 2016. Currently, there are 1,458 residential new construction projects, or ~11,000 units, with applications to construct in process and ~32,320 more units planned in Rezoning and Pre-application stages.

This surge in development has put significant pressure on the City's development and rezoning application process. Rezoning applications have doubled since 2014 and 2017 development and building permit volumes will exceed 8,500, the second highest volume of permit applications on record, next to over 8,700 applications in 2014.

Further, development has become increasingly complicated, which has compounded the challenges associated with increased volumes. The City has put forward a number of new policies over recent years that have improved the quality of our communities and buildings, including the Greenest City Action Plan and the Healthy City Strategy, as well as improved building codes and tenant protections. These efforts have helped to make Vancouver one of the greenest, healthiest cities in the world, but they also increase the complexity of development in the city. Also, very little new land exists and most development projects are re-developments, infill, or on difficult land types (e.g. peat bogs), adding to the complexity of building infrastructure, public amenities, and housing.

We have heard from the development industry and partners that lack of clarity and alignment between the City's affordable housing policies, community plans, and other by-laws is a source of considerable uncertainty. A key objective of *Housing Vancouver* is to streamline affordable housing requirements across the city, while retaining flexibility to tailor affordable housing policy to specific communities. This was a key lesson learned from housing experts in global cities via the Re:Address Housing Summit.

The City is pursuing initiatives to transform planning and development processes and expand its capacity to conduct rezonings and process permits across all types of development, in order to reduce bottlenecks, improve efficiency, and reduce permit issuance times. With considerable pressure on the City's planning and development processes and staff, affordable housing must be prioritized and simplified. As the City expands its targets for the new rental and social housing construction, it is crucial that all city departments, regulations, and processes are aligned in support of affordable housing delivery.

It is also important for the City to enable the production of the right supply of housing. In order to achieve the ten-year targets established in *Housing Vancouver*, the City will seek to establish processes that simplify development of new rental housing, major renovations to existing purpose-built rental, and all housing and community amenities near transit stations and arterials.

In order to transform low-density neighborhoods, the City must improve development processes in single- and two-family zones. This will include better enabling more outright development and establishing more condensed processes to pursue creative infill strategies on traditionally low density lots, including new ground-oriented ownership forms and laneway rental homes.

While the City will focus on streamlining specific housing development processes to support this strategy's 10-year goals, it will also concurrently pursue systemic changes to better align policies, engage partners, and utilize technology. These broader measures will help to transform Vancouver's planning and development processes and enable more housing production.

Strategy 1: Create a planning and development process that prioritizes multi-family affordable housing

Staff will establish planning and development processes that prioritize and expedite affordable housing development.

Key Actions:

- Implement a pilot program for high impact affordable housing projects, which will test new methods and tools with the goal of reducing planning and processing times by half
- Explore opportunities to expand successful methods from the pilot to additional affordable multi-family housing projects
- Create a process to expedite affordable modular housing developments on city land or private property awaiting longer-term development
- Evaluate lessons from the modular implementation to find other ways to support/enable fast permitting for additional pre-fabricated housing models

Strategy 2: Expedite and improve processes for developing market and below-market rental housing

Staff will update planning and development processes to align with the goals of the *Housing Vancouver* Strategy and facilitate projects aimed at delivering market- and below-market rental housing.

Key Actions:

- Identify opportunities to speed up the production of new rental housing, particularly around transit hubs and arterial to speed up production of rental housing in those areas
- Evaluate a new approach to better enable major renovation of existing purpose-built rental buildings

Strategy 3: Enable the transformation of low-density neighborhoods

Staff will take a more risk-based approach to speed up outright development and will simplify processes to support new infill, townhome, or other new forms of housing in traditionally single- and two-family zones.

Key Actions:

- Simplify outright single- and two-family development in order to reduce permit processing times and facilitate development of new ground-oriented ownership and rental forms
- Convert 1.5 storey laneway homes from conditional to out-right developments and expedite all laneway development
- Pilot a performance based approval process for out-right low-density housing
- Identify processes to simplify and incentivize new, creative forms of housing in single- and two-family zones
- Create a Housing Renovation Center to centralize knowledge and improve processes for renovations, with a focus on creative infill projects to help encourage density on low density lot developments

Strategy 4: Review existing planning and development policies and regulations for opportunities to streamline, clarify, and speed up processes

Planning, development, and building staff will emphasize *Housing Vancouver* priorities as part of a three-year interagency review of City planning- and development-related regulations, with a focus on simplifying unnecessary complexity; reconciling competing objectives; accelerating reviews; and aligning vision and desired outcomes with policies and regulations. The regulatory review and update aim to improve decision-making for industry and staff and simplify and speed up the planning and development processes.

Key Actions:

- Initiate a review of City regulations with a focus on simplifying unnecessary complexity; reconciling competing objectives; accelerating reviews; and aligning vision with policies and regulations
- Review Development and Building Fees to ensure fees collected on development and building applications reflect processing costs

Strategy 5: Improve engagement, consultation, and capacity building to improve housing planning and development.

Clear and transparent information about housing and planning initiatives is crucial to ensuring that members of the public and stakeholder are informed about *Housing Vancouver* priorities. This is especially important for ensuring that under-represented groups are informed and engaged in City processes, including renters, younger residents, families, low-income groups. Facilitating participation and engagement of these groups may also require that the City consider new ways of delivering information to the public and collecting public feedback.

Key Actions:

- Improve public information about housing and planning initiatives and make information available on a broader set of platforms
- Create more opportunities for engagement with housing and planning priorities, with emphasis on initiatives to enhance engagement of under-represented groups

Strategy 6: Utilize technology to transform service delivery and streamline processes

Over the next few years, the City will pursue technology solutions to allow significantly more online, simplified permit processing for developers, home owners, business owners, and staff. These technology solutions will help minimize the need for customers to physically come to the City, will improve clarity and transparency of information and expectations, and will seek to reduce inefficiencies in workflow.

Key Actions:

- Create customer tools that provide status of permits, offer check lists of needed information or materials, and note issues with applications
- Enable online submission of documents and drawings for all permit types
- Create ability to print some permits in the field

IMPLEMENTATION AND MONITORING *HOUSING VANCOUVER (2018-2027)*

Creating opportunities for 72,000 new housing units – including 12,000 units for low-income residents - and preserving and additional 90,000 units is a significant undertaking. *Housing Vancouver* provides strategic direction for future investments in housing over the next ten years and beyond, a 3-year action plan that will guide the initial phase of implementation, as well as direction for monitoring and tracking progress toward the *Housing Vancouver* 10-year targets and other metrics.

1. Implementing *Housing Vancouver*

3-Year Action Plan

Housing Vancouver will be accompanied by a 3-year action plan, which will detail concrete goals and actions the City will take in relation to each of the Strategies outlined in this document.

Affordable Housing Delivery and Financial Strategy

Affordable housing can be provided by government, non-profit, and for-profit partners and it can be found along the whole housing continuum. The degree of housing affordability results from the relationship between the cost of housing and household income.

City tools for funding affordable housing: The City achieves affordable housing through a range of tools, including partnerships to develop social housing on City-owned land, capital grants to support non-profit housing projects, and inclusionary housing policies that require and incentivize the inclusion of affordable housing in private developments.

City funding sources for affordable housing: The City has a number of funding sources for delivering new affordable housing including development cost levies (DCLs), , and through new development (e.g. density bonusing, CACs and inclusionary policies). The City funds renewal of City-owned/operated social housing through property taxes.

Partner contributions: The City uses its funding sources to leverage significant contributions from partners, including senior governments, non-profits, and the private sector. Vancouver has advocated for additional support and authorities from senior government. The promise of a new National Housing Strategy – Canada's first – as well as new governments at the province and federal government, bring the potential of new support for the City's ambitious agenda. A new Metro Vancouver Regional Affordable Housing Strategy and forthcoming regional homelessness strategy will also be a foundation for regional collaboration on housing issues.

Additional resources and tools are required to achieve the vision set out in *Housing Vancouver* and the 10-year housing targets. Staff will return to Council in 2018 with a comprehensive Affordable Housing Delivery and Financial Strategy for *Housing Vancouver* for supporting investments in affordable housing across the spectrum of income needs.

2. Monitoring and Reporting on Progress

A *Housing Vancouver* progress report will be presented annually to Council to track progress towards achieving the strategy goals. Baseline indicators will be established to measure and evaluate our progress which will help fine tune priority actions or shift the focus as necessary.

Report Back Annually on Progress Toward Targets and Action Plan

The City will release regular reports on progress toward *Housing Vancouver* targets and other key housing indicators. Progress reports will include statistics to measure outputs (such as progress towards a particular target) and outcomes (such as the % of households who are spending over 30% of their income on housing costs) (Table 4)

Table 4: Output and Outcome Measures

Output Measures	Outcome Measures
<ol style="list-style-type: none"> Progress towards identified targets by: <ul style="list-style-type: none"> Type of Housing <ul style="list-style-type: none"> Supportive Housing Social Housing Co-ops Below Market Rental Purpose Built Market Rental Rental Laneway Homes Condominiums Coach Homes Townhomes Income Level Served Type of Household Served <ul style="list-style-type: none"> Singles Seniors Families Accessible Units Building Type <ul style="list-style-type: none"> Apartments Infill Townhomes Location Progress on implementation of measures that retain and renew the older existing rental stock to: <ul style="list-style-type: none"> ensure no net loss renew leases with non-profit housing operators on city-owned sites to ensure long-term affordability collect information on permits related to building re-investments to the purpose-built rental stock 	<ol style="list-style-type: none"> Number of sheltered and unsheltered homeless in the City and Region Number of households spending over 30% of income on housing in the City and Region Rental market indicators available in the annual CMHC Rental Market Report (City and Rest of Metro Region) <ul style="list-style-type: none"> Vacancy and availability rates Number of units in the rental universe and change over time Rent changes over time Ownership market indicators available from the Real Estate Board of Metro Vancouver (City and Rest of Metro Region) <ul style="list-style-type: none"> Benchmark prices Active listings Sales volumes by size and age Property status declaration data collected through the implementation of the empty homes tax. Indicators relating to secure of tenure for tenants in existing rental, including number of tenants impacted by renovation, redevelopment, and other drivers of displacement in existing rental housing

3. Stock of housing for low-income singles in the Downtown Core, including SROs	7. Other measures of housing affordability and availability to be confirmed through ongoing collaboration with partners in academia, senior government and other agencies (e.g. number of home sales affordable to median income).
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Ensure transparency: Access to information is key to ensuring accountable government decisions and an informed public. *Housing Vancouver* will prioritize transparency and ease of access to key information about housing, development, and community plans.

Request new data from senior government: Municipalities generally do not have the authority or capacity to monitor many aspects of the broader housing market. This includes several indicators that are increasingly relevant to municipal policy, including data related to housing investment, declared income, residency, and wealth. Under *Housing Vancouver*, the City will continue to work with senior government partners to increase and improve the data available on these and related indicators.

GLOSSARY

Affordable Housing

Affordability is a measure of a household's ability to pay for housing – it relates the price or cost of housing to household income. Housing is considered to be affordable when it comprises 30% or less of a household's total income before taxes. Households paying over 30% of their total income on housing costs are considered to be 'housing cost burdened.'

This is particularly relevant for low- and moderate income households whose household expenses take a higher overall share of their monthly budgets, whereas higher-income households may be able to absorb higher housing costs.

In order to better understand housing cost burdens on Vancouver's households, we looked at the population broken down by income bands.

BC Housing

Formally known as the *British Columbia Housing Management Commission*, BC Housing is the crown corporation that develops, manages and administers subsidized housing in the province.

Canada Mortgage and Housing Corporation (CMHC)

A federal Crown corporation that functions as Canada's national housing agency. The CMHC's mandate is to facilitate access to housing and contribute to financial stability in order to help Canadians meet their housing needs. The CMHC is a leading source of housing data and market information.

Community Amenity Contribution (CAC)

A voluntary in-kind or cash contribution provided by a developer when additional development rights are granted through a *Rezoning*. CACs can help address the increased demands new residents and/or employees can have on city facilities. CACs are used to fund community centres, libraries, parks, and other community spaces.

Community Plan

As a forward-looking document, a community plan addresses a broad range of issues including land use, urban design, transportation, housing, parks and open space, community facilities, local economy, heritage, culture, environment, and public safety. A successful community plan is clear in its intentions while setting a vision framework that can be responsive to changing circumstances over time. Community plans are adopted by City Council to guide growth and change in a neighbourhood over time.

Density

The size of a building (measured as the amount of floor area in square metres or feet), relative to the size of the site on which it is located. Density is often described as a ratio (see *Floor Space Ratio*).

Density Bonus

A density bonus allows a developer to add more density (e.g. construct a larger building or more units) in exchange for providing specific public benefits for the community such as affordable housing.

Development Cost Levy (DCL)

Most new development in the City of Vancouver pays Development Cost Levies (DCLs). A DCL is paid by property developers based on square footage. DCLs are an important source of revenue for City facilities such as:

- Parks
- Childcare facilities
- Social and non-profit housing
- Engineering infrastructure

Empty Homes Tax

An annual tax on the assessed property value of empty or under-utilized properties in the City of Vancouver. The goal of the Empty Homes Tax is to incentivize the rental of residential properties that are currently vacant or under-utilized in order to increase the city's housing supply.

Floor Space Ratio (FSR)

The measurement of a building's total floor area relative to the area of the site on which it is located. A building with a *Density* of 2.0 FSR has a built area equal to twice that of the land parcel on which it is located. For example, if the maximum FSR is set at 0.7, then for a 4,000 square foot lot, the maximum building size would be 2,800 square feet (4,000 x 0.7 FSR).

Form of Development

The physical design of a building, including the height, massing, and architectural features. The City has form of development guidelines to ensure new buildings provide a pleasant street experience, do not shadow public spaces, etc. We also use the term 'form of development' to refer to specific types of housing, such as low density homes, townhomes, row homes, and low-, mid-, and high-rise apartments.

Inclusionary Housing Policies (also Inclusionary Zoning)

A condition included in Official Development Plans and other City policies such as the *Rezoning Policy for Sustainable Large Developments* that requires new development to make a proportion of the units available for affordable housing. This encourages balanced and diverse communities, and helps to create more opportunities for people with low and moderate incomes to live in conveniently located neighbourhoods that provide access to transportation and amenities.

Infill

A type of residential building added to a lot which already contains an existing building.

Interim Rezoning Policy (IRP)

The *Affordable Housing Choices Interim Rezoning Policy*, introduced in 2012, encourages innovative types of affordable housing by allowing consideration of a limited number of rezoning proposals that meet specific affordability, location, and form of development criteria.

Laneway House

A laneway house is a small, detached home built on a low density lot at the lane. Laneway homes are permitted in addition to a secondary suite in the main house, and like secondary suites, are for rental or family occupancy only and cannot be strata-titled.

Missing Middle Households

This term refers to households who earn moderate incomes (between \$30,000 and \$80,000 per year in 2016) who are increasingly under-served by private market housing in the city. A broad range of households fall into the 'missing middle', including key workers in the city - families, students, and younger households.

Moderate Income Rental

Purpose-built rental housing with below-market rents targeted to qualified households earning moderate incomes (single income households earning between \$30,000 and \$50,000 per year, and dual income households earning between \$50,000 and \$80,000 per year). These income ranges encompass households that generally do not access or qualify for government subsidized social housing, but also cannot afford market rents.

Multifamily Housing

A residential building containing 3 or more dwelling units.

Purpose-Built Market Rental Housing

Multifamily housing built with the intent to be rented in the private market. Includes rental housing secured by legal agreement. See *Secured Market Rental Housing*.

Rate of Change Policy (Rental Housing Stock ODP)

The rate of change policy protects existing rental housing by requiring that redevelopment projects in certain zoning districts replace and secure any converted or demolished rental units. The Rate of Change Policy works alongside the *Tenant Relocation and Protection Policy*, which gives protection and assistance to tenants who are displaced by redevelopment.

Rental 100

Rental 100 is a City of Vancouver program to encourage the development of buildings where 100% of the residential units are rental. Units created through this policy are required to remain rental for 60 years, or the life of the building (whichever is longer). The policy provides several incentives such as DCL waiver, additional density and parking reductions.

Rental Housing Stock Official Development Plan

See *Rate of Change Policy*.

Residential Tenancy Act (RTA)

The RTA is the provincial legislation that supports and protects the rights of most tenants and landlords in British Columbia.

Regional Affordable Housing Strategy

The policy document adopted by the Greater Vancouver Regional District Board in 2016 to provide leadership on housing needs in the Metro Vancouver region, and to advance the goals of the Regional Growth Strategy, *Metro Vancouver 2040: Shaping Our Future*.

Regional Context Statement

The City of Vancouver's Regional Context Statement Official Development Plan By-law demonstrates how the City's existing plans and policies support the goals, strategies and actions identified in the Regional Growth Strategy, *Metro Vancouver 2040: Shaping our Future*. All Metro Vancouver municipalities are required to have a Regional Context Statement.

Rezoning

The City's Zoning and Development Bylaw - along with the Land Use and Development Policies and Guidelines - help shape Vancouver, and make our communities more liveable. They legally define the type of development that is permitted across all areas of the city. A rezoning is a legal change to the bylaw to permit an alternate type of development. Rezoning is either initiated by City staff following a change in policy for an area, or by the public, through a rezoning application submitted by a developer. Council makes all decisions regarding changes to bylaws.

Secondary Rental Housing

Secondary rental housing refers to units rented on the private market that are not purpose-built and secured as rental. This includes housing options such as secondary suites, laneway houses, rented condominiums and rented houses.

Secondary Suite

Typically an additional unit within a principal residence; includes basement suites in detached houses and lock-off suites in townhouses or apartments.

Secured Market Rental Housing

Housing units that can only be used as rental housing. This is guaranteed with a legally binding covenant or housing agreement registered on title, which restricts the use to rental housing for 60 years or the life of the building (whichever is longer), or for another term agreed upon by the City and the owner.

Short-Term Rental

This term refers to rental of a residential dwelling unit for less than 30 consecutive days.

Single Room Accommodation (SRA, SRA-Designated)

Single room accommodation includes single room occupancy (SRO) hotels, rooming houses, and non-market housing with rooms less than 320 square feet located within the Downtown Core boundary. The Single Room Accommodation (SRA) By-Law manages the rate of change in this low-income housing stock by regulating its alteration, conversion, and demolition.

Single Room Occupancy (SRO) Hotel

SROs were built primarily in the early 1900s to provide transitional housing, largely for men working in the resource industries. A typical SRO room consists of a 10' by 10' room with shared bathrooms and minimal or no cooking facilities. Non-Market SROs are owned and operated by a government or non-profit agency. Private SROs are owned by a private owner and may be privately operated or operated by a non-profit. The vast majority of SROs in Vancouver are located in the Downtown Eastside.

SRO Task Force

The SRO Task Force was convened by the City to bring together a diverse range of partners and stakeholders to explore and develop recommendations to improve living conditions and supports in SROs, protect and improve the stock, and maintain affordability. SRO Task Force membership has included senior levels of government, non-profit organizations, private owners and landlords, SRO tenant and advocates. The outcomes and recommendations were

formalized as part of an SRO Action Plan, and have been integrated into *Housing Vancouver's* Key Strategies and Actions.

Social Housing

The City of Vancouver Zoning and Development By-Law defines social housing as rental housing:

- In which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by BC Housing
- Which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada
- Is secured by a housing agreement or other legal commitment

In the Downtown Eastside, social housing is rental housing in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance.

Supportive Housing

Supportive housing is subsidized housing with supports that help individuals to maintain housing stability. Supports help tenants stabilize their lives, enhance their independent living skills, and reconnect with their communities. The services provided to tenants are flexible, and vary from building to building. Some services are provided by on-site staff, and some services are delivered through outreach programs.

There are several forms of supportive housing available:

- Buildings where all of the units are supportive (dedicated)
- Social housing buildings where some of the units are supportive (mixed)
- In scattered market apartments with rent supplements

Tenant Relocation and Protection Policy

This City of Vancouver Policy provides protection and assistance to tenants who must move if their building is redeveloped. This policy requires that owners or developers complete a *Tenant Relocation Plan* or *Tenant Impact Statement*, and provide eligible tenants with compensation that may include free rent, assistance in finding alternate housing, contributions towards moving costs and a priority opportunity to move back into the new building once complete.

Tenant Relocation Plan

For projects subject to the City's Tenant Relocation and Protection Policy, if a development displaces the tenants of an existing rental building, the developer is required to provide a plan to help those residents find new housing options. This may include providing multiple, comparable housing options in the neighbourhood, contributing to moving costs, and providing the opportunity to return to their original address after construction is complete.

Tenure

Housing tenure refers to the type of arrangement through which a person or household has the right to occupy a dwelling unit. The most common types of housing tenure are rental and owner-occupancy.

Vacancy Rate

Rental vacancy rates are published by the Canada Mortgage and Housing Corporation (CMHC) as part of the annual Rental Market Survey. According to the *CMHC*, a unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. The rate is equal to the number of vacant rental units as a percentage of total rental units.

Vancouver Affordable Housing Agency (VAHA)

Created in 2014, VAHA is a legally independent agent of the City of Vancouver. VAHA liaises with investment, development, and community partners to create below-market housing options. Using innovative building techniques and unique partnerships, VAHA is focused on building high quality rental housing for individuals and families on moderate incomes across Vancouver. VAHA is working toward the delivery of 2,500 new homes on City lands by 2021.

Winter Shelters and Warming Centres

The City partners with *BC Housing* to open temporary winter shelters that operate between November and April. Winter shelters save lives by offering an opportunity for people facing homelessness to come in out of the cold, and connecting them with health, social and housing services. As winter shelters are often full, warming centres are additional temporary spaces in community facilities that have been made available for people to come inside overnight during periods of cold weather.

Zoning

The legal tool used to regulate how land can be developed. Each part of the city has a zoning district schedule that sets out rules for development. Zoning regulates the use of a site (retail, residential, office, etc.) and the characteristics of buildings on a site (height, density, and other physical aspects of the development).



Housing Vancouver 3 Year Action Plan 2018 - 2020

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1. INTRODUCTION

In Vancouver, rising housing prices have far outpaced local incomes, creating a crisis with impacts across the spectrum of incomes and households. To address these challenges, the *Housing Vancouver* Strategy sets out a 10-year plan with the following objectives:

- **Shift toward the Right Supply** - New 10-year housing targets will drive a significant shift toward rental, along with aggressive social and supportive housing targets, and new targets for ground oriented forms. Housing and affordability must also reflect the diversity of those most in need of this housing
- **Action to address speculation** - We propose new approaches to address the impact of speculative demand on land and housing prices, including actions for both the City and senior government partners
- **Protect our existing affordable housing for the future** - We must preserve the affordability and retain the existing stock of rental and non-market housing, while balancing the need to renew and expand these buildings, the majority of which are aging
- **Align City processes with housing targets** - The Strategy includes commitments to align city policies, processes, and tools in order ensure City is best positioned to enable new supply and follow through on new housing targets
- **Renew our commitment to partnerships for affordable housing** - The Strategy includes a commitment to aligning with partners across all sectors, particularly non-profit, co-op, and Indigenous housing partners, and building partnerships with new stakeholders
- **Increase supports and protections for renters and people who are homeless** - including strategies to address affordability, security of tenure, and the determinants of poverty and housing instability

The objectives contained in the *Housing Vancouver* Strategy, along with the 10-year housing targets, will be implemented through two key documents: the 3-Year Action Plan and the Affordable Housing Delivery and Financial Plan.

Organization of this document

The 3-Year Action Plan corresponds to the sections and key strategies outlined in the *Housing Vancouver* Strategy, and follows the same order:

- Addressing speculative investment and housing demand
- The right supply
- Strengthening partnerships and aligning investments
- Indigenous housing and wellness
- Preventing homelessness and creating pathways into housing stability
- Retaining and renewing existing rental, social, and co-op housing
- Supporting renters
- Expediting, clarifying, and simplifying City processes for housing development
- implementation and monitoring

Each key strategy is achieved through an accompanied list of actions, with the priority actions noted. Some priority actions are already underway, while others will begin implementation immediately after adoption of the *Housing Vancouver* Strategy, or in the short-term, pending staff resourcing. Where possible, the status and timing of when individual actions will begin have been noted.

Successful implementation of the *Housing Vancouver* Strategy requires ongoing monitoring and tracking. Annual updates are planned to report on progress and to fine-tune implementation.

2. ADDRESSING SPECULATIVE INVESTMENT AND HOUSING DEMAND

In recent years, Vancouver has been experiencing rapid housing price growth, fueled by more than just households looking for primary homes. Investment demand – from locals, the region, the rest of Canada, and international sources has long been a contributor in Vancouver’s housing market. A balance is needed to ensure a robust housing market, while ensuring that existing and new housing is affordable to, and serving the needs of people who live and work in the city.

Highlights in this Section:

- Ensure existing housing is serving people who intend to live and work in Vancouver
- Use City regulations and tools to increase certainty in land use policy and rezoning processes; discourage speculation; and reduce upward pressure on land prices
- Work with regional, provincial, and federal partners to understand drivers of demand and address speculation

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Ensure existing housing is serving local residents		
1A	<p>Implement the Empty Homes Tax - Monitor the impacts of the tax and consider amendments to the by-law to further strengthen the intent of the tax:</p> <ul style="list-style-type: none"> • Potential adjustments to the tax rate and / or types of properties that attract the tax at different rates; • Potential amendments to the exemptions and types of properties taxed 	<p>HIGH</p> <p>Underway</p>
1B	<p>Implement Short-Term Rental (STR) regulations and refine the approach to compliance and enforcement</p> <p>Explore opportunities to support and expand compliance and enforcement approach through partnerships with key stakeholders:</p> <ul style="list-style-type: none"> • Advocate to the provincial government to review tax equity for hotels, bed and breakfasts and short-term rentals, including the Municipal Regional Development Tax • Continue to explore opportunities and develop a MOU with STR platforms on the implementation of a STR transaction fee of up to 3%, to be collected and remitted to the City <p>Monitor and report back on implementation, compliance and impacts of the STR regulatory and licensing scheme</p>	<p>HIGH</p> <p>Underway</p>
1C	<p>Pilot approaches to prioritize newly-constructed housing for people who live and work in Vancouver</p> <p>Pilot different approaches to prioritizing new housing units for those who work and live in Vancouver, including a rezoning policy (or through other means) that seeks to have developers initially market pre-sale strata units for sale to people who live and work in Metro Vancouver for a time limited period before the strata units are marketed and sold nationally or internationally. Additional measures that the City could seek include requiring the developer to both limit “bulk sales” and include terms in the contract of purchase and sale to prevent the flipping of assignments for profit</p>	<p>HIGH</p> <p>Year 1</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 2: Use City regulations and tools to increase certainty in land use policy and rezoning processes; discourage speculation; and reduce upward pressure on land prices		
2A	<p>Provide clarity on affordable housing requirements</p> <p>Shift from rezoning and CAC negotiations in 100% rental projects towards density bonusing in district schedules:</p> <ul style="list-style-type: none"> Joyce Collingwood - Create new six storey zoning district with a density bonus or other incentive tools to encourage market rental housing Cambie Phase 3 - Create new zoning districts with a density bonus for market rental housing Commercial Areas - Amend zoning on select streets where rental 100 projects at 6 storeys have been proven to be a good fit to add density-bonus provisions for market rental housing 	<p>Underway</p> <p>Underway</p> <p>Year 1</p>
2B	<p>Develop a policy to stabilize land values in planning programs, to limit land value speculation prior to the adoption of an approved plan</p> <p>In order to limit land value speculation prior to the adoption an approved plan, Staff will develop a policy framework which may include an interim public benefits strategy designed to curb speculative land value. This could for example, set community amenity contribution (CAC) target rates based on anticipated needs resulting from growth. These rates will be set prior to the launch of new planning programs (e.g. Station Areas), with the intent of mitigating speculative behaviour prior to approval of a plan area</p>	<p>HIGH</p> <p>Year 1</p>
2C	<p>Develop a communication and education campaign to reduce land speculation in the market</p> <p>Increase communication to the real estate and development industry to reduce the amount of speculative behavior in the real estate market around purchase and selling prices - make clear that deeper levels of affordability will be required in areas undergoing redevelopment around transit, arterials and amenities and that this expectation should be factored into pricing and land assemblies</p>	<p>HIGH</p> <p>Year 1</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 3: Work with partners from the regional, provincial, and federal governments to understand key drivers of demand and address speculation		
3A	<p>Coordinate existing intergovernmental housing discussions and new partnerships to support an international network on global, national, regional, and local trends impacting housing affordability</p> <ul style="list-style-type: none"> • Coordinate existing intergovernmental housing discussions and new expert partnerships to collaborate with partners on research, identify gaps in data and policy, and track affordability trends • Continue to maintain links to <i>Shaping Futures</i>, a group of international academic partners, in order to further the dialogue about the future of housing on a global scale • Actively participate in the development of Statistics Canada's Housing Statistics Framework. Contribute in municipal, provincial, and federal round table discussions to better understand the dynamics of the housing market and to identify data /research necessary needed, including development of nation-wide databases (e.g. tracking wealth data, information on purchases and sales, including information about second homes and investment properties, etc.) • Participate in the UrbanSim Project to collect and map housing data across Canada to better understand regional and national housing markets 	<p>MEDIUM</p> <p>Year 1</p>
3B	<p>Work with partners in senior government on tax and financial regulations to limit the commodification of housing and land for speculative investment, and reform the current taxation regimes as it relates to wealth generated from such activities</p> <p>Collaborate with senior governments to explore viable approaches to limit commodification of housing and land for speculation and/or investment purposes through tax and other applicable regulations, including but not limited to:</p> <ul style="list-style-type: none"> • Reviewing and reforming applicable federal and provincial tax regulations, encompassing income taxes and capital gains taxes, and close loopholes • Introducing a speculation and flipping tax • Increasing the provincial luxury tax • Restricting property ownership by non-permanent residents (e.g. investigate Australian and New Zealand of limiting new home sale and resale to local buyers) • Evaluating opportunities to enhance property tax regulations, including consideration of the following: <ul style="list-style-type: none"> - applying differential property tax rates on residential properties depending on property value and ownership type (e.g. principle residence vs. investment holding) - linking property tax to income taxes paid in BC (e.g. UBC/SFU proposal for Affordable Housing Fund) • Revisiting the property tax deferral program to encourage more efficient use of land and increase housing diversity 	<p>HIGH</p> <p>Year 1</p>

3. THE RIGHT SUPPLY

Achieving the *Housing Vancouver* 10-Year targets requires a shift in housing production away from “business as usual” and towards the “right supply.” This means creating housing that specifically meets the needs of people who lives and works in Vancouver. We want to ensure the supply we are enabling is in line with the broad range of local incomes, are developed in appropriate locations, and suitable to a diversity of populations (e.g. families, renters, young people, seniors, etc.).

Highlights in this Section:

- Prioritize secured rental housing and social housing near transit hubs and along arterials; increase diversity of housing options in low density (one- and two- family) neighborhoods across the City
- Implement citywide housing and planning approaches to ensure current and future plans and initiatives are aligned with *Housing Vancouver* objectives
- Ensure new housing meets the needs of Vancouver’s diverse households, populations, and ways of living

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Prioritize market and below-market rental and social housing near transit hubs and around arterials. <i>Note: the actions contained under this strategy works with key action 2B in Section 2 - Develop a policy to stabilize land values in planning programs, to limit land value speculation prior to the adoption of an approved plan</i>		
1A	Initiate planning for Broadway Corridor Expansion Create more affordable housing (social housing, market rental, and below-market rental, and ground-oriented market housing) as part of the comprehensive planning for the Corridor. Create new district schedules or clear rezoning policies that clarifies the City’s requirements for housing diversity and affordability Rental replacement policies are currently in place in RM zoned properties surrounding the Broadway Corridor. The planning process will also balance the need to maintain this important stock of existing affordable rental housing with opportunities to renew and expand the rental stock, while preserving affordability The delivery of affordable housing is an important objective of Broadway Corridor Planning. Where opportunities for additional density are identified, the additional value created will be used to create on-site affordable housing and other community amenities	HIGH Underway
1B	Launch 3 new station area plans immediately after adoption of <i>Housing Vancouver</i> Strategy - Nanaimo Station, 29th Station and Olympic Village Station Create more housing diversity and affordability (social housing, market rental, and below market rental, and ground-oriented market housing) as part of the planning process. Create new district schedules or clear rezoning policies that clarify the City’s requirements for housing diversity and affordability The delivery of affordable housing is an important objective in the 3 new station area plans. Where opportunities for additional density are identified, the additional value created will be used to create on-site affordable housing and other community amenities	HIGH Year 1

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Prioritize market and below-market rental and social housing near transit hubs and around arterials. <i>Note: the actions contained under this strategy works with key action 2B in Section 2 - Develop a policy to stabilize land values in planning programs, to limit land value speculation prior to the adoption of an approved plan</i>		
1C	Introduce new programs that deliver permanently secured Moderate Income Rental Units for households with annual incomes between \$30K to \$80K <ul style="list-style-type: none"> Implement through the Cambie Phase 3 Planning Program and elsewhere Introduce a citywide pilot program through a time limited call for rezoning enquiries that secures affordability in new 100% market rental projects, where a minimum portion of the of the units (e.g. 20%) are targeted to incomes between \$30K to \$80K and are permanently secured through a housing agreement Develop a permanent Moderate Income Rental Housing Program based on learnings from the citywide pilot and through the implementation of the Cambie Phase 3 Plan Explore opportunities to deliver below market rental units through future planning processes 	HIGH Underway Year 1 Year 2/3
1D	Review Rental 100 Program and the Interim Rezoning Policy to determine feasibility of: <ul style="list-style-type: none"> requiring ongoing affordability, while still enabling supply securing affordability beyond the first tenant amending commercial mixed-use zoning on select streets to create a density-bonus schedule for market rental housing to clarify requirements and to expedite the process (See also Section 2, Action 2A) 	MEDIUM Year 1
Key Strategy 2: Advance transformation of low density neighbourhoods (one and two-family areas) to increase the supply, affordability and variety of housing options <i>Note: the actions contained under this strategy works with key action 2B in Section 2 - Develop a policy to stabilize land values in planning programs, to limit land value speculation prior to the adoption of an approved plan</i>		
2A	Intensify housing choice to create new opportunities through: <ol style="list-style-type: none"> <i>New policies and zoning changes</i> to increase housing variety and affordability: <ul style="list-style-type: none"> Deploy a tactical response team that reviews city-wide regulations and identifies new policies and zoning changes to build new types of housing beyond the current limit of 3 units per lot in RS zoned areas, including: <ul style="list-style-type: none"> allowing multiple dwellings in low-density neighbourhoods, including secondary suites, multiple suites, laneway housing, duplexes, triplexes, and fourplexes with secondary suites develop new policies to create townhouse/low-rise apartments in strategic locations (e.g. near parks, schools, public amenities, and main streets) explore designs that include townhouse forms at the base of apartment buildings investigate regulatory changes and further incentives, such as parking reductions/car share <i>Existing and future community planning programs that include a range of housing forms</i> <ul style="list-style-type: none"> Complete the Cambie Phase 3 Plan, including delivery of new townhouse and low-rise zoning districts, and build on lessons learned from the Oakridge Municipal Town Centre and Unique Sites for achieving affordable housing Explore opportunities to create housing variety and affordability in new community planning programs: 	HIGH Year 1 Underway Year 1

	<ul style="list-style-type: none"> - Station Areas Planning -create a range of housing types as part of the planning program - See also Action 1B in this Section - Develop a new program to strengthen local shopping areas and Neighbourhood Centres, while creating new opportunities for ground-oriented housing and apartments in strategic locations 	
STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 2: Advance transformation of low density neighbourhoods (one and two-family areas) to increase the supply, affordability and variety of housing options <i>Note: the actions contained under this strategy works with key action 2B in Section 2 - Develop a policy to stabilize land values in planning programs, to limit land value speculation prior to the adoption of an approved plan</i>		
2B	<p>Evolve low density neighbourhoods and increase ground-oriented options:</p> <ol style="list-style-type: none"> 1. Advance design thinking and affordability opportunities around creative infill options <ul style="list-style-type: none"> • Launch a Laneway Housing Review and Innovation Challenge - improve efficiency and affordability of laneway housing options, including development of design prototypes • Initiate a design dialogue for creative infills and “10 minute neighbourhoods” with diverse housing, services and mobility options in low density areas • Launch a design competition to create a new form of housing, that can accommodate more housing than the current limit of 3 units on a single-family lot 2. Align <i>Housing Vancouver</i> Objectives with the 10-Year Heritage Action Strategy - explore design principles to integrate new forms and tenures into existing neighbourhoods, while aligning the directions, principles, and actions set out in the City of Vancouver Heritage Action Plan: <ul style="list-style-type: none"> • Develop 10-Year Heritage Strategy (2018-2027) • Monitor character home retention incentives and new housing choices in RS Zones and RT zones and report back with recommendations for improvement and expansion in other RT character areas 	<p>HIGH</p> <p>Underway</p> <p>Year 1</p> <p>Year 1</p> <p>Underway</p>
2C	<p>Expand availability of legal secondary and lock-off suites and laneway houses across Vancouver neighbourhoods through existing and future planning processes</p> <ul style="list-style-type: none"> • Identify opportunities through the Cambie Phase 3 Planning Program (e.g. adding lock-off suites in townhouses) • Implement through future community planning programs 	Underway
2D	<p>Review regulations around secondary suites (and existing lock-offs) to understand obstacles around current regulations and licensing and identifying options to remove barriers and encourage compliance (e.g. revisit building or fire requirements, simplify the licensing process, create incentives, etc.)</p>	Underway
Key Strategy 3: Adopt citywide planning approaches and ensure current and future plans and initiatives are aligned with <i>Housing Vancouver</i> objectives. <i>Note: the actions contained under this strategy works with key action 2B in Section 2 - Develop a policy to stabilize land values in planning programs, to limit land value speculation prior to the adoption of an approved plan</i>		
3A	<p>Complete City Core 2050 to convene a broad public dialogue on the future of the city core and bring together a series of inter-related planning programs, including the Employment Lands Strategy, Broadway Line Station Area Planning, Civic/Health Precinct Plan, and the Waterfront Hub Refresh. As part of the dialogue, begin</p>	Underway

	discussions on a framework for the development of a new long-range City Plan	
3B	Update the Regional Context Statement to weave together a comprehensive and holistic picture of ongoing and existing planning and citywide processes and policies. The statement includes housing targets by tenure and incomes	Underway
STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 3: Adopt city-wide planning approaches and ensure current and future plans and initiatives are aligned with <i>Housing Vancouver</i> objectives. <i>Note: the actions contained under this strategy works with key action 2B in Section 2 - Develop a policy to stabilize land values in planning programs, to limit land value speculation prior to the adoption of an approved plan</i>		
3C	Undertake a review of the Sustainable Large Sites Policy to increase affordable housing requirements and to reflect <i>Housing Vancouver</i> targets, including the need for social housing and housing for 'Missing Middle' households, while providing flexibility in delivery to ensure financial viability and the delivery of other community amenities	HIGH Year 2
3D	Allow modest increase in heights and density to enable non-market housing in recently approved community plans (e.g. Downtown Eastside Plan, Mount Pleasant Plan) Where new development is enabled by the Plans, allow modest increases in height and density to assist with project viability of social and co-op housing (e.g. The Downtown Eastside Plan, Mount Pleasant, etc.)	MEDIUM Year 1
3E	Incorporate "right supply" approaches in current community planning exercises , including Cambie Phase 3 Planning, False Creek South, North East False Creek Planning, and East Fraserlands Area 3 Rezoning. These areas include important opportunities to meet our housing targets, including rental and social housing	Underway
Key Strategy 4: Ensure new housing types meet the needs of Vancouver's diverse households and populations		
4A	Ensure new housing meets the needs of families <ul style="list-style-type: none"> Review and modernize the High-Density Housing for Families and Children Guidelines, to improve the supply of family units and the living experience of families with children in higher density housing, including a consideration of minimum and maximum family unit sizes, amenity requirements, and design flexibilities such as interior bedrooms Explore expanding the "35% family housing requirement" to projects under existing zoning by embedding requirements in all district schedules. Create administrative bulletins and streamline City process for applying family-unit mix requirements and targets Expand opportunities for new ground-oriented forms suitable for growing families in upcoming planning initiatives. See also Key Strategy 1 and 2 in this Section Ensure adequate share of new housing is designed to meet the needs of single-parent households that are disproportionately likely to be female-headed and low-income, Indigenous families (See also Section 5), and other multi-generational family structures 	Underway

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 4: Ensure new housing types meet the needs of Vancouver's diverse households and populations		
4B	<p>Ensure an adequate supply of new housing is accessible and meets the needs of people with mobility challenges and disabilities, including seniors</p> <ul style="list-style-type: none"> Consider mobility and sensory limitations of individuals as well as 'aging in place' by applying the safety and accessibility provisions that are required in the Vancouver Building By-Law Undertake the Accessible Path of Travel: Policy Review - Conduct best practices research and determine the feasibility of providing an accessible path of travel to low density housing types Identify opportunities in upcoming planning programs to support the inclusion of accessible social housing units designed in accordance with the City's Housing Design and Technical Guidelines, including units designed for persons using power wheelchairs 	Underway
4C	<p>Encourage social cohesion in higher density neighbourhoods</p> <ul style="list-style-type: none"> Share the findings from the sociable buildings research with key stakeholders such as Happy City, property developers, designers and architects, rental and strata property managers and Vancouverites to explore design and soft infrastructure opportunities to encourage the development of more socially connected higher density buildings. Identify opportunities to embed this learning into future planning programs and initiatives Launch the Hey Neighbour pilot project testing a "social retrofit" of existing higher density rental buildings, supported by a grant from the Minister of Health. Project will support resident champions at two sites to connect building residents through events, programs, and outreach strategies 	Underway
4D	<p>Develop housing policies to support the delivery of care and wellness for seniors</p> <ul style="list-style-type: none"> Develop policy options to support the retention and replacement of seniors care facilities when redevelopment is proposed Initiate a study to understand feasibility and interest in developing a community-based generational home share program that matches older homeowners with extra rooms to rent with individuals looking to rent 	<p>MEDIUM</p> <p>Year 2/3</p>

4E	<p>Continue to support partners in the development of seniors housing as part of the development process</p> <ul style="list-style-type: none"> • Encourage co-location of seniors housing with other community amenities through planning and development processes • Support non-profit organizations proposing development/ redevelopment of housing projects for seniors 	Underway / ongoing
STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 5: Ensure new housing accommodates diverse ways of living		
5A	<p>Enable collective housing as a way to improve affordability and access to existing housing</p> <ul style="list-style-type: none"> • Amend the Zoning and Development By-law to enable “collective housing” to enable shared living arrangement for more than 5 unrelated roommates in low density neighbourhoods 	<p>MEDIUM</p> <p>Year 1</p>
5B	<p>Explore opportunities for a variety of tenure models that encourage security of tenure, improves affordability and accommodates different ways of living</p> <ul style="list-style-type: none"> • Staff will explore opportunities to support non-traditional forms of accommodation, including rent to own schemes, live-aboard boat options, floating homes, and tiny homes. Staff will consider the level of affordability delivered, livability, environmental impacts, and regulatory implications/changes required to enable their use 	<p>MEDIUM</p> <p>Year 1</p>
5C	<p>Pilot micro suites in rental projects</p> <ul style="list-style-type: none"> • Consider micro suites through the City-wide Moderate Income Rental Housing Pilot Program for rental projects with increased affordability requirements in areas close to amenities and transit. See also Action 1C in this Section • Develop a policy that will consider micro suites in rental projects in appropriate locations 	<p>Underway</p> <p>MEDIUM</p> <p>Year 2 /3</p>
5D	<p>Create and support opportunities for homeownership that is affordable to entry-level home buyers</p> <ul style="list-style-type: none"> • Consult with regional and local employers, key stakeholders and development industry on the draft pilot program for Affordable Home Ownership under the AHC Interim Rezoning Policy • Urge the Province of BC to amend the Vancouver Charter to provide the City with the clear authority to implement an Affordable Homeownership Program. Immediately deliver an Affordable Homeownership Program once the province grants the City the necessary authorities • As part of the review of the Interim Rezoning Policy, explore additional affordable home ownership options on existing lots, kept affordable in perpetuity and administered by a third-party 	<p>MEDIUM</p> <p>Year 2 /3</p>

Key Strategy 6: Work with partners to enable the Right Supply of housing for people who live, work, and study in Vancouver		
6A	Work with Metro Vancouver to implement the Regional Affordable Housing Strategy, including expanding the supply and diversity of housing in Vancouver and the region	Underway

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 6: Work with partners to enable the Right Supply of housing for people who live, work, and study in Vancouver		
6B	<p>Work with academic institutions (UBC/SFU) on options for employer and university-supported housing for key workers and students</p> <ul style="list-style-type: none"> Continue to support UBC's newly established Housing Research Collaborative, which brings together academic researchers, government housing officials, professional practitioners, and housing non-profits in order to advance research and debate on critical housing issues Support academic institutions in their work in building more student housing Undertake a study of employer housing and conduct best practices research from around the world to better understand challenges faced by Vancouver employers in retaining talent 	<p>MEDIUM</p> <p>Underway</p> <p>Year 2/3</p>
6C	Deliver the social housing, co-op housing, below-market rental, and market rental housing through partnerships with the private sector, non-profits, and senior levels of government. See also Section 4	<p>HIGH</p> <p>Underway</p>

4. STRENGTHENING PARTNERSHIPS AND ALIGNING INVESTMENTS

The success to addressing housing affordability in Vancouver depends on strong partnerships at the local, regional, provincial, and federal levels. The City has set out aggressive housing targets to meet the needs of lower income residents – 12,000 units of non-market housing. In order to meet these targets, the City needs to rethink and enhance our current approach to affordable housing delivery, as well as to build strong sustainable partnerships.

Highlights in this section:

- Strengthen partnerships to deliver more affordable housing
- Enhance existing City approaches and develop new approaches to delivering affordable housing; prioritize City investments; and align with partners
- Ensure City's planning and development policies and processes are aligned with the *Housing Vancouver* 10-year targets for low-income households

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Strengthen Partnerships to deliver more affordable housing		
1A	<p>Develop a social purpose real estate incentive and investment program to support development of new and redevelopment of existing non-profit housing on non-profit owned sites</p> <ul style="list-style-type: none"> • Enhance the City's Housing Infrastructure Grant program as part of a comprehensive program to support the delivery of affordable housing where partners, usually non-profits and co-ops, are seeking to build affordable housing on their own land • Test the feasibility of an incentive program that includes additional density, ownership of assets, increasing the amount of the per door grant, combined with low-cost and predictable federal and provincial financing • Develop a comprehensive program to support the development of affordable housing on land owned by faith-based and non-profit service organizations <p>(See also Section 7: Action 2C)</p>	<p>HIGH</p> <p>Year 1</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Strengthen Partnerships to deliver more affordable housing		
1B	<p>Create a Regional Partnership Table involving regional municipalities, other levels of government and non-profit housing providers to align housing programs and investment priorities to deliver more housing at deeper levels of affordability</p> <ul style="list-style-type: none"> • Work with partners to identify the most effective ways to support the delivery of affordable housing for the lowest income residents, which can be achieved only through alignment and stacking of contributions from senior governments and other partners - demonstrate the success of approaches that align combined funding sources, including financing, grants, and equity that 'stack' to maximize affordability of new projects and have reinforcing objectives and priorities • Ensure <i>Housing Vancouver</i> funding priorities are aligned with provincial and federal housing policy priorities to the greatest extent possible - collaborate with senior governments to understand new initiatives and ensure our programs are aligned (e.g. recent CMHC financing programs and funds) • Recognize the value of Indigenous partners in delivering housing for Indigenous residents, including families and youth, through a prioritization framework and dedicated incentives and resources. See Section 5 and Section 9 • Foster a strong regional approach to the delivery of affordable housing, including strong linkages between housing and transportation infrastructure investment 	<p>HIGH</p> <p>Year 1</p>
1C	<p>Assist the ongoing development of a strong and resilient non-profit and co-op housing sector</p> <ul style="list-style-type: none"> • Support the initiatives of the BCNPHA and CHFBC to build the capacity of the sector • Work with key stakeholders to create an action plan with an enhanced role for the non-profit sector in delivering affordable housing in Vancouver (See also Action 1A in this Section) 	<p>MEDIUM</p> <p>Year 2 /3</p>
1D	<p>Continue advocacy efforts to the federal government for the delivery of new and support for existing affordable housing</p> <ul style="list-style-type: none"> • Continue to engage with the federal government through the Federation of Canadian Municipalities (FCM) on key housing issues relating to delivery of new social/affordable housing and support for existing social/affordable housing. This will include policy advice to ensure the effective implementation of programs flowing from the National Housing Strategy (NHS), as well as advocacy around additional housing investments in future federal budgets • Through FCM, the City will also contribute to policy development on potential NHS programs that are not fully developed by the time the NHS is launched, such as a housing benefit initiative and a technical resource centre to support social housing providers 	<p>Underway</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 2: Integrate City affordable housing investments into a comprehensive financial strategy to deliver the 10-year <i>Housing Vancouver</i> targets for affordable housing		
2A	<p>Develop a comprehensive Affordable Housing Delivery and Financial Strategy with new approaches and a business model that will achieve the 10-Year <i>Housing Vancouver</i> targets. Staff will report back on options to maximize the delivery of affordable housing through consideration of various service delivery and business models, including:</p> <ul style="list-style-type: none"> • New business models and approaches to optimize delivery and sustainment of affordable housing on City land (e.g. investigate feasibility of establishing a housing endowment to facilitate delivery and sustainment of affordable housing on a portfolio basis) • Clarifying the role and mandate of the Vancouver Affordable Housing Agency (VAHA) as the delivery agent for affordable housing on City land • Feasibility / implications of providing operating grants • Leveraging expertise, innovation, economies of scale, equity and financing from senior levels of government and non-profit and private partners • Specifying the partner contribution required to meet <i>Housing Vancouver</i> targets for the lowest income households <p>Note: While comprehensive, the Affordable Housing Delivery and Financial Strategy will focus on the delivery of the 12,000 units of social and co-op housing for lower income households, as these units require the greatest subsidy and investment</p>	HIGH Year 1
2B	<p>Continue to offer City land as a key contribution to affordable housing partnerships with an emphasis on achieving affordability</p> <ul style="list-style-type: none"> • Deploy major City-owned sites through an Invitation to Offer” process to optimize delivery of social and affordable rental housing, while retaining long-term City ownership (e.g. Granville Loops) • Continue to provide City land for delivery of affordable housing by VAHA and other non-profit and private sector housing partners • Continue to seek partnerships on the 20 sites offered by the City 	Underway
2B	<p>Clarify renewal of lease terms with non-market housing providers on non-profit and City sites for redevelopment potential, with the goal to increase social and co-op housing units</p>	Underway
2C	<p>Clarify key lease terms that will structure partnerships for the delivery of affordable housing on City land, including length of lease, affordability requirements and anticipated lease payments in relation to term and affordability level.</p>	MEDIUM Year 1

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 3: Increase the use of inclusionary housing policies and improve City processes to deliver affordable housing for low income households		
3A	<p>Ensure new affordable housing is serving those with greatest needs</p> <ul style="list-style-type: none"> • Partner with non-profit organizations to manage social housing created through the City's inclusionary and density-bonusing policies and ensure rents are linked to incomes • Partner with non-profit organizations to facilitate housing for specific vulnerable populations (e.g. low-income families, women fleeing domestic violence, at-risk seniors and youth, etc.) 	Underway
3B	<p>Expand and enhance use of inclusionary housing policies</p> <ul style="list-style-type: none"> • Increase the City's inclusionary housing policies through a review of the Sustainable Large Sites Policy for major project sites to better reflect <i>Housing Vancouver</i> targets, including the need for social housing and housing for 'Missing Middle' households, while providing flexibility in delivery to ensure financial viability and the delivery of other community amenities • Create inclusionary housing policies through community and station area planning exercises, with expanded opportunities for private and non-profit ownership of affordable housing assets to enable increased delivery of affordable housing <p>See also Section 2: Actions 1A, 1B, and 3C</p>	<p>HIGH</p> <p>Year 2</p> <p>Underway</p>
3C	<p>Prioritize affordable housing developments by reducing approval times and simplifying City regulations (See Section 9: Actions 1A and 2A)</p>	Underway

5. INDIGENOUS HOUSING AND WELLNESS

A key area of focus in the *Housing Vancouver* Strategy is to address the short and long-term housing needs of urban Indigenous residents. The City has intensified its intention and commitment to strengthening relationships with both on-and off-reserve Indigenous partners through its City of Reconciliation initiatives. Together with partners, the City is dedicated to increasing its housing commitments and to explore unique approaches to better serve the urban Indigenous community.

Highlights in this section:

- Commitment to Deepening Urban Indigenous Engagement
- Integrating Indigenous Design into Housing & Wellness Projects
- Supporting Strengthened Capacity for Indigenous Partners Working Together Towards a Regional 10-Year Indigenous Housing and Wellness Plan

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Supporting Strengthened Capacity for Indigenous and Government Partners Working Together Towards a Regional 10-Year Indigenous Housing and Wellness Plan		
1A	<p>Partner in the development of a 10-Year Regional Urban Indigenous Housing Strategy in partnership with urban Indigenous Agencies, Metro Vancouver, and the provincial and federal governments</p> <ul style="list-style-type: none"> • Identify short and long-term goals, targets and sites for Indigenous housing and wellness in the region over the next 10-years in partnership with Indigenous housing and wellness providers (MVAEC), including identifying specific targets for Vancouver • Engage senior levels of government to work with municipal governments to align investments to urban Indigenous housing and wellness as a priority across the housing continuum at all income levels • Partner with senior levels of government and Indigenous organizations resolve data issues to better reflect the housing and wellness needs of Indigenous people 	<p>HIGH</p> <p>Year 2</p>
1B	<p>Work with urban Indigenous agencies to protect existing rental housing and explore opportunities for redevelopment and expansion</p> <p>Identify Indigenous housing sites with expiring operating agreements and expiring City land leases; support renewal or redevelopment while maintaining existing affordability level</p>	<p>MEDIUM</p> <p>Year 2/3</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 2: Commitment to Deepening Urban Indigenous Engagement in housing delivery and wellness		
2A	<p>Partner with urban Indigenous Organizations to design and deliver all urban Indigenous housing developments and explore opportunities for capacity-building and training for broader Indigenous resident engagement</p> <ul style="list-style-type: none"> Short term projects include: 950 Main, 1015 E Hastings, 1618 E Hastings, 1607 E. Hastings, and 235-285 E 5th Avenue Support partner project management staff position through City grant 	<p>HIGH</p> <p>Underway</p>
Key Strategy 2: Commitment to Deepening Urban Indigenous Engagement in housing delivery and wellness		
2B	<p>Support the MST Development Corporation to expand housing opportunities and increase economic prosperity</p> <p>Continue to work with the three local First Nations, through the partnership with MST Development Corporation, to identify housing opportunities on their lands, including the Heather Lands and Jericho Lands</p>	<p>HIGH</p> <p>Underway</p>
2C	Improve urban Indigenous voices as part of the engagement strategy , ensure the unique cultural needs of urban Indigenous residents are recognized and considered	<p>HIGH</p> <p>underway</p>
2D	Create opportunities for dialogue with the public, partners and staff on creating culturally appropriate and relevant housing that promotes overall wellness for Indigenous wellness	<p>HIGH</p> <p>underway</p>
2E	Implement the City's Memorandum of Understanding with MVAEC Continue to engage MVAEC's Housing Committee/Table to plan for and identify housing and wellness needs and solutions, both short and long-term	<p>underway</p>
Key Strategy 3: Integrating Indigenous Design into Housing & Wellness Projects		
3A	<p>Commit to an integrated Indigenous design plan for the City</p> <ul style="list-style-type: none"> Engage with Musqueam, Squamish and Tsleil-Waututh to develop and commit to a set of broad Indigenous design principles for the City of Vancouver Consider naming principles for buildings and surrounding lanes and streets Promote local Indigenous artists in art amenity contributions to housing and wellness projects 	<p>HIGH</p> <p>Year 2/3</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 3: Integrating Indigenous Design into Housing & Wellness Projects		
3B	<p>Create housing that recognizes the fluid family structures and community aspects of Indigenous life (e.g. larger number of bedrooms, flexible design) through:</p> <ul style="list-style-type: none"> • Update of the Family Housing Design Guidelines, including innovative design opportunities for intergenerational and flexible living units; See also Section 3: Action 4A • Development of a Solutions Lab (led out of the Deputy CM's Office) to proactively engage on the cultural housing needs of Indigenous families in Vancouver and share what we learn that may be transferable to building quality housing for all families. The Solutions Lab format could prototype new ideas at the unit, building, site, and regulatory scales 	<p>HIGH</p> <p>Year 1</p> <p>Underway</p>
3C	<p>Include 'culturally flexible' amenity spaces that reflect traditional lifestyle practices</p> <ul style="list-style-type: none"> • Explore flexibilities in the City's regulatory frameworks, including the Building Code, Fire Code and urban design requirements to promote community wellness in housing amenity considerations, including areas for smudging and sweat lodges, traditional food preparation areas for both gatherings and seasonal food preservation, and traditional craft-making and storage amenity areas depending on population served 	<p>HIGH</p> <p>Year 2/3</p>

6. PREVENT HOMELESSNESS AND CREATE PATHWAYS TO HOUSING STABILITY

Addressing the needs of the homeless population continues to be a top priority in Vancouver. The persistence of homelessness, despite all our collective actions over the last number of years, has sparked new thinking in this area. The strategies and actions outlined below are intended to align with the key themes from the Regional Homelessness Plan: preventing pathways into homelessness, providing support to people who are homeless, and creating pathways into housing stability.

Highlights in this section:

- Continued leadership and advocacy on the causes of homelessness and solutions to prevent pathways into homelessness
- Work with partners to deliver immediate supports and housing for people who are currently homeless and collaborate on approaches to foster pathways out of homelessness
- Improve affordability, livability and supports for SRO tenants

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Continued leadership and advocacy on the causes of homelessness and solutions to prevent pathways into homelessness		
1A	<p>Address poverty by working with partners to increase the ability of those who are homeless to afford appropriate housing and promote innovation and reform in areas of supported employment, income supports and connections to meaningful activity</p> <ul style="list-style-type: none"> • Under the Healthy City Strategy, co-develop a Poverty Reduction Framework with partners, including advocacy for an increase in the income assistance rate and innovative use of income support programs (e.g. guaranteed basic income pilot, Living Wage), affordability and accessibility of services, an expanded rent supplement program (See also Action 3E in this Section), and targeted actions to promote equity for all residents • Request provincial government amendments to the Vancouver Charter to require Community Benefit Agreements as a rezoning or development permit condition to increase opportunity to hire local people with barriers to employment • Work with the provincial government and Metro Vancouver to implement the recommendations from the Regional Homelessness Strategy 	<p>HIGH</p> <p>Underway</p>
1B	<p>Continue to support the Vancouver Rent Bank</p> <p>Work with the province to sustain the Vancouver Rent Bank and advocate for a provincially-funded network of rent banks to prevent evictions and homelessness across the province</p>	<p>Underway</p>
1C	<p>Work with Vancouver Coastal Health Authority and other partners to create and implement a comprehensive mental health care framework and addictions plan, including short and long-term addictions services</p>	<p>HIGH</p> <p>Underway</p>
1D	<p>Incorporate a specialized focus on Indigenous housing and healing through cultural connectivity (See also Section 5 Actions)</p>	<p>HIGH</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Continued leadership and advocacy on the causes of homelessness and solutions to prevent pathways into homelessness		
1E	<p>Work with partners to enhance research on the needs of specific groups facing housing insecurity and homelessness including youth aging out of foster care, Indigenous youth, low-income renting seniors, women fleeing domestic violence, and people with additional overlapping challenges including poverty, mental health and addictions, etc.</p> <ul style="list-style-type: none"> • Explore opportunities to enhance the annual homeless count to better understand the experience of diverse groups • Identify and fund research methodology to better understand extent of women's hidden homelessness and its full scope 	Underway
Key Strategy 2: Work with partners to deliver immediate supports and housing to people who are currently homeless		
2A	<p>Take urgent action to increase the supply of year-round Housing First temporary modular housing, through partnerships with senior levels of government to provide capital funding to deliver new temporary housing and provide operating funding to enable all homes to be offered at shelter welfare rate with appropriate on-site support services; and ensure delivery of wrap-around health and support services.</p> <ul style="list-style-type: none"> • Amend Zoning and Development By-law to expedite the delivery of low cost housing for persons receiving assistance • Work with BC Housing to deliver 1,200 temporary modular units with supports, to serve single homeless individuals earning less than \$15,000 over the next two years: <ul style="list-style-type: none"> - 600 units in 2017/2018 - 600 units in 2018/2019 	HIGH Underway
2B	<p>Create temporary shelters to provide immediate support to homeless individuals while transitional and permanent social housing is made available</p> <p>Work with BC Housing to implement the Temporary Shelter Strategy - utilize pre-existing commercial and industrial spaces to create 300 low-barrier shelter spaces across the City that extend existing shelter capacity</p>	HIGH Underway
2C	<p>Ensure access to emergency warming centres is available annually (December - March) to serve unsheltered homeless and address risks to life and health in extremely cold weather. Open and staff four warming shelters in priority neighbourhoods</p>	HIGH Underway
Key Strategy 3: Collaborate on Approaches to Foster Pathways into Housing Stability		
3A	<p>Transition supportive housing tenants needing less supports to new social housing</p> <p>Leverage existing investments in supportive housing by transitioning supportive housing tenants needing less supports into new social housing, freeing up space for residents with higher support needs into existing supportive housing</p>	HIGH Underway

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 3: Collaborate on Approaches to Foster Pathways into Housing Stability		
3B	<p>Work with partners to implement a coordinated access and assessment approach in which all agencies adopt a centralized approach, with centralized and harmonized data</p> <p>Investigate the integration of an outreach role within the coordinated access and assessment approach to liaise with specific groups in need, including organizations serving women, Indigenous, seniors, and youth, and identify individuals in need of priority housing</p>	<p>HIGH YEAR 2 /3</p> <p>Underway</p>
3C	<p>Prioritize the delivery of social and supportive housing targets (See also Section 4 Actions)</p> <p>Develop an Affordable Housing Delivery and Financial Plan, increase the use of inclusionary housing policies, and continue to work with partners to deliver supportive and social housing</p>	Underway
3D	<p>Ensure City and partner strategies address the challenges and needs of specific groups facing housing insecurity and at-risk of homelessness, including women fleeing domestic violence, low-income lone-parent families, youth aging out of foster care, and renting seniors and people with disabilities facing displacement from existing housing</p> <p>Mandate staff training for all City Housing First projects serving women, including training in cultural sensitivity, trauma informed care, and harm reduction. Housing First projects (e.g. temporary modular housing using a congregate-models) should be valued as a means of creating communities of women that support safety and wellness</p>	<p>MEDIUM Underway</p> <p>Year 2/3</p>
3E	<p>Advocate for an expanded provincial Rent Supplement Program</p> <p>Advocate for an expanded provincial rent supplement program, modeled on the SAFER program that currently serves seniors, but with additional measures in place to ensure ease of access to the program and that assistance is scaled to rents in various geographic areas</p>	<p>HIGH Underway</p>
Key Strategy 4: Accelerate SRO replacement while improving the existing stock to enhance affordability, livability and supports for SRO tenants		
4A	<p>Accelerate replacement of SROs with self-contained social housing with a goal of replacing 50% of the remaining SROs in the next 10 years</p> <p>Ensure appropriate long-term housing for vulnerable tenants currently living in SROs by prioritizing the delivery of social and supportive housing identified in the 10-year <i>Housing Vancouver</i> targets</p>	<p>HIGH Year 1</p>

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STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 4: Accelerate SRO replacement while improving the existing stock to enhance affordability, livability and supports for SRO tenants		
4B	<p>Improve affordability, livability and supports for SRO tenants while new social housing units come on line</p> <ul style="list-style-type: none"> • Work with partners to establish an SRO Revitalization Fund - Issue a <i>Call-to-Action</i> to senior levels of government to initiate a \$200m SRO Revitalization Fund and \$10 M/year in operating funding to prioritize the acquisition, lease, and renovation 10 privately-owned buildings in the Downtown Eastside to promote changes in ownership, management, and improve liveability for tenants. Request City Charter authority to support private owners' reinvestment in buildings through provision of direct funding (i.e. low-cost loan) in exchange for strong performance management and affordability conditions • Implement a proactive enforcement and regulatory approach to preserve the SRO stock and improve livability - link enforcement escalation with funding and capacity-building to bring private SROs into good repair and improve operations and livability for tenants: <ul style="list-style-type: none"> - Conduct a comprehensive legal and regulatory review of the City's Health and Safety By-laws in order to identify opportunities for strengthening current enforcement tools and assessing the feasibility of implementing additional tools, such as imposing tax liens, including through relevant Charter changes and resourcing requirements - Revise existing Rental Property Standards Database to improve information collection and monitoring of the SRO stock in order to identify at-risk buildings before they become a serious health, safety or financial problem, and inform priorities and actions - Amend SRA By-Law to Impose additional management requirements on SRO owners, including mandatory security and operational plans and building maintenance schedules, while supporting owners with SRO Management and Asset Training - Work with provincial partners to coordinate information collection and enforcement action. • Strengthen regulatory powers in order to mitigate further loss of affordability and building closures in private SRO stock <ul style="list-style-type: none"> - Increase SRA replacement fee from \$125,000/door to \$180,000/door through amendments to the SRA By-Law in order to reflect the current cost of replacement housing and address challenges associated with SRO purchases made on the basis of speculation, including building closure and disinvestment - Work with provincial partners to explore changes to property valuation and tax assessment methodologies to facilitate reinvestment in buildings upon changes in ownership without compromising affordability - Monitor the impacts of the Empty Homes Tax and consider amendments to the by-law to further strengthen the intent of the tax, including investigation into the potential impact on the SRO hotel stock 	<p>HIGH</p> <p>Year 1</p> <p>Underway</p> <p>Year 1</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 4: Accelerate SRO replacement while improving the existing stock to enhance affordability, livability and supports for SRO tenants		
4B	<p>Build capacity among SRO tenants through increased support for peer-based, citywide advocacy network and improved channels for reporting and sharing information</p> <ul style="list-style-type: none"> • Grow capacity of peer-based advocacy network, including SRO Collaborative and recently formed Vancouver Tenant's Union (See also section 8, Action 1A) • Modify the City of Vancouver website to make it easier for tenants to access information about their buildings, to report safety concerns, to acquire transparency surrounding the complaints process, and to shorten response time to reports and complaints 	Year 1
Key Strategy 4: Accelerate SRO replacement while improving the existing stock to enhance affordability, livability and supports for SRO tenants		
4C	<p>Advocate to the province to increase supports and strengthen tenant protections for SRO tenants</p> <ul style="list-style-type: none"> • Work with the province in development of BC Poverty Reduction Plan (See also Action 1A in this section) • Request that the province expand health and social supports, including outreach, to tenants living in private SROs • Strengthen the RTA with respect to landlord responsibilities to tenants (See also Section 8, Action 4A) • Work with the province to expand rent subsidies in private SROs with priority given to buildings in good standing 	HIGH Underway

7. RETAINING AND RENEWING EXISTING RENTAL, CO-OP AND SOCIAL HOUSING

The biggest source of affordable housing in Vancouver is the stock of existing market rental housing and non-market housing. This existing older stock of market rental housing was largely constructed before 1980, with rents at nearly 30% less than newly-constructed rental housing. The key to preserving affordability requires policies and programs that retain and extend the useful life of the aging stock, while allowing redevelopment at a controlled pace to minimize displacement of residents. Though representing a much smaller proportion of the overall stock, the existing co-op and non-market housing stock are key sources of affordable housing in Vancouver. This stock is also aging and service providers are coming under increasing pressure to be ready for expiry of operating agreements. Renewed strategies and partnerships are needed to retain affordable while encouraging reinvestment and renewal.

Highlights in this section:

- Encourage Reinvestment in Existing Purpose-Built Rental Housing while prioritizing affordability and minimizing displacement
- Explore strategic opportunities to redevelop purpose-built rental housing in order to increase rental supply, while protecting affordability
- Retain and renew existing social, non-market, and co-op housing, while identifying opportunities to increase social and co-op housing supply through redevelopment

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Encourage reinvestment in existing purpose-built rental housing while prioritizing affordability and minimizing displacement		
1A	Undertake a Building Reinvestment Study Understand key areas of improvements needed, barriers to reinvestment, in existing low-rise wood frame purpose-built rental housing. Through case studies, test the feasibility of reinvestment vs. redevelopment scenarios. Study the impact of various measures to encourage major capital improvements as low-cost loans, grants, and fair rent increases, while ensuring security for existing tenants.	Underway
1B	Incentivize building reinvestment Staff to report back on options to incentivize major structural renovations that improve energy efficiency, preserve affordability, and retains existing tenants	HIGH Year 1
1C	Enhance City permitting processes for major renovations to existing purpose-built rental <ul style="list-style-type: none"> • Develop a hand-book for landlords and owners to assist with the development process and tenant relocation practices. See also Section 8, Action 1B • Review staffing levels to provide more support on rental applications (e.g. new rental projects; renovation of existing rental buildings; and projects where tenants are impacted) 	MEDIUM Year 1
1D	Enhance tenant protections for renters in properties undergoing renovations See Section 8: Key Strategy 2 and 4	MEDIUM Year 1

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 2: Explore strategic opportunities to redevelop purpose-built rental housing in order to increase rental supply, while protecting affordability and ensuring one-for-one replacement of rental housing		
2A	<p>Renew and retain existing purpose-built rental housing</p> <p>Undertake review of “Rate of Change” areas to:</p> <ul style="list-style-type: none"> i) Continue to ensure no net loss of purpose-built rental housing ii) Reduce the threshold that triggers one for one replacement (e.g. from 6 to 3 units) iii) Clarify obligations around the secondary rental stock iv) Identify opportunities to increase rental supply and replace existing rental housing as part of future community / station area planning v) Test feasibility of replacing existing units at similar rents to preserve affordability, with a unit mix that accommodates a variety of households (e.g. families) to ensure diversity of the rental stock <p>Note: select “Rate of Change” areas are reviewed as part of comprehensive community planning processes. See also Section 3, Action 1A</p>	<p>HIGH</p> <p>Year 1</p>
Key Strategy 3: Retain and renew existing social and co-op housing		
2B	<p>Develop, test, and implement the Co-op and Non-Profit Renewal Framework</p> <ul style="list-style-type: none"> • Implement the Co-op Lease Renewal Framework beyond the seven priority sites approved by Council • Develop the Non-Profit Housing Lease Renewal Framework, and implement and test on key sites • Renew leases with clauses to ensure existing affordability is maintained or bettered over time • Work with the co-op sector on new member selection to ensure that affordable units go to those within the targeted income bands • Work with Co-op and non-profit providers to redevelop existing non-market housing, including the identification of key sites for redevelopment to increase the number of affordable units 	<p>Underway</p>
2C	<p>Work with non-profit housing providers to develop a Social Purpose Real Estate Incentive and Investment Program for new and redevelopment of existing non-profit housing sites (See also Section 4: Action 1A)</p>	<p>HIGH</p> <p>Year 1</p>
Key Strategy 4: Work with Partners in regional and senior government on opportunities to support reinvestment in private market rental, and renewal in existing social and co-op housing		
4A	<p>Strengthen Renter Protections in the Region</p> <p>Advocate and partner with other Metro Vancouver municipalities to strengthen rental retention regulations and tenant protection policies, as set out in the Metro Vancouver Regional Affordable Housing Strategy</p>	<p>Underway</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 4: Work with Partners in regional and senior government on opportunities to support reinvestment in private market rental, and renewal in existing social and co-op housing		
4B	Request the authority to create “Rental Only Zones” to prioritize the delivery and retention of rental housing; immediately implement zoning in RM “Rate of Change” protected areas if the authority is granted	HIGH Year 1
4C	<p>Partner with senior governments on non-profit social housing renewal projects</p> <p>Continue to engage with the federal government through the Federation of Canadian municipalities (FCM) on key housing issues relating to supporting critical repairs and reinvestment in existing affordable housing through the National Housing Strategy, including implementation of NHS programs dedicating funding to urgent repairs in social and co-op housing (See also Section 4, Action 1D)</p>	Underway

8. SUPPORTING RENTERS

Chronically low vacancy rates, rising rents, and redevelopment pressure on the existing rental stock is putting substantial strain on renters in Vancouver, particularly on vulnerable renters such as persons with disabilities, seniors on fixed incomes, and those with low and very low incomes. In addition to significant affordability challenges, renters are also increasingly concerned about security of tenure and displacement through renovations and redevelopment.

Highlights in this section:

- Create and enhance community-based supports for renters
- Strengthen City protections for renters facing displacement due to renovations or redevelopment; support security and stability in secondary rental housing
- Collaborate with partners on actions to enhance renter protections and affordability

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Create and enhance community-based supports for renters in Vancouver		
1A	Develop a Community Tool Kit to support renters Work with key community organizations and networks to create a tool kit for enhancing supports for renters in their neighbourhoods, which includes: <ul style="list-style-type: none"> • Key community-based organizations, hubs, and networks that provide advice and support for renters in Vancouver • Resources and actions to build capacity of local groups and enhance community-based supports for renters based on best practices and needs 	MEDIUM Year 2 / 3
1B	Develop resources to assist applicants to administer tenant relocation plans during the redevelopment processes (e.g. best practice handbook for relocating tenants, establishing a network of tenant relocation specialists). See also Section 7, Action 1C	MEDIUM Year 2/3
Key Strategy 2: Strengthen City protections for renters, co-op members and non-profit residents		
2A	Strengthen the Tenant Relocation and Protection Policy for renters impacted by renovations or redevelopment: <ul style="list-style-type: none"> • Review and fine tune policy to ensure renters are being provided with protection and support when seeking alternate accommodation • Focus on vulnerable tenants including seniors, people with disabilities, and low-income residents 	HIGH Year 1
2B	Adapt Tenant Relocation and Protection Policy for social housing residents to ensure the city's most vulnerable residents do not face displacement and may require additional supports when needed work is done on aging social housing buildings	HIGH Year 1

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 2: Strengthen City protections for renters, co-op members and non-profit residents		
2C	<p>Develop a Resident Protection and Retention Plan (RFRP) for residents on City-owned land in False Creek South that can inform and support the community planning process:</p> <ul style="list-style-type: none"> • Develop a provisional RFRP with residents and citywide stakeholders to inform the advancement of the community planning process, strata leaseholder negotiations and co-op and on-market lease renewal frameworks development • Bring the final RPRP to Council in conjunction with a report back on the neighbourhood planning program 	UNDERWAY
2D	<p>Improve and enhance data collection on tenant impacts of renovations in existing purpose-built rental housing</p> <ul style="list-style-type: none"> • Track 311 inquiries about evictions related to renovations • Develop and implement tracker for building permits resulting in evictions related to renovations (See Section 10: Action 3A) 	<p>MEDIUM</p> <p>Year 1</p>
2E	<p>Enhance City capacity to apply and enforce the Tenant Relocation and Protection Policy (TRPP) and assist tenants with relocation needs</p> <ul style="list-style-type: none"> • Dedicate staff to better administer, enforce, and monitor the TRPP, including the creation of a new Tenant Protection Manager position. The objective is to increase support for tenants and applicants, improve internal coordination, and strengthen the City's ability to enforce tenant relocation plans through better utilization of housing agreements • Hold staff training sessions to assist with inquiries and development applications involving tenant relocation 	<p>HIGH</p> <p>Year 1</p> <p>Year 2/3</p>
Key Strategy 3: Support security and stability in secondary rental housing		
3A	<p>Ensure the secondary rental stock is prioritized for long-term renters by implementing the Empty Homes Tax and Short-Term Rental Regulations (See Section 2: Action 1A and 1B)</p>	<p>HIGH</p> <p>Underway</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 4: Collaborate with partners on actions to enhance renter protections and affordability		
4A	<p>Work with the provincial government to strengthen the Residential Tenancy Act to improve renter protection, security of tenure, and affordability. Advocate for the following changes:</p> <ul style="list-style-type: none"> • Amend Act to end practice of using fixed-term tenancies as a means of circumventing the allowable annual rent increase, while ensuring that the use of fixed-term tenancies are still allowed in clearly defined instances • Improve protections for tenants being evicted as a result of renovations, including the right of first refusal to return to a replacement unit in the property with limited rent increase • Clarify the types of renovations that can be legitimate grounds for a Notice to End Tenancy for Landlord's Use • Revisit the annual rent increase and explore the possibility of reducing regular increases, while incorporating a fair and transparent system for allowing rent increases to reflect improvements to properties • Creating a specific category in the RTA for SRA-designated properties by tying rent increase to the room as opposed to the tenant in order to slow rent increases and tenant displacement • Expediting RTB hearings for tenants living in SRA buildings so that hearings can be held ahead of eviction • Holding RTB hearings in-person in the community for tenants under special circumstances and hold mass hearings in cases where multiple tenants are facing the same issues with regards to a building • Strengthen rent controls by creating a specific category in the RTA for SRA-designated properties by tying rent increases to the room as opposed to the tenant in order to slow rent increases and tenant displacement 	<p>HIGH</p> <p>Underway</p>
4B	<p>Increased Support to Renters and Investment in Rental Housing</p> <p>Continue to engage with the federal government through the Federation of Canadian Municipalities (FCM) on key housing issues relating to improving housing affordability for renters through the National Housing Strategy and programs that are not fully developed by the time the NHS is launched, including a housing benefit initiative (See also Section 4, Action 1D)</p>	<p>Underway</p>

9. EXPEDITING AND IMPROVING CITY PROCESSES FOR HOUSING DEVELOPMENT

Development has surged in Vancouver over the past three years with a significant increase in the volume of development applications. A key objective of *Housing Vancouver* is to expedite the delivery of affordable housing by streamlining processes, clarifying requirements, and ensuring staff resources are keeping pace with the increase in development applications. There is also a need to simplify complex regulations and align competing City policies.

Highlights in this section:

- Develop a planning and development process that prioritizes and expedites multi-family affordable housing
- Better enable development of low density housing, especially for more affordable forms and infill projects that help to increase supply on single family lots
- Review existing planning and development policies and regulations to clarify requirements, align priorities, and remove outmoded by-laws
- Improve engagement, consultation, and capacity building to improve housing planning and development

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Create a planning and development process that prioritizes multi-family affordable housing		
1A	<p>Implement the Social Housing Or Rental Tenure (SHORT) which prioritizes 20 high impact affordable housing projects and reduces overall processing time of rezoning application to building permit issuance by half:</p> <ul style="list-style-type: none"> • In advance of the pilot launch, staff selected a few projects to be used to test certain aspects of the pilot. These projects have been processed at a much faster rate, reducing the processing time by approximately half the normal timeframe • Some of the aspects implemented include bi-weekly meetings with the applicant teams, and ensuring priority of the projects within the different approval streams, and creation of a General Manager Meeting to resolve more quickly • A dedicated team of 10 staff have been put in place to process applications 	<p>HIGH</p> <p>Underway</p>
1B	Explore opportunities to expand the SHORT prioritization framework to additional affordable housing projects based on review of the pilot	<p>MEDIUM</p> <p>Year 2</p>
1C	<p>Expedite temporary modular housing developments to house vulnerable populations</p> <p>Staff are working with BC Housing to expedite the delivery of 600 units of temporary modular housing in 2017</p>	<p>HIGH</p> <p>Underway</p>
1D	Evaluate lessons from the modular implementation to support faster permitting of other pre-fabricated housing models	<p>MEDIUM</p> <p>Year 2 /3</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 2: Expedite and Improve Processes for developing market- and below-market rental housing		
2A	<p>Seek opportunities to speed up production of new rental housing</p> <p>Streamline planning and development processes to expedite delivery of new rental housing, particularly around transit hubs and arterials</p>	<p>Medium</p> <p>Year 2</p>
2B	<p>Amend approach to rezoning/CAC negotiations on 100% rental projects to prioritize delivery of rental projects</p> <p>Shift from a negotiated CAC approach to a more streamlined process by simplifying and clarifying the requirements upfront for rezoning projects that are 100% rental</p>	<p>High</p> <p>Year 1</p>
2C	<p>Evaluate a new approach to better enable major upgrades and renovations in existing purpose-built rental housing</p>	<p>Medium</p> <p>Year 2</p>
Key Strategy 3: Improve permitting processes for low-density housing		
3A	<p>Simplify outright single- and two-family developments in order to reduce permit processing times and facilitate development of new ground oriented ownership and rental housing</p>	<p>HIGH</p> <p>Year 1</p>
3B	<p>Convert 1.5 storey laneway homes from conditional to outright developments</p>	<p>MEDIUM</p> <p>Underway</p>
3C	<p>Pilot a performance based approval process for outright low density housing that relies on proven, high performance homebuilders to significantly reduce permitting times</p>	<p>MEDIUM</p> <p>Underway</p> <p>Year 1</p>
3D	<p>Create a Housing Renovation Centre to improve coordination and processing of creative infill projects, including heritage/character retention projects. The Centre will have dedicated support from internal review groups to ensure a consolidated approach</p>	<p>Underway</p> <p>Year 1/2</p>
Key Strategy 4: Review existing planning and development regulations for opportunities to streamline, clarify, and speed up processes		
4A	<p>Initiate a review of City regulations with a focus on simplifying unnecessary complexity; reconciling competing objectives; accelerating reviews; and aligning vision with policies and regulations:</p> <ul style="list-style-type: none"> Identify discrepancies between the Zoning and Development and Building Bylaws, particularly where new housing development forms have implications for VBBL standards Identify opportunities to align existing regulations and development processes with emerging housing policy as part of regulatory review 	<p>Underway</p>

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 4: Review existing planning and development regulations for opportunities to streamline, clarify, and speed up processes		
4B	<p>Update City planning and development fees in 2018 and 2019 - to ensure fees collected on development and building activities reflect the increasing volume and complexity of applications, and to allow for increased City investment to build capacity, reduce processing times, and improve planning and development services:</p> <ul style="list-style-type: none"> • Onboard additional staff - 75 FTEs across 3 departments over 2 years • Transfer existing development-related costs from property taxes to fees • Continue to evaluate additional process gains and fee opportunities and report back to Council 	Underway
Key Strategy 5: Improve Information and Access to Consultation Processes related to Housing initiatives		
5A	<p>Improve public information on housing and planning initiatives and make information available on a broader set of platforms</p> <ul style="list-style-type: none"> • Utilize a variety of tactics, including a focus on digital on-line platforms and face to face opportunities in the implementation of the <i>Housing Vancouver</i> Strategy • Provide better information on City websites for the public and specific stakeholders (e.g. renters, landlords, developers looking to submit applications) 	Underway
5B	<p>Create more opportunities for engagement on housing and planning programs, with an emphasis on under-represented groups</p> <p>Ensure that City public consultation opportunities and information about affordable housing in community plans and rezoning and development applications are accessible and inclusive of under-represented groups:</p> <ul style="list-style-type: none"> • Implement the recommendations of the Mayor's Engaged City Task Force Report, including, developing specific strategies for engaging under-represented groups identified in the Mayor's Engaged City Task Force Report: 18-35 year olds, newcomers and new immigrants, and Urban Indigenous peoples • Implement the Renters' Advisory Committee motion to Council requesting Vancouver City Council direct staff to investigate changing its website so that all applications to build new purpose-built rental housing can be found on one clearly labelled page or section of the City's website • Share input from the Women's Equity Strategy consultations for consideration in the implementation of the City's Housing Strategy 	Underway

10. IMPLEMENTATION AND MONITORING

Housing Vancouver will be implemented through the 3-Year Action Plan and Affordable Housing Delivery and Financial Plan. Ongoing monitoring is key to tracking progress and measuring impact. To this end, the City is committed to providing an annual update on *Housing Vancouver's* progress.

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 1: Monitor Progress Toward Targets and Action Plan (Outputs)		
1A	<p>Report back annually on the progress towards identified targets in <i>Housing Vancouver</i> by:</p> <ul style="list-style-type: none"> Type of Housing <ul style="list-style-type: none"> - Supportive Housing - Social Housing - Co-ops - Below Market Rental - Purpose Built Market Rental - Rental Laneway Homes - Condominiums - Coach Homes - Townhomes Income Level Served, and whether housing is secured at these incomes or targeted to these incomes Type of Household Served <ul style="list-style-type: none"> - Singles - Seniors - Families - Accessible Units Building Type <ul style="list-style-type: none"> - Apartments - Infill - Townhomes Location <ul style="list-style-type: none"> - by neighbourhood 	ONGOING
1B	<p>Monitor the implementation of measures that retain and renew the older existing rental stock to:</p> <ul style="list-style-type: none"> Ensure no net loss Renew leases with non-profit housing operators on City-owned sites to ensure long-term affordability Collect information on permits related to building re-investments to the purpose-built rental stock 	ONGOING
1C	<p>Continue to monitor the stock of housing for low-income singles:</p> <ul style="list-style-type: none"> Continue to monitor the single room accommodation and non-market singles housing in the Downtown Core Monitor redevelopment of rooming houses not designated by the SRA bylaw 	ONGOING

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 2: Monitor Housing Market Conditions (Outcomes)		
2A	Continue the City of Vancouver-led annual Homeless Count during years where the Metro Vancouver count is not undertaken and participate in the coordination of the Metro Vancouver count every 3 years	ONGOING
2B	Monitor the housing affordability measures available in the Canadian Census	ONGOING
2C	Monitor the rental market indicators available in the annual CMHC Rental Market Report (City and Rest of Metro Region) <ul style="list-style-type: none"> • Vacancy and availability rates • Number of units in the rental universe and change over time • Rent changes over time • Explore other sources to monitor the rents and stock of secondary suites, specifically for laneway housing 	ONGOING
2D	Monitor the ownership market indicators available from the Real Estate Board of Metro Vancouver (City and Rest of Metro Region) <ul style="list-style-type: none"> • Benchmark prices • Active listings • Sales volumes by size and age 	ONGOING
2E	Monitor the property status declaration data collected through the implementation of the empty homes tax	ONGOING
2F	Collaborate with academia and senior governments to identify new data sources and methods to further understand the housing market (See also Section 2, Action 3A)	MEDIUM Year 1
Key Strategy 3: Improve and enhance data collection on tenant impacts of renovations in existing purpose-built rental housing		
3A	Improve and enhance data collection on tenant impacts of renovations in existing purpose-built rental housing. Data Sources include: <ul style="list-style-type: none"> • Track 311 inquiries about evictions related to renovations • Develop + implement tracker for building permits resulting in evictions related to renovations (See also Section 8: Action 2D) • Create POSSE report to gather records of permits to renovate/demolish purpose-built rental buildings 	ONGOING

STRATEGIES AND ACTIONS		PRIORITY
Key Strategy 4: Ensure that data is made available to the public		
4A	<p>Make City-collected housing data available to the public through:</p> <ul style="list-style-type: none"> • Annual <i>Housing Vancouver</i> Update • Quarterly update of the Housing and Homelessness Dashboard • Annual Budget Book • The City of Vancouver open data website 	ONGOING



City of Vancouver *Planning - By-law Administration Bulletins*
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planning@vancouver.ca

MODERATE INCOME RENTAL HOUSING PILOT PROGRAM: APPLICATION PROCESS, PROJECT REQUIREMENTS AND AVAILABLE INCENTIVES

Authority - Director of Planning
Effective _____, 2017

This bulletin provides information on the application process, project requirements and incentives approved by City Council on _____, 2017 relating to the construction of moderate income rental housing.

Beginning January 1st, 2018, the City will begin accepting development proposals for new buildings where 100% of the residential floor area is secured rental housing and at least 20% of residential floor area is made available to moderate income households; earning between \$30,000 and \$80,000/ year.

This is a pilot program to test and demonstrate what is possible in different parts of the city. Staff will select up to 20 proposals to submit full rezoning applications between January 1st 2018 and July 1st 2019. All applications will proceed through a full rezoning process including public hearing. Following the pilot program, Staff will report back to City Council with lessons learned and, if appropriate, recommendations for a new, long term program to encourage the construction of moderate income rental housing.

1. Application Process

1a. Information Session

An information session will be held on December __, 2017, __ - __ p.m. at _____. Staff will be on hand to discuss the Moderate Income Rental Housing Pilot Program in more detail and answer questions.

1b. Pre-Enquiry Application Form

Following the information session, interested proponents are encouraged to complete and submit a Pre-Enquiry Application Form (Appendix A) for review by an interdepartmental staff team. Proponents are not required to submit any form of development work (i.e. drawings or plans) at this stage.

Proponents who would like to present alternative options for a single site are asked to complete one form for each option.

The interdepartmental staff team will review the Pre-Enquiry Application Forms to identify projects that best meet and exceed the criteria of the pilot program. Key criteria that staff will apply in the review of the Pre-Enquiry Application forms include the depth and breadth of affordability being provided, the inclusion of family housing and locational considerations. As the purpose of the pilot is to demonstrate what is possible in different parts of the city, staff will seek to identify sites in a diversity of locations and zoning districts.

Proposals that are selected by the interdepartmental staff team will be invited to submit a full rezoning enquiry package.

1c. Rezoning Enquiry Package

The interdepartmental staff team will review and compare proposals at the enquiry stage to evaluate and assess the fit with the requirements of the pilot program and other Council policies and guidelines. Proposals that score well against set criteria will be selected to proceed further in the application process (See evaluation criteria in Appendix B).

1d. Rezoning Application

Proponents of selected projects will be notified and advised of the requirements to submit a full rezoning application.

2. Project Requirements

2a. Affordability in the Moderate Income Rental Units

The incentives outlined in section 3 below are designed to encourage the delivery of new buildings where 100% of the residential floor area is secured rental housing and at least 20% of residential floor area is made available to moderate income households; earning between \$30,000 and \$80,000/ year.

Targeted Rents in Moderate Income Rental Units (at Project Opening)

	Rents
Studio	\$950
1-Bed	\$1,200
2-Bed	\$1,600
3-Bed	\$2,000

Rent escalation in the moderate income units will be capped at the BC Residential Tenancy Act annual allowable increase, regardless of turnover.

2b. Requirements for Project Proponents

As a condition of development approval, applicants will be required to enter into a Housing Agreement with the City of Vancouver. The agreement will include the following requirements for the proponent regarding the operation of the moderate income rental units:

- **The Proponent will Verify Eligibility for New Tenants in Moderate Income Rental Units**
 - For new tenants, household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of income is spent on rent).
 - There should be at least one occupant per bedroom in the unit.
- **The Proponent will Verify Eligibility for Existing Tenants in Moderate Income Rental Units**
 - Building operator will test existing tenants to ensure eligibility every 5 years after initial occupancy.
 - For existing tenants, household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent)
 - There should be at least one occupant per bedroom in the unit.
 - If an existing tenant no longer qualifies for their moderate income rental unit, the operator will issue a notice to end tenancy in accordance with the BC Residential Tenancy Act. The notice will take effect 6 months after the date of issuance.
 - Note: in order to support stability of tenure, Provincial regulations allow additional flexibility for operators who meet the definition of a “housing society”. The City will consider alternative proposals for ensuring that moderate income units continue to serve

targeted households over the long term while ensuring that existing tenants have stability of tenure.

- **The Proponent will Provide an Annual Report to the City of Vancouver on the Operation of the Moderate Income Rental Housing Units**
 - The report will be in a format deemed acceptable by the General Manager of Community Services or their designate
 - The report will be designed to ensure that the City can confirm that the building is operating as agreed and will include information on:
 - Rents collected in all units
 - Unit turnover and incomes of new tenants
 - Updated incomes for households who have occupied the unit for 5 years
 - The City may audit the information provided in the annual report.

3. Available Incentives

3a. Development Cost Levy (DCL) Waivers

The City of Vancouver's Rental Incentive Guidelines include a detailed description of the criteria that must be met in order for a secured rental housing project to be eligible for a DCL Waiver. <http://vancouver.ca/files/cov/rental-incentive-guidelines.pdf>

These criteria will be applicable to 100% secured rental projects that include at least 20% of residential floor area as moderate income rental housing. Projects will be eligible for a DCL waiver provided they meet the requirements of the DCL by-law.

3b. Senior Government Programs to Support Rental Housing Construction

Government of BC Programs

The BC Housing Community Partnerships Initiative provides financing to support the creation of affordable housing for low and moderate income households in communities across British Columbia. The following financing streams may be available to support proposals that include moderate income rental housing.

Interim Construction Financing – available to both for profit and non-profit developers

BC Housing can provide interim construction financing for the development of affordable housing which includes new construction and the purchase of existing buildings to preserve affordability. Interim financing may be approved up to 100% of the construction cost to complete the affordable housing portion of the project.

Take-out Financing – available to non-profit developers

BC Housing may also help eligible non-profit housing partners obtain take-out financing. BC Housing will make arrangements with a large number of approved lenders to obtain low interest rates and favourable terms through a competitive tender and selection process conducted and approved by BC Housing. All approved BC Housing take-out loans will have low cost Canada Mortgage and Housing Corporation (CMHC) loan insurance. This stream of financing is only available to non-profit developers.

Additional details including eligibility criteria are available on the BC Housing website: <https://www.bchousing.org/partner-services/funding-opportunities-for-housing-partners/community-partnership-initiative>

Government of Canada Programs

Interested proponents are encouraged to review the following CMHC programs that may be available to assist with project viability:

- Affordable Rental Innovation Fund: <https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/affordable-rental-innovation-fund.cfm>
- Rental Construction Financing initiative: <https://www.cmhc-schl.gc.ca/en/hoficlincl/moloin/mupr/rental-construction-initiative.cfm>
- Seed Funding Program : https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhoce_001.cfm

3c. City of Vancouver Capital Grants for Non-Profit Developers

The City provides capital grants to improve the viability and/or the enhance affordability of social housing developments that meet the definition of “social housing”, as outlined in the City of Vancouver’s Zoning and Development By-law. Eligibility information (including affordability levels) and application forms are available by contacting affordable housing projects staff at: housing@vancouver.ca.

3d. Parking Requirement Reductions

Incentives for Secured Market Rental Housing

The City of Vancouver’s Parking By-Law outlines the reductions to parking requirements that can be considered for projects that provide “Secured Market Rental Housing”:
<http://vancouver.ca/your-government/parking-bylaw.aspx>.

In order to encourage the construction of projects that include moderate income rentals, the City may consider additional relaxations beyond those provided to 100% secured market rental housing projects. For example:

- if the project is within two blocks of a rapid transit station, or within two blocks of the intersection of two distinct bus routes that run north to south and east to west, the minimum parking requirement can be relaxed to 30% less than what is required for projects that provide 100% of units at full market rates.
- in the Downtown District ODP area, consider reducing parking requirements beyond what is required in developments that provide 100% of units at full market rates.

The amount of parking that is provided will be discussed with the proponent during the enquiry stage.

3e. Relaxation of Minimum Unit Size and Configuration Requirements

The City of Vancouver requires that at least 35% of units in secured market rental housing projects have 2 or more bedrooms: <http://vancouver.ca/files/cov/family-room-housing-mix-policy-for-rezoning-projects-2016-07-13.pdf>.

This requirement for 35% family units will apply to projects that include at least 20% of residential units as moderate income rental housing and the unit type mix in the moderate income units will need to match that of the market rate units.

However, as an incentive to encourage construction of moderate income rental housing, the Director of Planning may relax minimum unit size and configuration requirements in the moderate income units. Potential relaxations in unit size (e.g. micro suites) and configurations (e.g. in board bedrooms) may be considered subject to evaluation of livability and design performance.

Proposals that include dwelling units that are less than 398 sq. ft. will need to be in appropriate locations and should include building design features to support livability in the smaller units (e.g. balconies on the smaller units and enhanced common amenity space(s) in the building).

3f. Expedited Processing

Proposals that meet the requirements of the Moderate Income Rental Housing Pilot Program will be prioritized for expedited processing by City staff.

3g. Additional Floor Area

The City of Vancouver's Rental Incentive Guidelines provide the opportunity for additional floor area for projects that deliver 100% of residential floor area as secured market rental housing. The table below identifies areas of the City where additional height and density may be considered for rental projects that include at least 20% of residential floor area as moderate income rental housing.

General Guidelines for Additional Height and Density

	100% Secured Market Rental	Additional Height and Density for Projects that Include at Least 20% of Residential Floor Area as Moderate Income Rental Housing
C-1	Generally consider C-2 form	Over 4 and up to 6 storeys on arterial streets.
C-2, C-2B, C-2C & C-2C1	Up to 6 storeys	Over 6 and up to 14 storeys at arterial intersections.
C-3A	Consider additional density; adhere to existing height limits and generally to guidelines	Supportable height and density will vary depending on the site.
MC-1	Consider modest increases in height and density	Over 6 and up to 14 storeys at arterial intersections.
CD-1	Consider redevelopment of sites with no existing rental housing	Consider redevelopment of a limited number of highly underutilized sites (e.g. < 0.75 FSR). Supportable height and density will vary depending on the site.
RM zones	Consider redevelopment of sites with no existing rental housing	Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants. Up to 6 storeys on arterials. Consider higher forms at arterial intersections. On large sites off-arterials, consider up to 6 storeys where appropriate.
RT zones	On arterials, generally consider RM-4N form of dev.	Over 4 and up to 6 storeys on arterials. Consider higher forms at arterial intersections.
RS zones	None	On large sites off-arterials, consider up to 6 storeys where appropriate
Downtown District ODP (excluding areas A, B, C1, F, K1, K2 & K3)	Consider development sites which allow for residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South). Consider additional density appropriate to context; adhere to existing height policies and limits.	

Additional Considerations

- Projects must consider and respect transitions to surrounding areas and homes.
- Neighbourhood context is an important consideration. In single family and duplex areas, projects in areas with existing precedents for higher buildings will be considered more appropriate locations for additional height and density.
- Policy direction in recently approved policy plan areas must be respected (e.g. Marpole, DTES, West End, Grandview-Woodland, Joyce Station Area, Cambie Corridor, Oakridge Transit Centre).
- Where existing zoning or street context supports provision of ground floor retail space, proposals should include ground floor retail.
- Where redevelopment impacts existing tenants, comprehensive tenant relocation planning is required: <http://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx>
- Proposals for projects in areas not identified in the table above will not be considered. In particular, sites not identified as General Urban in the Regional Context Statement ODP cannot be considered.

Appendix A: Pre-Enquiry Application Form
To Assess Adherence to Affordability and Locational Criteria

Contact Information

Name: _____

Address: _____

Email: _____

Project Address

Zoning District

Form of Development and Rental Housing Information

- Building Height (Storeys): _____
- Target Floor Space Ratio: _____
- Approximate Number of Total Units: _____
 - Studio units _____
 - 1-bed units _____
 - 2-bed units _____
 - 3-bed units _____
- Existing renter households impacted by the development: _____
- Inclusion of Non-Residential Uses?: Yes / No
 - If yes, please specify:

Incentives the Project is Seeking

- ☐ DCL Waiver
- ☐ Senior Government Programs to Support Rental Housing Construction
- ☐ City of Vancouver Capital Grants for Non-Profit Developers
- ☐ Parking Requirement Reductions (beyond the requirement for 100% market rental)
- ☐ Relaxation of Minimum Unit Size and Configuration Requirements
- ☐ Additional Floor Area
- ☐ Other:

How does your Project meet the Requirements of the Moderate Income Rental Housing Pilot Program? (Use extra sheets if needed.)

- Unit Mix and Rents
- Approach to Tenanting the Below Market Units
- Approach to Relocation of Existing Tenants (if Applicable)

Completed Enquiry Forms may be faxed, mailed or emailed to:

_____, Planning and Development Services
453 West 12th Avenue, Vancouver, BC V5Y 1V4
rezoning@vancouver.ca Fax: 604.873.7060

Appendix B: Moderate Income Rental Housing Pilot Program Minimum Requirements and Evaluation Criteria

The criteria below will be applied in the evaluation of full rezoning enquiry packages submitted by proponents who have been invited to submit a package following review of a Pre-Enquiry Application Form (Appendix A).

The information set out below outlines the criteria that City staff will apply in evaluating and scoring development proposals for new buildings where 100% of the residential floor area is secured rental housing and at least 20% of residential floor area is made available to moderate income households; earning between \$30,000 and \$80,000/ year. The requirements identified are generally consistent with the standard level of detail required for most City of Vancouver rezoning review processes.

1. Development Site Information

Minimum Requirements	Examples of Questions that City Staff will Consider
<ul style="list-style-type: none"> a. Site address b. Site ownership and relationship to applicant c. Site size d. Zoning e. Current improvements <ul style="list-style-type: none"> i. Existing built floor area by type (residential, commercial, industrial) ii. Age of existing building(s) iii. # of existing residential units (rental, owner occupied, total) f. Proposal for relocation of existing tenants (if applicable) 	<p>Is the requested information full and complete?</p> <p>Does the project impact existing tenants on the site?</p> <p>If applicable, is the proposal for relocation of existing tenants clear and robust?</p>

2. Development Proposal Design and Built Form Information

Minimum Requirements	Examples of Questions that City Staff will Consider
<ul style="list-style-type: none"> a. Proposed building height and FSR b. Proposed building massing and shadow studies c. Context analysis d. Floor plans e. Parking provisions 	<p>Is the requested information full and complete?</p> <p>Does the proposed building massing integrate well with neighbouring buildings?</p> <p>Does the proponent offer strong and valid rationale for the design choice?</p>

3. Project Cost Information

Minimum Requirements	Examples of Questions that City Staff will Consider
<ul style="list-style-type: none"> a. Hard Cost estimate and rationale b. Soft Cost estimate and rationale c. Interest rate d. Debt coverage ratio e. Equity investment f. Assumption for developer profit g. Interest rate assumptions 	<p>Is the requested information full and complete?</p> <p>Does the proponent provide proof to support their hard and soft cost estimates?</p> <p>Are the proponent's cost assumptions reasonable?</p>

4. Project Revenue Information

Minimum Requirements	Examples of Questions that City Staff will Consider
<ul style="list-style-type: none"> a. Rent Roll at Initial Occupancy b. Rent Control Strategy and Cash Flow Model 	<p>Is the requested information full and complete?</p> <p>Are the proponent's revenue assumptions reasonable?</p> <p>Are minimum affordability requirements met? If not, how close is the proposal to meeting the minimum requirements?</p> <p>Is the applicant going beyond the minimum affordability requirements?</p> <p>Are minimum rent control requirements being met? If not, how close is the proposal to meeting the minimum requirements?</p> <p>Is the applicant going beyond the minimum rent control requirements?</p>

5. Operations Management Plan

Minimum Requirements	Examples of Questions that City Staff will Consider
<ul style="list-style-type: none"> a. Approach to filling vacancies/ tenant selection b. Process for income testing c. Operating cost and replacement reserve: projected per unit per month 	<p>Is the requested information full and complete?</p> <p>How will the tenant selection process be managed?</p> <p>Does the applicant have experience managing tenant selection for below market units? If not, is the applicant proposing to contract this service to experienced service providers?</p> <p>What are the projected operating costs? Are the assumptions reasonable?</p>

6. Development Schedule

Minimum Requirements	Examples of Questions that City Staff will Consider
Development schedule and rationale	<p>Is the requested information full and complete?</p> <p>Does the proponent propose an efficient project timeline that is justified?</p>

7. Proponent and Consultant Team Profile

Minimum Requirements	Examples of Questions that City Staff will Consider
Proponent and Consultant Team Profile	<p>Is the requested information full and complete?</p> <p>How experienced is the proponent?</p> <p>Do they have the capacity to deliver the project on time, on budget, and as per the defined scope?</p>

HOUSING VANCOUVER

Public and Stakeholder Engagement and Key Milestones

The ideas, objectives, and actions in the Housing Vancouver Strategy are the result of over a year of intensive community and partner engagement and public consultation, including consultation with over 10,000 Vancouver residents. There have been a number of updates to Council on the evolving policy, targets, and engagement process to date, as well as a public report to Council on the Housing Vancouver Emerging directions as part of the process to arrive at a final strategy.

There were several key steps and milestones in the 14 month-long Housing Vancouver consultation process, including the Housing Reset process and two phases of Housing Vancouver engagement.

Housing Reset Engagement Process

In 2016, mid-way through the Housing and Homelessness Strategy (2012-2021), the City began a process to reassess its strategic approach to housing. As part of first stage of this “Housing Reset,” the City sought to engage, learn and think in new ways to better understand the dynamic nature of the housing market and the experience of the public and partners. The Housing Reset process involved a broad array of conversations and consultations aimed at deepening our understanding and investigating more local, national and international best practices to address housing affordability. This process included:

- > **Five Creative Advisory Groups** – made up of partners from a variety of organizations and sectors that met throughout the process to consider aspects of the current housing environment and put forward their perspective on challenges and opportunities
- > **Workshops and Dialogues with Expert and Community Groups** – were convened to represent other stakeholder groups and topics, including a Mayor’s Expert Advisory Committee, SRO Task Force, Development Advisory Group and a Local Resident Focus Group
- > **re:address week** – was a conference week that provided back-drop to critical and solutions-based discussions among housing experts from global cities that are experiencing housing crises like Vancouver. Both the public and partners were engaged; over 35 speakers from around the world presented; 1,000 people attended 14 events, 8 of which were free to the public; and there were more than 40 million views of #readdresshousing and content from October 5-30
- > **National Stakeholder Engagement** – In Fall 2016, City staff participated in a series of discussions hosted by the Federal Ministry of Finance, focusing on challenges and opportunities for expanding housing supply in Canadian cities experiencing serious housing affordability issues. The City also made a comprehensive submission to the Federal Government on the forthcoming National Housing Strategy

On March 28th 2017, Vancouver City Council received an update on the Housing Reset and approved six emerging policy directions for the Housing Vancouver strategy. These six policy directions were the culmination of these first six months of research and collaboration with partners around the world, all to address the key challenge of how to address the impact of rising housing prices on Vancouver’s local residents.

Housing Vancouver Engagement Process

As a next step, Council directed Staff to consult broadly with Vancouver residents on the six emerging directions. This consultation was divided into two phases – Phase I in May-July 2017 (Emerging Directions), and Phase II (Draft Strategy) from September through November 2017.

The key objectives of Phase I were to:

- Seek feedback on the Housing Vancouver draft values and emerging policy directions, and test and verify priorities
- Create opportunities to answer questions and provide clarity on critical issues, including the role of the City and its partners at other levels of government in addressing housing affordability;
- Ensure broad and diverse participation in our process to ensure all perspectives are represented.

The key objectives of Phase II were to:

- Consult key stakeholders on the draft Housing Vancouver Strategy and seek input for the key strategies and actions
- Build knowledge of the plan and offer a chance to provide final validation ahead of reporting back to Council

Phase I

The initial phase of public consultation ran from May through July 2017, and culminated with an update to City Council on July 25, 2017. A customized engagement process was created to enable as many citizens as possible to provide feedback in a variety of ways, including in-person dialogues and open houses to enable deep discussion on themes, criteria and policy/plan or area specific concerns and opportunities, and online engagement to allow people to participate at their convenience. In all cases, qualitative, open feedback was welcomed and included as part of the body of feedback to be analyzed. Over 10,000 people, including current and past Vancouver residents, participated in this process.

- > **Two Talk Vancouver public surveys** – one survey for Vancouver residents, and a second survey for residents who do not live in Vancouver, either because they used to live here and chose to leave, or because they work or study in Vancouver but cannot afford to live here
- > **Two public events** – Staff hosted two major public events for Housing Vancouver - the Housing Vancouver launch event and open house on May 26th at Robson Square, and The Big Conversation workshop event on June 17th. The Big Conversation was our cornerstone event, which brought together nearly 200 local residents – half renters, and half owners – to share their housing challenges and provide feedback on the Housing Vancouver emerging directions
- > **City of Vancouver Advisory Committees** – Housing policy staff presented the Housing Vancouver emerging directions to three City Advisory committees: the Renters' Advisory Committee, Seniors' Advisory Committee (including a representative from the Persons with Disabilities Advisory Committee), and the Children, Youth and Families Advisory Committee
- > **Deep Dialogue and Engagement with Housing Leaders from Vienna, Austria** – A week of events in June 2017 regarding the importance of social housing and the role of government in supporting long-term housing affordability. The events concluded with a workshop comparing the Austria

and Vancouver approaches to housing delivery, with attendees including the Vienna delegation, City of Vancouver, and local academic partners from Simon Fraser University and the University of British Columbia

- > **Embedded and Targeted Consultation** – Housing policy staff were available for the public at eight open house events for existing planning programs in the months of May and June, and also received feedback from key stakeholders through targeted consultation meetings

Phase II

Following the July 2017 update to Council, a second engagement process was developed and deployed to ensure ongoing engagement with previously established partners and stakeholders to build knowledge of the plan, seek input on the developing key strategies and actions contained, and report back on how the input received throughout the entire process shaped the final Housing Vancouver Strategy.

- > **Data Working Session** – In October, City staff hosted a workshop with a group of local data experts, analysts and academics to review Housing Vancouver priority actions, and to review key implementation and monitoring strategies associated with the plan
- > **Expert Review Panel** – In mid-October, a group of academic experts, key local stakeholders, practitioners and policymakers from the region and province were invited to review a draft version of the Strategy and provide detailed comments and feedback – either on the full document, or a chapter-specific basis
- > **Stakeholder Launch Event** – On November 2nd, 2017, City staff hosted a workshop event with over 80 stakeholders to gather final feedback on the Housing Vancouver Key Strategies and Actions and highlight the significant contribution that a wide range of key stakeholders have made throughout the process. This session included an overview presentation and four facilitated breakout sessions focused on different elements of the Strategy and Action Plan
- > **Meetings with Key Stakeholders** – including industry representatives, City Council Advisory Committees and provincial and federal government and non-profit partners
- > **Social Media and Online Engagement** – To raise awareness for the new Housing Vancouver strategy and help the public understand the actions the City has both taken and is planning to address the housing crisis, we implemented a targeted, strategic social media campaign detailing the priorities for Housing Vancouver. This included multiple videos, a week-long interactive Q&A where City staff responded to the public's housing questions, interactive housing quizzes and shared news

Engagement Summaries

Additional details on the engagement events and opportunities that took place over the year-long Housing Vancouver consultation process are available in the attached engagement summary documents:

- 1) Housing Vancouver Engagement Summary, March 2017
- 2) Housing Vancouver Engagement Summary, July 2017

These documents articulate the approach, activities, methodologies, areas of learning, key outputs and findings that have helped shape the Housing Vancouver Strategy. They also included a wealth of source material and resources appended document how we arrived here.

HOUSING RESET ENGAGEMENT SUMMARY

MARCH 2017





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1.0 / SUMMARY

The City has convened many conversations and consultations to deepen our understanding of peoples’ experiences and learn national and international best practices to address housing affordability.

1.1 / CREATIVE ADVISORIES

Creative Advisories have studied and reported on many dimensions of the housing system. These include:

EVIDENCE-BASED RESPONSES TO HOMELESSNESS

Purpose and Goals

Identify challenges impeding work to find lasting solutions to homelessness

Types of People/Groups

Professionals and community members specializing in housing, healthcare, and services for individuals who are currently homeless or at risk of homelessness, including representatives from health and addictions services and supportive housing providers.

ACCELERATING NON-PROFIT/ CITY PARTNERSHIPS

Purpose and Goals

Examine current Non-Profit/City Partnership models for existing strengths and opportunities to improve as well as collaborate on potential new partnership avenues to accelerate the delivery of non-market housing in Vancouver.

Types of People/Groups

Local affordable non-profits, advocacy/research organizations, and government representatives

THE ECONOMY AND HOUSING FOR YOUNG WORKERS

Purpose and Goals

Better understand and identify opportunities to address the squeeze on young households and middle-income families resulting from the rapid rise of housing costs for both rental and ownership housing.

Types of People/Groups

Representatives from local organizations serving young people and families, academic experts, and young workers.

STRATEGIC INVESTMENT IN RENTAL HOUSING

Purpose and Goals

Explore opportunities for new partnerships to drive investments in Vancouver’s rental housing supply, ranging from reinvestment in the City’s existing housing and strategies for driving new supply, with an emphasis on affordability and ensuring protections for renters.

Types of People/Groups

Development and rental market professionals, tenant representatives and advocates, regional, provincial, and federal government staff working on rental housing reinvestment issues.

AFFORDABLE HOUSING INNOVATION AND DESIGN

Purpose and Goals

Identifying and consulting on how the City can better become a facilitator in providing affordable housing solutions through design.

Types of People/Groups

Local professionals in the fields of design, architecture, urban issues, and public engagement.

1.2 / WORKSHOPS & GROUPS

Specific Workshops and Expert and Community Groups have been convened These include:

MAYOR’S EXPERT ADVISORY COMMITTEE

The Mayor’s Affordable Housing Advisory Committee is comprised of local architects, academics, and non-profit housing operators. The group is convened by the Mayor from time to time to discuss housing trends and policies in the city, and to seek input on how the City can best address affordability challenges in Vancouver. The committee has met four times to date.

MISSING MIDDLE WORKSHOP

One-time convening of local experts, stakeholders, and City staff to focus in on opportunities and challenges relevant to the ‘Missing Middle’ – both the moderate-income young people and families currently under-served by Vancouver’s housing market, and the ‘missing’ housing forms that could better serve the needs of this group.

DEVELOPMENT ADVISORY GROUP

The Development Advisory Group (DAG) was convened to bring together a group of experts to provide City Council and staff with advice on ways to expedite the City of Vancouver’s development process, with the overarching objective of improving the permitting and development process.

SRO TASK FORCE

The SRO Task Force was convened to address ongoing challenges that are facing this critical stock of affordable housing. This diverse Task Force engaged with stakeholders including tenants and owners to determine the challenges and opportunities to improve livability and address a range of issues in SROs.

SHAPING FUTURES: HOUSING POLICY IN THE 21ST CENTURY

Shaping Futures is an international knowledge exchange and knowledge building project whose aim is to provide a forum for dialogue on housing policies for the 21st century. Shaping Futures brings together experts from Australia, Canada and the UK to identify ways to support new strategies to deliver affordable housing.

LOCAL RESIDENT FOCUS GROUPS

The City of Vancouver, with Cause + Affect, has been conducting online Public Market Research to inform the development of storytelling and messaging concepts that resonate with the public and connect the City of Vancouver housing policy to people’s lives at a community and personal level.

URBAN DEVELOPMENT

Convening between City leadership and the Urban developments.

INSTITUTE & CITY OF VANCOUVER LIAISON POLICY COMMITTEE

Development Institute Vancouver Liaison Committee to discuss key policy issues and opportunities relevant to Vancouver’s development community.





1.3 / RE:ADDRESS WEEK

The Re:Address conference and co-occurring week of events convened a critical, international, and solutions-based discussion among housing experts from global cities that are experiencing housing crises like Vancouver, residents, academics, non-profits, and other stakeholders. It convened external global and local expertise with 35 speakers representing Vancouver, Calgary, Winnipeg, Toronto, San Francisco, New York, Edinburgh, Amsterdam, Glasgow, Vienna, Melbourne, Sydney, and Tamaki Makaurau (Auckland). Re:Address included 14 events; 8 of which were free for the public.

Re:Address was also supported by a partnership with the University of British Columbia, both through a Re:Address Conference Advisory Committee and the Vancouver Housing Lab.

1.4 / NATIONAL STAKEHOLDERS

National Stakeholders Have Been Engaged

FEDERAL/PROVINCIAL/MUNICIPAL HOUSING SUPPLY WORKING GROUP

In November 2016, City of Vancouver leadership and staff participated in a series of discussions hosted by the federal Ministry of Social Infrastructure focused on challenges and opportunities for expanding housing supply in Canada's cities experiencing serious housing affordability issues. Participants in these discussions included federal and provincial housing staff, as well as staff from the Cities of Vancouver and Toronto.

NATIONAL HOUSING STRATEGY SUBMISSION

The City of Vancouver drafted a comprehensive submission to the federal government National Housing Strategy, submitted in early November after the Re:Address conference. Its recommendations are informed by ongoing discussions with local and international partners on the housing challenges facing big cities and their residents.



1.5 / LEARNING FROM OUR PARTNERS: THE HOUSING RESET ENGAGEMENT STRATEGY

The Housing Strategy Housing Reset is built on a platform of deep, sustained engagement with our local, national, and global partners. This engagement is critical to ensuring that the Housing Vancouver 2026 Strategy reflects the needs, goals, and aspirations of the City’s diverse communities, as well as the knowledge and experience of housing leaders across Canada and around the world.

The Housing Reset has also seen Vancouver join a growing network of global cities working to learn, share, and address the global challenges of urban growth, affordability, and sustainability. This work has revealed the linkages between Vancouver’s challenges and those of cities across Canada, North America, and the rest of the world – and underscored the importance of collaboration and learning to inform our solutions.

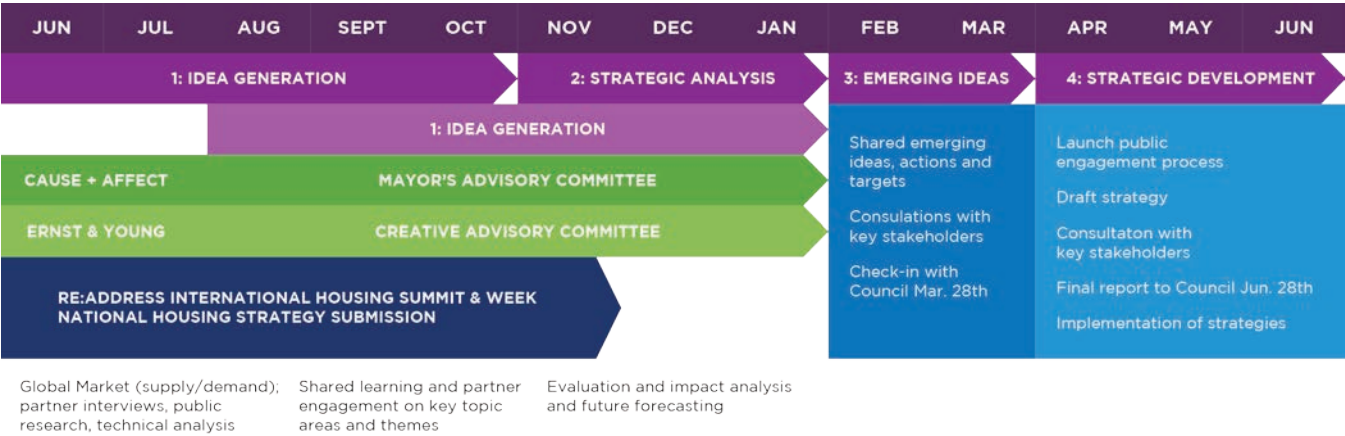
This report lays out the Housing Reset engagement process to date, highlighting what we heard and learned from the local, national, and global partners who are shaping the emerging policy directions for the City’s revised affordable housing strategy.

1.6 / DEVELOPING THE HOUSING RESET ENGAGEMENT STRATEGY

The process of developing an engagement strategy for the Vancouver Housing Reset began with a simple question – if the goal is an ambitious, inclusive, and visionary housing strategy for all Vancouverites, who ought to be at the table?

This question became the foundation for a multi-phase stakeholder engagement process, which emphasized deep conversations with key practitioners, thinkers, and leaders from Vancouver and across the globe. The bulk of these conversations took place over the 6-month period from July 2016 to February 2017.

Across these engagement platforms, partners were encouraged to hone in on the critical housing challenges facing Vancouverites across the income spectrum. Even more importantly, they were pushed to bring ‘big ideas’ to the table – ambitious, even radical solutions to help keep Vancouver affordable, inclusive, and sustainable for the next 10 years and beyond. These reset ‘big ideas’ are the seeds of the emerging directions for Housing Vancouver.





2.0 / ENGAGING PARTNERS: LOCAL

2.1 / MAYOR’S EXTERNAL ADVISORY COMMITTEE

The Mayor’s Affordable Housing Advisory Committee is comprised of local architects, academics, and non-profit housing operators. The group is convened by the Mayor from time to time to discuss housing trends and policies in the city, and to seek input on how the City can best address affordability challenges in Vancouver.

What We Heard

- › City needs to be clearer on how much housing is being produced and for who.
- › Stronger partnership with non-profit sector and alignment within organization is needed.
- › City can do a lot but cannot solve the affordability crisis on its own.
- › City needs to rethink single family neighbourhoods, and how so much land mass has such a small amount of the population.
- › Focusing on home ownership costs overlooks the people really struggling on lower incomes.
- › City could do a lot to enable affordability just by streamlining permitting and regulations.
- › The impact of housing costs on different generations needs to be discussed as we plan for the future of the city.

How We Heard it

- › 4 meetings with the Mayor and staff
- › 18 members
- › Membership:
 - › Janice Abbott, CEO, Atira Women’s Resource
 - › Thom Armstrong, Executive Director, Co-operative Housing Federation of Canada
 - › Andy Broderick, VP Impact Market Development, VanCity
 - › Robert Brown, CEO, Catalyst Community Developments
 - › Tom Davidoff, Associate Professor, Sauder School of Business, UBC
 - › Michelle Fortin, Executive Director, Watari
 - › Jake Fry, President, Smallworks
 - › Carla Guerrero, Principal and Strategic Advisor, Purpose Driven
 - › Jillian Glover, This City Life
 - › Sarah Goodman, Founder and CEO, Treetop Strategy
 - › Joshua Gordon, Assistant Professor, School of Public Policy, SFU
 - › Kishone Roy, CEO, BC Non-Profit Housing Association
 - › Margot Young, Professor, Allard School of Law, UBC
 - › James Tod, JTA Development Consultants
 - › Mark Sheih, Take Root
 - › Marianne Amodio, Maastudio

2.2 / CREATIVE ADVISORIES

Central to the Housing Reset engagement process were five Creative Advisory (CA) groups, made up of community members and housing practitioners who were selected to participate based on their experience and perspectives across five broad themes.

From July 2016 to February 2017, over fifty Creative Advisory members participated in ten individual workshops and two large-group plenary sessions facilitated by Housing Policy and Projects staff. These sessions explored solutions to housing challenges across the housing continuum. The knowledge gained from community members with lived-experience and housing experts will directly influence the Reset process and Housing Vancouver.

EVIDENCED-BASED RESPONSES TO HOMELESSNESS

What We Heard

Gaps and Issues Identified:

The Evidence-Based Responses to Homelessness CA identified a key challenge impeding work to find lasting solutions to homelessness: the lack of institutional coordination and integration between government and supporting organizations. This lack of integration is causing system failures that contribute to the increase in complex chronic issues in the City’s homeless population. Significant gaps in data also make tracking and setting targets very difficult.

Opportunities:

To address these issues the CA identified several opportunities to better integrate the many actors involved in solutions to homelessness. These include strategic engagement between the community and the institutions working to deliver services and supports, as well as expanding capacity for collecting and analyzing data. The CA also pressed the City to build a new strategy that integrates prevention, intervention, and community engagement.

How We Heard it

- › 12 members
- › 2 workshops as an individual advisory
- › 2 workshops with all CA members

ACCELERATING NON-PROFIT/CITY PARTNERSHIPS

What We Heard

Gaps and Issues Identified:

The Accelerating Non-Profit/City Partnerships CA identified several challenges for their work providing affordable housing to the City’s most vulnerable residents. First is ongoing uncertainty about the future of the existing non-market housing stock, both due to the reinvestment needs of aging housing and the upcoming expiration of federal operating agreements. Another challenge is the ongoing need for funding strategies to deepen affordability. Finally, non-profit partners called for ongoing engagement with the City and better alignment between municipal policy and processes.

Opportunities:

Non-profit partners are critical to the City’s long-term strategy for creating and maintaining affordable housing for low- and moderate-income residents. There is a clear opportunity to building and fostering strong, lasting City-level partnerships between non-profits, and facilitating non-profit relationships with other levels of government. The careful redevelopment of existing social housing assets is also required to broaden affordability and secure the social housing stock.

How We Heard it

- › 10 members
- › 3 workshops as an individual group
- › 2 workshops with all CA members

THE ECONOMY AND HOUSING FOR YOUNG WORKERS

What We Heard

Gaps and Issues Identified:

The Economy and Housing for Young Workers CA honed in on the squeeze on young households and middle-income families resulting from the rapid rise of housing costs for both rental and ownership housing. . The rising cost of living in Vancouver has economic impacts as well, with impacts on local employers’ ability to recruit and retain key workers. There is an urgent necessity to define the “missing middle” demographically to ensure young people can work and live in Vancouver to avoid the negative consequences their departure would have on the vibrancy and economic vitality of the city. It is also important to engage young people and families in the municipal policymaking process.

Opportunities:

Authentic engagement strategies for young people are required. There is also a need to diversify housing options to allow different forms and tenures by encouraging new types of development. There may also be an opportunity for employers to contribute to housing their workers through providing housing, an in-kind contribution, or some form of a housing allowance.

How We Heard it

- › 10 members
- › 1 workshop as an individual advisory
- › 2 workshops with all CA members

STRATEGIC INVESTMENTS IN RENTAL HOUSING

What We Heard

Gaps and Issues Identified:

Vancouver’s existing rental housing represents some of the most affordable housing in the City, with a substantial proportion renting at or below new social housing rents. However, this housing is aging, and has seen relatively little investment in recent decades. At the same time, an extremely low vacancy rate in purpose-built rental housing has led to rising rents, with the average rent increasing 6.4% in 2016 (for Metro Vancouver); well above the standard allowable increase. Capital and energy improvements to the existing rental stock are essential to protect the existing stock for future generations. However, maintaining affordability is also key to keeping this housing accessible to the City’s most vulnerable residents.

Opportunities:

The Strategic Reinvestments in Rental Housing CA identified several opportunities to encourage renewals and redevelopment of existing rental. A more predictable development permit and zoning process could facilitate rental housing improvements and redevelopment, along with incentives delivered in partnership with private and government partners. There may also be opportunities to engage with the Province on changes to the Residential Tenancy Act that could encourage improvements without excessive rent increases on tenants

How We Heard it

- › 12 members
- › 3 workshops as an individual CA
- › One-on-one participant interviews were also conducted
- › 2 workshops with all CA members

AFFORDABLE HOUSING INNOVATION AND DESIGN GROUP

What We Heard

Gaps and Issues Identified:

The number one challenge identified by the Affordable Housing Innovation and Design CA was a need for greater flexibility in zoning and design regulations to support innovative green and affordable projects. The group also pointed to poor integration between existing and new affordable housing policies and green initiatives making green building (such as Passive House) difficult to build at scale in Vancouver.

Opportunities:

Vancouver can become an innovator by promoting and showcasing innovative green and affordable design ideas through pilot projects and design competitions. The Sustainability group is already planning this through the Zero Buildings Policy for Rezoning, a pillar of which is to set up a Centre for Excellence in green building design.

This CA also recommended a prioritized processing stream for affordable and innovative projects.

As Vancouver takes on becoming a city of Reconciliation there exists an opportunity for the Aboriginal architecture and design to play a major role in this goal. Becoming a city of reconciliation could include developing aboriginal design guidelines for new builds.

How We Heard it

- › 10 members
- › 2 workshops as an individual CA
- › 2 workshops with all CA members

2.3 / RE:ADDRESS WEEK

At the outset of the Reset process it was clear that Vancouver needed to expand beyond an insular discussion on housing given that Vancouver now clearly operates in a global housing system. Re:Address convened a critical, international, and solutions-based discussion among housing experts from global cities that are experiencing housing crises like Vancouver, residents, academics, non-profits, and other stakeholders. It was the most significant and diverse discussion on housing affordability in Canada and convened a wealth of external global and local expertise with 35 speakers representing Vancouver, Calgary, Winnipeg, Toronto, San Francisco, New York, Edinburgh, Amsterdam, Glasgow, Vienna, Melbourne, Sydney, and Tamaki Makaurau (Auckland). Re:Address included 14 events; 8 of which were free for the public.

The goal of convening a dialogue was met in person at the event series with multiple sell-outs and rich on-site debate. The goal was met online where in a very short period of time the #readdresshousing was able to “own” the online discussion on housing in Metro Vancouver and even extended to national levels, cementing its place alongside hashtags like #vanpoli. It met its goal of convening conversations through overwhelming media attention. Close to 60 different media sources including written articles, radio and television segments over three weeks surrounding the event brought a number of different issues to Metro Vancouver citizens and dramatically shifted the negative and blame-centric narrative to one of ideas and solutions

Re:Address was established as a key housing platform for the City of Vancouver and was invaluable in shaping the Reset and in sparking an ongoing legacy of discussion. It informed the City’s submission to the National Housing Strategy and is an ongoing source of inspiration and solutions that will be implemented with the Reset and Housing Vancouver. In addition, it solidified new and ongoing networks both locally between a range of housing actors, and also internationally between leading cities and housing thought leaders.



What We Heard

- Vancouver isn't alone and, as part of a global city network, we can apply global lessons to develop local solutions.*
- › When it comes to housing affordability, we were struck by how many shared issues global cities are facing, how we are considering similar solutions, and can share learning and expertise to address housing affordability in urban contexts.
 - › The unaffordability Vancouver is experiencing looks and feels the same, has the same causes and the same negative effect on our residents and communities as other cities.
 - › Cities are facing the brunt of housing challenges and yet do not have all the tools, nor the necessary authority or sufficient financial capacity to address them. It is dangerous to think cities can solve the affordability problem alone.
 - › The City of Vancouver committed to launching a global network of like-minded cities that are struggling with the same issues, with already much interest from San Francisco, New York, Sydney, and London.
 - › Vancouver used its learnings from the Re:Address summit to inform its submission to the National Housing Strategy after learning from local and international perspectives.
 - › A new housing strategy for Vancouver must include a strong implementation plan for becoming the city we want to be, including clear roles for governments, the not-for-profit and private market sectors.
 - › Inclusionary policies and recapture of planning values seem to be ubiquitous across the globe.

- We need to rethink our housing system if we are to maintain options for the next generation of households and families and remain a competitive and prosperous city and region.*
- › We need to better understand the impact of the lack of affordable housing on our economy and the social fabric of our city.
 - › We have a renewed understanding of how across global cities, housing systems are a fundamental contributor and driver of the economy.
 - › We are failing the next generation by not providing affordability - the hyper- commodification of ownership housing is pricing out the next generation from the housing market and needs a stronger regulatory response from government.
 - › Generational equity is becoming a key focus for Vancouver's younger generations and we should find ways to support young people in the current housing market.
 - › We need to develop a different way of measuring affordability and housing stress that takes into account other costs of living – e.g. SCAR Index for Vancouver (Shelter Cost Affordability Ratio)
 - › Cities like ours must find affordable housing solutions for the “missing middle” and engage the younger generations to ensure their voices are heard as well as through methods/processes that reflect their realities
 - › Widespread attempts at land use transformation with broad appreciation that the current proportion of single family land is unsustainable.

- A long-term funding commitment and investment into housing affordability from all levels of government is needed.*
- › We need a National Housing Strategy that provides a long-term, sustainable investment framework in affordable housing and where investment is focused on cities and communities in most housing need
 - › Government investment should be made in line with their revenue raising powers, i.e. Cities seem to have the least ability to raise revenue
 - › Three-levels of government should be better aligned so housing isn't a jurisdictional quagmire
 - › Cities around the world are advocating for a greater role for cities and more tools to affect change
- Support is essential for non-profit partner innovation and growth.*
- › A really big part of the solution to market failure in other countries was the robust and sizeable interventions from the non-profit sector, supported through beneficial tax treatment and improved access to investment and financing
 - › Support the growth and transformation of the non-profit sector by working with them to optimize their assets, scale-up and grow their affordable housing supply, as well as to maintain and renew their existing portfolios
 - › Vancouver should look for ways to increase subsidized housing options, particularly with respect to inclusionary zoning and modular housing

How We Heard It

Re:Address Week

- › Over 1,000 people took part
- › 35 speakers from around the world
- › 83 earned media placements
 - › 49 print/online, 12 television, 22 radio
- › 821 users and 1300 tweets in 2 weeks made #readdresshousing a trending topic in Canada
 - › CoV Twitter channel drove 40.5 million views of #readdress housing
- › 7,070 website views
- › 190 Active Slido users

Public Events

- › Walking Tours: 37 participants
- › Right to Adequate Housing: 90 participants
- › Renters, Real Estate, and Economic Resiliency in Vancouver: 140 participants
- › Millennial Activate: 122 participants
- › The Sublime and Ridiculous: ~170 participants
- › Innovative Housing Design and Construction: Part 1: The ‘Hows and Whys’ of Modular Housing: 110 Participants
- › Innovative Housing Design and Construction: Part 2: The Future of Affordable, Sustainable Design: 110 Participants

Partner Events

- › Non-Profit Housing Summit: Business Transformation: 33 participants
- › Regional Housing Summit: 27 participants

Re:Address Summit

- › 391 local and international delegates
 - › Housing practitioners, public, academics, housing experts, non-profits, developers, City of Vancouver and regional staff, provincial and federal representatives
 - › 25 speakers from cities throughout North America, Europe, and Oceania
- › 3 Keynote Addresses
 - › Dr. Kurt Puchinger, Housing Construction and Urban Renewal, City of Vienna
 - › Vicki Been, Commissioner of the New York City Department of Housing Preservation and Development
 - › Dr. Nathanael Lauster, University of British Columbia, author of: The Death and Life of the Single Family House: Lessons from Vancouver on Building a Livable City of the Future
- › 3 Panel Discussions
 - › Mayor’s City Leaders Panel: Civic Practice, Global Significance
 - › Indigenous Insights for Connection in a Global City: Housing, Design, and Reconciliation Panel
 - › The Economy Story within a Housing Context
- › 1 Short Talks Session featuring 6 participants
 - › Future Forward: Short Talks on the Future of Housing Affordability





**2.4 / UBC PARTNERSHIP:
CONFERENCE ADVISORY
COMMITTEE AND VANCOUVER
HOUSING LAB**

At the start of the Reset the City entered a partnership with UBC, facilitated by the Allard School of Law’s Professor Margot Young to plan Re:Address and initiate the Vancouver Housing Lab. This interdisciplinary committee was comprised of faculty from Architecture, Business, Engineering, Law, and Urban Planning. For cross-institution representation a representative from SFU’s Urban Studies program also sat on the committee. This group met regularly with Housing Policy and Projects staff to explore potential themes, speakers, and the priorities for Re:Address.

In addition to this voluntary committee, the City hired a cross-disciplinary team of students from the aforementioned departments. This team spent the summer working with Housing Policy and Projects staff to undertake thematic and logistical planning for Re:Address while gaining experience working in municipal government to enrich their studies. This team collaborated with Professor Young to submit a successful application for a Social Sciences and Humanities Research Council Connections Grant (\$30,000) to fund Re:Address and the Vancouver Housing Lab.

As a legacy of this partnership the City and UBC are initiating the Vancouver Housing Lab. The Housing Lab is a new program which will pair graduate students with the City to conduct cutting-edge research in the housing field. This initiative will cement an ongoing legacy of cross-institutional knowledge exchange to ensure UBC’s research expertise can be disseminated to achieve positive societal outcomes.

What We Heard

The conference should be international in scope given that Vancouver’s housing system is nested within a larger global housing market. Other global cities are experiencing similar crises and we must share best practices and data. The conference should also have representation from a broad spectrum of local stakeholders and the public.

The United Nation’s Right to Adequate Housing enshrines everyone’s right to adequate shelter, services, and infrastructure. These laws should be assessed against the new Strategy given that Canada is a signatory creating opportunities for Vancouver to be a leading global city.

Cross-institutional cooperation can help achieve positive societal outcomes by encouraging collaboration among leaders and the exchange of knowledge. This will result in mutual benefits for the City and UBC.

How We Heard It

- › 1 Interdisciplinary Conference Planning Team (5 graduate students)
- › 4 Conference Advisory Committee meetings
- › Ongoing collaboration with the Allard School of Law through professor Margot Young
- › 1 Social Sciences and Humanities Research Council Connections Grant (\$30,000)

2.5 / CITY OF VANCOUVER: DEVELOPMENT AND PERMIT PROCESS EXPERT ADVISORY GROUP

The Development Advisory Group (DAG) was convened to bring together a group of experts to provide City Council and staff with advice on ways to expedite the City of Vancouver’s development process, with the overarching objective of improving the permitting and development process.

What We Heard

Together with the City of Vancouver, the DAG proposed many recommendations that span the organization to address policy collision and expedite the delivery of housing. These recommendations include but are not limited to balancing CoV priorities and streamlining policies in general planning and development, the development process, customer service, staff & capacity building, technology, housing policy, heritage policy, sustainability, community benefits & infrastructure, the Vancouver Building Bylaw, the Landscape and Tree Bylaw, signage, and parking, loading & access.

How We Heard It

The DAG is comprised of:

- › Advisory Groups
 - › Urban Design Panel
 - › Heritage Committee
 - › First Shaughnessy Panel
 - › Chinatown Planning Committee
 - › Gastown Planning Committee
 - › Development Permit Board Advisory Panel
- › Council Committees
 - › Board of Variance
 - › Persons with Disabilities
 - › Seniors
 - › Bicycle
- › Other
 - › Residents Associations
 - › Business Improvement Associations
 - › Vancouver Economic Commission
 - › Board of Parks and Recreation
- › The DAG met at four meetings:
 - › Key issues and opportunities
 - › Development process workshop
 - › Policy and regulation discussion
 - › Validate and prioritize recommendations

2.6 / FOCUS GROUPS

The City of Vancouver, with Cause + Affect, has been conducting online Public Market Research to inform the development of storytelling and messaging concepts that resonate with the public and connect the City of Vancouver housing policy to people’s lives at a community and personal level. The objectives of this research are:

- › To understand Vancouverites experience with housing today, what their needs are, aspirations for home ownership in Vancouver and ways of coping with the current housing challenges;
- › To deeply explore Vancouverites’ opinions and beliefs about a range of topics related to housing in Vancouver today and in the future;
- › To explore response to storytelling/messaging concepts; understand what underlying drivers and concepts the public engages with most that will drive support for the City’s strategy;

The perspectives and learnings of this research will inform the direction of the Reset and be presented to the public through a series of videos.

What We Heard

As the city, community and housing challenges shift, people across the housing continuum are unified by feelings of uncertainty - from finding viable housing (secure, affordable, fit with circumstances) to making rent payments alongside increasing cost of living, to buying a ‘home’ and children’s ability to cope further down the road.

People are struggling to stay within communities and a city they love deeply and there is palpable concern for the viability of neighbourhoods’ soul and character. Many people feel a paralysis or feeling of being stuck due to uncertainty in the housing sector affecting both renters and owners.

Participants understood that the challenges this city faces are the result of complex sources with no simple solutions but they’re eager for all levels of government to rise to the challenge.

How We Heard It

- › How many participants?
 - › 24 Participated in the 2 day online discussions of those 24 – 16 have taken part in longer term engagement.
- › 3 virtual discussion rooms based on the themes of:
 - › Rapid Change
 - › Fighting to stay
 - › Paralysis & feeling “stuck”
 - › Erosion of confidence and optimism
 - › No Simple Solutions
 - › Governments rising to the challenge

2.7 / SRO TASK FORCE

The SRO Task Force was convened to address ongoing challenges that are facing this critical stock of affordable housing. This diverse Task Force engaged with stakeholders including tenants and owners to determine the challenges and opportunities to improve livability and address a range of issues in SROs. This group was invaluable in facilitating and maintaining a dialogue between tenants, owners, and the City to explore solutions to the challenges facing this form of housing.

What We Heard

Gaps and Issues Identified:

Single Room Occupancy (SRO) hotels are a vital part of Vancouver’s housing stock, often the last resort before homelessness for individuals on limited or fixed incomes. However, there are continued concerns about compromised livability and deteriorating conditions in the SRO stock, corrupt management practices, tension between investment and loss of affordability, and a lack of health and social supports for many SRO tenants.

Opportunities:

The Task Force and focus group members identified a number of opportunities to improve building condition, affordability and supports for SRO tenants, including developing a private SRO disposition and reinvestment strategy in partnership with senior levels of government, initiating a review of Provincial and municipal regulatory and legal tools, reinstating an SRO management training course for private owners and landlords, developing an internal and external data collection system to better analyze the SRO building stock and inform policies decisions, improving tenant access to information, and supporting implementation of initiatives that increase tenant access to supports and employment.

How We Heard It

- › 24 members of Task Force
- › 3 meetings
- › Additional 6 workshops facilitated by City of Vancouver staff, engaging 144 participants:
 - › Advocates: 10 participants
 - › SRO Tenants: 45 participants
 - › Private SRO Owners: 40 participants
 - › SRO Tenants (Women only): 25 participants
 - › SRO Tenants (Chinese women only): 8 participants
 - › SRO Workers/Staff: 16 participants

2.8 / URBAN DEVELOPMENT INSTITUTE & CITY OF VANCOUVER LIAISON POLICY COMMITTEE

On December 6th, 2016 City of Vancouver General Managers, including Chief Planner Gil Kelley, GM of Development Services, Business, and Licensing Kaye Krishna, GM for Engineering Services Jerry Dobrovolny, and GM of Community Services Kathleen Llewellyn-Thomas convened with the Urban Development Institute Vancouver Liaison Committee to discuss key policy issues and opportunities from Vancouver’s development community. Staff presented on the Housing Reset process to date and key themes and priorities, including affordable housing projects and housing aimed at serving young people and families - the “Missing Middle.”

What We Heard

Gaps and Issues Identified:

City policies and processes may be impacting the ability of private developers to deliver new, badly needed housing supply. Processing times and uncertainty in CAC negotiations were flagged as particular concerns, as well as potential impacts of the new Empty Homes Tax on development applications.

Opportunities:

Expanding the use of pre-zoning as part of comprehensive community plans could provide a significant opportunity to reduce processing times and complexity for development applicants. Fixed CACs and density bonusing were also held up as preferable to negotiated CACs.

UDI members strongly concurred with the City focus on the need for expanded housing options for the “Missing Middle,” and noted the key role of private market housing to expand new supply.

How We Heard It

- › 1 meeting of the UDI Vancouver Liaison Committee

2.9 / MISSING MIDDLE:
RESEARCH AND WORKSHOP

The concept of the “Missing Middle” emerged out of discussions across the Housing Reset Creative Advisory Groups as a key theme with implications across the continuum of housing needs. The “Missing Middle” typically refers to gaps in the types of housing available in large cities for young people and families, such as medium to high density ground oriented developments like townhouses, row houses, and other similar variations. In the context of the Housing Reset, the City has also focused on the people who could stand to gain from a greater diversity of housing forms, including their housing and affordability needs.

What We Heard

- › Security, affordability, and equity for households who rent.
- › Homeownership out of reach for families.
- › A growing inter-generational wealth gap.
- › Poorly aligned and targeted land use policies
- › Affordability and security across all tenure types
- › Rethinking land use and zoning
- › Making the market work for everyone
- › Creating the foundations for a city-wide plan.
- › Challenges in Designing Affordable Housing
- › Make developing and designing missing middle affordable housing easier for everyone.

How We Heard It

- › January 31st Missing Middle Workshop
 - › Attended by 19 partners and stakeholders
 - › 14 City of Vancouver Staff from departments like planning, social policy, and housing.
 - › Presentations from partners were heard, as well as presentations from the City were provided.
 - › Breakout groups discussed questions specific to missing middle concepts and reported back.
 - › Notes and summaries were recorded and sent to workshop participants
- › Creative Advisories
 - › Strategic Investment Rental, Affordable housing Design and Innovation, and the Economy and Housing for Young Workers – were the 3 creative advisories which had their discussions focused on concepts of the Missing Middle.



3.0 / ENGAGING PARTNERS: NATIONAL

3.1 / FEDERAL, PROVINCIAL & MUNICIPAL HOUSING SUPPLY WORKING GROUP

In November 2016, City of Vancouver leadership and staff participated in a series of discussions hosted by the federal Ministry of Social Infrastructure focused on challenges and opportunities for expanding housing supply in Canada’s cities experiencing serious housing affordability issues. Participants in these discussions included federal and provincial housing staff, as well as staff from the Cities of Vancouver and Toronto.

What We Heard

As part of the F/P/M discussions, City of Vancouver staff advanced several policy issues and options for consideration by senior government, which were also included in the City’s National Housing Strategy submission.

Among these issues were the current imbalance in tax treatment between rental and ownership housing, with far fewer tax incentives available for development of new rental housing or renovation of existing rental.

Vancouver staff also presented on the City’s rental incentive programs and new tax on empty homes, and provided evidence that reasonable development charges and amenity contributions have little to no impact on housing supply. Staff noted that federal incentives and programs could help to broaden and scale the impact of existing municipal programs and direct public and private investment into affordable housing.

How We Heard it

- › 10 Housing Supply Working Group Sessions

3.2 / NATIONAL HOUSING STRATEGY SUBMISSION

The City of Vancouver drafted a comprehensive submission to the federal government National Housing Strategy, submitted in early November after the Re:Address conference. The City’s National Housing Strategy submission calls for renewed cooperation between all levels of government and new, increased investment in housing for people across the income spectrum, including shelters and supportive housing, social housing, affordable rental housing, and affordable home ownership. Its recommendations are based on a desire to see a better functioning housing system that ensures access to stable, affordable, and decent housing across the spectrum of housing types and needs.

What We Heard

- › Canada’s future is being shaped by the global movement of money and people.
- › Affordable housing has long been recognized as critical to the health and social well-being of Canadians.
- › Canada’s housing system is severely imbalanced, with far-reaching economic consequences.
- › Successful urbanization requires strong economies, social and cultural diversity, sustainable neighbourhoods, and sufficient infrastructure.

Recommendations:

- › A commitment to long-term investment in the supply of affordable rental homes in Canadian cities;
- › A commitment to closing the gap between housing prices and local incomes by correcting imbalances in the Canadian housing system;
- › A commitment to prioritizing the housing needs of Indigenous residents, and particularly youth, both in urban and remote environments
- › A commitment to ending homelessness by addressing systemic and structural drivers;
- › A commitment to a ‘New Deal’ for cities as key partners in implementation

How We Heard it

- › Re:Address
- › Shaping Futures
- › Internal and external consultation
- › Habitat III: United Nations Conference on Housing and Sustainable Urban Development in Quito
- › The New Urban Agenda
- › Missing Middle research and workshops
- › Creative Advisories
- › Mayor’s Thought Leaders Committee on Housing

4.0 / ENGAGING PARTNERS: GLOBAL

4.1 / RE:ADDRESS SUMMIT

The Re:Address Summit occurred during Re:Address Week and was the main platform for the City to convene leaders and experts from global cities that are facing similar housing crises to Vancouver. Representatives attended from San Francisco, New York, Toronto, Edinburgh, Amsterdam, Glasgow, Vienna, Melbourne, Sydney, and Tamaki Makaurau (Auckland). The City continues to collaborate with these delegates and their colleagues in the development of the Reset in areas ranging from housing economics and affordable housing development, to green buildings policy, and much more. These partnerships will endure through an international housing network currently under development.

For more information on Re:Address see ‘Re:Address Week’ in the Public section.

4.2 / SHAPING FUTURES: HOUSING POLICY IN THE 21ST CENTURY

The City is a member of Shaping Futures, which is an international knowledge exchange and knowledge building project whose aim is to provide a forum for dialogue on housing policies for the 21st century. Shaping Futures brings together experts from Australia, Canada and the UK. The partners in the project range from housing and urban academics, to housing practitioners, to local and regional governments to foundations.

What We Heard

Housing systems in Scotland, Canada, the US, and Australia have been under major pressure in recent decades due to multiple factors including the departure of senior governments from the housing sector and the government sanctioned international commodification of housing. Social housing has declined while costs have skyrocketed.

- › New financial models are needed to address housing affordability.
- › Can we make better use of assets, including land and existing stock, to support new housing policies and delivery?
- › There are major policy opportunities to support the private rented sector that need to be explored.

How We Heard it

- › Meetings during Re:Address
- › Multiple tele-conferences
- › Consultation events in Toronto, Halifax, Sydney, London, and Glasgow
- › Several working papers:
 - › The Housing Story Scotland;
 - › Issues and Challenges for Global Cities: A Vancouver Perspective;
 - › Modern Institutions and Governance Working Group Reports (2)
 - › The Private Rented Sector: Problems, Prospects, and Policies, David Hulchanski
 - › Shaping Policies for Pressured City Markets, Duncan Maclennan
 - › Understanding Housing in the Economy and Improving the Cases for Housing Policies, Duncan Maclennan



HOUSING VANCOUVER ENGAGEMENT SUMMARY

JULY 2017



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EXECUTIVE SUMMARY

INTRODUCTION: HOUSING VANCOUVER

Vancouver is a vibrant city full of diverse, connected communities. Today, however, our neighborhoods are at risk, as housing in Vancouver is becoming increasingly unaffordable for our residents.

In many ways, affordability has already changed the fabric of our City, with Vancouver residents forced to make difficult choices about whether to stay or leave the City. We know that Vancouver's housing crisis means many people who work and study in Vancouver cannot afford to live here.

Vancouver's housing crisis is rooted in global trends facing cities around the world. In global cities – London, Paris, Sydney, Hong Kong, San Francisco, and Vancouver – local residents are seeing housing prices escalate beyond what they can afford based on their incomes. These trends are the result of many factors, including rising global capital flows into local real estate markets, as well as high levels of local, regional, and national investment in housing.

The rising cost of housing has serious implications for our economy, if young people, families, and local workers can no longer afford to live and work here in Vancouver. Rising housing prices are also a threat to the City's economic, social, and cultural diversity.

In response to the housing crisis, the City is resetting its *Housing and Homelessness Strategy* to better meet the needs of Vancouver's people. *Housing Vancouver* will be the City's new 10-year strategy to improve housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver. As Vancouver grows, new housing should respond to our incomes, families, and lifestyles.

HOUSING VANCOUVER PUBLIC CONSULTATION

On March 28th 2017, Vancouver City Council approved six emerging policy directions for the Housing Vancouver strategy. These six policy directions were the culmination of months of research and collaboration with partners around the world, all to address the key challenge of how to address the impact of rising housing prices on Vancouver's local residents.

As a next step, Council directed Staff to consult broadly with Vancouver residents on the six emerging directions. This consultation will be divided into two phases – the current Phase I in May-July 2017 (Emerging Directions), and Phase II (Draft Strategy) in Fall 2017.

The objective of Phase I was to seek feedback on the Housing Vancouver draft values and emerging policy directions and test and verify priorities; to create opportunities to answer questions and provide clarity on critical issues, including the role of the City and its partners at other levels of government in addressing housing affordability; and to ensure broad and diverse participation in our process to ensure all perspectives are represented. The objective of Phase II will be to consult with the public and key stakeholders on a draft Housing Vancouver strategy, to be presented to Council in late 2017.

The initial phase of public consultation ran from May – July 2017. A customized engagement process was created to enable as many citizens as possible to provide feedback in a variety of ways, including in-person dialogues and open houses to enable deep discussion on themes, criteria and policy/ plan or area specific concerns and opportunities, and online engagement to allow people to participate at their convenience. In all cases, qualitative, open feedback was welcomed and included as part of the body of feedback to be analyzed.

- > **Two Talk Vancouver public surveys** – one survey for Vancouver residents, and a second survey for residents who do not live in Vancouver, either because they used to live here and chose to leave, or because they work or study in Vancouver but cannot afford to live here.
- > **Two public events** – Staff hosted two major public events for Housing Vancouver - the Housing Vancouver launch event and open house on May 26th at Robson Square, and The Big Conversation workshop event on June 17th. The Big Conversation was our cornerstone event, which brought together nearly 200 local residents – half renters, and half owners – to share their housing challenges and provide feedback on the Housing Vancouver emerging directions.
- > **City of Vancouver Advisory Committees** – Housing policy staff presented the Housing Vancouver emerging directions to three City Advisory committees: the Renters' Advisory Committee, Seniors' Advisory Committee (including a representative from the Persons with Disabilities Advisory Committee), and the Children, Youth and Families Advisory Committee.
- > **Embedded and Targeted Consultation** – Housing policy staff were available for the public at eight open house events for existing planning programs in the months of May and June, and also received feedback from key stakeholders through targeted consultation meetings.

This report articulates the approach, activities, methodologies, areas of learning, key outputs and findings that will help shape the Housing Vancouver Strategy. The report also includes a wealth of source material and resources appended to provide the full documentary evidence of how we arrived here.

Over 10,000 people participated in this process. Details about these events are available in Appendix A of this engagement report.

WHO WE HEARD FROM – HIGHLIGHTS

The Housing Vancouver Phase I engagement process drew participation from a broad and diverse set of Vancouver residents. Of particular note was the significant level of participation from renters and people in insecure or unstable housing, as well as young people and families under 40 years old. The Big Conversation event also drew a substantial number of people participating in a City engagement process for the first time – an indicator of the significant public interest in dialogue around Vancouver’s housing challenges and solutions.

The following are highlights of key groups represented across the Housing Vancouver Phase I engagement process:

<p>Talk Vancouver Survey - Vancouver Residents</p> <ul style="list-style-type: none"> • 8,425 respondents • 64% renters; 3% insecurely housed (living with family, temporary housing) • 29% families – 44% of whom are also renters • 63% under 40 years old 	<p>Talk Vancouver Survey - Non-Vancouver Residents</p> <ul style="list-style-type: none"> • 1800 respondents • 76% live in Metro Vancouver • 50% families • 44% left Vancouver in the last 4 years • 40% renters; 54% owners
<p>Big Conversation Event</p> <ul style="list-style-type: none"> • 175 participants • 48% attending a City event for the first time • 42% renters; 24% living at home or struggling with housing • 53% under 40 years old • Seniors and people with disabilities 	<p>Key stakeholders</p> <ul style="list-style-type: none"> • City of Vancouver Housing Re:Set Creative Advisories • Mayor’s Housing Advisory Committee • City of Vancouver Citizen Advisory Committees: Renters, Seniors, People with Disabilities, and Children, Youth, and Families • 30Network launch event – young renters, students, workers • Urban Development Institute • Streetohome

When asked whether there are groups that should be specifically targeted for focused engagement in this and subsequent processes, respondents pointed out the following groups:

- > Disability access
- > Urban aboriginal residents
- > Newcomers to Canada
- > More representation from those navigating low-income housing and homelessness
- > More place-based consultation

In addition to the focused consultation and outreach in Phase I, Staff will ensure representation from these and additional groups in Phase II of our Housing Vancouver Strategy consultation. Details about the demographics of our engagement participants are available in Appendix A of this engagement report.

WHAT WE LEARNED

1. People love living in Vancouver, and are making trade-offs to stay.

Vancouverites love living the City, and value its diverse neighborhoods and people, amenities and features, and proximity to jobs and school. As a result, they are making real and significant trade-offs so they can afford to stay in the city. We asked Vancouver residents about the aspects of their housing situation they are least satisfied with, and heard the following:

Top tradeoffs for Vancouver residents:

- **Renters:** Space/number of bedrooms (43%), rent too high (69%), no pets (33%)
- **Families:** Compromising on space (51%) Spending on housing instead of other needs (49%); Renting instead of owning (47%); living in an apartment instead of a ground-oriented home (33%);
- **Struggling with housing/temporary or unstable:** Couch surfing/living with family; not enough space (38%); housing is temporary (28%)
- **Owners and seniors** have limited options to downsize in City – but are more secure in their current housing than renters; Space (48%), mortgage/housing costs too high (49%)

2. Renters are uncertain about whether they can afford to live in Vancouver in the near future.

When we asked Vancouver residents whether they think they'll still be living in Vancouver in the next 3-5 years, we heard that many residents are uncertain about their future in the City, in large part because of housing. Vancouver renters in particular are facing significant uncertainty – with 67% of renters surveyed stating that they will not be living in Vancouver in 3-5 years or that they don't know. Vancouver owners are more likely to stay, but over one third – 34% - also told us that they likely will not be living in Vancouver in 3-5 years or that they didn't know.

What are the main factors that would lead Vancouver residents to leave the City?

- Affordability – 88% of renters
- Can't afford desired neighborhood (63%)
- Looking to own (60%)
- Need more space (56%)
- Need pet-friendly housing (49%)

3. Affordability and the goal of owning a home are key reasons why former Vancouver residents chose to leave the City.

We talked to former Vancouver residents who chose to leave the City in recent years, and asked about the impact of housing on their decision to leave and possibly return to Vancouver.

When we asked former Vancouver residents about the reasons why they chose to leave, we heard that affordability was a primary driver – but that other factors played in as well, including desire for more living space and the desire to own a home rather than rent.

Why did former Vancouver residents decide to leave Vancouver?

- 71% of respondents left because they needed housing affordable to them
- 51% left because they couldn't afford to live in their preferred neighborhood
- 47% were looking for housing with enough space for themselves and their families

- 45% were looking to purchase a home (61% of owners, 24% of renters)

We also learned that former Vancouver residents who recently left the City would like to move back to Vancouver, but say it is unlikely due to housing issues.

- > **70% of respondents** would like to move back to Vancouver (67% of owner respondents, 78% of renters)
- > 62% of respondents think it's **very unlikely they will move back** to Vancouver in the next 1-3 years (74% of owners, 49% of renters)
- > 84% would move back for the **right type of ownership options** they could afford
- > 45% would move back for the **right type of rental options** they could afford

4. When it comes to the role of housing in the City, Vancouver residents value affordability, diversity, security, and connectedness.

We asked Vancouverites to tell us what they think about the draft values proposed as a foundation for the new Housing Vancouver strategy. The draft values are:

DIVERSITY: Housing should respond to the diversity of people and households who call Vancouver home.

SECURITY: Housing is about 'homes first' and security of tenure, and is an important foundation for stability, security and a sense of belonging in the City.

AFFORDABILITY: All residents need access to housing options within their means that meet their needs.

CONNECTION: The right mix of homes leads to vibrant communities, with strong connections between people, places and communities.

When asked to rank values according to level of importance for the City, affordability was selected as top value by 66% of survey respondents. Affordability was also the priority value for participants at the *Big Conversation* event. However, all four draft values were met with support across the board from participants. We heard in qualitative responses and verbal feedback that Vancouver residents believe that security of tenure and affordability are key foundations for a City that is diverse, vibrant and connected.

When asked whether any values or principals were missing, residents identified equity as a key value they believe ought to be prioritized in City actions. Specifically, we heard concerns from residents about growing inequity between older and younger generations, and between current renters and owners generally, in terms of their ability to access economic opportunities in the housing market.

5. Vancouver residents have serious concerns about equity in the housing market, security of tenure for renters, and access to housing for the most vulnerable people in the City.

When asked about the most significant housing challenges facing Vancouver today, respondents identified several key issues:







- > **Serious concerns about renters' rights**, including mis-use of fixed-term tenancies and notices to end tenancy due to renovations, discrimination against families and low-income or vulnerable tenants, and short-term rentals taking away needed rental housing.

- > **State of housing emergency for low-income and vulnerable residents in the City**, particularly for those currently homeless or at risk of homelessness, people with disabilities and special care needs, Aboriginal residents, and refugees.
- > **Global investment pressure** seen as a key driver of un-affordability and change that must be addressed by government
- > **Not enough rental housing**, and concerns about affordability of existing rental in the context of high demand and extremely low vacancy rates.
- > **Limited opportunities to own** for current renters or current owners looking for options to increase space for families, or down-size for seniors.
- > **Changing preferences don't match what is available in City**– There is a strong preference for moderate-density forms like low- and mid- rise rental apartments, and mid-rise homes and townhouses for owners. Many residents feel that these forms ought to represent a greater share of housing the City, and feel the City's significant single-family housing stock represents an outmoded form of living that is increasingly out of reach for younger generations.







6. Vancouver residents believe the emerging policy directions endorsed by Council in March 2017 will have an impact on themselves, their families, and people in the City of Vancouver.

Overall, survey respondents and participants in the Big Conversation event expressed support for the six emerging policy directions for Housing Vancouver endorsed by Council in March. In particular, there was broad support for prioritizing creating the right supply of housing in locations across the City, security and protection for renters, and addressing homelessness. Residents and non-residents were asked whether they think the six priorities would have an impact on themselves and their families, and other people in the City of Vancouver:

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%

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%

In open-ended feedback and in-person conversations, Vancouver residents had many questions about how the priorities identified by Council will be carried out through specific policies. Specific questions included:

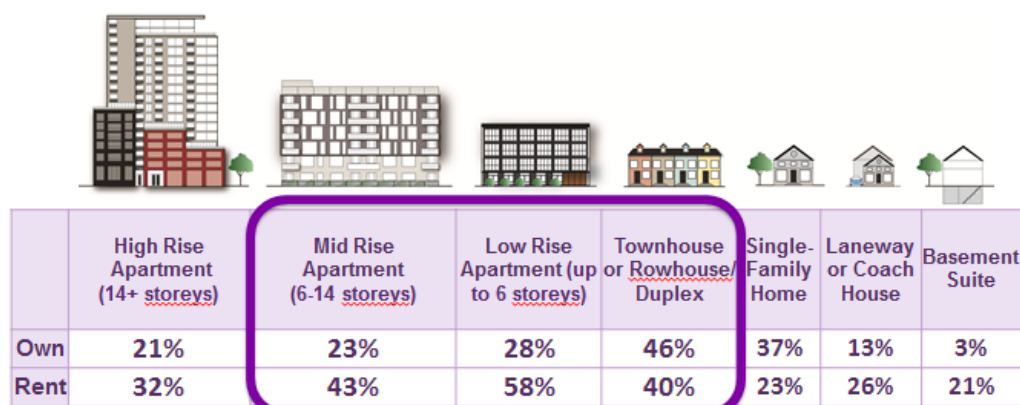
- What specific costs will be considered 'affordable' for market and non-market rental housing, and how that affordability will be secured over time in the context of strong demand for housing and rising prices.

- Whether and how additional density will be used as a tool to introduce affordability and new housing forms, and how density will be distributed across Vancouver neighborhoods.
- How transit and job accessibility will be incorporated into plans for new housing, density, and infrastructure.
- How low-income seniors, people with disabilities, and vulnerable renters will be protected from the impacts of redevelopment in Vancouver's existing rental housing stock, and how the City will work with the Province to secure and increase renters' rights.
- How the City will respond to the housing emergency for Vancouver's homeless population and address the links between homelessness and health outcomes.

7. Vancouver residents are willing to make and see changes in order for the City to remain diverse, affordable, and accessible to all.

Across Vancouver residents living in all types of housing, participants expressed a desire to see a greater diversity of housing forms across the City, especially townhomes and low- and mid-rise apartment forms.

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



Source: Talk Vancouver Housing Survey, n=8425



8. Vancouver residents have high expectations for action for all levels of government.

Participants in all of the Housing Vancouver engagement events expressed high expectations for action on the part of all levels of government. There was limited patience for government 'passing the buck,' with respondents calling on the City, Province, and Federal government to work together to address affordability concerns.

Specifically, Vancouver residents called on the City and partners to address concerns about investment demand driving price growth, and to prioritize equity between generations and tenures through planning and taxation policy. Residents also called for partnership between all levels of government to invest in the current and future supply of affordable housing.

APPENDICES

Appendix A: Summary of Feedback Received

Appendix A summarizes the TalkVancouver Survey, Open Houses, and additional Public Consultation that took place following Council endorsement of a proposed Empty Homes Tax.

1. Introduction
 2. TalkVancouver Survey
 - a. Vancouver residents
 - b. Non-Vancouver residents
 3. *The Big Conversation* consultation event
 4. City Advisory Committees
 5. Additional Consultation: Embedded Consultation in CoV Planning Events, Focused Consultation with Specific Stakeholders, and Additional Events
-

1. Introduction

Following Council endorsement of emerging directions for a new Housing Vancouver Strategy on March 23rd, Staff launched a series of public engagement opportunities to seek public feedback on the emerging directions, including key policy and implementation considerations for shaping the final Strategy.

There were two TalkVancouver surveys (for Vancouver residents and non-residents, respectively) seeking public feedback on core values for the Housing Vancouver strategy and the Council-approved emerging directions. Staff also sought direct feedback from the public through a large public workshop event called ‘The Big Conversation,’ a launch event at Robson Square, embedded consultation in concurrent Planning consultation processes, targeted consultation with key stakeholder groups, and presentations to key City of Vancouver Advisory Committees. These activities and events are described in detail in the following sections.

In total, nearly 10,000 people responded to the two TalkVancouver surveys, nearly 200 attendees participated in the Big Conversation workshop, and several hundred more participated via our additional engagement opportunities. Detailed analysis of the TalkVancouver Survey is available in Appendix B (quantitative responses) and C/D (qualitative responses).

1.1 Notification of Housing Vancouver Engagement Activities

Notification and promotion of the Housing Vancouver survey and events took place through multiple avenues, including social media promotion, emails, and media advisories. There was also targeted outreach to specific groups in order to ensure diverse participation in the Big Conversation, as described in section 3.1

Type of Promotion	Total	Reach / Opens
Facebook Posts	19	112,239
Facebook Ads	3	135,269
Twitter Posts	70	987,378
Daily Hive Blog Post	1	
Daily Hive Social Media	3	64,665
Print Ads	4	429,721
Housing Vancouver Events	2	
Housing Vancouver Listserv Emails	1	201
Media Advisories / News Releases	8	N/A

2. Talk Vancouver Survey of Vancouver Residents and Non-Residents

The purpose of the TalkVancouver Survey was to seek public feedback on key elements of the Council-endorsed emerging directions for a new Housing Vancouver strategy.

Two surveys were provided for the public – one for Vancouver residents and a separate survey for non-Vancouver residents, who either previously resided in the City then left, or who work or study in Vancouver but do not currently reside there. 8,425 Vancouver residents and 1,800 non-Vancouver residents took their respective Housing Vancouver surveys, for a total of 10,225 respondents.

A summary of who we heard from and what we heard in both surveys is available in sections 2.2 and 2.3 of this appendix. In-depth analysis of survey responses is available in Appendix B (quantitative responses) and C (qualitative responses).

The online survey for Vancouver residents ran from May 10th to June 23rd, 2017, and was available in English and Chinese. Printed surveys were also available in English at in-person events and open houses. The online survey for non-Vancouver residents ran from June 9th to June 23rd, and was available in English. No paper surveys were available for the survey of non-Vancouver residents.

2.1 What We Heard – Talk Vancouver Survey of Vancouver Residents

Who We Heard From: 8,425 Respondents

- Tenure: 64% renters, 30% owners, 3% co-op, 3% other (living with family, couch surfing, homeless)
- Household Type: 23% singles ; 35% couples; 29% families (43% of families own, 44% of families rent); 8% roommates
 - o 74% of families have children under 17 at home (72% of owning families, 81% of renting families)
- Age: 21% 20-29 (6% owners, 25% renters); 42% 30-39 (36% owners, 45% renters); 20% 40-49 (28% owners, 17% renters); 10% 50-59 (15% owners, 8% renters); 7% 60+ (14% owners, 5% renters)
- Income: 17% earn <40k (6% owners, 21% renters); 30% earn 40-80k (18% owners, 36% renters); 31% earn 80-150k (36% owners, 29% renters); 14% earn over 150k (25% owners, 9% renters)

What We Heard – Quantitative Survey Findings

- What type of housing are respondents currently living in?
 - o Renters: 17% in basement suites, 41% older apartment, 14% newer apartment
 - o Owners: 30% condo, 36% single-family home, 14% townhouse or rowhouse
 - o Families: 35% in single-family home; 13% in townhouse or row house; 13% in older apartment
- How long have respondents been in their current housing?
 - o Renters: 22% <1 year; 55% 1-5 years; 14% 6-10 years; 7% 11-20 years
 - o Owners: 7% <1 year; 33% 1-5 years; 24% 6-10 years; 21% 11-20 years
 - o Families: 11% <1 year; 42% 1-5 years; 21% 6-10 years; 17% 11-20 years
- How long have respondents lived in Vancouver?
 - o Renters: 4% <1 year; 24% 1-5 years; 23% 6-10 years; 20% 11-20 years; 28% over 20 years
 - o Owners: 1% <1 year; 8% 1-5 years; 13% 6-10 years; 22% 11-20 years; 56% over 20 years
 - o Families: 2% <1 year; 11% 1-5 years; 15% 6-10 years; 17% 11-20 years; 9% over 20 years
- Are respondents satisfied with their housing situation?
 - o 56% of renters not very satisfied
 - Key issues with current housing situation: rent too high (69%); not enough space or bedrooms (43%); housing doesn't allow pets (33%); poor relationship with landlord/property management company (25%); housing in poor condition or unsafe (24%); currently being evicted due to renovations (20%)
 - o 19% of owners not very satisfied
 - Key issues with current housing situation: mortgage and other costs too high (49%); not enough space or bedrooms (48%); housing isn't kid-friendly (10%)
 - o Families making key trade-offs to stay in the City
 - 47% renting instead of owning; 33% living in a higher-density form instead of a ground-oriented form; 24% living on a busy street instead of a quiet street; 49% spending income on housing instead of other needs; 51% living in a smaller space than desired
- What is the housing future for survey respondents?

- Likelihood of moving in the next 1-3 years: 69% of respondents very or somewhat likely to move in the next 1-3 years – 40% of owners and 84% of renters; 61% of families
- Preferred tenure in next move: 41% looking to rent, 43% looking to own; 6% looking for co-op housing
 - Renters: 54% looking to rent, 5% looking for co-op; 30% looking to own
 - Owners: 83% looking to own; 6% looking to rent; 2% looking for co-op
- Likelihood of living in Vancouver in the next 3-5 years:
 - 56% respondents respond no or don't know; 34% of owners, 67% of renters
- Key factors driving decision to leave the City of Vancouver
 - Renters: Need housing affordable to income (88%); need housing with enough space (56%); can't afford to live in desired neighborhood (63%); looking to purchase a home (60%); need housing that can accommodate pets (49%)
 - Owners: need housing affordable to income (39%); need housing with enough space (33%); can't afford to live in desired neighborhood (28%); other (26%)
 - Families: Need housing affordable to income (67%); need housing with enough space (56%); Need housing that is kid-friendly (39%)
- What type of housing would respondents be looking for in next move, given budget and housing preferences?
 - Renters: Low rise apartment (58%); mid-rise apartment (43%); townhouse or rowhouse (40%); high-rise apartment (32%); laneway or coach house (26%); basement/secondary suite (21%)
 - Owners: Townhouse or rowhouse (46%); single-family house (37%); low-rise apartment (28%); mid-rise apartment (23%); high rise apartment (21%); laneway or coach house (13%)
 - Families: Townhouse (50%); Single-family home (44%); low-rise apartment (34%); mid-rise apartment (22%); high-rise apartment (17%)
- Housing Vancouver Values and Priorities
 - Majority strongly agree that stated values are the right values
 - Diversity: 64% strongly agree, 92% strongly or somewhat agree
 - Security: 69% strongly, 94% strongly or somewhat agree
 - Affordability: 82% strongly agree, 94% strongly or somewhat agree
 - Connection: 58% strongly agree, 93% strongly or somewhat agree
 - 66% rank affordability as top value – 46% of owners, 75% of renters; next top value is security (34% of owners, 51% of renters); next is diversity (35% of owners, 41% of renters)
 - Top priorities for Housing Vancouver - % of respondents who agree this is a key priority for themselves and their families / for people in the City
 - Create more of the right type of housing: 74%/61%
 - Renters: 31%/31%
 - Owners: 58%/38%
 - Accommodate changing communities: 39%/33%
 - Renters: 31%/31%
 - Owners: 58%/38%
 - Security + protection for renters: 55%/48%
 - Renters: 68%/52%
 - Owners: 29%/41%
 - Provide City land for housing: 36%/38%
 - Prioritize delivery of affordable housing projects: 40%/41%
 - Addressing Homelessness: 15%/47%
- Awareness of current CoV Housing Initiatives – what % of respondents are very or somewhat familiar of the following initiatives?
 - Rental 100 – 24%

- Family Housing Guidelines – 24%
- Tenant and Rental Protection – 32%
- Modular Housing – 30%
- Empty Homes Tax – 85%
- Community Plans – 33%
- Housing on City Land – 29%
- Short Term Rentals – 34%

See Appendix C for report on qualitative responses

2.2 Talk Vancouver Survey of Non-Vancouver Residents

Who We Heard From

1800 Respondents

- Where do respondents live?
 - 76% live in Metro Vancouver (outside City of Vancouver)
 - 6% live in Vancouver Island/Sunshine Coast
 - 9% live in BC, outside Metro Vancouver
 - 6% live in Canada, outside BC
 - 3% live outside Canada
- Respondent demographics
 - 54% owners; 40% renters; 5% other (living with family)
 - 50% families; 39% singles or couples
 - 60% of family respondents are owners; 35% are renters
 - 76% have children under 17 living in their household (82% of owner households, 74% of renter households)
 - 13% earning <40k/year; 24% earning 40-80k; 39% earning 80-150k; 18% earning over 150k
 - 19% 20-29 years old (7% owners, 32% renters); 38% 30-39 years old (39% owners, 38% renters); 24% 40-49 years old (31% owners, 17% renters); 12% 50-59 years old (14% owners, 8% renters); 6% 60-69 years old (8% owners, 3% renters)

What We Heard

- When did respondents leave Vancouver?
 - 44% left Vancouver within the last 3 years
 - 19% lived in Vancouver over 10 years ago
 - 22% have never lived in Vancouver
- 70% of respondents would like to move back to Vancouver (67% of owner respondents, 78% of renters)
- 62% of respondents who left Vancouver think it's very unlikely they will move back to Vancouver in the next 1-3 years (74% of owners, 49% of renters) – though 20% of renter respondents noted that it was somewhat or very likely that they would return.
 - 84% would move back for access to the right type of ownership options they could afford
 - 45% would move back for access to the right type of rental options they could afford

- 30% would move back for better-paying employment options
- 56% of respondents who have never lived in Vancouver think it's unlikely that they will move to the City in the next 1-3 years
 - Factors that would make them consider moving to Vancouver would include a shorter commute (76%), living closer to Vancouver amenities (63%), living closer to friends (37%)
 - Key factors driving decision to remain outside Vancouver include: lack of affordable rental (57%) and first-time ownership (59%) options and greater disposable income (46%)
- How do respondents spend their time in Vancouver when they are here?
 - 60% work in the City of Vancouver
 - 66% visit friends or family
 - 68% shop, eat out, and enjoy entertainment
 - 52% enjoy parks and other community amenities
 - 12% study
 - 10% rarely come to the City of Vancouver
- Why did respondents leave Vancouver (if they left)?
 - 71% needed housing that was more affordable to their incomes
 - 51% couldn't afford to live in preferred neighborhood
 - 47% needed housing with more space
 - 45% were looking to purchase a home
 - 24% needed housing that could accommodate pets
 - 14% couldn't afford down-sizing ownership options in Vancouver
 - 14% had access to better employment options outside Vancouver
- Housing Vancouver values and priorities
 - Majority of respondents agree that four values are the right ones to guide Housing Vancouver strategy
 - 70% of respondents rank affordability as most important guiding value
 - Top priorities for actions
 1. Creating the right supply (78%)
 2. Ensuring a healthy rental market (51%)
 3. Accommodating a greater diversity of forms in Vancouver neighborhoods (44%)
 4. Addressing homelessness (47%)
- Current housing situation - Respondents are currently living in:
 - Single family homes – 37% of all respondents; 50% of owner respondents, 18% of renter respondents
 - Older apartment – 18% of all respondents; 3% of owner respondents; 28% of renter respondents
 - Condominium – 11% of all respondents; 13% of owner respondents; 9% of renter respondents
 - Newer apartment (6%); basement/secondary suite (9% - 21% of renters); townhouse or rowhouse (20%)
- What does the right type of housing look like in Vancouver?
 - Townhouse or rowhouse – 71% (73% of owners, 71% of renters)
 - Single-family home – 66% (74% of owners, 71% of renters)
 - Low-rise apartment – 49% (31% of owners, 71% of renters)
 - Mid-rise apartment – 41% (26% of owners, 59% of renters)
 - High-rise apartment – 32% (21% of owners, 42% of renters)

See Appendix C for report on qualitative responses

3. The Big Conversation Consultation Event

On June 17th City of Vancouver hosted a public conversation on housing and emerging housing strategies, called *The Big Conversation – The Future of Housing in Vancouver*. This event used a deliberative process to understand participants' priorities, challenges, values and ideas regarding draft Housing Vancouver values and the emerging directions approved by Council.

A key goal for the event was to create opportunities for Vancouver residents coming from diverse backgrounds and housing experiences to interact and discuss their housing challenges and the Housing Vancouver emerging policy directions. Staff tailored the registration process to ensure representation from self-identified participants among four segments of the resident population:

- Owners
- Renters/Co-op residents
- Those who live at home with family, or with friends or others
- Those who identify as having precarious housing or being poorly housed

Staff ensured that each table had representation from each of these groups, as well as opportunities to hear from all participants.

3.1 Notification

Notification was provided for *the Big Conversation* in English and Chinese in the following ways:

- Numerous social media posts on Facebook and Twitter
- A new City of Vancouver website detailing the emerging and approach
- Ads in Vancouver news outlets in both English and Chinese
- Posters in Vancouver community centres and public libraries
- Targeted email invitations to residents who subscribed to receive updates on information on the new housing strategy
- Personal email invitations to members of City of Vancouver Citizen Advisory Committees, the Mayors' Advisory Committee on Housing, and City of Vancouver Creative Advisories
- A general email invitation to contacts at VPL branches, community centres, neighborhood houses, family places, BIAs, local service providers network, and neighborhood residents associations.
- Email invitations to City staff
- Direct outreach to key low-income and aboriginal community members

Additional efforts were made to reach out to seniors, people with disabilities, and low-income community members in order to facilitate their participation in the event, including accessible transportation options.

3.2 What We Heard

Who We Heard From

	#	%
# Attended	177	
# Renters / Co-op	74	42%
# Owners	54	31%
# Home / Family	25	14%
# Struggling	18	10%
# Housing Advisory	5	3%
Average Age of Attendees	44	
# <25	16	9%
# 26-40	77	44%
# 41-65	58	33%
# 66+	24	14%
Attendees with Children Living at Home	37	21%
# with children <18	22	12%
# with children 18+	15	8%

What We Heard

1. Feedback on Emerging Values

At an early stage in the development of the engagement and planning approach, the Housing team developed principles to guide its development. These principles in brief include:

DIVERSITY: Housing should respond to the diversity of people and households who call Vancouver home.

SECURITY: Housing is about ‘homes first’ and security of tenure, and is an important foundation for stability, security and a sense of belonging in the City.

AFFORDABILITY: All residents need access to housing options within their means that meet their needs.

CONNECTION: The right mix of homes leads to vibrant communities, with strong connections between people, places and communities.

- Using audience response technologies, we learned that affordability was the priority principle for participants.
- There was general support for these principles across all tables.
- Through the dialogue and write in forms, EQUITY in terms of income scale, type of tenure and “geographic equity” of density across the City emerged as a new priority.

2. Housing Challenges Facing Vancouver Residents and the City

In the first small group discussion of the day, participants were asked to identify their housing challenges, and identify what they believed success would look like for a new housing strategy for the City. This first layer, surfaced through dialogue captured on flipcharts, written comments, and live polling results were as follows.

Affordability and Availability of Housing, Cost of Living, Renter Challenges

- Lack of opportunities for affordable home ownership affecting future decisions to make Vancouver home
- Lack of inventory and affordable rental means squeeze on renters, limited choice – especially for pet owners
- Concern about renters' rights, rent increases, and evictions due to fixed-term tenancies, renovictions, and other means.
- Impacts on planning for the future, starting a family or making any major life decisions
- Retirement planning is postponed
- Lack of vibrancy, diversity and general quality of life
- High cost of living, including childcare and transit, outstripping wages and compensation
- Role of investment and speculation in driving up costs, crowding out locals from accessing housing

Density and Community Plans

- Geographic equality of density across City
- Broken relationship between increased density and affordability
- Strategies needed to support those communities impacted by up-zoning
- Planning needed to increase access to childcare, daycare, schools; commercial space; green space; and transit

Public Engagement and Understanding City Policies and Processes

- Desire to involve public in more meaningful conversations at a community level
- General support for dialogue-based models
- Need for more transparency re: housing policy development and better understanding of how city decisions are made, and role of stakeholders e.g. the development industry
- Desire for more open data and open government principles
- Concern about new taxes and regulations on property owners – e.g. empty homes, short term rental regulations
- Permit wait times identified as a key issue

Concern for Vulnerable Residents

- Homelessness and displacement
- State and condition of SROs
- Importance of 'Housing First' model for homelessness
- Issues related to social isolation
- Lack of ability to participate in community building

3. Feedback on Emerging Policies and Ongoing Questions for Study

In the second group discussion of the day, participants were asked about their personal level of support for the emerging policy directions approved by City Council and early actions, and to identify opportunities and trade-offs associated with these policies and actions.

The Right Supply

- There was a high level of support for “Right Supply” as a conceptual approach
- It aligns with the core principles
- It decouples the assumption that all density improves affordability

Emerging Ideas and Questions on Right Supply:

- Housing is just one part of the affordability picture – cost of living variables also have an impact on what households can afford
- How is the City defining ‘middle income’ for affordability purposes?
- How can the City prevent speculation from driving up land prices and preventing the creation of ‘the right supply’?
- Challenging to finance affordable housing
- Are there ways the City and partners can adopt non-market housing models, like co-ops, non-market ownership structures, and land owned by the city or non-profit partners?
- Need for more data, transparency and accountability on what is driving demand, and what level of supply is needed and at what pace in order to bring down housing costs.

Diversity of Housing Types

Overall there was support for introducing a variety of new housing types in existing single-family neighborhoods, particularly housing suitable for families. Participants felt this policy priority aligned with the City’s draft values, as well as the emerging and prominent value of geographic equity/ equality of density.

Emerging Ideas and Questions on Diversity of Housing Types

- Only five neighbourhood plans for 18 neighbourhoods, almost all on the east side
- Need more education for homeowners on what densification means – on the principle of geographic equity – how to start a conversation about change in single family neighborhoods, and support owners through the change process
- Need to be open to innovation and improve City’s flexibility to try new models
- Interest in mixed income and tenure models

Increase Housing Around Arterials and Transit

While there was support for this strategy, there was concern expressed about key factors related to livability and affordability.

Emerging Ideas and Questions for Increasing Housing Around Arterials and Transit

- The value generated from rezoning near current and future transit hubs must be translated into permanent affordable housing options, like co-ops, shared housing, and different ownership structures.
- There is a need for greater accountability regarding the incentives provided to private developers in order to develop affordable housing
- Need for better transit connections and community amenities to ensure quality of life, at least 5-20 minute walk from arterial zones
- Drive for geographic equity for densification – not just transit corridors, but also neighborhoods away from major arterials
- Need vision for equitable access to affordable housing across all neighbourhoods

Preserve Existing Apartment Stock, While Protecting Residents Who Live There

- City should buy and maintain existing private rental buildings to create more social housing and coops instead of always building new
- Support for elders aging in place, avoiding displacement and renoviction
- There needs to be more clarity around the different roles of the City and Province when it comes to tenants' rights, as well as better communication and collaboration between both levels of government.
- We should have different protections for purpose built rental stock and homeowners renting secondary suites
- Greater monitoring of tenant displacements due to renovations and redevelopment
- Enforce Bylaws on slum housing and increase penalties/ transparency for infractions
- Need to create a market mechanism against displacement

Advocate For Stronger Provincial Renter Protections

- Stronger voice w/ province – seize opportunities
- Consider opportunities to amend the RTA to address power imbalances between renters and landlords
- Is there a rental union or renters association that can be funded by the City – rental secretariat?
- Different set of rules for homeowners versus large management companies, ensure fairness for homeowners

Support For People Who Are Homeless

- Acknowledgement of housing emergency for homeless population
- Concerns that the growing focus on residents with more capacity and support – missing middle –will draw resources from the emergency housing situation for low income and homeless populations
- Support for prevention and links to social determinants of health
- SROS shouldn't be a for-profit enterprise.
- Support for deploying modular housing and seeing more nimble responses to temporary re-housing that are not shelters.

4. City Advisory Committees

Staff delivered presentations and took questions from key City of Vancouver Advisory Committees.

4.1 Advisory Committee Dates

Committee	Date
Children, Youth, and Families Advisory Committee	May 11 th , 2017
Seniors' Advisory + People with Disabilities Committee	May 12 th , 2017
Renters' Advisory Committee	May 24 th , 2017

4.2 What We Heard

Committee	What We Heard
Children, Youth, and Families Advisory Committee	<ul style="list-style-type: none"> • Encouraged the City to work with VSB and Province to explore co-location of family housing on school sites with flagging enrollment. Concerns that school closures would exacerbate loss of families and family options further. Thought co-location of family oriented housing with seismic upgraded schools and community hubs (daycare, etc) could strengthen community and provide the kind of housing supply we need. Some preliminary research undertaken on colocation previously by VSB • “No neighbourhood should be off limits for gentle density” – direction that this should be allowed outright – townhomes, duplex, etc. • Tenant Relocation and Protection Policies should be in place for people living in smaller buildings and rented basement suites • Is the city looking at developing more co-op, co-housing and limited equity co-ops? What are we doing to support these types of tenures to grow? • How will the new ideas and approaches generated in the Reset work with existing Community Plans – DTEs, West End, etc? Concerns that we shouldn’t cut off these newly planned areas from new tools and opportunities when they arrive • How do we consider the need for green space and outdoor space for families when lower density, family friendly housing gets redeveloped? Example sited of the Balfour property and the interest to see something as “family friendly” come back on that site • Strong interest in seeing more co-housing projects • How can we advocate for the kinds of policies and actions by other levels of government to support this next plan? • Principles – consider including “social justice” as a key principle
CoV Seniors’ Advisory Committee	<ul style="list-style-type: none"> • Concern about lack of focus on specific needs of people with disabilities and seniors • Feel tax burden is too high on unimproved single-family properties • Concern about foreign ownership and pre-sales crowding out locals • Concern about redevelopment pressure leading to renovictions, 'pricing out', and displacement of seniors - West End, Kitsilano • Empty homes tax is a good start but not enough to deal with foreign ownership • Right supply should include options for seniors to age in Vancouver - including assisted living/social housing • Townhomes are not always an accessible housing option for seniors and people with mobility challenges • Expansion of rental 100 also needs to include greater affordability for low- and moderate income residents • Need to adhere to best practices for seniors/PWD who are homeless • Tenant relocation policy is a good start, but alternate options are not available in Vancouver, Right of First Refusal is not a viable option due to affordability

Committee	What We Heard
CoV Renters' Advisory Committee	<ul style="list-style-type: none"> • Need to consider equity in discussion of incomes and ability to access / afford housing - the picture is incomplete without • Consider renter's access to housing off arterials (choice around location, noise issues) • How does the Housing Vancouver work incorporate environmental impact concerns and sustainability? Are the impacts of displacement and change on mobility and transportation being considered? • What are the links to the Greenest City Action Plan? Other sustainability initiatives? • Need to consider unit size considerations • Messaging around impact on recently completed neighbourhood plans - will HV re-open the conversation in areas like Grandview-Woodland or Mount Pleasant? • Impact of mixed-use redevelopment along arterials - are there gentrification issues? • Interested in specifics of how housing targets have been established

5. Additional Consultation: Embedded Consultation in CoV Planning Events, Focused Consultation with Specific Stakeholders, and Additional Events

An additional engagement strategy was embedding Housing Vancouver in ongoing engagement for existing community planning initiatives that demonstrated approaches under consideration for broader application.

Staff attended eight City of Vancouver Planning open houses to address questions about the Housing Vancouver Strategy and process, and provided information boards with details on existing City actions to address housing affordability, and background on the six Housing Vancouver emerging directions approved by Council. Housing policy staff were also present to address public questions and concerns at an official launch event for the Housing Vancouver Engagement Process at 800 Robson Street.

Staff also hosted focused consultation sessions with specific groups, including advisory committees established as part of the Housing Re:Set process, as well as key industry, interest groups, and non-profit stakeholders.

5.1 Events and Dates

Event	Date
Mount Pleasant RT Zoning Review Open House	May 10th
Grandview-Woodlands RT Zoning Review Open House #1	May 13th
Grandview-Woodlands RT Zoning Review Open House #2	May 15th
Housing Vancouver 800 Robson Launch Event	May 26th
Character Homes Zoning Review Open House #1	May 27th
Character Homes Zoning Review Open House #2	May 30th
Character Homes Zoning Review Open House #3	May 31st
Cambie Phase III Open House #1	June 15th
Cambie Phase III Open House #2	June 17th
30Network Launch Event	May 10th th
Urban Development Institute Policy Liaison	July 11th
Housing Vancouver Creative Advisories	July 14 th
Streetohome Board Quarterly Meeting	June 21st
Mayor's Advisory Committee on Housing	July 10 th

Appendix B: Summary of quantitative responses to Talk Housing Vancouver

Talk Vancouver Survey - Vancouver Residents:

1. Do you own or rent your home in Vancouver?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total	8443	2509	5370	290	270	1911	2957	2464	713	394
1 Own	2509	2509	0	0	0	434	891	1060	29	95
	30%	100%	0%	0%	0%	23%	30%	43%	4%	24%
2 Rent	5370	0	5370	0	0	1392	1977	1096	667	238
	64%	0%	100%	0%	0%	73%	67%	44%	94%	60%
3 Co-op	290	0	0	290	0	54	50	161	9	16
	3%	0%	0%	100%	0%	3%	2%	7%	1%	4%
4 Other (please describe)	270	0	0	0	270	31	39	147	8	45
	3%	0%	0%	0%	100%	2%	1%	6%	1%	11%
Did not answer	4	0	0	0	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

2. What does your household look like?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total	8443	2509	5370	290	270	1911	2957	2464	713	394
1 Me	1911	434	1392	54	31	1911	0	0	0	0
	23%	17%	26%	19%	11%	100%	0%	0%	0%	0%
2 Me and a partner	2957	891	1977	50	39	0	2957	0	0	0
	35%	36%	37%	17%	14%	0%	100%	0%	0%	0%
3 Me and roommates	713	29	667	9	8	0	0	0	713	0
	8%	1%	12%	3%	3%	0%	0%	0%	100%	0%
4 Me and my family	2464	1060	1096	161	147	0	0	2464	0	0
	29%	42%	20%	56%	54%	0%	0%	100%	0%	0%
5 Other (please describe)	394	95	238	16	45	0	0	0	0	394
	5%	4%	4%	6%	17%	0%	0%	0%	0%	100%
Did not answer	4	0	0	0	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

3. Do you have children living in your household full or part-time?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total	2464	1060	1096	161	147	0	0	2464	0	0
Yes, children under 17 years of age	1813	763	890	128	32	0	0	1813	0	0
	74%	72%	81%	80%	22%	0%	0%	74%	0%	0%
Yes, children over 17 years of age	465	255	146	37	27	0	0	465	0	0
	19%	24%	13%	23%	18%	0%	0%	19%	0%	0%
No	284	93	92	8	91	0	0	284	0	0
	12%	9%	8%	5%	62%	0%	0%	12%	0%	0%

4. You've said that you're not completely satisfied with your current housing situation. What isn't working for you? Select the ones that apply to you - some items apply more to renters, some more to owners, some to those with unique housing situations, and some more to families with children.

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total	6793	1384	5001	163	244	1521	2347	1962	644	318
I am living with roommates or family and would prefer to live alone	852	75	638	12	127	42	57	236	423	94
	13%	5%	13%	7%	52%	3%	2%	12%	66%	30%
I don't have enough space or bedrooms to accommodate myself and/or the people I live with	2991	663	2162	72	93	405	1155	1063	244	123
	44%	48%	43%	44%	38%	27%	49%	54%	38%	39%
My housing doesn't have easy access to transit for getting to work/school/amenities	366	58	284	2	22	61	121	119	50	15
	5%	4%	6%	1%	9%	4%	5%	6%	8%	5%
My housing doesn't have easy access to community/cultural amenities	357	58	279	3	17	73	112	95	57	20
	5%	4%	6%	2%	7%	5%	5%	5%	9%	6%
My housing doesn't allow pets	1732	56	1635	11	30	483	706	244	230	69
	25%	4%	33%	7%	12%	32%	30%	12%	36%	22%
My housing is in poor shape or unsafe	1322	77	1196	22	27	312	419	310	203	78
	19%	6%	24%	13%	11%	21%	18%	16%	32%	25%
My rent is too high	3567	10	3471	51	35	910	1310	743	448	156
	53%	1%	69%	31%	14%	60%	56%	38%	70%	49%
My landlord/property management company are challenging to deal with	1371	93	1248	8	22	335	472	293	195	76
	20%	7%	25%	5%	9%	22%	20%	15%	30%	24%
I might be/am being evicted due to renovations	1027	5	1006	4	12	271	318	237	146	55
	15%	0%	20%	2%	5%	18%	14%	12%	23%	17%
I am currently over-housed and looking to down-size	74	41	28	2	3	19	20	21	5	9
	1%	3%	1%	1%	1%	1%	1%	1%	1%	3%
My mortgage and other housing costs are too high	934	680	204	12	38	141	287	432	39	35
	14%	49%	4%	7%	16%	9%	12%	22%	6%	11%
My housing isn't kid-friendly	782	132	627	7	16	78	409	235	29	31
	12%	10%	13%	4%	7%	5%	17%	12%	5%	10%
My housing is temporary	892	14	800	10	68	135	297	236	169	55
	13%	1%	16%	6%	28%	9%	13%	12%	26%	17%
I don't have housing of my own	1398	24	1198	32	144	236	463	447	173	79
	21%	2%	24%	20%	59%	16%	20%	23%	27%	25%
Other (please describe)	1467	430	928	60	48	385	502	396	76	107
	22%	31%	19%	37%	20%	25%	21%	20%	12%	34%
Did not answer	3	3	0	0	0	0	0	2	0	1
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

5. Do you agree or disagree that these values are the right ones to guide the development of the Housing Vancouver strategy?

	Strongly Agree		Somewhat Agree		Somewhat Disagree		Strongly Disagree		Did not answer	
Diversity: Housing should respond to the diversity of people and households who call Vancouver home	5380	64%	2388	28%	428	5%	235	3%	10	0%
Security: Housing is about 'homes first' and security of tenure, and is an important foundation for stability, security and a sense of belonging in the city	5856	69%	2060	24%	362	4%	153	2%	10	0%
Affordability: All residents need access to housing options within their means that meet their needs	6946	82%	986	12%	286	3%	213	3%	10	0%
Connection: Housing should strengthen connections between people, places and communities	4857	58%	2968	35%	448	5%	158	2%	10	0%

9. How important are these values for you when it comes to housing in Vancouver? Please rank them from 1-4, where 1 is the most important and 4 is the least important.

		Total	Tenure				Household Status				
			Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total		8441	2509	5368	290	270	1910	2956	2464	713	394
Diversity: Housing should respond to the diversity of people and households who call Vancouver home	1	615	347	236	13	17	117	239	210	27	20
		7%	14%	4%	4%	6%	6%	8%	9%	4%	5%
	2	1583	564	918	35	66	329	597	460	127	70
		19%	22%	17%	12%	24%	17%	20%	19%	18%	18%
	3	3484	873	2373	128	110	810	1230	943	326	175
		41%	35%	44%	44%	41%	42%	42%	38%	46%	44%
	4	2750	719	1840	114	77	654	887	848	232	129
		33%	29%	34%	39%	29%	34%	30%	34%	33%	33%
Security: Housing is about 'homes first' and security of tenure, and is an important foundation for stability, security and a sense of belonging in the City	Ø	9	6	1	0	0	0	3	3	1	0
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	1	1651	602	947	64	38	358	545	578	98	72
		20%	24%	18%	22%	14%	19%	18%	23%	14%	18%
	2	3840	856	2727	131	125	950	1354	989	364	182
		45%	34%	51%	45%	46%	50%	46%	40%	51%	46%
	3	1810	615	1075	56	63	394	668	511	152	84
		21%	25%	20%	19%	23%	21%	23%	21%	21%	21%
Affordability: All residents need access to housing options within their means that meet their needs	4	1131	430	618	39	44	208	386	383	98	56
		13%	17%	12%	13%	16%	11%	13%	16%	14%	14%
	Ø	9	6	1	0	0	0	3	3	1	0
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	1	5590	1152	4036	194	208	1344	1990	1430	556	270
		66%	46%	75%	67%	77%	70%	67%	58%	78%	69%
	2	1715	559	1039	79	38	377	538	609	114	77
		20%	22%	19%	27%	14%	20%	18%	25%	16%	20%
Connection: Housing should strengthen connections between people, places and communities	3	628	404	199	13	11	118	227	226	27	29
		7%	16%	4%	4%	4%	6%	8%	9%	4%	7%
	4	499	388	93	4	13	71	198	196	15	18
		6%	15%	2%	1%	5%	4%	7%	8%	2%	5%
	Ø	9	6	1	0	0	0	3	3	1	0
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	1	576	402	148	19	7	91	179	243	31	32
		7%	16%	3%	7%	3%	5%	6%	10%	4%	8%
Connection: Housing should strengthen connections between people, places and communities	2	1294	524	683	45	41	254	464	403	107	65
		15%	21%	13%	16%	15%	13%	16%	16%	15%	16%
	3	2510	611	1720	93	86	588	828	781	207	106
		30%	24%	32%	32%	32%	31%	28%	32%	29%	27%
	4	4052	966	2816	133	136	977	1482	1034	367	191
		48%	39%	52%	46%	50%	51%	50%	42%	51%	48%
	Ø	9	6	1	0	0	0	3	3	1	0
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

10. Which of these priorities do you think would have the greatest impact on housing affordability for...? Select 3 priorities with the greatest impact on housing affordability for you, or you and your family, and another top 3 priorities impacting housing affordability for people in the City of Vancouver.

10a. You, or you and your family:

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total	8440	2508	5368	290	270	1911	2955	2463	713	394
Create more of the right type of housing based on what people can afford	6230	1696	4096	221	216	1376	2199	1853	519	282
	74%	68%	76%	76%	80%	72%	74%	75%	73%	72%
Accommodate Vancouver's changing communities by providing a diversity of housing in neighborhoods across the City	3325	1451	1656	98	118	564	1236	1160	201	162
	39%	58%	31%	34%	44%	30%	42%	47%	28%	41%
Ensure a healthy rental market through security and protection for renters	4642	724	3677	128	112	1182	1700	1080	480	199
	55%	29%	68%	44%	41%	62%	58%	44%	67%	51%
Provide City land to build new rental housing that is affordable to our residents	3011	732	2048	134	97	717	991	879	279	145
	36%	29%	38%	46%	36%	38%	34%	36%	39%	37%
Prioritize the delivery of projects designed to provide affordable rental homes	3371	775	2367	132	96	820	1128	935	331	156
	40%	31%	44%	46%	36%	43%	38%	38%	46%	40%
Ensure homelessness is rare, brief, and one-time	1265	582	598	39	46	297	458	322	108	80
	15%	23%	11%	13%	17%	16%	15%	13%	15%	20%
Did not answer	12	7	2	0	1	1	4	2	0	3
	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%

10b. People in the city of Vancouver:

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total	8440	2508	5368	290	270	1911	2955	2463	713	394
Create more of the right type of housing based on what people can afford	5110	1367	3387	178	177	1154	1765	1497	459	234
	61%	55%	63%	61%	66%	60%	60%	61%	64%	59%
Accommodate Vancouver's changing communities by providing a diversity of housing in neighborhoods across the City	2781	945	1662	81	90	581	957	896	207	137
	33%	38%	31%	28%	33%	30%	32%	36%	29%	35%
Ensure a healthy rental market through security and protection for renters	4058	1023	2781	124	129	970	1465	1112	335	175
	48%	41%	52%	43%	48%	51%	50%	45%	47%	44%
Provide City land to build new rental housing that is affordable to our residents	3213	1029	1952	126	105	703	1108	981	258	162
	38%	41%	36%	43%	39%	37%	37%	40%	36%	41%
Prioritize the delivery of projects designed to provide affordable rental homes	3444	1045	2170	124	103	762	1236	1000	283	161
	41%	42%	40%	43%	38%	40%	42%	41%	40%	41%
Ensure homelessness is rare, brief, and one-time	3930	1044	2636	133	115	905	1432	984	411	196
	47%	42%	49%	46%	43%	47%	48%	40%	58%	50%
Did not answer	5	3	2	0	0	1	1	1	0	2
	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%

11. Given your budget and housing preferences, what type of housing would you be looking for in this next move?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total	7443	1782	5195	213	249	1693	2665	2044	687	350
Basement/secondary suite	1213	46	1098	15	53	306	327	201	286	92
	16%	3%	21%	7%	21%	18%	12%	10%	42%	26%
Laneway or coach house	1658	225	1347	30	56	366	625	307	250	110
	22%	13%	26%	14%	22%	22%	23%	15%	36%	31%
Low rise apartment (up to 6 storeys)	3740	491	3024	94	130	1017	1411	689	440	182
	50%	28%	58%	44%	52%	60%	53%	34%	64%	52%
Mid rise apartment (6-14 storeys)	2815	407	2248	46	112	778	1169	449	304	113
	38%	23%	43%	22%	45%	46%	44%	22%	44%	32%
High rise apartment (14+ storeys)	2170	372	1684	27	86	602	900	356	233	78
	29%	21%	32%	13%	35%	36%	34%	17%	34%	22%
Single-family home	1951	662	1191	46	51	162	653	907	129	99
	26%	37%	23%	22%	20%	10%	25%	44%	19%	28%
Social housing	540	23	454	41	22	173	96	142	78	51
	7%	1%	9%	19%	9%	10%	4%	7%	11%	15%
Single Room Occupancy (SRO) apartment	173	12	141	4	16	58	16	28	59	12
	2%	1%	3%	2%	6%	3%	1%	1%	9%	3%
Townhouse or rowhouse/duplex	3037	814	2063	79	80	400	1284	1019	194	139
	41%	46%	40%	37%	32%	24%	48%	50%	28%	40%
Other (please describe)	993	212	691	41	48	255	311	224	106	96
	13%	12%	13%	19%	19%	15%	12%	11%	15%	27%
Did not answer	5	3	0	0	1	0	2	1	0	1
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

12. Do you think you'll be living in Vancouver in the next 3-5 years?

		Total	Tenure				Household Status				
			Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total		8442	2509	5369	290	270	1911	2956	2464	713	394
1	Yes	3689	1659	1769	160	98	829	1258	1173	253	173
		44%	66%	33%	55%	36%	43%	43%	48%	35%	44%
2	No	1794	324	1357	47	65	379	654	551	138	71
		21%	13%	25%	16%	24%	20%	22%	22%	19%	18%
3	Don't know	2952	520	2242	83	107	703	1040	738	321	150
		35%	21%	42%	29%	40%	37%	35%	30%	45%	38%
	NO/DON'T KNOW - Merged: No OR Don't know	4746	844	3599	130	172	1082	1694	1289	459	221
		56%	34%	67%	45%	64%	57%	57%	52%	64%	56%
	Did not answer	7	6	1	0	0	0	4	2	1	0
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

13. What would make you consider leaving the city?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total	8442	2509	5369	290	270	1911	2956	2464	713	394
I need housing with enough space to accommodate me and/or my family	4048	835	2986	105	122	571	1644	1372	301	160
	48%	33%	56%	36%	45%	30%	56%	56%	42%	41%
I need housing that is affordable to my income	6118	980	4721	208	208	1416	2137	1647	640	277
	72%	39%	88%	72%	77%	74%	72%	67%	90%	70%
I need housing that is kid-friendly	2042	440	1469	76	57	167	739	960	74	102
	24%	18%	27%	26%	21%	9%	25%	39%	10%	26%
I need housing that can accommodate my pets (or future pets)	3136	353	2612	85	85	674	1325	595	344	197
	37%	14%	49%	29%	31%	35%	45%	24%	48%	50%
I have access to better employment opportunities outside Vancouver	1722	448	1151	50	73	393	577	469	223	60
	20%	18%	21%	17%	27%	21%	20%	19%	31%	15%
I can't afford to live in the neighborhood I want to live in	4383	696	3407	122	157	1012	1547	1152	474	197
	52%	28%	63%	42%	58%	53%	52%	47%	66%	50%
I am looking to purchase a home instead of renting and can't afford to in Vancouver	3671	202	3203	125	141	713	1468	986	362	142
	43%	8%	60%	43%	52%	37%	50%	40%	51%	36%
I am looking to down-size from the home I own, and can't afford options in Vancouver	300	217	61	11	11	44	86	129	21	20
	4%	9%	1%	4%	4%	2%	3%	5%	3%	5%
It is hard to find daycare or out of school care	1237	364	785	65	23	93	407	651	33	53
	15%	15%	15%	22%	9%	5%	14%	26%	5%	13%
Childcare is too costly	1439	375	967	71	26	109	499	730	40	61
	17%	15%	18%	24%	10%	6%	17%	30%	6%	15%
It is hard to get into a local elementary school	809	267	471	56	15	56	206	495	21	31
	10%	11%	9%	19%	6%	3%	7%	20%	3%	8%
My extended family lives elsewhere	926	283	585	38	20	185	315	270	109	47
	11%	11%	11%	13%	7%	10%	11%	11%	15%	12%
Other (please describe)	1311	652	550	52	57	333	437	370	75	96
	16%	26%	10%	18%	21%	17%	15%	15%	11%	24%
There's nothing that would make me leave	571	426	114	17	14	145	200	191	9	26
	7%	17%	2%	6%	5%	8%	7%	8%	1%	7%
Did not answer	30	21	3	0	3	3	8	9	1	6
	0%	1%	0%	0%	1%	0%	0%	0%	0%	2%

14. What type of housing are you living in right now?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total	8441	2509	5368	290	270	1911	2955	2464	713	394
1 Basement / secondary suite	978	14	935	2	26	221	294	224	173	65
	12%	1%	17%	1%	10%	12%	10%	9%	24%	16%
2 Co-op housing	318	3	26	283	6	57	60	166	16	19
	4%	0%	0%	98%	2%	3%	2%	7%	2%	5%
3 Laneway House	78	7	69	0	2	9	34	24	9	2
	1%	0%	1%	0%	1%	0%	1%	1%	1%	1%
4 Newer apartment (i.e. constructed after 1990 or later)	1021	247	762	2	10	214	496	218	63	30
	12%	10%	14%	1%	4%	11%	17%	9%	9%	8%
5 Older apartment (i.e. constructed before 1990)	2421	171	2223	0	26	849	990	315	180	86
	29%	7%	41%	0%	10%	44%	34%	13%	25%	22%
6 Condominium	1136	763	354	1	18	335	521	218	33	29
	13%	30%	7%	0%	7%	18%	18%	9%	5%	7%
7 Single-family home	1424	899	423	1	99	58	280	872	122	90
	17%	36%	8%	0%	37%	3%	9%	35%	17%	23%
8 Single Room Occupancy (SRO) apartment	37	1	34	0	2	23	3	1	6	4
	0%	0%	1%	0%	1%	1%	0%	0%	1%	1%
9 Townhouse or rowhouse/duplex	616	342	247	0	27	56	191	308	46	15
	7%	14%	5%	0%	10%	3%	6%	13%	6%	4%
10 Other (please describe)	410	60	295	1	54	88	86	117	65	54
	5%	2%	5%	0%	20%	5%	3%	5%	9%	14%
Did not answer	2	2	0	0	0	1	0	1	0	0
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

15. Which of the following age groups do you fall into?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
Total	6351	1424	4470	231	222	1385	2208	1822	619	313
1 19 and under	23	3	16	0	4	2	4	9	5	3
	0%	0%	0%	0%	2%	0%	0%	0%	1%	1%
2 "20-29"	1313	81	1130	11	89	217	529	189	315	61
	21%	6%	25%	5%	40%	16%	24%	10%	51%	19%
3 "30-39"	2698	511	2025	84	78	531	1094	762	206	105
	42%	36%	45%	36%	35%	38%	50%	42%	33%	34%
4 "40-49"	1258	400	764	70	23	242	310	584	55	66
	20%	28%	17%	30%	10%	17%	14%	32%	9%	21%
5 "50-59"	624	237	336	34	17	193	146	219	22	44
	10%	17%	8%	15%	8%	14%	7%	12%	4%	14%
6 "60-69"	332	137	158	27	10	153	94	49	11	25
	5%	10%	4%	12%	5%	11%	4%	3%	2%	8%
7 70+	99	52	41	5	1	47	31	8	5	8
	2%	4%	1%	2%	0%	3%	1%	0%	1%	3%
Did not answer	4	3	0	0	0	0	0	2	0	1
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

16. Which one of the following reflects your household income?

		Total	Tenure				Household Status				
			Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and my family	Me and roommates	Other (please describe)
	Total	8442	2509	5369	290	270	1911	2956	2464	713	394
1	Under \$20,000	484	32	396	20	36	176	55	57	143	53
		6%	1%	7%	7%	13%	9%	2%	2%	20%	13%
2	\$20,000 to under \$40,000	948	116	771	33	26	337	218	138	179	74
		11%	5%	14%	11%	10%	18%	7%	6%	25%	19%
3	\$40,000 to under \$60,000	1356	186	1051	61	58	503	371	241	181	60
		16%	7%	20%	21%	21%	26%	13%	10%	25%	15%
4	\$60,000 to under \$80,000	1215	273	866	35	41	369	437	265	89	55
		14%	11%	16%	12%	15%	19%	15%	11%	12%	14%
5	\$80,000 to under \$100,000	1101	292	712	68	29	209	454	346	43	49
		13%	12%	13%	23%	11%	11%	15%	14%	6%	12%
6	\$100,000 to under \$150,000	1553	613	870	42	28	143	731	595	35	49
		18%	24%	16%	14%	10%	7%	25%	24%	5%	12%
7	\$150,000 or more	1159	619	495	18	27	49	487	580	12	31
		14%	25%	9%	6%	10%	3%	16%	24%	2%	8%
8	Prefer not to say	623	376	208	13	25	125	203	241	31	22
		7%	15%	4%	4%	9%	7%	7%	10%	4%	6%
	Did not answer	3	2	0	0	0	0	0	1	0	1
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Talk Vancouver Survey – Non-Vancouver Residents:

1. Where do you live?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and roommates	Me and my family	Other (please describe)
Total	1800	753	558	19	71	150	398	67	702	84
1 Within Metro Vancouver	1365	577	420	17	48	109	284	49	556	64
	76%	77%	75%	89%	68%	73%	71%	73%	79%	76%
2 Vancouver Island/Sunshine Coast	108	48	27	1	6	8	25	4	39	6
	6%	6%	5%	5%	8%	5%	6%	6%	6%	7%
3 In BC, outside Metro Vancouver/Vancouver Island/Sunshine Coast	160	67	41	1	11	12	39	5	54	10
	9%	9%	7%	5%	15%	8%	10%	7%	8%	12%
4 In Canada, outside BC	112	41	50	0	3	12	38	6	35	3
	6%	5%	9%	0%	4%	8%	10%	9%	5%	4%
5 Outside Canada	55	20	20	0	3	9	12	3	18	1
	3%	3%	4%	0%	4%	6%	3%	4%	3%	1%

2. Did you live in the city of Vancouver at any time in the last 10 years?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and roommates	Me and my family	Other (please describe)
Total	1800	753	558	19	71	150	398	67	702	84
1 Yes in the last 10 years	1068	454	364	6	35	88	256	43	422	50
	59%	60%	65%	32%	49%	59%	64%	64%	60%	60%
2 Yes, but more than 10 years ago	334	189	51	7	10	33	60	6	137	21
	19%	25%	9%	37%	14%	22%	15%	9%	20%	25%
3 No, I've never lived in Vancouver	398	110	143	6	26	29	82	18	143	13
	22%	15%	26%	32%	37%	19%	21%	27%	20%	15%

3. When did you leave Vancouver?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and roommates	Me and my family	Other (please describe)
Total	1402	643	415	13	45	121	316	49	559	71
1 Less than 1 year ago	222	82	85	1	11	21	68	11	69	10
	16%	13%	20%	8%	24%	17%	22%	22%	12%	14%
2 1 - 3 years ago	398	151	143	2	17	33	99	16	144	21
	28%	23%	34%	15%	38%	27%	31%	33%	26%	30%
3 4 - 6 years ago	249	112	84	2	4	23	51	10	109	9
	18%	17%	20%	15%	9%	19%	16%	20%	19%	13%
4 7 - 9 years ago	180	105	46	1	3	10	38	7	91	9
	13%	16%	11%	8%	7%	8%	12%	14%	16%	13%
5 10 years or longer	353	193	57	7	10	34	60	5	146	22
	25%	30%	14%	54%	22%	28%	19%	10%	26%	31%

4. Would you like to move back to Vancouver?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and roommates	Me and my family	Other (please describe)
Total	1402	643	415	13	45	121	316	49	559	71
1 Yes	983	432	324	9	34	94	218	40	396	51
	70%	67%	78%	69%	76%	78%	69%	82%	71%	72%
2 No	419	211	91	4	11	27	98	9	163	20
	30%	33%	22%	31%	24%	22%	31%	18%	29%	28%

5. Do you think it's likely that you'll move back to Vancouver in the next 1-3 years?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and roommates	Me and my family	Other (please describe)
Total	983	432	324	9	34	94	218	40	396	51
1 Very likely	42	5	15	1	6	3	5	3	13	3
	4%	1%	5%	11%	18%	3%	2%	8%	3%	6%
2 Somewhat likely	102	21	49	1	6	12	31	8	23	3
	10%	5%	15%	11%	18%	13%	14%	20%	6%	6%
3 Somewhat unlikely	230	87	101	1	6	26	58	13	86	12
	23%	20%	31%	11%	18%	28%	27%	33%	22%	24%
4 Very unlikely	609	319	159	6	16	53	124	16	274	33
	62%	74%	49%	67%	47%	56%	57%	40%	69%	65%

6. What would make you consider moving back to Vancouver?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and roommates	Me and my family	Other (please describe)
Total	983	432	324	9	34	94	218	40	396	51
Access to better-paying employment opportunities	295	93	134	0	13	31	60	21	109	19
	30%	22%	41%	0%	38%	33%	28%	53%	28%	37%
Access to the right type of rental housing that I could afford	445	59	283	9	22	60	107	37	140	29
	45%	14%	87%	100%	65%	64%	49%	93%	35%	57%
Access to the right type of housing I could own and afford	829	404	235	6	29	64	196	22	350	42
	84%	94%	73%	67%	85%	68%	90%	55%	88%	82%
Other (please describe)	134	59	44	2	5	14	20	5	62	9
	14%	14%	14%	22%	15%	15%	9%	13%	16%	18%

7. What factors are driving your decision to remain living outside Vancouver?

	Total	Tenure				Household Status				
		Own	Rent	Co-op	Other (please describe)	Me	Me and a partner	Me and roommates	Me and my family	Other (please describe)
Total	213	76	61	4	10	11	45	5	82	8
Rental options in Vancouver aren't affordable	122	22	54	4	6	11	24	5	39	7
	57%	29%	89%	100%	60%	100%	53%	100%	48%	88%
Rental options in Vancouver don't provide enough space/amenities	87	15	43	1	5	7	19	4	28	6
	41%	20%	70%	25%	50%	64%	42%	80%	34%	75%
Rental options in Vancouver aren't appropriate for families	50	12	23	1	2	0	9	2	25	2
	23%	16%	38%	25%	20%	0%	20%	40%	30%	25%
First-time ownership options in Vancouver aren't affordable	125	30	49	3	8	6	26	3	49	6
	59%	39%	80%	75%	80%	55%	58%	60%	60%	75%
First-time ownership options in Vancouver don't provide enough space/amenities	84	23	35	2	5	4	22	3	32	4
	39%	30%	57%	50%	50%	36%	49%	60%	39%	50%
There aren't enough family-appropriate ownership options in Vancouver	87	33	22	2	4	2	11	0	45	3
	41%	43%	36%	50%	40%	18%	24%	0%	55%	38%
If you already own a home, but need/want to upgrade there aren't enough affordable options	81	47	4	1	4	3	16	1	34	2
	38%	62%	7%	25%	40%	27%	36%	20%	41%	25%
There isn't enough social housing in Vancouver	23	7	6	1	2	2	5	1	7	1
	11%	9%	10%	25%	20%	18%	11%	20%	9%	13%
Slower pace of life outside the city	56	25	13	1	3	2	17	0	21	2
	26%	33%	21%	25%	30%	18%	38%	0%	26%	25%
Higher quality of life outside the city	86	39	20	0	4	4	24	1	31	3
	40%	51%	33%	0%	40%	36%	53%	20%	38%	38%
More disposable income	98	33	26	4	5	7	22	4	31	4
	46%	43%	43%	100%	50%	64%	49%	80%	38%	50%
Employment opportunities	12	1	7	0	1	1	4	1	3	0
	6%	1%	11%	0%	10%	9%	9%	20%	4%	0%
Extended family lives here	27	14	6	0	0	2	5	1	10	2
	13%	18%	10%	0%	0%	18%	11%	20%	12%	25%
Other (please describe)	27	14	8	0	0	3	6	1	10	2
	13%	18%	13%	0%	0%	27%	13%	20%	12%	25%

Appendix C: In-Depth Analysis of Open-Ended Responses: Methodology and Summary – Housing Vancouver Survey of Vancouver Residents

METHODOLOGY AND LIMITATIONS

OVERVIEW

The City of Vancouver’s housing survey, one of the channels for current and former Vancouver residents to express their thoughts and provide their feedback to help inform the City’s 10-year Housing Strategy. In addition to various types of closed-ended questions, each survey included five optional open-ended questions, where respondents had an opportunity to provide narrative feedback. A total of 18,728 responses were received.

Responses to three of the open-ended questions that received the most comments, a total of 15,311, were randomly selected and systematically coded. These responses included comments on greatest challenge regarding housing, missing priorities, and meaning of priorities.

We received a first dataset consisting of 8858 open-ended responses on June 8th at 5:18 pm. and a second data set consisting of 6453 open-ended responses on June 23rd, after the closing of the survey. With a goal of coding a total of 10,000 open-ended questions, from the first batch of data we randomly selected 5000 responses – 56% of the responses to each question. This ensured that our selection was in proportion to the number of responses that were provided for each question. To be consistent, we followed a similar process and selected 56% of responses to each of the questions from the second dataset, consisting of a total of 3613 open-ended responses. To meet our goal of 10,000, we proceeded to randomly select 1387 responses from the remaining responses from both datasets. We made the selection in proportion to the number of responses to each question – 20% of the responses to each question.

	Number of responses received up to/including June 8	56% randomly selected	Number of responses received from June 8, 5:18 pm to June 23	56% randomly selected from June 8, 5:18 pm to June 23	20% randomly selected from remaining responses in both datasets
Greatest Challenge	4119	2325	3031	1697	648
What do these priorities and ideas mean for you and your family?	2608	1472	1890	1058	407
Missing Priorities	2131	1203	1532	858	332
	8858	5000	6453	3,613	1387

SELECTING A RANDOM SAMPLE

To randomly select responses from each dataset we:

1. Assigned a randomly selected number to each open-ended response using MS Excel’s RAND function
2. Sorted responses in ascending order by the randomly assigned numbers
3. Selected the required number of responses to each question

Each of the randomly selected batches of data was uploaded into the NVivo Qualitative Data Analysis software.

DETERMINING CODING CATEGORIES

As a first step in coding and analyzing responses, we conducted a close reading of an initial 200 responses from each of the questions (total of 600) to help us determine most appropriate coding categories. With this information, we developed an initial coding scheme. We reviewed these coding categories with City of Vancouver staff and created a few additional coding categories based on their feedback.

We updated NVivo with the new coding categories and proceeded to code the data based on the newly identified categories. During the coding process, we identified a few additional categories. Generally these were categories where a substantial number of people had expressed opinions about a similar topic.

All data was closely read and coded to all the applicable themes. Frequently responses were coded to more than one coding category.

LIMITATIONS

As with all open surveys, the reported data is not necessarily representative of the population of Vancouver nor are they necessarily representative of all the possible responses. For example, a reported X% mentioning childcare amenities does not imply that 1-X% do not have an opinion on this topic. The nature of open-ended questions is that respondents will choose the content they want to focus on. Not commenting on a particular content is not necessarily an indication of agreement or disagreement. Following this logic, any comparison between reported percentages is also not indicative of a stronger preference for one theme over the other. Furthermore, the reported data does not delineate respondents' sentiments on the topic. For example X number of mentions of rent control is not an indication of the number of people who are supportive of rent control.

SUMMARY OF RESPONSES

To inform the City of Vancouver's 10-year housing strategy, the City launched a survey on May 10, 2017. The survey contained five optional open-ended questions. The majority of respondents who provided narrative feedback responded to 3 of those 5 questions. These questions were:

- What is your greatest challenge in regards to housing?
- What do these priorities and ideas mean for you and your family?
- What are the missing priorities?

A randomly selected sample of 10,000 of the narrative responses to these 3 questions were closely read and coded to themes using NVivo qualitative data analysis software.

By far the most-often discussed topic was affordability, with approximately two-thirds of respondents speaking to this subject. The majority of respondents on this theme described feeling anxiety, stress and daily panic regarding their housing situations, highlighting the challenges in finding affordable housing in the city (whether to rent or own) that was in line with their income. Many spoke of skyrocketing prices where in just a few years or even months they had seen rents jump to unachievable levels or had been priced out of the market to buy. A large number of respondents described feeling trapped in their current housing, inappropriate in terms of size or quality, yet they feared that any attempt to change their current housing situation would put them in an even worse situation. Many respondents spoke of feeling pushed out of the city. While their preference was to stay in Vancouver, the lack of affordability forced them to move to the suburbs, other provinces, or even other countries. Some mentioned impacts on business, whether that was closures due to high rent or low traffic as well as the difficulty of recruiting employees to such an expensive city.

Under rental issues in particular, the number one topic was a lack of pet friendly housing. Many respondents spoke to the extreme challenges of finding housing that would accommodate their pets and in some cases, having to give them up in order to get an apartment. A majority of respondents on this topic felt that a no-pet rule is discriminatory and should be outright banned. The second main topic under rental issues was lack of stability and security in housing. Many spoke of fearing eviction at any time while a number of others described being renovicted without any recourse. A number of respondents urged the City to implement rent control and better

protection of renters' rights, describing the Rental Tenancy Board as lacking power and landlords freely violating laws without punishment.

Housing supply, or the lack thereof, was another major topic. Many respondents commented on strong competition for few available units. A large number of respondents stated that foreign ownership and rampant speculation in the real estate market were to be blamed for the lack of supply. Many urged tighter governmental regulation and enforcement on this issue. In particular, empty homes and the need to increase taxes on them, were mentioned somewhat frequently.

Of those who spoke to density or rezoning, the majority were in favour of increasing density, particularly in single-family zones. Respondents urged the City to hold strong in the face of "NIMBYism," particularly on the west side, and to rezone that area. Many people expressed an interest and desire for more townhomes, row-homes and duplexes, especially family-friendly housing with 3 or more bedrooms. Others encouraged the City to build more co-operative housing and increase the supply of low-income/below-market housing. Frustration was expressed with extremely long waiting lists for existing units in these housing opportunities.

Homelessness was another frequently mentioned topic. Many respondents lamented the fact that many individuals are living on the City's streets and urged decisive action now. Comments were also made on the derelict condition of many of the City's SROs and the necessity of the City to hold "slumlords" accountable.

Another important topic was the loss of community. This was attributed to an increase in the number of empty homes in formerly vibrant neighbourhoods, the closing of local businesses, or families moving out of the city due to lack of affordable housing. Many respondents expressed fears that Vancouver is becoming a city only for the rich and very poor, with no room for the middle class.

Responses to the question of what priorities the City was missing were predominantly regarding government regulations, particularly on foreign ownership, empty homes and speculation. Some commenters expressed surprise that these issues had not been mentioned. Many people urged the government to "crack down" on these practices. Housing supply was the next most frequently discussed topic, with many comments urging greater densification/rezoning and increasing options for housing beyond condos and single family homes.

In terms of responses to the meaning of the City's priorities, the vast majority of respondents spoke to affordability. Many said these priorities provided them hope - hope that they might be able to stay in the city; in many cases, in the place in which they were born and raised or had put down roots. There were a large number of comments on the peace of mind that would come from greater housing stability.

OPEN ENDED RESPONSES						
Name	Description	Sample Quotes	Number of mentions - total	Number of mentions - Greatest Challenge	Number of mentions - Meaning	Number of mentions - Missing Priorities
Affordability			4164	2438	1314	396
General comments	General comments about housing affordability issues and cost of living in the City.	<p>"*We can't invite our own families over. *don't have enough room for storage either. *we both work but theres barely enough left to save for a house * buying house in Vancouver seems like a impossible thing now. People are paying SO MUCH MORE FOR SUCH LESS SPACE. It's crazy how price is increasing but the size of the houses are decreasing."</p> <p>"Affordability and competition. Sometimes not even being competitive when there are people going over asking price without blinking an eye. Too many people buying property for investment rather than using it as a home. This so frustrating and makes me feel defeated. Feeling as if the government is just using bandaid solutions rather than making drastic moves to help correct the issue."</p> <p>"Affordability should not only be for rentals, but for purchasing as well. Stop the destruction of older homes that could be affordable for some to have a \$ hungry developer put up a monstrous, unaffordable, non-well built house in its place. If the lots are large enough, put up a duplex, row house, anything affordable."</p>	1511	950	386	175

Definition of affordable	Comments on the lack of clarity on the City's definition of affordable and the alignment between the definition of affordability with what is actually affordable.	<p>"Affordability is the greatest challenge, especially given that I own a pet. This challenge is exasperated by an out of touch city council who thinks an affordable benchmark is equivalent to an entire months full time income for an average wage earner."</p> <p>"I think "affordable" has different meanings to different people. 2000/month for a 2 bedroom suite is NOT affordable housing!!!"</p> <p>"Last I hear the city deemed 1650/month rent for a one bedroom to be 'affordable'. This is wildly out of touch with middle class/lower class incomes and very frustrating."</p>	106	15	56	35
Housing cost, wage discrepancies	Comments that specifically speak to housing affordability relative to income and on how housing costs far outpace wages.	<p>"The cost of housing in Vancouver is not correlated to the wages earned in the city."</p> <p>"I support groups that demand not just social, however currently defined, but actually affordable housing based on real income, including income that is entirely from cpp, oap, disability, welfare, or otherwise fixed."</p> <p>"Rental rates have to relate to incomes - that is the definition of affordability. It is also where the city has failed so far. A rental household should not have to spend half, and in many cases more, of their available income on rent, with a new notice of rent increase every year - all in the face of stagnant wages in an equally stagnant and bubble-driven economy that no longer has any industrial backbone to speak of."</p>	149	91	31	27
Implications	Impacts of affordability issues.		2398	1382	841	159

Issues with space & size	Comments on the limited space of accommodations and its impacts on daily living (i.e. unable to store sports equipment, invite guests or have bedrooms for children).	<p>"Looking for rental housing is heartbreaking. We are looking for a safe place to raise a child and be able to work from home. We need more space than is generally offered and affordable in the market currently."</p> <p>"We sit around a coffee table to eat dinner. No room for hobbies, contemplative space or storage. Our kids sleep in a glass closet."</p> <p>"I'm tired of seeing 320 sq ft studios go up. Those are not permanent spaces. People grow out of spaces that small. You need to require units that people want to stay in and grow up or older in."</p>	380	299	40	41
Impacts on starting, continuing a family	Most respondents described delays to starting or adding to their family due to housing costs.	<p>" We are getting farther behind in our goals of being home owners and parents. We would have loved to raise a family in the city we love but is impossible. We are now planning to leave because to stay means we are farther and farther in debt and away from our goals."</p> <p>"Most of the new housing stock that's going up is not appropriate to start a family in (too small, poorly planned) and the stock that is, is far too expensive. So honestly, affordability in this city is impacting whether or not I even have kids."</p> <p>"We are considering moving to another province or even another country to start a family where a house doesn't cost inordinate amounts of money."</p>	306	237	63	6

Ability, desire to stay in city	Respondents expressed feeling forced to leave city due to housing costs.	<p>"[We] are unfortunately making plans to exit the city of Vancouver. Prepare for a brain drain and mass exodus of extremely frustrated underpaid, over-rented, capable people as we leave for places that have more reasonable down payments. Very frustrating, as I grew up here and feel like I have to say goodbye to my city - the city that I have longed for on long trips away from home (work and otherwise)."</p> <p>"So many people I know have moved away from the city, some just to the suburbs, others as far as the Kootenays. We cannot afford to live here anymore, those of us who live cheque to cheque."</p> <p>"My family and I are moving away from the city at the end of this month. The cost versus inflation versus wage growth is not sustainable. The city is going to crash and burn."</p>	1050	483	517	50
Retirement, downsizing, aging in place	Comments on the impact of housing costs on hopes to retire, decrease size of dwelling and age in their neighbourhoods.	<p>"I am 62, hoping to retire from my day job. I already have a hard time meeting all my expenses. How am I ever going to be able to make it on pension money?"</p> <p>"I cannot downsize and save more money for my retirement since my adult children cannot move out unless it's to an unsafe housing situation or one that cannot accommodate their pets."</p> <p>"Seniors choose to stay in their homes until the bitter end because there are not suitable choices in terms of housing form that would allow them to "age-in-place" within the neighbourhood in which they've lived for decades. If there were viable options, perhaps more would choose to downsize."</p>	88	57	24	7

Impacts on mental, physical health	Fear, anxiety and high stress due to housing costs.	<p>"Not feeling secure is creating a ton of stress on our family. Not being able to buy and be in control of our situation."</p> <p>"We were reno-victed last year -- created incredibly huge amounts of stress. Had to find a new home for our family -- the instability is causing enormous stress."</p> <p>"I can't afford to live in a place I'd like to be in a location I'd like to be in affects my lifestyle negatively and makes me feel socially isolated and depressed and unable to pursue my creative endeavours because of lack of space."</p>	355	215	114	26
Worries about (adult) children	Respondents expressed concerns about the ability of their adult children to acquire housing.	<p>"My children and grandchildren need affordable housing options."</p> <p>"My wonderful daughters were born and raised in Vancouver. They had excellent educations and as a result have very good jobs. Their partners have excellent jobs. Problem? None of them can afford to get a place of their own in Vancouver."</p> <p>"We need to feel that our children have a chance to make a life here in the future. As it stands, I don't think our children will have a chance. I would encourage them to move away."</p>	137	76	59	2
Impact on businesses, commercial activity	Comments on how lack of affordability is impacting local businesses: they are closing down or having difficulties finding/retaining employees.	<p>"People/families such as myself are being forced to leave to buy homes (I plan to leave within the next 18 months), and will be taking my business with me - which employs 30 people."</p> <p>"Small businesses in the city are dropping left and right because the people who would shop at them are forced to spend all their money on air with walls."</p> <p>"As a business manager, harder to hire people as no one can afford and then wage expectations increase to simply survive, especially due to rent costs."</p>	66	15	24	27
Social Issues			476	86	227	163

Indigenous peoples	Comments regarding the special issues facing Indigenous peoples in regards to housing.	<p>"If housing is affordable, protected and regulated so that it's within reach of all Vancouverites, diversity and community will function better with little further assistance (though perhaps special consideration should go to the issues facing Indigenous Canadians)."</p> <p>"The racism in this city is NOT subtle and property owners price this time and time again by only renting tear downs to First Nations families."</p> <p>"Poverty reduction strategies and land rights for indigenous communities/decolonization."</p>	12	0	4	8
Homelessness	Comments on the need for solutions to homelessness and the implications of homelessness.	<p>"We would feel much less shame about living in a city which allows for the kind of desperation homelessness breeds."</p> <p>"City Council and Mayor Robertson seem content to pretend they are helping build social housing by requiring developers to add a certain percent of "social housing" units under the BC Housing Housing Income Limits (HIL). But HIL is basically market rates. It does not house the jobless, the homeless, the addicted, the mentally ill. It is time for this awful situation to stop."</p> <p>"We need cheap/POC/elderly/strathcona-Gastown housing to stop being gentrified. We need city-funded housing for the homeless, to combat the opioid crisis....We need it now, not in ten years. This is a crisis."</p>	326	44	168	114

Middle class squeeze	Respondents spoke to the City's cost of living causing great strain on the middle class.	<p>"There seems to be a big focus on "low income" families and housing, which is a VERY big problem and by no means do I want to minimize it, However, there are so many people like myself, educated, professional, employed, who are having an extremely hard time making ends meet. Housing costs are so high that are squeezing the middle class out of here."</p> <p>"I feel that the Vancouver middle class is being squeezed out. There's plans to tax the rich, plans to give affordable housing to the poor, but no plans to help the people in the middle that aren't QUITE struggling but are definitely not in the range of housing that they should be."</p> <p>"A key priority should be to create incentive for middle income earners to stay in Vancouver. This core network sustains the neighbourhoods and the programs that ensure the rest of Vancouver thrives. Young professionals, families and smaller businesses are not sustainable in the current rental or mortgage climate so they are forced to leave."</p>	137	42	55	40
Refugees	Question regarding housing for refugees.	"Where do the refugees get housed? (I live across from the New Welcome Centre.)"	1	0	0	1
Ownership			1500	1144	208	148
General comments	Most comments on the inability to own a home in the city due to cost.	<p>"Currently own a one bedroom condo, would love to own a two bedroom but prices are ridiculously high for the difference between one and two bedroom units in this, and most other, areas."</p> <p>"These priorities seem to solely focus on just rental units - there's nothing listed about affordability for people to own. Most people don't want to rent forever, and consider owning their home a high priority."</p> <p>"Our rent, while affordable is too high and takes a significant portion of our monthly income. This prevents us from saving to buy housing and entering the housing market. The cost of purchasing property in the city is not possible for us."</p>	831	658	112	61

Property taxes	Comments expressing challenges with rising property taxes.	<p>"I may not be able to afford the property taxes if they keep increasing like they do. It will force me to give up both my home and my job."</p> <p>"Property taxes rising at a rate greater than inflation."</p> <p>"Paying property tax. We bought our house in 1990, and our property tax is now through the roof. We live in an "old timer" and shouldn't have to pay the exorbitant property taxes we do."</p>	165	138	7	20
Housing value	Respondents expressed concerns that their homes will lose value if there is correction in the market.	<p>"Having a significant portion of my wealth invested in housing while being uncertain as to what steps the various levels of government are going to take that may reduce the value of that asset."</p> <p>"I've worked very hard to own a tiny apartment and would like to see my investment hold its value too."</p> <p>"My only concern, as a homeowner, is that contradiction between wanting housing to remain affordable yet worrying about devaluation of what I've already paid for with a hefty mortgage."</p>	16	12	1	3
Strata, maintenance fees	Owners commented on the difficulty of paying high strata or maintenance fees.	<p>"Strata fees are getting ridiculous and unjustified."</p> <p>"The cost of our mortgage, strata fees and property tax are a large percentage of our monthly income which makes it difficult to afford raising children in the city."</p> <p>"Keeping up with escalating Strata fees, ongoing repairs on a limited fixed income."</p>	15	13	0	2
Rentals & Renter Issues			4136	2649	924	544

Access to rental market	Comments on the difficulty of paying rent due to cost.	<p>"It is my biggest challenge to have a rent increase every year, when wages have remained the same, and in some cases, jobs have disintegrated."</p> <p>"The rent is too high and increase 3.9% every year since 2005. It all adds up."</p> <p>"Affordable housing is critical to the economic, political, and social success for Vancouver in the future. Access to affordable rental units not only helps current residents, but creates opportunities for younger people who want to move to the city and invest long-term in the community."</p>	1655	1265	312	78
Lack of housing stability and renovictions	Comments on the insecurity of housing (i.e. fears of being evicted due to house being sold).	<p>"I have been evicted twice in the past year from homes due to landlords deciding to take over the property and sell it and demolish it, or renovate it. It is next to impossible to find affordable housing that doesn't come with a risk of the property being sold and demolished."</p> <p>"Fear of eviction. Not reporting issues to landlords as much as we would like to out of fear; in case they sell, tear down or evict. Nervous that the rent will go up. Insanely high rent and few options."</p> <p>"Housing situation always feels precarious and we are often worried we will lose our place. If this happens, we know we would face a huge rent increase and have fewer housing options because we have a child."</p>	806	472	259	56

Renter, tenant rights and protection	Respondents expressed the need for greater protection of tenants' rights and enforcement by the Residential Tenancy Board.	<p>"There is virtually no existing tenancy protection in BC. The ones that are in place are by name on paper only and are a joke. Eventually, they don't do anything to protect tenants from renovations, rent hikes (1-year fixed rent renewal), or owner "needs the place him/herself" claims. The tenancy relocation support is a joke as well."</p> <p>"In terms of renting, there are not enough rentals to be had so landlords can do whatever they want - they charge as much as they want and won't do proper upkeep of properties."</p> <p>"Dealing with landlords who are not versed in their responsibilities, nor tenants rights, under the Residential Tenancy Act. Part and parcel, is dealing with landlords who ignore the law to place them in an advantage. Out of those I'm surrounded by, I know I am on the "lucky" end, only dealing with 3 of these kind of landlords over the past 4 years. The inability to deal lawfully, or principle of not dealing with unlawful landlords, is to face the reality of lawn-auctioning unrealistic rental costs for illegal living conditions amongst a dozen or so other couples each weekend."</p>	247	78	94	75
Rent control, caps	Comments regarding rent control, freezes or caps.	<p>"There should be a rental cap on what landlords can charge. It's become a question of 'what can we get' over what is right and fair."</p> <p>"The landlord keeps on increasing rent yearly without major improvement in the building, landlord must be cap on how often they can increase the rent and must not be approved to increase rent without major improvement in the rental property."</p> <p>"Housing is so expensive and there is no rent control to permit low income folks to live in freedom."</p>	152	33	46	73

Pet friendly	Comments regarding the need for housing that welcomes pets.	<p>"There must be rental homes for people with pets. To many of us, they are family and if people cannot find a home for their entire family, some will abandon those animals to shelters or the streets. This is also costly for the community."</p> <p>"Finding an affordable pet friendly apartment has been a big challenge, it has taken 2 years and 2 other leases before finding an apartment that has enough space for us and our pets while remaining in our price range. Typically places that accept pets are either very low quality housing (bugs, unsafe, dirty) or very, very expensive. There are not many property companies that allow pets either - and usually this will be a blanket policy over all their buildings."</p> <p>"finding affordable housing options that...allow pets- I have pets and it is impossible to find somewhere that will allow you to live with them. I refuse to give them up as they are FAMILY."</p>	689	474	57	158
Accessibility	Comments regarding housing accessible to those with disabilities.	<p>"Finding affordable accessible housing as we age. My current condo is wonderful but doesn't have an elevator, so longer term we see problems finding a home in Vancouver when we can't handle 4 flights of stairs."</p> <p>"More housing for people with disabilities. At this time, it's very limited and people with disabilities in Vancouver will end up living with their parents forever or having to move far away. This is not great for families either way."</p> <p>"Supportive housing is in direly short supply for the many residents of this city who have disabilities and cannot cope successfully without some type of outside assistance."</p>	41	20	8	13

Safety of buildings, neighbourhood	Comments regarding issues with housing (i.e. structural issues, rodents, overdue repairs) and poor quality of new builds. Respondents also commented on landlords not providing maintenance so that tenants will move out and prices can be increased.	<p>"There are leaky pipes, water stains / damp walls & ceilings, mold, and a significant language barrier between me and my landlord. I'm worried about the safety should they not address the structural issues, or the possibility that I would be evicted if they want to do these major repairs. With the skyrocketing rental prices I don't know where I would go. Everywhere I've rented over the last 10 years in Vancouver has ended up having structural issues and mold, and landlords who are unwilling to address the issues. I've constantly been met with the attitude of "If you don't like it, move".</p> <p>"My apartment is in a bad neighbourhood, on the ground floor and my window and sliding door don't even lock. I moved into this apartment on the conditions that this and other things would be fixed. My building manager basically ignores me and avoids me. I feel like I have to live with it though, because it's the cheapest rent I can get."</p> <p>"I have lived in places that were in horrible condition - black mold, huge rats in the house, 5'10" ceilings, sexual advances from other tenants in the building. I felt that because I was so financially desperate, I couldn't report landlords who were negligent or downright malicious. My need for affordable housing trumped my personal health and safety."</p>	483	279	135	69
Discrimination	Respondents described not being offered housing or being evicted based on race, family size (i.e. children) or makeup (i.e. same-sex couples).	<p>"In our search for housing many renters turned us away because we had children."</p> <p>"A lot of landlords are foreigners and do not work or live in Canada. They select tenants who are of their own race and marginalize others who aren't from their background, including Canadians citing language barriers. This should not be allowed to happen."</p> <p>"When given the option, landlords tend not to select same-sex couples. Because of the low supply and high demand, they do not need to provide an explanation on why same-sex couples are not selected."</p>	35	23	6	6

Landlord rights, support	Comments regarding the need to support landlords who deal with bad tenants and homeowners who want to rent their spaces with fewer obstacles.	<p>"Why not give incentives to landlords renting their homes e.g. Tax breaks. Rent is taxed as income, it is well known the rental tenancy board will rule favoring tenants. If I get a tenant from hell, a lot of money will be spent on getting rid of them. Tenants have way more support in comparison to landlords."</p> <p>"I know this isn't going to sound very empathetic, but I think strong renter's rights laws contribute to the housing crisis by making it less appealing to be a landlord. For example, if I have a bad tenant, it's pretty hard to get rid of them."</p> <p>"Landlord rights are not mentioned either - renting is a 2-way contract and there must be protections and motivation for good to be involved in the rental business."</p>	28	5	7	16
Housing Supply			2488	893	849	746
Availability, supply	Most respondents described low vacancies and the need to increase housing supply. Some also commented on the need to preserve existing stock. Others comments pertained to strata councils preventing owners from renting their homes.	<p>"There is a tremendous amount of potential housing available that is trapped behind red tape. If we provide current home owners of single detached houses to build additional living space quickly and easily, we could double the housing in a year. Just make the process easy and fast!"</p> <p>"Providing more rental stock and preserving existing rental stock seems to be the most important aspect."</p> <p>"Pls create more rental buildings downtown, and stop letting developers rip down old buildings that are barely supplying "market rentals". we need more rental buildings and options unless you don't mind losing the life blood of this city."</p>	715	403	216	96
Density & Zoning			469	94	179	196

General comments	General comments on attitudes towards densification and rezoning.	<p>"High rents and sky high prices to buy. We need more density! The nimbys who are against densification will drive all the younger ppl away."</p> <p>"Of course, balancing density increases to protect current owners' investment is essential, but supply for ownership has continued to decline and is at historic lows, which means not enough density is being provided by the city."</p> <p>"Watching low density sprawl destroy natural habitat and separate people so they have to drive to every activity they have."</p>	108	19	22	67
Increase density	Respondents urged greater density, particularly in single family home areas and along transit corridors.	<p>"Yes - the need to re-zone more aggressively into higher density. It is unacceptable that we are in a housing crisis and the majority of zoning across the city is single-family homes."</p> <p>"I think that the zoning for single family homes needs to change and that a city with a big and growing population needs to have greater density and homes that are not as big in square footage. That is what suburban areas are for."</p> <p>"Too much remaining protection of single family lots in the city. Infill laneway is not sufficient. We are going to need a transformation of these neighbourhoods. Introduce fee-simple row housing assemblies. Triplex and four-plex developments with higher FSRs than 0.7 and also consider new height limits in single family neighbourhoods to accomodate an extra floor."</p>	308	53	143	112

Specific neighbourhoods	Single family zoned areas and the west side of the City were most frequently named as areas where densification must be increased.	<p>"I live near Commercial/Broadway, where the strong NIMBY vote has kept towers away from the busiest transit hub in the city, against all logic. This helps reduce supply and up prices, while forcing young families to move further and further away..."</p> <p>"I want to see rezoning. While nice in theory, the single family homes in central neighbourhoods such as kits need to go or younger working people will be completely driven from this city for good."</p> <p>"The city should zone all major arterials (anything with a bus route) to allow 2 & 3 storey apartment buildings and freehold townhouses (row housing) on all other arterials."</p>	65	11	29	25
Low to mid-rise	Respondents encouraged the building of low and mid-rise buildings to increase density.	<p>"I want to see more low-rise, higher density housing in single family neighbourhoods...duplexs etc. that maintain the street feel, the character of the city but provide more density."</p> <p>"Too many neighbourhoods limited to single-family zoning for such a desirable city, limiting creative and more dense but low scale options such as legal duplexes and row-houses."</p> <p>"Building new units shouldn't automatically mean more high rises. More five and six story buildings wouldn't impact a neighbourhood so heavily, yet they would add density."</p>	31	7	14	10

Against more density	Respondents expressed opposition to increasing density because of how it changes neighbourhoods. Others spoke about preserving heritage and neighbourhood character.	<p>"Want to see low-density neighborhoods preserved as Vancouver's low-density is one of its most desirable features."</p> <p>"Increasing densification in the West End, adding more towers and encouraging infill on every available patch of grass. It threatens to change the very character of an old, established neighbourhood, to the extent that we are considering a move."</p> <p>"The stress on real estate is so high that the city is getting denser and denser, spoiling calm, space and appeal."</p>	53	22	14	17
Specific neighbourhoods	Respondents spoke to issues with density in their neighbourhoods.	<p>"We live between the Canada Line stations Marine Drive and 49th St. Which is probably the reason for the densification in this area. But, we have lost our neighborhood, and the traffic has intensified."</p> <p>"I'm afraid the West End Plan is doing more to damage the area than it is to improve it. I guess we have to expect more highrises in order to house people, but to date the infill buildings on lanes have been ugly and appear out of place."</p>	7	5	2	0
Opposed to high rises	Comments expressing strong dislike for high rise buildings.	<p>"We do NOT want the beautiful view we have from our apartment to be blocked by high-rises. We do NOT want our quiet neighbourhood invaded by casinos, hotels, malls, etc."</p> <p>"The current development focuses on high-end maximum dollar to sq-ft projects which cater to the wealthy and push the working people out of the city. These developments are pushing up land values for the working class units in the area."</p>	11	2	4	5

Family, child friendly	Comments on the need for housing that welcomes children and families.	<p>"Middle-class families should be able to have a place to live for 30% of their take-home income (this is especially true of civil servants and professionals) - [need] 2-3 bedroom options, which are now in very short supply. "</p> <p>"Condos are suited to single/couple living not families like townhouses, which are not being built."</p> <p>"Increase the % of units in new developments intended for families. Enforce minimum space (Sq ft) for a room. The rooms shouldn't all be shoeboxes."</p>	281	129	83	69
Seniors	On the need for senior-specific housing.	<p>"As a Senior I know how vital it is to have more affordable Senior's housing in this community and every area of Vancouver. I was born in Vancouver and have worked very hard in my life. Many Seniors are the same, they have worked and supported their community and we need to have an affordable decent place to live especially at this time in our lives."</p> <p>"Are Seniors not being considered? I saw no mention of Senior housing in this survey. I am a Senior, and dread the day that I will have to move, knowing there are limited spaces for seniors that are affordable, convenient, and available."</p> <p>"I would also like to emphasize the importance of creating more affordable housing options for seniors. This could help free existing affordable family units currently occupied by "empty-nesters" who currently have no other affordable options."</p>	79	22	19	38
Other types of housing			689	194	267	228

General comments	Comments on the need for greater variety of housing options.	<p>"Need more housing options between single-family homes and one/two bedroom condos. There are not enough 2,000-2,500sqft townhouses/duplexes."</p> <p>"It would be good if existing neighbourhood and quieter streets will include more housing options. Some currently have townhouses and low rises - build more of those with more unit sizes to fit families."</p> <p>"That there are a diversity of housing types and forms which are geared to various types of buyers (or renters). This means diversifying away from endless towers filled with generic one or possibly two bedroom condos to other types of housing (townhouses, row houses, infill housing, duplexes, coach houses, co-ops) that are can be used/renovated to accommodate people's needs at varying stages of life, and which make it easier to get to the Street."</p>	125	21	73	31
Co-ops	Respondents expressed the desire for more co-ops in the City.	<p>"City should push for Co-Op Housing along Dunbar street where there are many empty lots and underutilized spaces. Residence will whine about this (as was seen by the creation of lane way housing in the area), but this is desperately needed, and people of various income levels should be able to live in chosen neighbourhoods across the city."</p> <p>"We need more co-op housing that is backed by CMHC that allows lawyers and welfare recipients to live together, collectively. Please look at Trafalgar Housing Co-op as a prime example of the kind of housing that really works and works well."</p> <p>"Promote more cooperatives as means of building community and putting agency in the hands of renters and not developers."</p>	244	81	51	112

Co-housing	Respondents expressed the desire for more co-housing opportunities.	<p>"Co-housing is something that should be encouraged and supported = the concept of people living in a more social manner in a strata."</p> <p>"I'm part of a group that is trying to build an affordable community through co-housing. Affordable is the single greatest obstacle to this."</p> <p>"I strongly support the addition of cohousing ventures as a means of building strong and thriving communities. Particularly, it helps if they are incorporated in residential houses, as a means of building cooperative living spaces."</p>	30	8	7	15
Laneway houses	Comments on laneway houses, mostly in favour of building more.	<p>"Need more infill coach homes, incentives for current land owners living on their own properties to develop laneway housing."</p> <p>"Encourage homeowners to add suites of laneway houses for affordable rentals."</p> <p>"The city needs to open up zoning regulations to allow for strata duplexes and laneway home properties ... further consideration MUST be given to the empty nester and seniors to allow for home ownership that is right sized and not necessarily strata titled or cooperative title."</p>	57	18	26	13
Opposed	Respondents thought laneway homes increased too much density, were too small to be useful or changed the neighbourhood too much.	<p>"Lane-way housing and basement suites bring in too much density all for the sake of more taxes."</p> <p>"I think some of these initiatives are actually going to make things worse, like laneway houses and small units. I think families need adequate space. I know too many families squeezed into units that are too small because they can't find anything else affordable. Property owners will build a coach house or add a unit just to try to make some money off of people. It might be a nice looking, new coach house, but it is too small for people with kids."</p>	7	4	2	1

Tiny houses	Comments requesting the city allow tiny homes.	<p>"There is a growing group of Vancouverites wishing to make the shift to 'tiny living'. Creating space for people to build their own, tiny homes or park their bus conversions or changing bylaws to allow them on existing property would help a lot of people find their 'forever home'."</p> <p>"I cannot afford the average rent any more. I would prefer to live in a very small house, even a tiny house, to have it be my own place permanently, and like the idea that i would be living within my means. i feel like it is killing me to not have even basic decent housing."</p> <p>"City should allow tiny house communities to occupy the empty lots the City is holding onto for future captial gains. The rent collected on these lots should then be used to help subsidise other low income families in other situations."</p>	41	6	16	19
Townhouses, rowhouses & duplexes	Comments regarding the need for more townhouses and other similar housing forms.	<p>"Stop building the wrong kind of housing. Rezone the city to abolish the SFH. The westside of Vancouver is declining in population and through rezoning for gentle density such as townhouses/ row houses and duplexes etc. could bring back the middle class to these areas."</p> <p>"It seems the zoning for the City is unimaginative in defining human spaces that are inviting to extended family lives. There ought to be more row housing, and more multiplexes with common garden shared areas. We need more liveable density in the city."</p> <p>"Providing opportunities to purchase smaller plots & housing (small houses, lane houses, etc.) would allow us to want to stay in the city, connected to the community."</p>	192	60	94	38
Low income, social, public housing			179	33	54	92

General comments	Comments expressing the need for more of these types of non-market housing.	<p>"There is not enough low income housing. I really wish there were more. Little Mountain has 1 apartment building and that was over 10 years ago. When is the city and the provincial government going to build more apartment buildings there, so that people can live on that land."</p> <p>"Being able to continue to live in the city we love is dependent on affordable and available housing, especially vulnerable residents (ie low-income, single parent families, disabled, etc)."</p> <p>"Increasing the supply of welfare-rate housing is critically important to reducing homelessness. Decisions about where to put this housing should be made with more city-wide planning and overall strategy than I've been seeing, i.e. decisions made in reaction to the latest protest or to opportunities. In particular, I'd like to see more effort in locating welfare-rate housing in places where land is cheap - which is not the DTES and not False Creek."</p>	135	24	42	69
Opposed	Respondents were against building more low-income/social/public housing for reasons such as fears of increase in ghettoization and feelings that City money should not be applied to those in poverty.	<p>"Do you want to become Detroit? Do not build housing projects...they turn into slums. We already have Hastings and Main which is gross."</p> <p>"That Vancouver needs to focus on something other than social housing which is a provincial responsibility."</p>	11	3	2	6

Luxury developments	Respondents expressed frustration that new builds are luxury-oriented and therefore too expensive for the average income earner.	"New luxury condos do not help with affordability." "There seems to be a lack of midrange housing (mid size, mid price) I think having developers push the "luxury" market specifically keeps locals out... and promotes " resort" style living."	54	18	20	16
Amenities & Lifestyle			885	291	326	268
Access to childcare, schools, comm centres, amenities	Comments regarding proximity of affordable housing options to required amenities such as schools and community centres.	"Finding a community that I can afford to live in that also has enough amenities to support all the families in that area. The less expensive parts of the city are becoming over-crowded, parks are packed, community centres are full, etc." "Can't afford to live in a neighbourhood that includes easy (walkable/transit-able) access to amenities such as groceries, community centre, parks, cafes." "Have to have supporting infrastruture in place ahead of the mass influx of multiple housing. More hospital and health care capacity, new fire halls, increased policing, an effective transits strategy beyond just bike lanes, supporting business and industry."	143	62	28	53

Green space & sustainability	Comments on the need to create green space in buildings and the city in general, meet goals of sustainability in new buildings and the preservation of existing buildings.	<p>"There is no storage space or garden space so my quality of living life is lower than I'd like but I am stuck here because rent is too high elsewhere."</p> <p>"There are condos going in all around us and there is ONE postage sized park in our community. Exactly what community amenities are the developers providing? Pave paradise and put up a condo - now is the time for green space. This is critical as people live in smaller & smaller spaces and especially in the DTES where we are suffering from a nature deficit."</p> <p>"It's hard to be "green" when you are forced by economics to drive hours to get the kind of housing that suits you."</p>	127	47	23	57
Transit connections	Comments regarding proximity of transit to affordable housing.	<p>"Finding an affordable place to rent which is easily accessible to amenities and public transit since buying is absolutely out of the question in this overpriced city!"</p> <p>"It is so difficult to find safe, quality housing with good transit that is also affordable for the majority of people."</p> <p>"Focus on other means to improve affordability of housing by relieving pressure on other costs, in particular transportation. Facilitate the ability to live car-free through access to good public transit and promotion of carsharing."</p>	173	84	31	58

Community	Comments on the importance of community and its potential loss	<p>"Losing friends & community members, who cannot afford to stay in Vancouver. They are moving to suburbs, or to other regions of the province or country. Particularly people who have a young family or are looking to start a family. It is tearing out the social fabric of our community."</p> <p>"My [sense] of community has diminished. Members of my family, and friends, could not afford the rental rates and cost of living in this city and I'm sad and lonely. My mother moved to Kamloops. Several of my friends have moved back to the provinces they came from."</p> <p>"Our neighbourhood has lost its young families. the local school is under-enrolled. there are no kids on our block for our kids to play with. rent is too expensive for most families."</p>	345	91	174	80
Diversity	Responses that speak to the importance of maintaining diversity in the city.	<p>"Diversity is central to our family where citizens from different cultural backgrounds and economic levels all living in same community."</p> <p>"Also, some various types of housing might create 'diverse' neighbourhoods, but is that based on class or race? We need affordable housing CITY WIDE, and for densification to also take what is now available for transit into consideration."</p> <p>"Retention of culturally important neighbourhoods like Chinatown and little India."</p>	97	7	70	20
Government Regulations			2093	499	497	1189

Issues with fixed term leases	Comments regarding landlord use of fixed-term leases.	<p>"Fixed term leases. Every year we have been kicked out or had my rent increase from \$300-500 due to Vancouver's lax stance on proper rent control. If there was proper procedures in place for removing these loopholes perhaps I could actually afford to live in this city."</p> <p>"If landlords were no longer able to get tenants to sign fixed-term leases (due to the fact that the market is so competitive, renters feel like they have no choice but to sign), and then charging even higher rent to the next tenant, or even to the same tenants? Or, as is the law in Montreal, there are restrictions on how much rent can be raised, even when new tenants come in or a fixed-term lease is up?"</p> <p>"Tie rent increases to the unit, not the tenant (ie rent can only be increased for a unit once per year by the set amount--regardless of whether a tenancy ends)."</p>	87	47	16	24
Short term rental regulation	Includes responses pertaining to the regulations of short term rentals (such as AirBNB) in the City and its impacts on housing supply. Most comments were opposed to short term rentals, though others expressed desires they would be allowed in order to bring in needed extra income.	<p>"Airbnb all over my neighborhood w no legislation!!!! These rentals take up places for real citizens."</p> <p>"Find a way to make innovative platforms like AirBnB work for the city, and not discard the concept. By offering incentives to foreign home owners/investors to rent out rooms, it may assist short term rentals to leave the long term rental market."</p> <p>"Govt should NOT interfere with homeowners who wish to sublet or rent their places or even run BNBS because its their business and it may make it possible for the homeowner to continue to live in the city. In a condo situation, that is up to the strata council and the city should not interfere there either."</p>	138	36	27	75

Empty homes	Comments on residents' frustration seeing empty homes in their neighbourhood given the housing shortage; sadness about the loss of community and impacts on local businesses; and the need to reduce empty homes through greater taxation and enforcement.	<p>"Having so many empty large houses in my neighbourhood has definitely changed the character of my neighbourhood. It feels empty and unlive in. here is no neighbourliness and zero street life."</p> <p>"Stop the empty housing. A 1% tax is nothing when the value of the property goes up by 30% over six months."</p> <p>"There should be...HUGE taxes on empty homes (including and especially condos. Include a hotline to report empty home violators."</p>	384	62	63	259
Foreign ownership	Most comments expressed concerns with the impact of foreign buyers on the housing market and the need to curtail or eliminate them.	<p>"I don't want to see all foreigners locked out of buying a home here, but I think you need to find a way to not let them use the housing market here to dump their cash into."</p> <p>"None of these address the core, underlying problem - which is foreign capital-driven housing price increases. If exterior demand is not addressed, all supply-side solutions will both fail in the short term, and produce a glut of housing when the capital withdraws."</p> <p>"Stop investment by non-residents into housing! Large commercial properties may be ok, with sufficient taxation and constraints. There is NO reasonable policy rationale for allowing non-residents to purchase single-family dwellings, whether houses or condos."</p>	563	141	127	295

Renovations & permits	Regarding the City's permitting process for homeowner renovation and new developments, the speed of the process and its impact on housing	<p>"The legislation regarding housing permits and zoning bylaws need to be changed to make it easier to build new homes. City's absurdly high regulatory compliance cost for building new units needs to be lowered. If the city needs to hire more people to expedite the process, it should."</p> <p>"Planning and permitting new buildings in Vancouver are a total mess. It should not take two years to get a permit to demolish and replace an existing house. Other municipalities get this done in two weeks."</p> <p>"The city makes renovating an old home onerous. We would have been far better off economically to bulldoze the character house and build a large box, sell out, and move away. All the incentives and city policies push the wrong way."</p>	174	49	48	77
Speculation	Comments on issues with speculation and the need for government intervention.	<p>"Affordability. Housing speculation by investors driving up prices making rents skyrocket as well. We need to curtail foreign investment in housing as a commodity."</p> <p>"So long as speculation plays a major role and houses sit empty, it's not the supply that is the problem, but the demand, and building more without driving down prices only further fuels speculative buying and the overheated market detached from local residents' wages."</p> <p>"The legal system should be designed to Not allow for Van housing to be used to launder money. The government of Canada, BC and city officials must deal with the "elephant in the room" and demand source of funds in housing transactions and stop foreign/absent home ownership."</p>	522	123	140	259

Taxes	Comments suggesting the City raise certain taxes (property transfer, occupancy, short term rental) in response to housing issues.	<p>"Raise the limit of the land transfer tax or at least lower it for first time buyers who are citizens or permanent residents. Even better, make it a tax credit. So, only people who are honest and pay their taxes in Vancouver get a break."</p> <p>"The city and the provincial government need to get their claws out when it comes to housing taxes. 15% transfer tax and a 1% occupancy tax won't change anything. Those taxes need to be so punishing that no one in their right mind would buy a property and just hold it. The taxes need to be used to disincentivize the commoditization of the housing market in Vancouver, not just be another revenue stream of the government, which is exactly what it is in its current iteration."</p> <p>"Rethinking the incredibly low property tax regime and moving toward a higher and more progressive tax policy (i.e. higher rates for higher assessed values)."</p>	54	3	10	41
Multi-government involvement	Responses include municipal, provincial and federal government involvement in housing issues.	<p>"Working with provincial and federal government to restructure the way that real estate is done in this province. I would like to see more housing for living and not as "investment." Investment properties should be taxed at a much higher rate."</p> <p>"The city of Vancouver must not bear the entire burden of public housing strategy and private housing strategy in the municipality. Directives and funding need to come from the federal government (not the provincial government). A public housing & private housing strategy...are required."</p> <p>"Foreign investment must be recognized as being a major contributor when it comes unaffordable housing. The City of Vancouver in conjunction with the provincial and federal government must do much much more to curb this type of speculation."</p>	113	13	28	72

No intervention	Respondents expressed the opinion that government should not intervene in the free market.	<p>"Faith in free enterprise plus a strategy to regulate out the most serious abuses."</p> <p>"A free and fair market will increase the opportunities for better housing to help ensure community security and quality of life."</p> <p>"Encourage free markets. Encourage the creation of rental housing by giving owners more control over their property, not less. Your current proposal to give more say to tenants and less to owners will result in less housing, not more."</p>	29	7	8	14
Other	Comments on other ways the city can respond to the housing crisis such as changing building codes, doing better planning on a larger scale, performing inspections, tightening loopholes, viewing housing as a human right and others.	<p>"Reduce building code requirements. Streamline all building permitting processes by 90% of what they today. Reduce permitting fees by 75%. Offer density bonus and real incentive (i.e. waive all permitting fees and property taxes for 10 years if they are building 100% rental project). Seattle did it why not Vancouver?"</p> <p>"Shift housing from a commodity and investment to a right."</p> <p>"Preserve the heritage of our city by protecting perfectly suitable homes from demolition. It's easy to do. If someone is going to destroy a home, they should have to apply for a permit. An inspection takes place. If the home is deemed in good condition and can last for another 50-100 years, the demolition should not take place."</p>	121	18	30	73

Developers	Comments on the amount of power that developers have in the City and in some cases the close relationships they have with City councillors. Other comments strongly encouraged the City to regulate development in order to create affordable housing.	<p>"Developers seem to rule the housing market in Vancouver - tearing down older houses and buildings and putting up expensive rental or condos instead of them. The City needs to remember that the people who work here (the ones who ensure there is food and services in the city) need housing here. Not more rich people."</p> <p>"The developers who fund elections influence decision-making to such an extent that City strategies will always benefit them most and the most needy least."</p> <p>"The collusion of developer interests with the municipality. You speak of all these programs you have in place but each time a developer is not held to their end of the bargain and over and over they do not deliver on their promises of providing rental housing, or building parks."</p>	212	37	63	11
City's Priorities	Comments on the priorities described in the survey.		465	3	395	67
Support	Respondents expressed support for the City's priorities.	<p>"Thank you for your effort to make housing better and more affordable."</p> <p>"These priorities and ideas mean to us that the City is inclusive of everyone, even those who are deemed unworthy by the majority of the public. We are all citizens of this city and ensuring we all have the opportunity to choose to remain as such, and live in a safe, secure and dignified manner, indicates that the City is considering everyone, not just those who can afford to pay the most."</p> <p>"Can't disagree with any of it - a strong, holistic strategy. But how long will it take before new housing and units are available to me? And will they be *truly* available, or will I be competing against literally thousands of other applicants in a luck of the draw scenario?"</p>	86	0	72	14

Opposed	Comments expressing opposition to the priorities.	<p>"The strategies seem so broad that the solutions try to be everything to everyone. That often means that no one really gets what they need. Perhaps breaking up the problem into specific target groups and developing an unique approach for each might address the problem better."</p> <p>"These priorities indicate that the city of Vancouver is entirely missing the point. Most of these concerns would be rectified if adequate controls were put in place limiting foreign money investing in local property markets. Everything else is window dressing and a token gesture if the role of foreign investment is not addressed."</p> <p>"A few of these priorities are misguided. We do *not* need the city to build more condos. This is not healthy for the city. You simply need to cap the amount that current housing can be bought, sold, and rented out for."</p>	177	1	157	19
Skeptical	Respondents expressed skepticism that action would be taken on the priorities listed.	<p>"Political postering. I want real, actual, and effective change."</p> <p>"Sorry to sound pessimistic but they mean very little until "priorities" are "realities". We'll see..."</p> <p>"These priorities and ideas would be fantastic if the city of Vancouver would actually walk the walk instead of just saying that they are addressing it."</p>	105	0	93	12
Timing	Respondents commented on the need for the City to make changes as soon as possible, or that it is already too late for them.	<p>"THIS NEEDED ADDRESSED YEARS AGO!!! The problem has been a decade in the making. And now it has gone beyond emergency level. There needs to be funds made available immediately."</p> <p>"As for what these priorities and ideas mean... it means that perhaps the City of Vancouver is starting to take this more seriously. But I know that this won't happen soon enough as we've had an affordability crisis for years- so until then I'm still planning on moving somewhere else next year."</p> <p>"The city acts too slow. I have read the same info for years about this problem. nothing has been fixed."</p>	81	1	62	18

Vagueness	Comments on the lack of clarity and specificity in the City's goals and/or questions.	<p>"The priorities seem vague and unhelpful, and don't really address the root causes of the problem."</p> <p>"The priorities sounds like half-decent PR, but I'm not confident they'll make a difference in the housing crisis. They're vague and noncommittal, they need clear metrics and KPIs."</p> <p>"Affordable non-rental housing is missing but to achieve that, prices need to drop by 25-50%. Affordability is left as a vague term. What about the impact of speculation and house flipping? Need more densification as housing policy cannot be dictated by NIMBYists especially those who own single family homes."</p>	16	1	11	4
International Housing Models	Respondents encouraged looking to examples of housing solutions worldwide.	<p>"We say we are like European cities but we are sorely lacking in their most attractive features like interior courtyards, neighbourhood restaurants and groceries, plazas for kids to play."</p> <p>"The bottom line is that there is housing in Vancouver, it is simply inaccessible due to artificially inflated purchasing costs. Government must legislate measures to control this as has been done in Australia. This will create instability in the vancouver market as an "investment" for foreign buyers. It will make the market affordable to families & young professionals. Please follow the Australian example & make our city affordable."</p> <p>"Look to Tokyo as a model for development for dense, walkable, and human-scale communities that combine a variety of housing types near transit and commercial activity."</p>	49	5	16	28

Other	Comments on housing issues not captured by the above categories, miscellaneous issues such as health and roommate challenges, complaints about traffic, comments on design of city and others.	<p>"Not much privacy, not very good ventilation."</p> <p>"Street parking - neighbours have illegal suites and often 5 cars for a 33 foot lot."</p> <p>"Put design as a forefront. Vancouver has a horribly homogenous landscape of blue glass towers (barring that hideous magenta monstrosity beside BC Place). Glasshomes are also unenvironmentally friendly as they reflect heat, and are non-existent in terms of insulation. The Central Library is one of our most beautiful buildings and it's a perfect mix of design, form and function."</p>	445	123	145	177
No housing problems	Respondents stated they had no issues with housing.	<p>"My family is lucky to be living comfortably where we want to be."</p> <p>"I do not face a housing challenge. I have benefited from the tremendous rise in the housing market and had the privilege of securing financial security from the sale of a home on the West side of Vancouver and buying on the East side, my preferred neighbourhood."</p> <p>"None, I worked hard for what I have."</p>	116	87	29	0
No additional comments	Comments with nothing further to add.	<p>"N/A."</p> <p>"I don't know."</p> <p>"No."</p>	145	23	35	87

Survey	Comments on design and implementation of the survey.	<p>"I find the methodology involving choosing between your rental needs and those of homeless people highly problematic. I shouldn't have to prioritize these things.</p> <p>"Your survey is terribly biased and assumes I approve of the options to a greater or lesser degree. I suggest you use resources at U.B.C. to assist with the creation of better surveys that permit objective views. I believe you are shepherding me toward supporting options that YOU think are appropriate."</p> <p>"This is a specific and important question for the most vulnerable residents of Vancouver. Please make extra efforts to seek out the opinions and ideas of the most marginalized residents of this city as well as the groups and individuals who serve them."</p>	26	1	16	9
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