

# Annual Progress Report and Data Book

April 2, 2019

Presentation to Council

# Presentation Outline

1. Introduction: Housing Vancouver Strategy
2. Housing System: Summary Observations
3. Progress Towards Housing Vancouver Targets
4. New Measures and Partnerships
5. Current Implementation Actions



# **Introduction: Housing Vancouver Strategy**

# Housing Vancouver Background Context

In the face of a deepening housing crisis, the City's 10-Year Housing Vancouver Strategy provides a renewed vision and explicit policy directions, strategy and actions.

The strategy is founded on the following:

1. **Create the 'Right Supply' of housing**
2. **Protect and retain the existing rental stock**
3. **Support vulnerable residents**



# Housing Vancouver Targets




Targets set based on several core objectives:

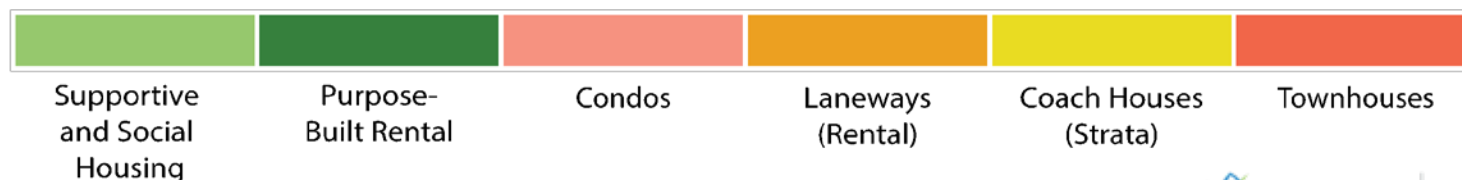
1. Retaining the diversity of incomes in the city
2. Shifting current housing production toward rental housing in order to meet the greatest need
3. Meeting ambitious targets for housing for low-income households, in partnership with senior levels of government and housing providers



# Housing Vancouver Targets: 72,000 New Homes

Shift from pure supply targets to the 'Right Supply' supported by retention and renewal of existing housing options

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%
<b>Total</b>	<b>5,200</b>	<b>1,600</b>	<b>4,500</b>	<b>23,500</b>	<b>26,200</b>	<b>11,000</b>	<b>72,000</b>	<b>100%</b>
<b>% of Total</b>	<b>7%</b>	<b>2%</b>	<b>6%</b>	<b>33%</b>	<b>37%</b>	<b>15%</b>	<b>100%</b>	

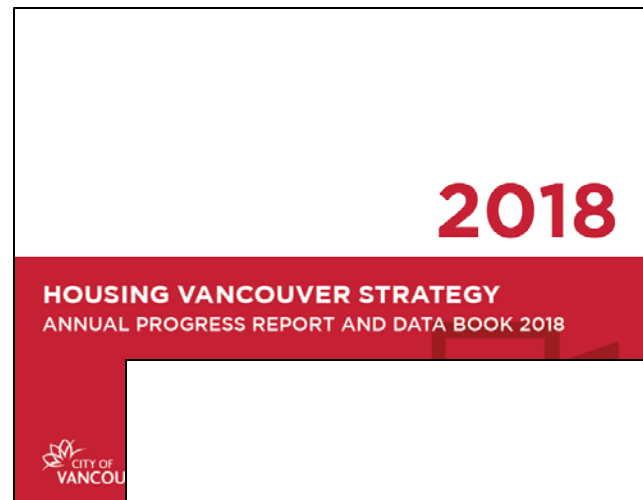


# Housing Vancouver Monitoring & Reporting

Implementation requires collaborative action across city departments in partnership with other levels of government, non-profit and community partners and private industry.

What is included in the Annual Report:

- Progress towards targets
- Update on Action Plan
- Data Book – housing market and affordability metrics
- Healthy Housing System Indicators
- Quick-Reference Dashboard (\*new)



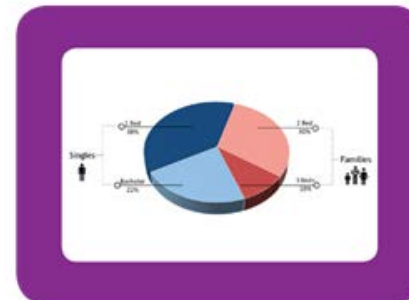
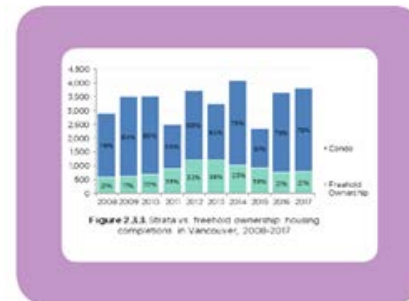
# Housing System: Summary Observations



# Housing Vancouver Data Book

Annual Data Book intended as a comprehensive public resource on housing market and affordability data.

- **Housing Stock** – e.g. vacancy rates, development processing, change in stock over time
- **Growth and Demand** – e.g. GDP, population, construction costs, mortgage and interest rates
- **Housing Affordability** – e.g. tenure, incomes, housing costs, homeless count, social housing waitlist



# Data Book: Summary Observations

- Affordability is contributing to severe housing challenges for very low-income and marginalized residents seen through the increase in unsheltered homeless residents and concerns about evictions
- Rental market continues to be extremely tight with vacancy rates below 1% and increasing private market rents; in 2018 the average rent in private purpose-built apartment units was ~20% higher in vacant units than occupied units
- Housing supply continues to grow with above average starts and completions, however stock may not meet needs of all households in terms of size, tenure and affordability
- Detached home prices have fallen slightly yet remain largely out of reach for local incomes; eastside condo prices have increased 5.7% in 2018
- Rising GDP and growing labour force continues to drive demand, however mortgage rates have risen from a 10-year low in 2017 to 4.39% in 2018



More detail and  
additional metrics  
available in Annual  
Progress Report & Data  
Book 2019

# **Progress Towards Housing Vancouver Targets: Summary after 2 Years**

# Progress Towards Targets After Two Years: Summary

## Where we're meeting HV targets

Social & Supportive Housing

Laneway Housing (rental)

Condos

Family Housing (2- and 3-bedroom units)



Housing for incomes >\$80k

## Where we need to improve

Purpose-built Rental Housing




Townhouses

Housing for incomes <\$80K

-  Housing types
-  Demographics and incomes




# Progress Towards Targets:

Meeting overall supply targets after two years (2017-2018)

Building Type	Housing Type	HV 10-Year Targets	HV Annual Targets	Units Approved in 2018	Units Approved Towards Targets Since 2017	% Progress Towards HV Annual Targets	% Progress Towards HV 10-Year Targets
 Apartment	Social & Supportive	12,000	1,200	1,938	3,640	162%	30%
	Purpose-Built Rental	20,000	2,000	1,031	1,851	52%	9%
	Condos	30,000	3,000	4,511	8,338	150%	28%
 Infill	Laneways (Rental)	4,000	400	709	1,300	177%	33%
	Coach Houses	1,000	100	-	-	-	-
 Townhouse	Townhouse	5,000	500	86	275	17%	6%
Total		72,000	7,200	8,275	15,406	11%	21%




\*Coach house unit counts not yet available to be reported on April 2<sup>nd</sup> , 2019

# Progress Towards Targets: Exceeding supply targets for social/supportive, condos & laneways after two years (2017-2018)

Building Type	Housing Type	HV 10-Year Targets	HV Annual Targets	Units Approved in 2018	Units Approved Towards Targets Since 2017	% Progress Towards HV Annual Targets	% Progress Towards HV 10-Year Targets
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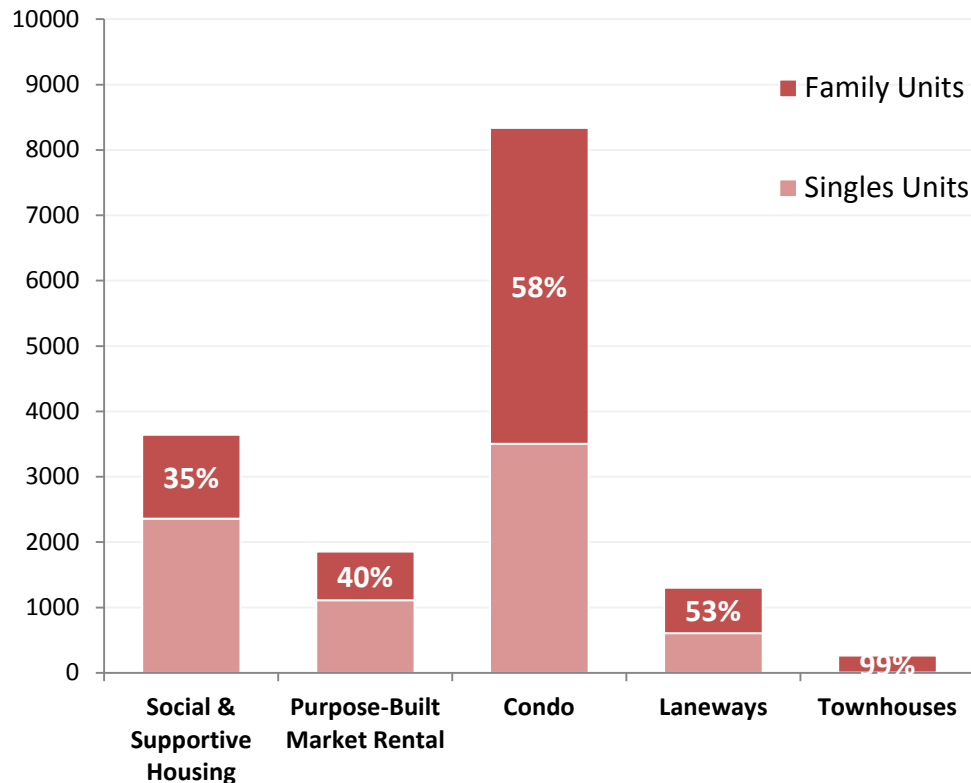
# Progress Towards Targets: Not meeting supply targets for purpose-built rental & townhouses after two years (2017-2018)

Building Type	Housing Type	HV 10-Year Targets	HV Annual Targets	Units Approved in 2018	Units Approved Towards Targets Since 2017	% Progress Towards HV Annual Targets	% Progress Towards HV 10-Year Targets
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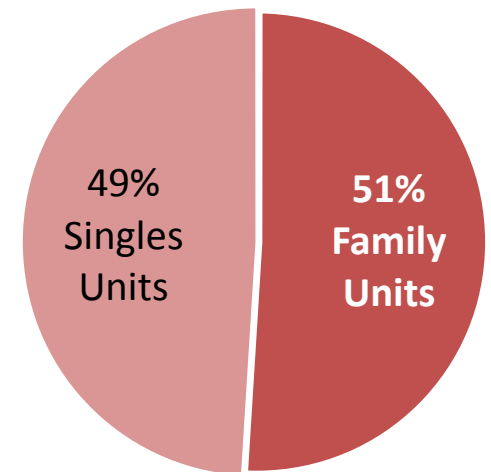
\*Coach house unit counts not yet available to be reported on April 2<sup>nd</sup> , 2019

# Progress Toward Targets: Exceeding targets for family housing (2- & 3- bedroom units) after two years (2017-2018)

**% of 2-Year Family Unit Target Achieved by Housing Type**



**Singles & Family Units % of overall approvals**

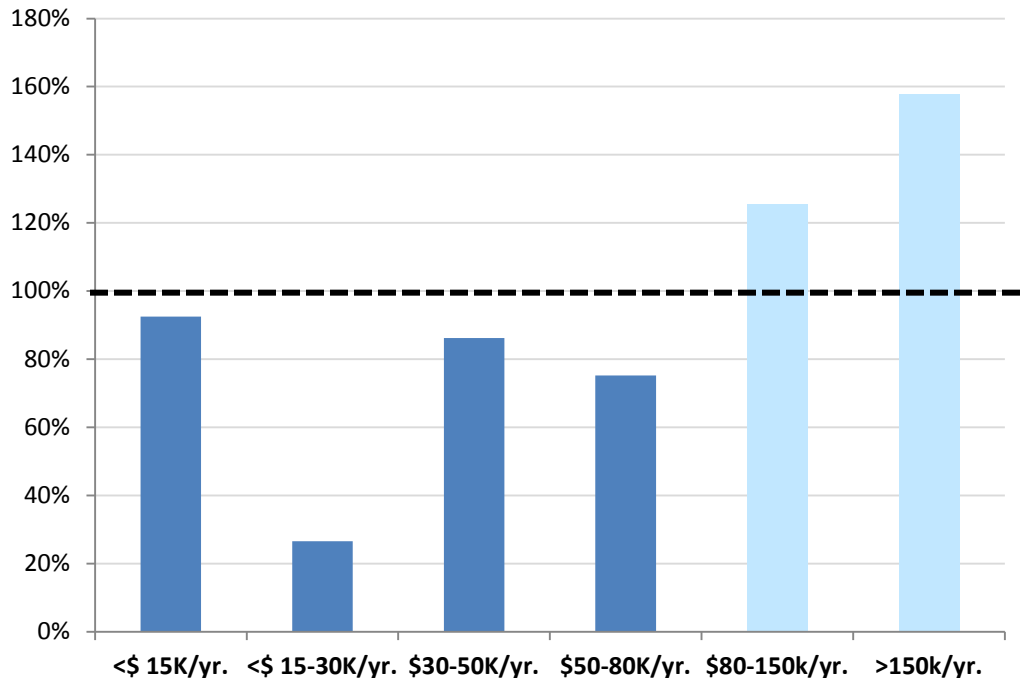


9% above target of 42% of new units to be family-sized

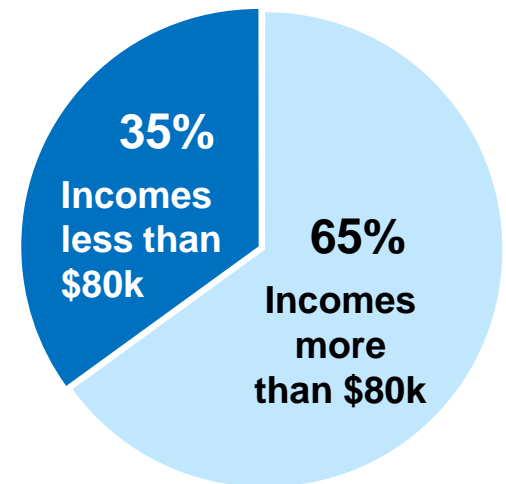


# Progress Toward Targets: Not meeting targets for homes affordable for very-low to moderate income households after two years (2017-2018)

% of 2-Year Unit Targets by Income Diversity



Income Diversity in new units approved

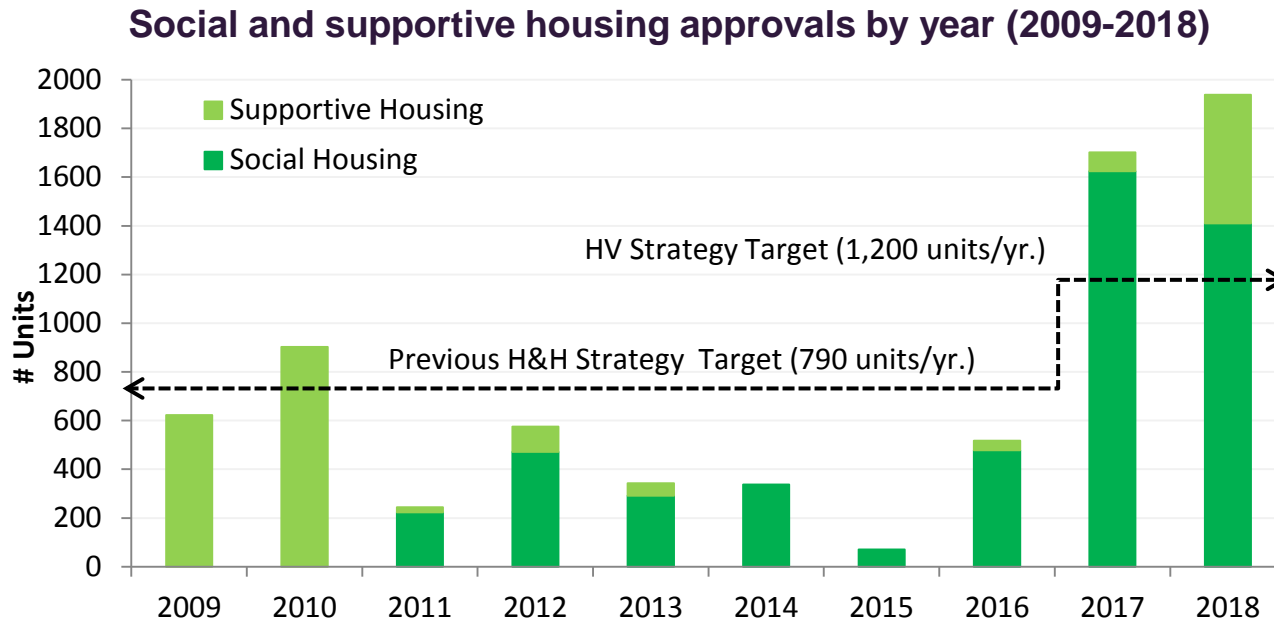


13% below affordability target of 48% of new homes for incomes <\$80k/year

# **Progress Towards Housing Vancouver**


## **Targets: Detailed progress by housing type**

# Social/Supportive Housing: Exceeding supply targets with the highest approvals in past decade in 2018



- 2018 had highest levels of social/supportive housing approvals in the past decade
- Of the units approved in 2018, 31% were family-sized (2- or 3- bedrooms)
- 528 of the units approved were temporary modular homes renting at the shelter component of income assistance (\$375)

# Social/Supportive Housing: Exceeded 2018 annual target for the lowest income bracket, but not meeting \$15k-\$30k targets

Building Type									Total	
		Income Range	<\$ 15K/yr.	<\$ 15-30K/yr.	\$30-50K/yr.	\$50-80K/yr.	\$80-150k/yr.	>150K/yr.		
		Progress Towards Targets (# units approved in 2018)	626	29	92	729	462		-	1,938
	Apartment	Annual HV Target	520	160	200	300	20		-	1,200
		% Of Total Annual Target	120%	18%	46%	243%	2310%			162%

- 2018 approvals exceeded annual targets in the lowest income bracket (singles units at the Shelter Component of Income Assistance)
- Creating homes for households earning \$30k-\$50k requires collaboration and partnerships

# Railyard Housing Co-op Example

## 95 East 1<sup>st</sup> Ave

- Opened early 2018
- 135 units for singles and families
- Delivery model: Inclusionary zoning
- Non-profit partner: Community Land Trust (opened at 47% at or below HILs)

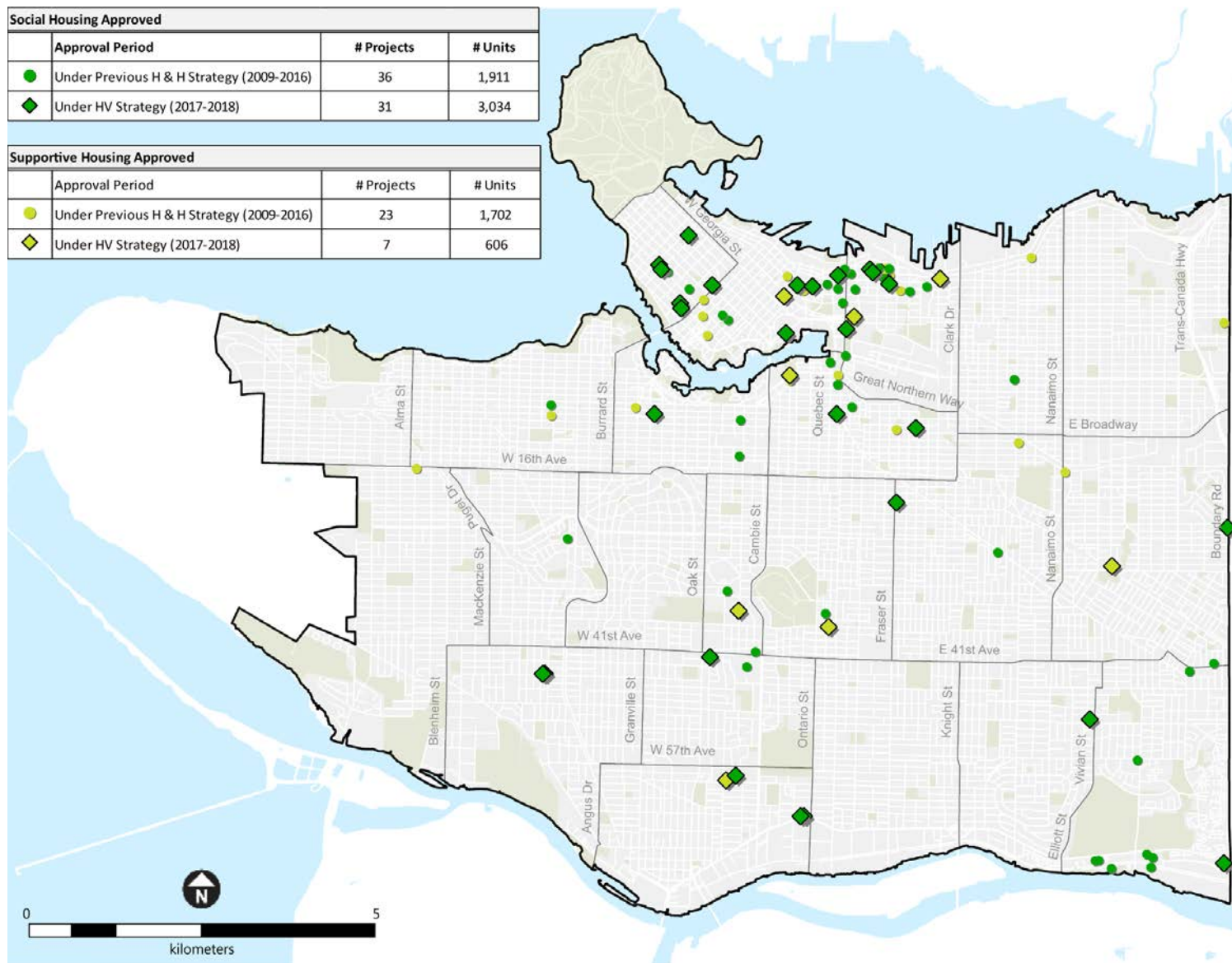
Affordability	Shelter Rate	HILs	Low-end of Market
Base	0%	38%	62%
At Completion	7%	40%	53%



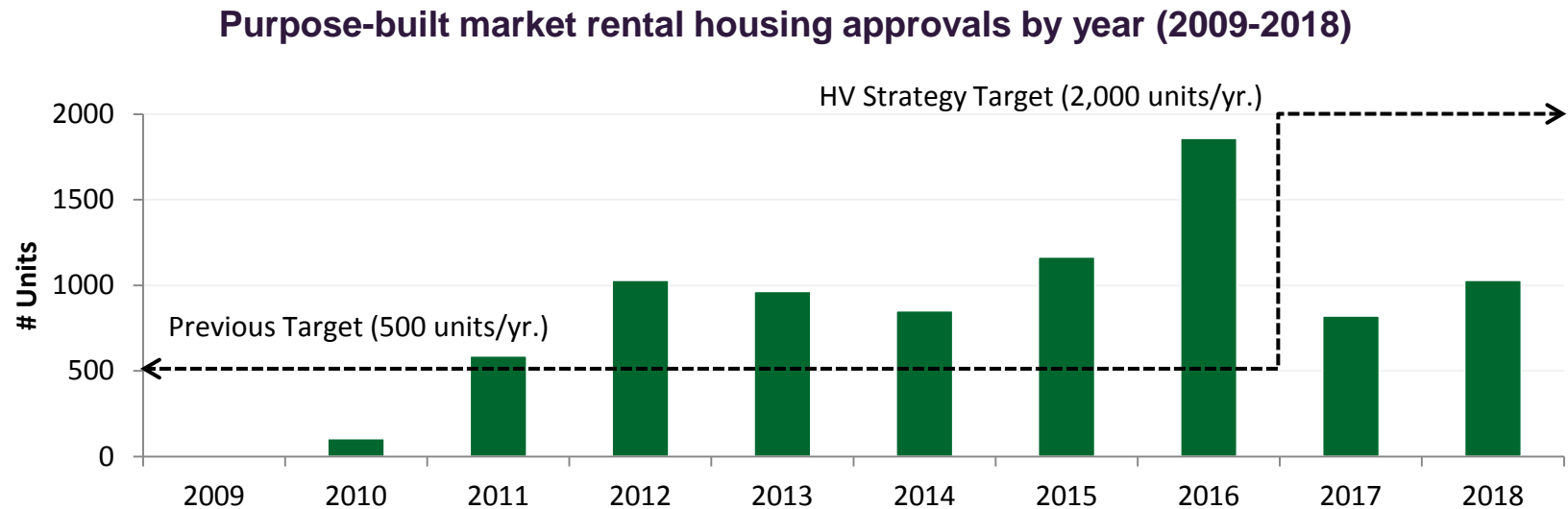
# Social/Supportive Housing: Majority of approvals located in downtown peninsula & Strathcona neighbourhood

Social Housing Approved			
	Approval Period	# Projects	# Units
●	Under Previous H & H Strategy (2009-2016)	36	1,911
◆	Under HV Strategy (2017-2018)	31	3,034

Supportive Housing Approved			
	Approval Period	# Projects	# Units
●	Under Previous H & H Strategy (2009-2016)	23	1,702
◆	Under HV Strategy (2017-2018)	7	606




# Purpose-Built Market Rental: 25% more units approved in 2018, but still only 52% of annual target



- Housing Vancouver quadrupled rental target from previous strategy to reflect strong rental demand
- 2018 saw 25% more approvals than 2017; however still only 52% of the annual target of 2,000 units approved/year
- Of the units approved in 2018, 40% were family-sized (2- or 3- bedrooms)



# Purpose-Built Market Rental: Exceeding targets for higher-income renters in 2018, but not meeting \$30k-\$80k targets

Building Type	2018 Purpose-Built Market Rental Housing Approvals by income Diversity							Total
		Income Range	<\$ 15K/yr.	<\$ 15-30K/yr.	\$30-50K/yr.	\$50-80K/yr.	\$80-150k/yr.	
		Progress Towards Targets (# units approved in 2018)	-	-	0	464	567	-
	Apartment	Annual HV Target	-	-	250	1,200	550	-
		% Of Total Annual Target	-	-	0%	39%	103%	-

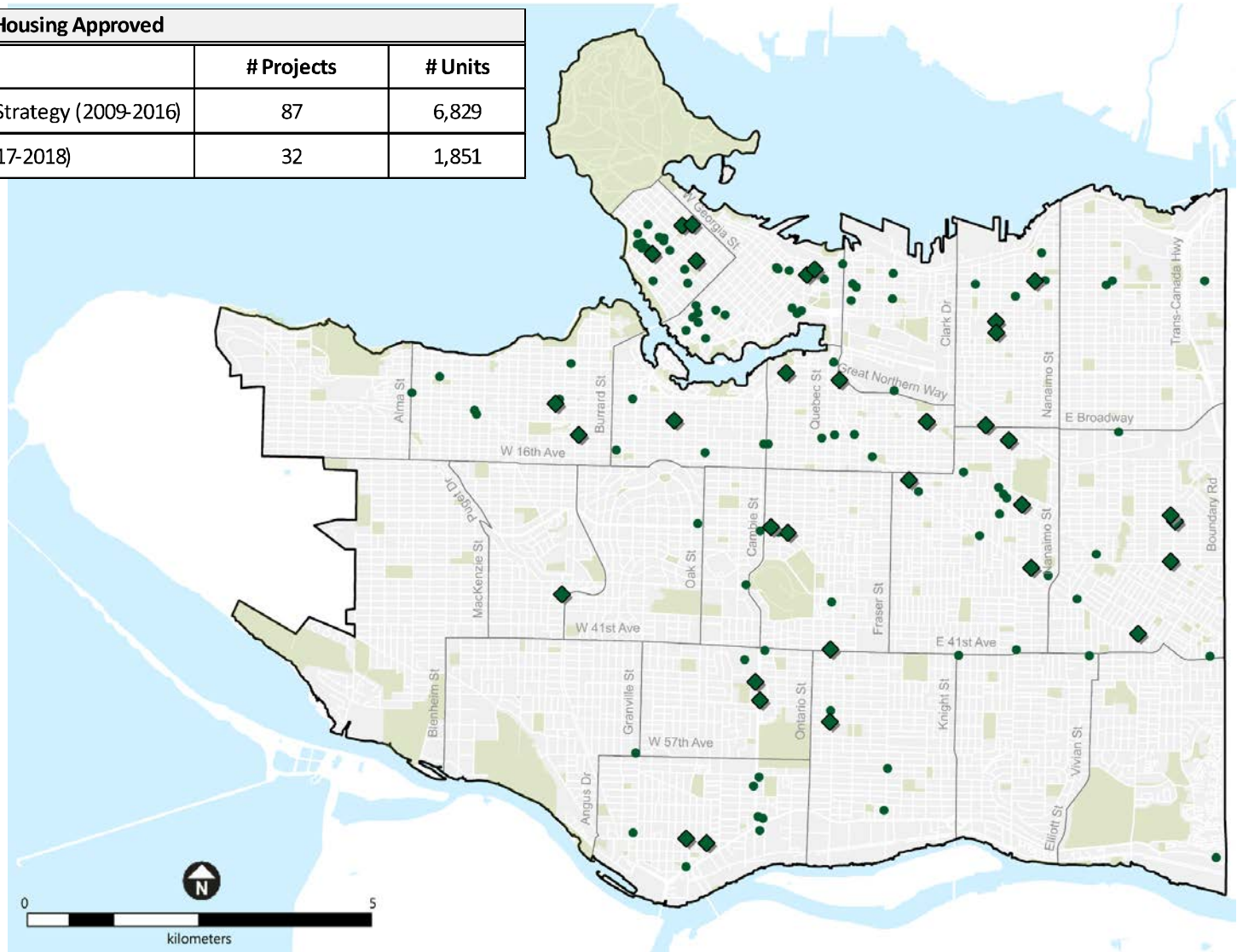
- Exceeding target for renter households earning >\$80k, however not meeting target for low- and moderate-income renters earning \$30k-\$80k/year
- Moderate Income Rental Housing Pilot Program launched 2017 targeting new rental affordable to \$30k-\$80k



# Purpose-Built Market Rental : Majority of projects located on eastside & in approved Community Plan areas

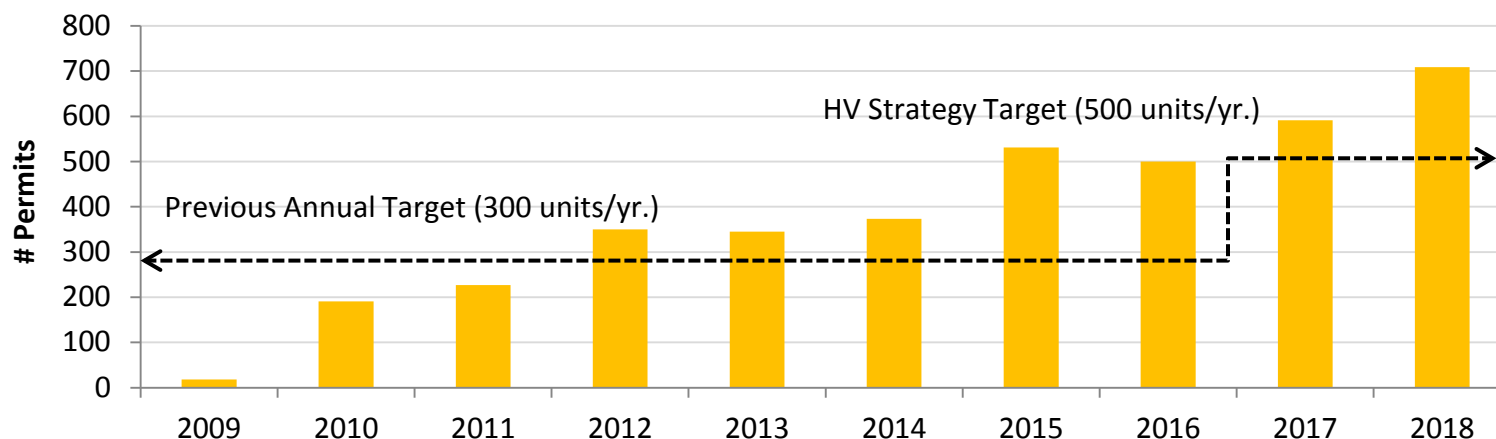
**Purpose-Built Market Rental Housing Approved**

	Approval Period	# Projects	# Units
●	Under Previous H & H Strategy (2009-2016)	87	6,829
◆	Under HV Strategy (2017-2018)	32	1,851



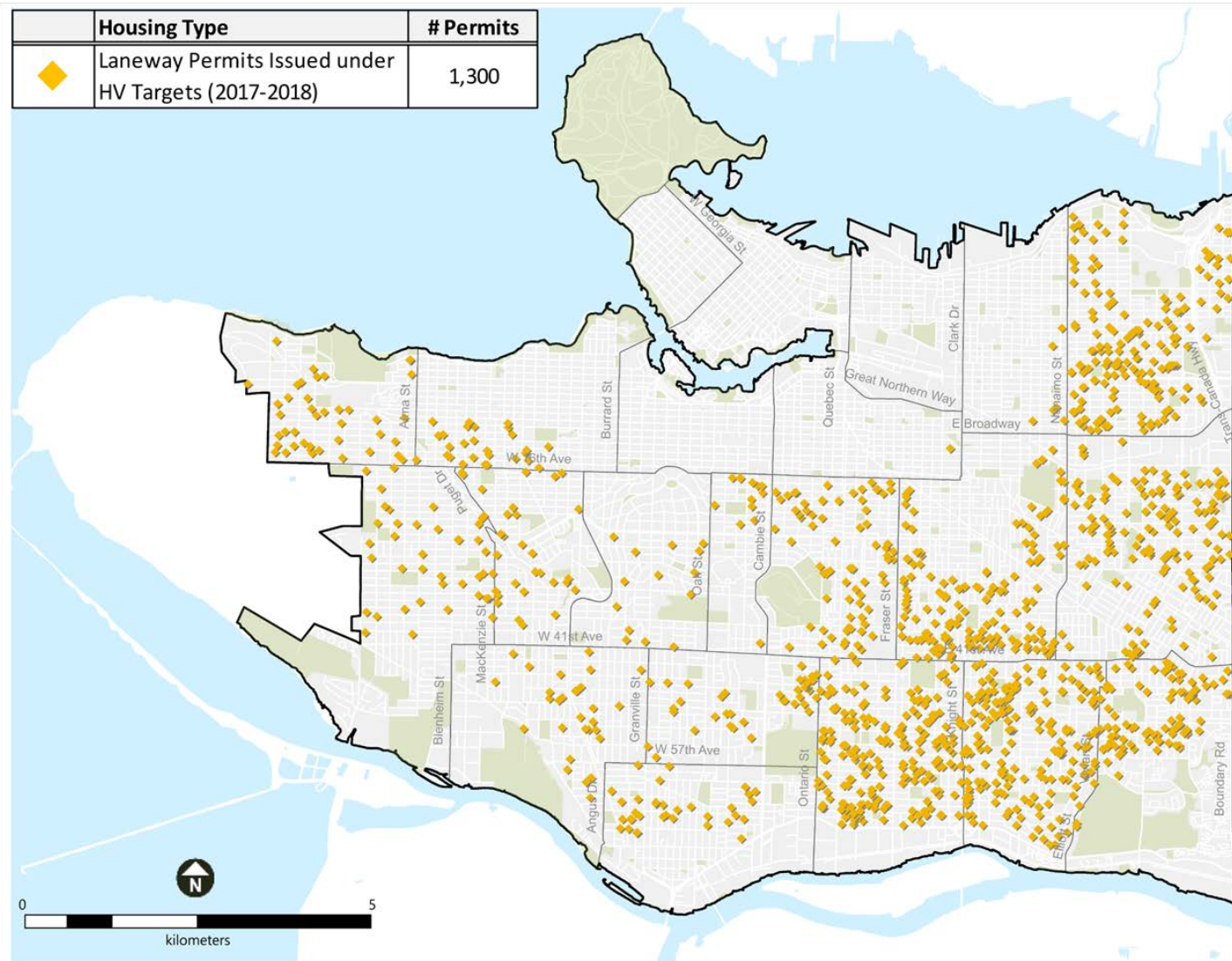
# Laneway Housing: Exceeding annual target with the highest level of permits in a decade in 2018

Laneway housing approvals by year (2009-2018)



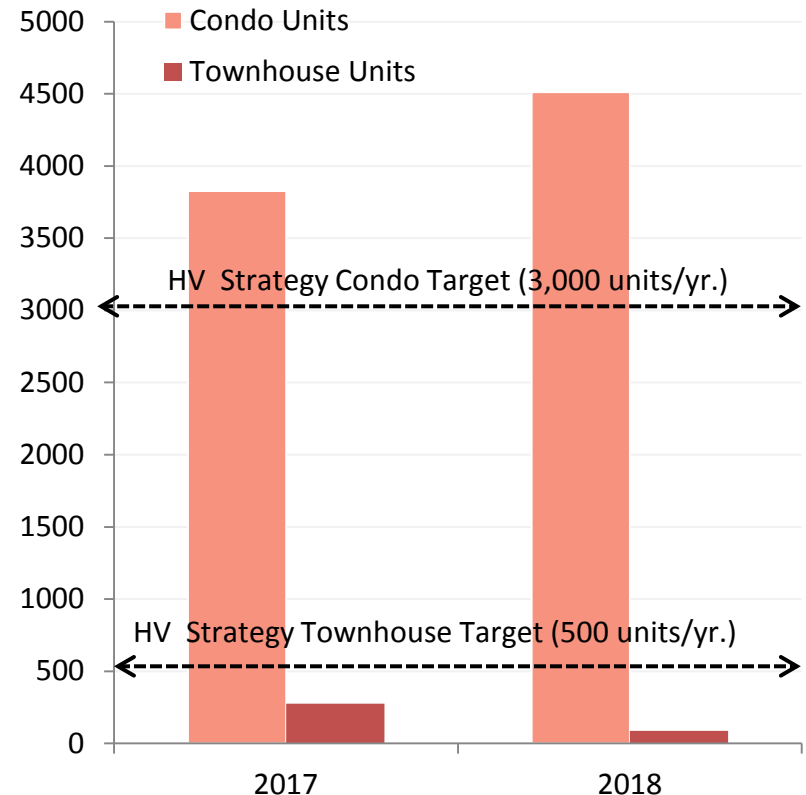
- 2018 saw the highest level of laneway housing permits with 709 approved, exceeding the Housing Vancouver target by 77%
- Changes were made in the Zoning & Development Bylaw in 2018 to simplify the laneway home regulations

# Laneway Housing: Laneway permits spread across the city but more prevalent on eastside



# Townhouses & Condos: Exceeding targets for condos but only 17% towards target for townhomes in 2018

- Exceeded approval targets for condos by 50% in 2018
- Of the total condo units approved in 2018, 50% (2,255 units) were family-sized (2- or 3- bedrooms)
- Fell short of annual townhouse target in 2018 with only 86 units approved (17% of target)
- Of the total townhouse units approved in 2018, 97% (83 units) were family-sized (2- or 3- bedrooms)





# Townhouses & Condos: Majority of projects in community/neighbourhood centre plan areas

**Condo Housing (W/O Townhouses) Approved under HV Targets (2017-2018)**

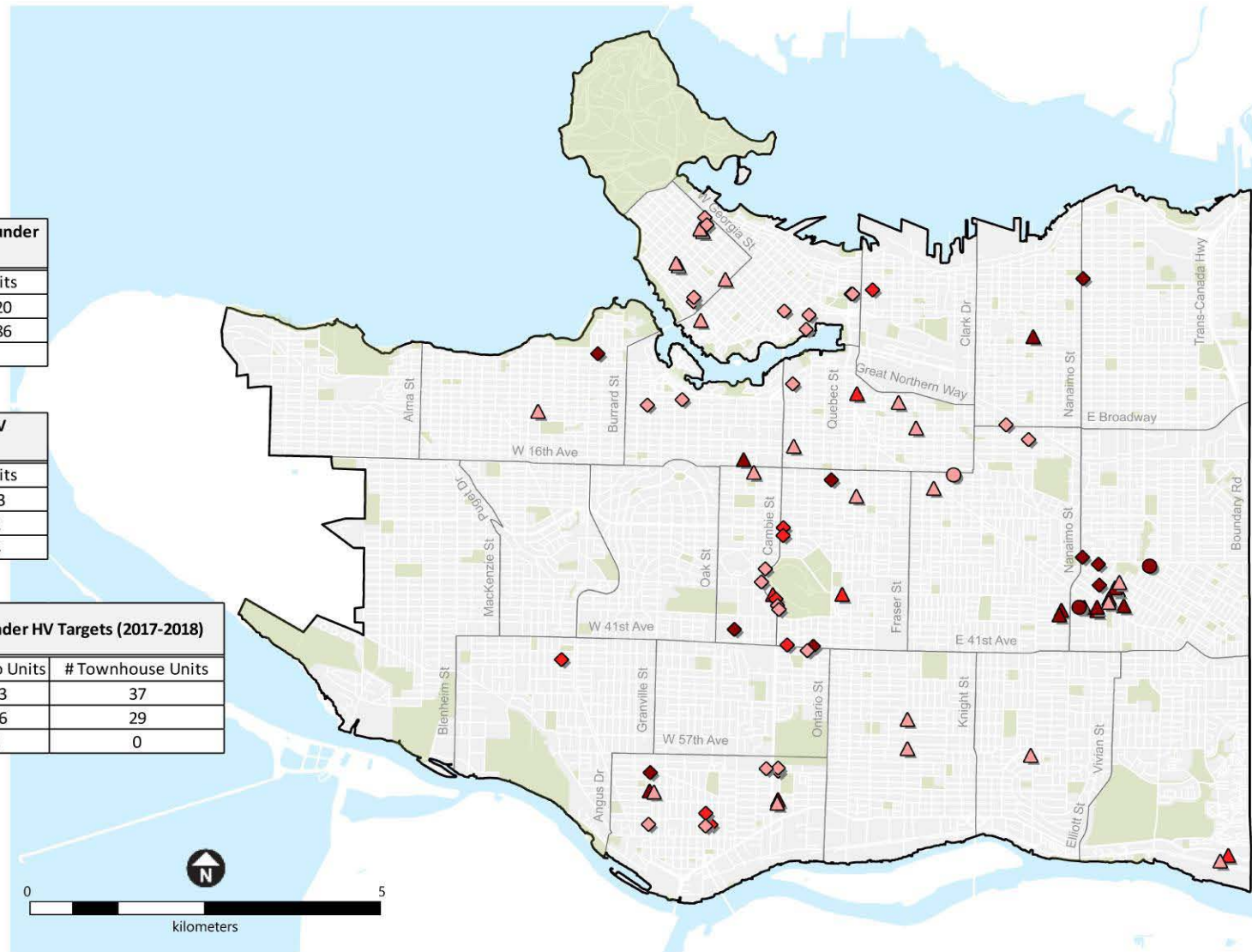
Status	# Projects	# Units
Approved	24	6,120
Under Construction	21	1,486
Completed	1	3

**Townhouses (W/O Condos) Approved under HV Targets (2017-2018)**

Status	# Projects	# Units
Approved	9	103
Under Construction	113	92
Completed	2	14

**Condo Housing (W/ Townhouses) Approved under HV Targets (2017-2018)**

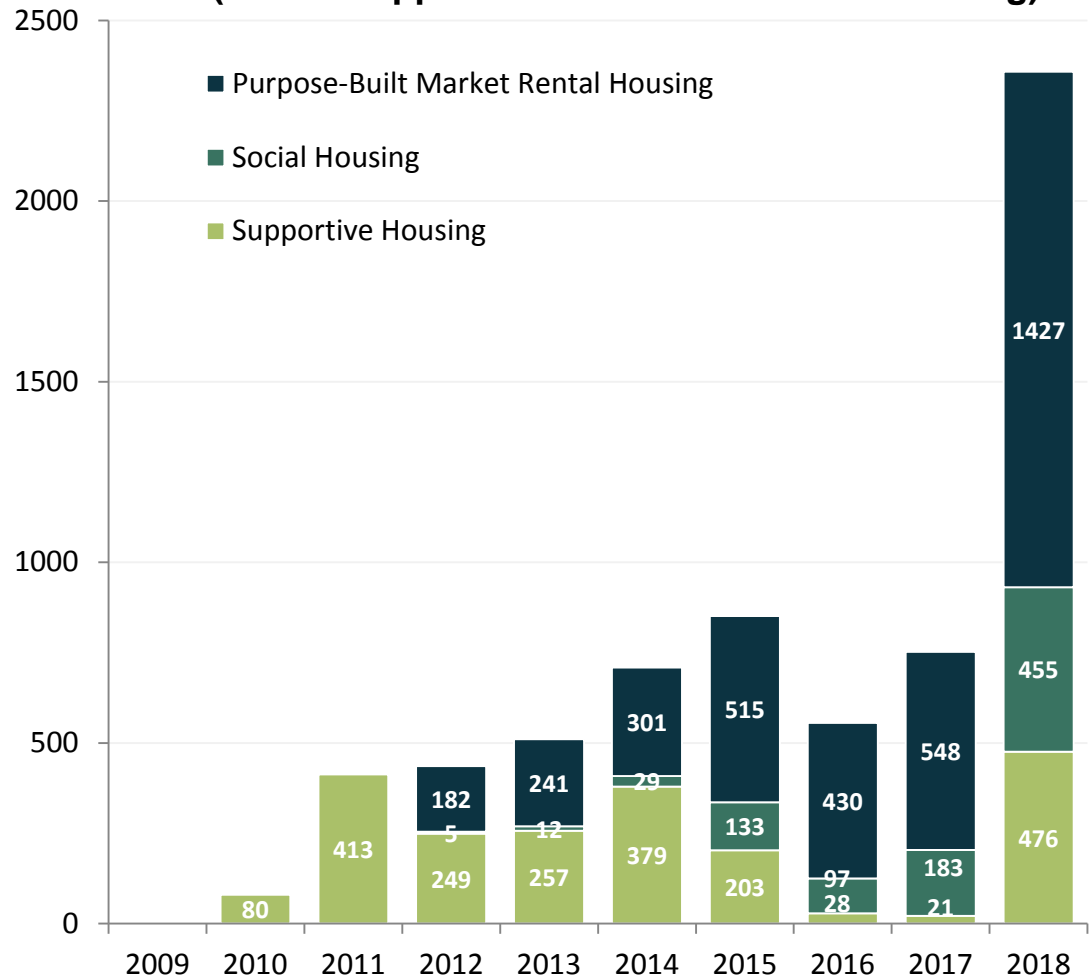
Status	# Projects	# Condo Units	# Townhouse Units
Approved	8	263	37
Under Construction	4	466	29
Completed	0	0	0



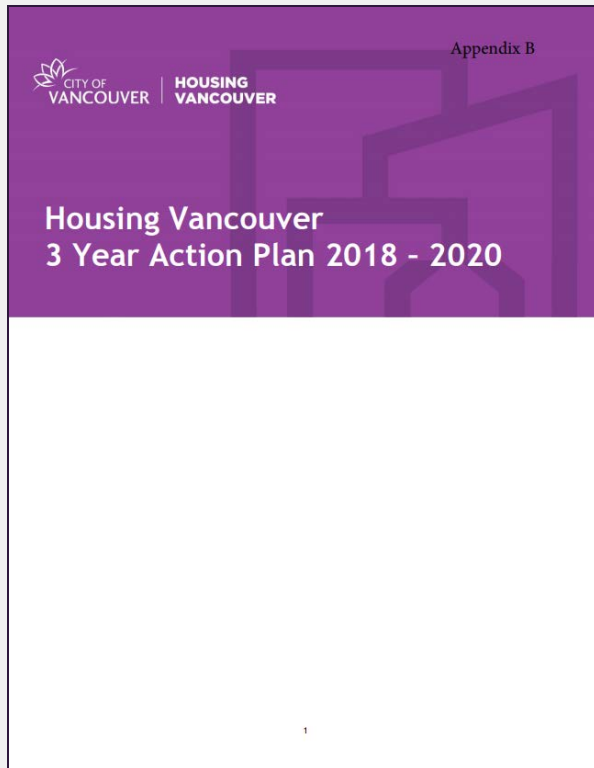
# Social/Supportive & Purpose-Built Market Rental Completions: Highest level of completions in a decade in 2018

- 2018 had the highest level of completions for social/supportive housing and market rental housing in a decade
- In 2018 404 temporary modular homes were opened and tenanted, these homes rent at the shelter component of income assistance (\$375)

**Annual Housing Completions, 2009-2018  
(Social/Supportive and Market Rental Housing)**



# Housing Vancouver Action Plan



## Select Key Actions in 2018:

- \$38M in revenue announced from first year of Empty Homes Tax
- Broadway Planning Program initiated and Development Contribution Expectations policy approved
- Affordable Housing Delivery and Financial Strategy approved; work underway on new Vancouver Affordable Housing Endowment Fund
- 404 Temporary Modular Homes opened and tenanted with a further 202 homes in development process
- Over 900 affordable homes expedited through the SHORT pilot program
- Rental Housing Stock ODP amended and Renters Advocate hired
- 20 proposals under Moderate Income Rental Housing Pilot Program
- Opened 100 additional warming centre over-night spaces at Powell Street Getaway

# New Measures and Partnerships



# Healthy Housing System Indicators

**Supply targets are important, but do not tell the whole story**

- Feedback from engagement with housing and academic stakeholders
  - Important to measure what we care about
  - A regional lens – housing system crosses municipal boundaries
  - Causality between trends and city action is hard to draw
- Updated 'Healthy Housing System Indicators'
  - High-level assessment of 'health' of our housing system and impact of actions on housing affordability
  - Way to talk about City actions toward policy impacts in a complex housing environment



# Healthy Housing System Indicators: Summary

Section 5 of Data Book includes more detailed data and trend analysis for the focus areas, below is a high-level summary.

Focus Area	Indicators	Trend
Prevent Homelessness & Create Pathways to Housing Stability	<ul style="list-style-type: none"><li>• # of sheltered &amp; unsheltered homeless population in the City and in the Region</li><li>• # of homeless population self-reporting Indigenous identity</li></ul>	
Increase & Improve Housing For Very Low-Income Residents	<ul style="list-style-type: none"><li>• # of approved non-market self-contained shelter rate singles units</li><li>• # of SRA permits and grants issued for upgrades</li></ul>	
Enhance Indigenous Housing & Wellness	<ul style="list-style-type: none"><li>• # of Indigenous society owned/operated social housing units approved/completed</li><li>• # of Indigenous households in core housing need</li></ul>	
Increase Vacancy Rates for Rental Housing Affordable to Low Incomes	<ul style="list-style-type: none"><li>• Vacancy rates over time in Vancouver &amp; Metro Vancouver</li><li>• Vacancy rates of rental apartment stock by rent ranges</li></ul>	



Trend is worsening



Trend is same; or improvements only in some areas



Trend is improving

# Healthy Housing System Indicators: Summary

Focus Area	Indicators	Trend
Increase Share of Rental Homes Affordable to Low- and Moderate-Incomes	<ul style="list-style-type: none"> <li>Renter household income distribution in Vancouver over time</li> <li>Distribution of actual rents in existing market rental stock</li> </ul>	
Increase Stock of Family-Sized Housing	<ul style="list-style-type: none"> <li>Family households as a share of total households in City and Region</li> <li># of family-sized purpose-built rental apartment units</li> <li># of under-housed family households</li> </ul>	
Bring Ownership Costs in Line with Family Household Incomes	<ul style="list-style-type: none"> <li>Change in ownership costs for condos vs. change in median couple family household income</li> </ul>	
Increase Housing Options in Low-Density Neighbourhoods	<ul style="list-style-type: none"> <li>Net change in dwelling units per hectare by local area</li> </ul>	
Increase Supply of New Purpose-Built Rental and Non-Market Housing	<ul style="list-style-type: none"> <li># of annual rental and non-market housing approvals over time</li> <li># of annual rental and non-market housing completions over time</li> </ul>	



Trend is worsening



Trend is same; or improvements only in some areas



Trend is improving

# Actions from Senior Governments

Key actions have furthered Housing Vancouver implementation to address the housing crisis.

- **Investments/Financing:** \$66M from Province for TMH; Community Partnership Initiatives; HousingHub; Community Housing Fund; National Affordable Rental Innovation Fund & Co-Investment Fund
- **Supporting Renters:** Rental Zoning; RTA changes to improve protection to renters; Rental Housing Task Force recommendations
- **Addressing Speculation:** Provincial Speculation Tax; Tax evasion prevention measures



Canada's National  
Housing Strategy



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**HOMES FOR B.C.**

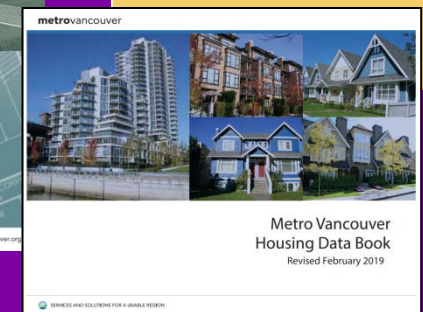
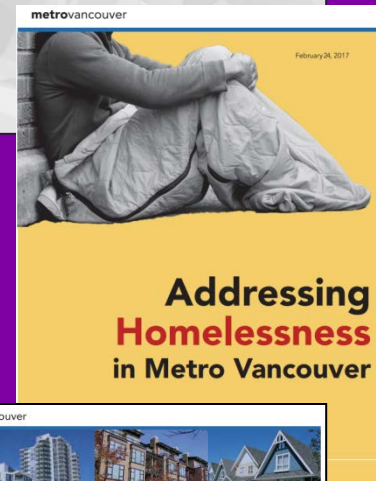
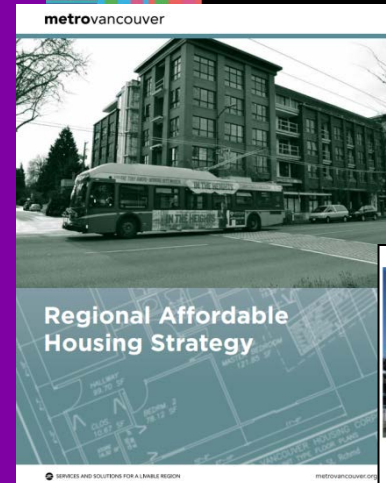
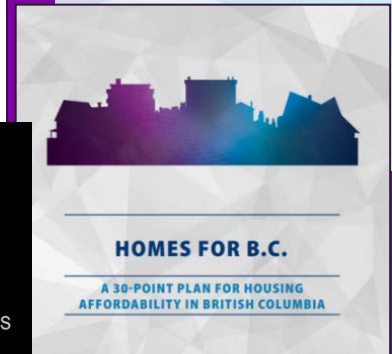
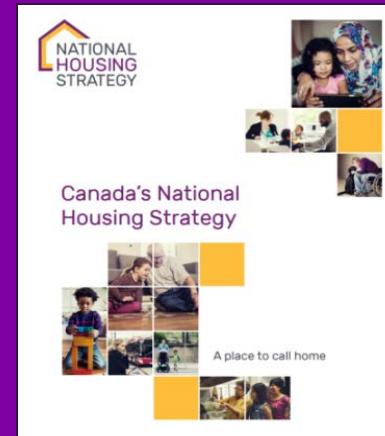
A 30-POINT PLAN FOR HOUSING  
AFFORDABILITY IN BRITISH COLUMBIA



**HOUSING  
VANCOUVER**

# Focus on collaboration and continued improvement in tracking/reporting

- CMHC Partnership has enabled additional data and measures
- Feedback from local academics and housing sector data researchers to improve indicators
- MVAEC leadership in developing shared measures for 10-Year Indigenous Housing & Wellness Action Plan with City participation
- Developing staff to staff relationships with other municipalities – both in Lower Mainland and Cascadia Region
- Work underway to improve tracking and reporting on Housing Vancouver goals, objectives and targets





# Current Implementation Actions and Engagement to Address Housing Crisis

Public input and partnerships are key to implementing Housing Vancouver actions.

## City-wide actions underway (highlights):

- Enhanced Tenant Relocation and Protection Policy, Implementation & monitoring
- New Affordable Housing and Community Spaces Incentive Program
- Review of Rental Housing Incentive Programs
- Broadway Planning Program
- City Wide Plan & Making Room Housing Program
- New CoV Renters Office
- Partnership with BC Housing for year round operation of 238 temporary shelter beds until March 31, 2020



**Thank you**