

COUNCIL MEMBERS' MOTION

7. Understanding COVID-19 Recovery Through Housing Construction

Submitted by: Mayor Stewart

WHEREAS

1. COVID-19 has adversely impacted Vancouver's economy and dramatically increased unemployment local rates with an estimated 32,000 jobs lost since February 2020 - many of which are in the construction industry;
2. At the same time, Vancouver continues to experience an entrenched housing crisis and shortage of adequate housing -- specifically when it comes to market, below market, and social housing rental units;
3. Vancouver City Council's COVID-19 Recovery Committee recommends council develop a just recovery focused on addressing the "very unaffordable Vancouver housing market", mitigating "the accelerating emergencies of housing affordability", and pursuing opportunities to "tackle systemic problems quickly and create a new, better 'normal'";
4. Many private and non-profit housing providers have submitted proposals that may help to meet these challenges that do not fall under established rezoning-enabling policy;
5. More detailed and complete information is needed for council to properly assess how these projects might positively impact COVID-19 recovery through constructing new social, affordable, and below-market residential housing.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back with a memo and attached Excel-formatted searchable and sortable pre-application housing project inventory list by the end of Q1 2021 and updated quarterly containing the following information for all Letters of Enquiries, pre-enquiries, and informal expressions of interest (excluding those projects for which established rezoning-enabling policy currently applies):

1. Project proponent
2. Project address
3. Pre-application enquiry type (i.e. LOE, pre-enquiry, informal, etc.)
4. Submission date
5. Public Hearing Requirement (Yes/No/Don't Know)

6. Approximate number of buildings included in proposed project
7. Proposed housing units
 - a. Approximate total number of units
 - b. Approximate number of social or supportive housing units
 - c. Approximate number of below market rental units
 - d. Approximate number of market rental units
 - e. Approximate number of strata units
8. Associated economic activity
 - a. Approximate project value
 - b. Approximate number of construction jobs
9. Impact on renters
 - a. Renter displacement (Yes/No/Don't Know)
 - b. Renters covered by Tenant Relocation Policy (Yes/No/Don't Know)
10. Paying-for-growth opportunities:
 - a. Fixed rate CAC (Yes/No/Don't Know)
 - b. Negotiated CAC (Yes/No/Don't Know)
 - c. DCLs and UDCLS (Yes/No/Don't Know)
 - d. Other community benefits (Yes/No/Don't Know)
11. Potential federal or provincial grants or loan eligibility (Yes/No/Don't Know)

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