

MOTION

11. Understanding COVID-19 Recovery Through Housing Construction (Member's Motion B.7)

At the Council meeting on February 9, 2021, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers.

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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