

Council Member's Motion

4. Using the Capital Plan to Help Reach Housing Affordability Targets

Submitted by: Councillor Swanson

WHEREAS

1. Not enough housing that low income people can afford is being built in Vancouver, including rental and social housing, as well as housing that is suitable for families with children;
2. In its Healthy City Strategy (2014-2025), the city has committed to ensuring affordable and supportive housing is available across all neighbourhoods;
3. According to, the City of Vancouver's Rezoning Centre and Development Permitting System and to Income distribution information sourced from the Statistics Canada, Census 2016 between 2016 and 2021 the 39% of Vancouver households with incomes under \$50K could afford only 10% of the new housing approved in the city;
4. According to the same data, between 2016 and 2021 68% of net new approved units are affordable to the 40% of households who earn over \$80K and have less need than lower income households;
5. We desperately need non market, co-op and affordable housing for people earning under \$50K, \$30K and \$15K;
6. 17.5% of renters with an income of \$0-\$30,000 and 10.8% of renters with an income of \$30,000-\$50,000 are paying more than 30% of their income on rent (Source: https://council.vancouver.ca/20171128/documents/rr1appendixa.pdf_page_10);
7. Traditionally the city supplies land for non market housing while senior governments supply capital and operating costs if needed;
8. There is not enough city and/or non profit owned land in the city for the non market housing that we need;
9. This means that non profit providers have to demolish existing affordable housing in order to build more units at higher density on the same site;
10. As a result we lose existing affordable housing that could last and get fewer net affordable units;
11. Senior government help is necessary to make housing affordable even when land is provided but getting land is the first step; and

12. Building housing that low income workers can afford can help them live close to their jobs and reduce green house gas emissions from commuting.

THEREFORE BE IT RESOLVED

THAT Vancouver City Council ask staff to report back in time for Capital Budget deliberations on what amount of money is needed in the capital budget to acquire enough land to meet our housing affordability targets, taking into consideration existing city land that is or could be used for social housing;

FURTHER THAT all or part of this report back be in camera if needed, as it relates to real estate transactions.

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