

Non-Market Housing Development & Operations

Delivers the City's Housing Vancouver Strategy by:



265 W. 1st (52 units) - Hummingbird Place
PHS Community Services



1190 Burrard (154 units)
Community Lands Trust / Qmunity

- Making city sites available for non-market housing development
- Conducting predevelopment activities
- Securing partnerships with senior government, funders and operators
- Leading projects through regulatory submissions (ie. RZ, DP, BP)
- Providing development management support for our partners and funders



1406 & 1410 East King Edward Avenue

Public Hearing

June 14, 2022

Partners

BC Housing, the City of Vancouver and CMHC are taking collective action to address:

- the critical needs of people experiencing, or at risk of, homelessness
- the urgent need for deeply affordable housing in Vancouver

Our shared commitment to respond quickly to these needs is captured in a Memorandum of Understanding signed in 2020.



A housing crisis

Vancouver continues to be in a housing crisis:

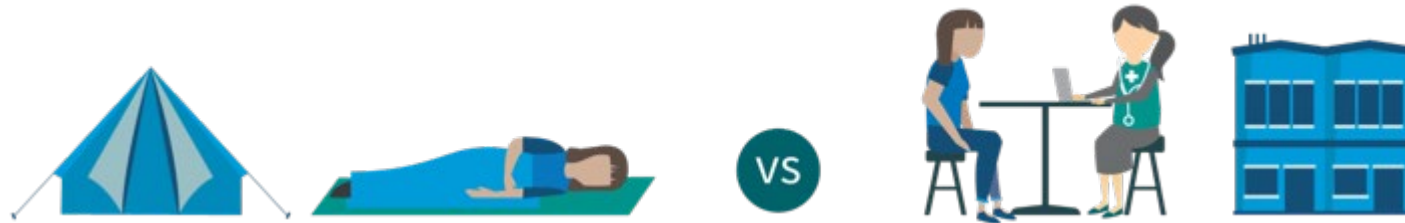
- Households earning less than \$30,000 per year cannot afford to rent a home in Vancouver
- There are almost no rental homes available for less than \$1,250 / month (0.5% vacancy rate)

These pressures are going to increase as the population is expected to grow by approximately 260,000 by 2050.

A homelessness crisis

More than 2,000 people across the city are experiencing homelessness. They are young people, seniors, people with disabilities, and people who have experienced trauma, poverty, or struggled with the high cost of housing.

Creating safe, secure homes with supports for people experiencing or at risk of homelessness in our communities continues to be a top priority for BC Housing and the City of Vancouver.



Taking collective action to address the crisis

BC Housing, City of Vancouver and CMHC are proposing:

- 109 new homes with a mix of affordable rental housing and homes with supports at 1406 & 1410 East King Edward Avenue
- All units would be studio apartments with a private bathroom and kitchen
- At least 5% of the homes would be fully accessible
- The building would also include amenities such as laundry, a dining area, program space, and underground parking.



Embedding Indigenous cultural elements

- Tenant lounge for talking circle and quiet discussion
- Four direction roof top deck, covered area, outdoor dining, traditional plant garden, and cultural space
- Vancouver Native Housing Society support spaces and tenant support services
- Multipurpose room for crafting, dinners and learning
- Commercial kitchen with space for learning and teaching
- Outdoor amenity decks to allow for quiet reflection and gathering.

Meeting a range of housing needs in the community

Supportive Homes

- Approximately half of the units would be operated as supportive housing with on-site support services
- The supportive housing units are available to people experiencing, or at risk of, homelessness - rents are set at the current shelter rate - \$375 per month

Very Affordable Rental Homes

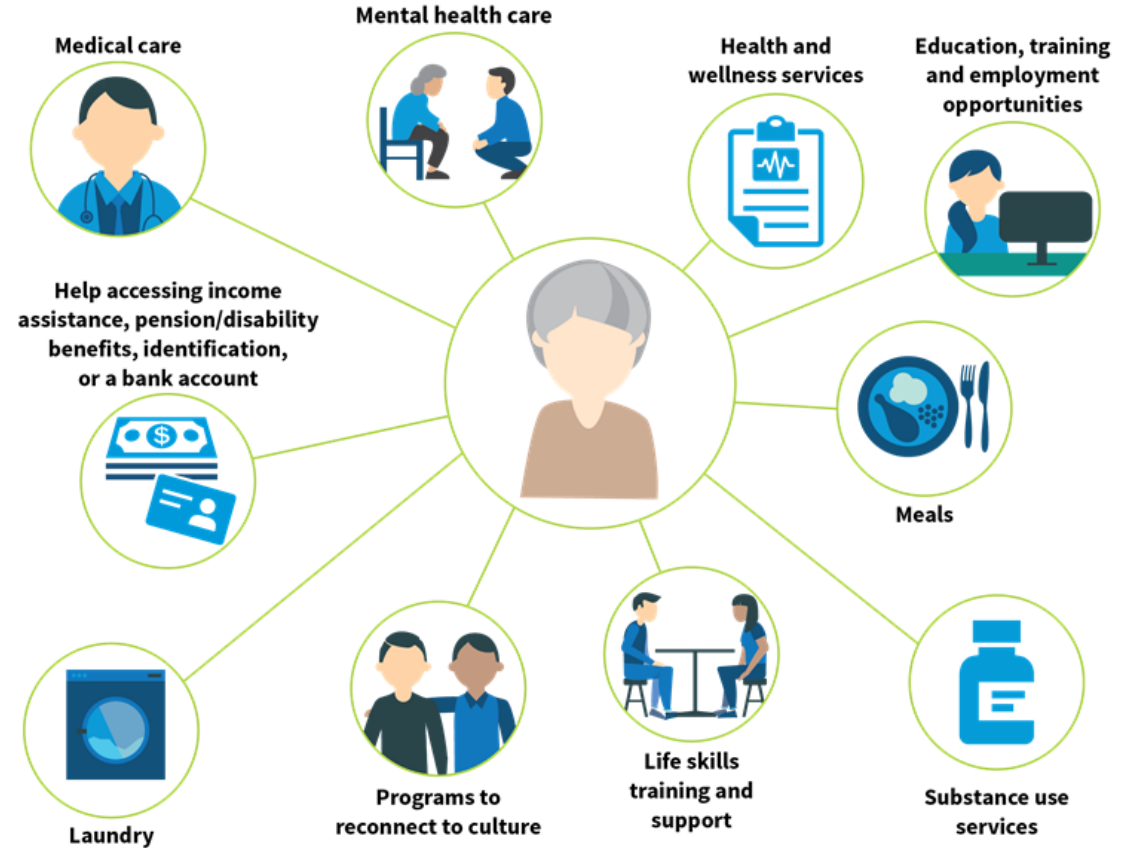
- The remaining half would be very affordable rental housing for residents who are ready and able to live more independently
- Rents currently range between \$375 to \$719 per month, depending on the person's income (50% of HILs).

Supportive housing: a vital connection to lifesaving programs and services

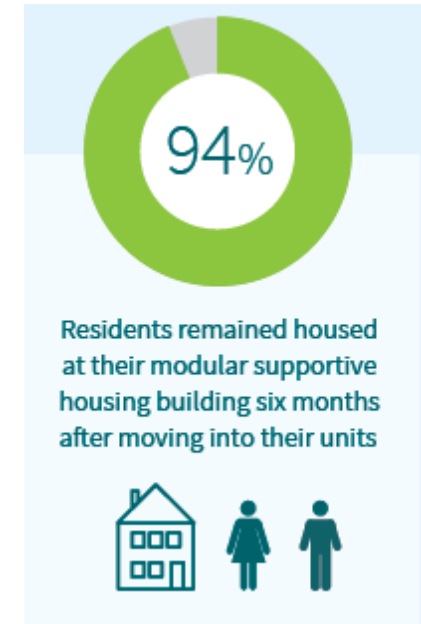
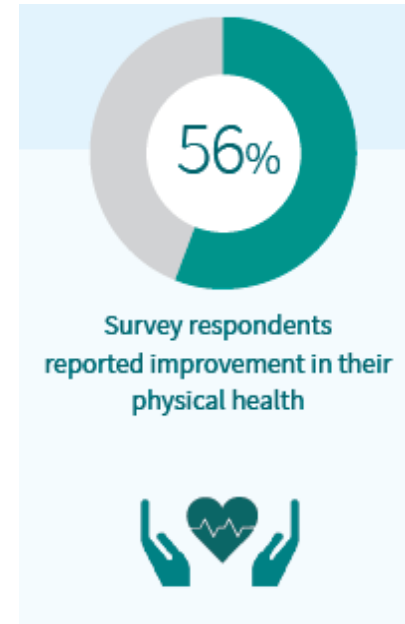
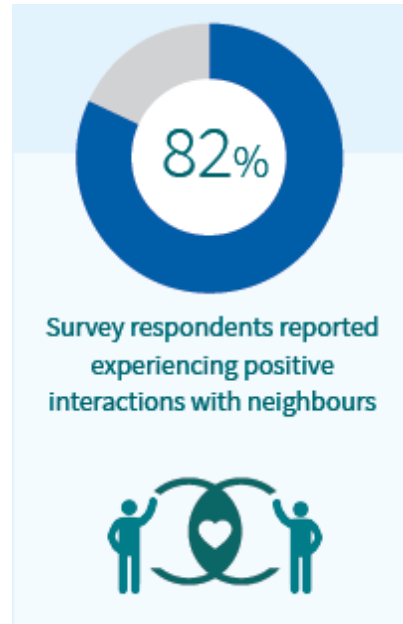
All supportive housing programs are managed by non-profit housing operators who bring:

- Professional building management experience
- Customized supports tailored to meet the unique needs of each resident
- Trained support workers partner with each resident to develop a customized plan to meet their personal and housing goals

Some supports are offered inside the building while others are offered in the local community.



Supportive housing outcomes: improving people's health and well-being

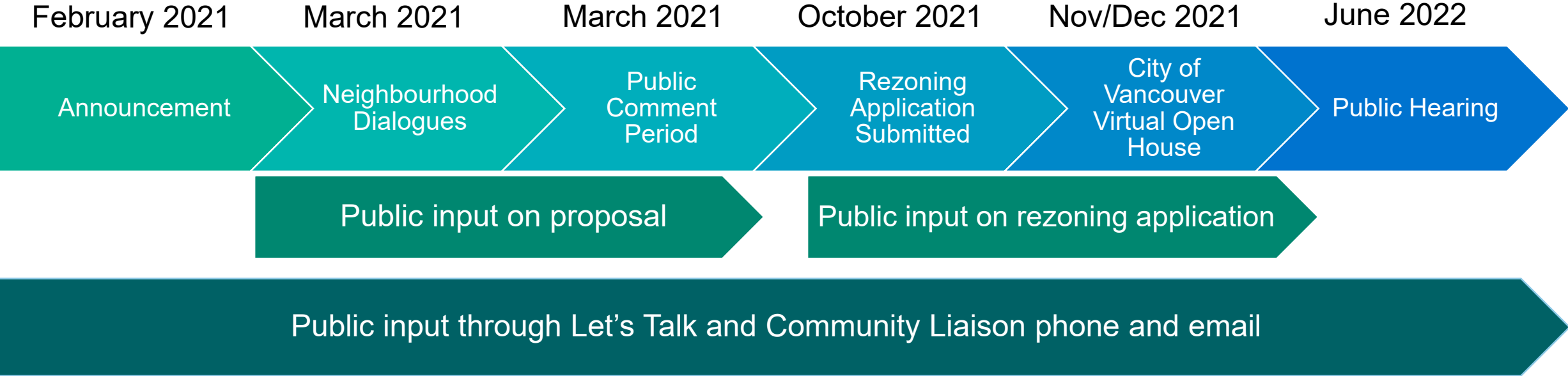


Vancouver Native Housing Society and Vancouver Aboriginal Friendship Centre Society

- Vancouver Native Housing Society (VNHS) provides safe, secure, affordable housing for Indigenous individuals and families living in the urban setting. Operating since 1984, VNHS currently manages a portfolio of 20 buildings and nearly 900 homes.
- Vancouver Aboriginal Friendship Centre Society (VAFCS) has been providing quality programs and services to the community for over 50 years. VAFCS helps children, youth, families, adults and elders maintain their Aboriginal cultural ties through various program and traditional community activities.



Community input and engagement process





Thank you