

## COUNCIL MEMBERS' MOTION

### 5. Delivering a New Supply of Middle-Income Housing in Vancouver

Submitted by: Mayor Ken Sim

#### WHEREAS

1. The City of Vancouver faces an unprecedented housing crisis characterized by an acute shortage of affordable rental units, a significant increase in homelessness, and unattainable market housing prices for most Vancouverites. Collectively, these have serious impacts on the well-being and quality of life for all Vancouver residents;
2. The City's housing policies are built around a framework of housing strategies and housing plans, including the *Vancouver Plan* and the *Housing Vancouver Strategy* and across various City departments and agencies;
3. The City's housing policy framework generally reflects a continuum of housing typologies ranging from supportive and social housing to secured market and non-market rentals, below-market home ownership, strata development such as condominiums, townhouses, multiplexes, and other ground-oriented missing middle and market housing;
4. The City of Vancouver owns considerable land assets and resources that can be – and have been – utilized for housing initiatives. For example, the City's Property Endowment Fund (PEF), and Vancouver Affordable Housing Endowment Fund (VAHEF);
5. The City has a wide range of policies and programs dedicated to the creation of non-market housing such as the Social Housing or Rental Tenure (SHORT) Program which accelerates the delivery of affordable housing by reducing development approval times for high impact multi-family housing projects, the Permanent Supportive Housing Program in partnership with BC Housing and CMHC to deliver 300+ new supportive housing on City-owned sites, and the Rapid Housing Initiative Program in partnership with CMHC and BC Housing for the rapid delivery of over 200+ new affordable homes;
6. An identified gap in the City's housing continuum, as reflected in the existing housing targets and housing typologies outlined in the *Housing Vancouver Strategy*, etc., is the need for middle-income housing options for those with incomes in the range of \$80K to \$180K per year (as per Provincial guidelines). This includes housing for essential workers such as police and firefighters and those working in the healthcare sector; <sup>i</sup>

7. The shortage of middle-income housing fundamentally threatens the city's overall sustainability and liveability and hinders economic growth and makes it difficult to attract and retain the talent the city needs to prosper and to provide for the needs of all Vancouverites;
8. The vision of Vancouver's future, as articulated in the Vancouver Plan, is one where neighbourhoods are more complete, inclusive, and resilient, and where people of all ages, incomes, abilities, and backgrounds thrive;
9. Recently, the City's executive leadership structure was adjusted in response to key opportunities and pressures facing the City, notably those related to the housing crisis, to ensure the City is well-positioned to fulfill the housing policy directions set out by Council. Housing responsibilities are now being overseen directly by the City Manager's Office under a newly created Vancouver Housing Development Office; and
10. The leadership restructuring and Vancouver Housing Development Office streamlines housing delivery responsibilities under one office, which includes the responsibility for non-market housing delivery alongside oversight of the VAHEF portfolio. This transition will align housing delivery on City-owned land across the housing continuum with the rest of the City's real estate portfolio and housing development team and creates new opportunities to achieve the City's and Council's housing objectives.

THEREFORE BE IT RESOLVED

THAT Council direct staff to expand the existing mandate of the newly created Vancouver Housing Development Office, which presently includes non-market housing delivery and oversight of the Vancouver Affordable Housing Endowment Fund (VAHEF), to include an additional responsibility to create and deliver middle-income housing on City-owned land other than VAHEF properties;

FURTHER THAT Council direct staff to facilitate the creation of new programs, policies, or mechanisms under the City's Housing Development Office that will unlock the delivery of new middle-income housing in the city on City-owned land, and report back by Q2 2024 with specific opportunities to leverage the new Office to achieve this goal;

AND FURTHER THAT staff apply the following directions regarding the delivery of middle-income housing to achieve this new mandate, including:

- i. identifying potential sites/land assets
- ii. assessing the range of possible units achievable across the housing continuum

- iii. exploring potential partnerships with First Nations, private sector/industry partners, other government agencies, non-profits and faith-based groups

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<sup>i</sup> The City's 10-year housing targets embodied in the *Housing Vancouver Strategy* have 5 key goals: <https://vancouver.ca/files/cov/housing-vancouver-update-2022.pdf>

- 72,000 new homes over 10 years
- 2/3 of all new homes to be rental
- Half of all new homes to be affordable to incomes earning less than \$80,000
- 40% of new homes to be suitable for families
- An increase in low density ground-oriented housing forms such as townhouses and laneway homes