

ADDRESSING VANCOUVER'S HOUSING CRISIS

Vancouver is vibrant city full of diverse, connected communities. Today, however, our neighbourhoods are at risk. As housing in Vancouver is increasingly unaffordable for our residents, the City is taking bold strides forward with new initiatives to serve the needs of our residents. We are dedicated to ensuring every person who wants to call Vancouver home has access to the housing they need. In response to the housing crisis, the City is resetting its *Housing and Homelessness Strategy* to better meet the needs of Vancouver's people - now and into the future.

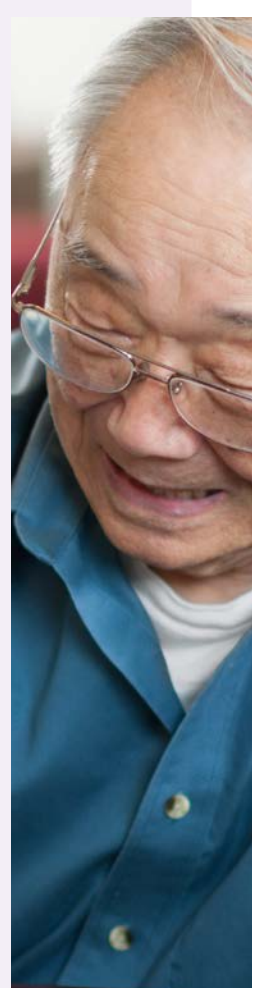


What do households look like in Vancouver?

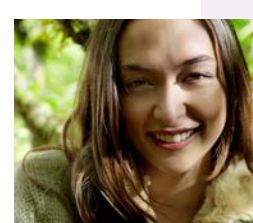


22% Owner Occupied Condos
27% Other Owner Occupied Housing

OWNERS



19% Singles: <\$50,000



4% Singles: \$50,000 - \$80,000



2% Singles: >\$80,000



11% Families: <\$50,000



6% Families: \$50,000 - \$80,000



7% Families: \$80,000 - \$150,000



2% Families: >\$150,000

RENTERS

Meet the "Missing Middle"

Young adults and families earning moderate incomes are being priced out of housing in Vancouver; this means fewer young professionals and key workers for local employers, and fewer families to enrich our communities. 50,000 renter households are paying over one-third of their income on rent, as a result, people are leaving the city to seek housing elsewhere that is affordable.

How will we house Vancouver?

Our city needs to change and adapt if we want to continue being a great place to live and work. As Vancouver grows, new housing should respond to our incomes, families, and lifestyles.

Source: 2011 Census

DIVERSE COMMUNITIES NEED DIVERSE HOUSING

In 2016, the City of Vancouver conducted extensive research, and engaged local stakeholders and leaders, international housing experts, and the public to help identify ways to better create diverse housing for our growing population.

What we heard from residents:

- Vancouverites want to stay in the city, but it is hard to make it work
- Private market rental housing is unaffordable to most low-income residents
- Existing renters are concerned about long-term security and affordability of their homes
- Ownership in Vancouver is out reach for younger generations and families
- Limited options and high cost of family housing
- Vancouver is a diverse city, but neighbourhoods are changing

What we learned from our research:

- Vancouver is not alone: cities around the world are experiencing similar challenges
- Not enough of the right supply of housing is being produced to meet the needs and incomes of our residents
- New 2016 Census data indicates 15% increase of unoccupied homes in Vancouver since 2011
- Housing in Vancouver continues to be an investment for local and global capital

The City is already taking bold steps to address the housing crisis, but more work needs to be done to make sure our housing meets the incomes and needs of our diverse residents.



WHAT IS THE CITY DOING RIGHT NOW?

RENTAL 100:

A City program that encourages the creation of buildings with 100% rental homes. To date, over 3,500 homes have been built.

FAMILY HOUSING REQUIREMENTS:

A City policy that requires 35% of homes in new apartment buildings be large enough to accommodate families.

TENANT AND RENTAL PROTECTIONS:

BC's strongest tenant protection policy, which provides tenants with assistance and compensation to relocate as a result of redevelopment or renovations.

VANCOUVER'S FIRST TEMPORARY MODULAR HOUSING:

A cost-effective way to quickly increase the supply of housing until more permanent housing can be built.

EMPTY HOMES TAX:

A City program to increase rental housing supply for people who live and work in Vancouver, by applying a 1% tax to empty and under-utilized residential properties.

SHORT-TERM RENTAL:

Proposed new regulations to address the need for short-term accommodations in Vancouver.

COMMUNITY PLANS:

Provide new opportunities for social, rental, and family-oriented housing across Vancouver communities.

HOUSING ON CITY LAND:

20 City-owned sites have been offered to the Provincial and Federal governments to build affordable housing. To date, the City has secured investments in two sites.

Resetting the *Housing and Homelessness Strategy*

WHAT WE HAVE DONE?

FALL 2016

Stakeholder consultation to identify beneficial housing practices for Vancouver

SPRING 2017

City Council adopts Housing Emerging Directions

WHERE WE ARE NOW?

SPRING 2017

Public engagement to determine resident's priorities for housing in Vancouver

SUMMER 2017

Report public feedback to City Council

WHERE ARE WE GOING?

SUMMER - FALL 2017

Public engagement to discuss the proposed *Housing Vancouver Strategy*

FALL - WINTER 2017

Presentation of final *Housing Vancouver Strategy* to City Council

THE CITY'S NEW PRIORITIES FOR HOUSING VANCOUVER

Over the last three years, Vancouver has been creating new housing supply at a record rate. However, housing being delivered over next 10 years will not provide the kind of housing or affordability needed by our population by 2026. *Housing Vancouver* will be the City's new 10-year strategy to improve housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver.

Here are the priorities we identified and the ideas we are exploring as part of the new *Housing Vancouver Strategy*:



1. Create more of the right type of housing based on what people can afford

- Set new targets for housing development based on affordability to local residents
- Expand the Rental 100 incentive program to provide more rental housing options with greater affordability
- Create more rental housing for individuals and families near transportation hubs including two new rapid transit stations
- Preserve and re-investing in existing rental housing



2. Accommodate Vancouver's changing communities by providing a diversity of housing in neighbourhoods across the city

- Integrate diverse housing forms like rowhouses, townhouses, and duplexes into existing neighbourhoods
- Create more opportunities for rental or ownership on single-and two-family lots, like rented laneway houses or stratified coach homes
- Launch a public dialogue to discuss ideas on how our neighbourhoods can evolve in the future



3. Ensure a healthy rental market through security and protection for renters

- Continue advocacy for stronger Provincial renter protections
- Enhance City protections and assistance for renters impacted by redevelopment
- Increase availability of secured rental homes with greater affordability



4. Provide City land to build new rental housing that is affordable to our residents

- Work with the Vancouver Affordable Housing Agency (VAHA) to develop 1,000 units of affordable housing on eight City-owned sites in 2017
- Build an additional 3,800 new homes on six major City-owned properties
- Identify future land areas for innovative housing ideas like temporary modular housing



5. Prioritize delivery of projects designed to provide affordable rental homes

- Implement a one-year pilot program to speed up production of affordable housing
- Provide faster approval times for planning and development processes



6. Make Homelessness rare, brief, and one-time

- Deploy the new specialized City of Vancouver Homelessness Services Team
- Implement the recommendations of the City of Vancouver Single Room Occupancy (SRO) Task Force through our new SRO Action Plan, to improve and transform Vancouver's SRO housing stock while protecting residents
- Work with Metro Vancouver partners on a regional action plan on homelessness



WHAT MORE SHOULD THE CITY BE DOING TO ENSURE OUR HOMES CAN CONTINUE TO SUPPORT OUR DIVERSE COMMUNITIES?