

Vancouver's Housing and Homelessness Strategy

A home for everyone

3 Year Action Plan

2012-2014



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VANCOUVER

Introduction:

The Housing and Homelessness Strategy describes the City's overall direction for housing over the next 10 years. The strategy will be implemented through a series of Action Plans corresponding to the City's capital Plan cycle. This document is the first 3 Year Action Plan (2012 – 2014).

Vancouver's Housing and Homelessness Strategy 2012-2021

A home for everyone

Mission

Create a city of communities which cares about its people, its environment and the opportunities to live, work and prosper

Goals

- End street homelessness by 2015
- Increase affordable housing choices for all Vancouverites



STRATEGIC DIRECTION 1

Increase the supply of affordable housing



STRATEGIC DIRECTION 2

Encourage a housing mix across all neighbourhoods that enhances quality of life



STRATEGIC DIRECTION 3

Provide strong leadership and support partners to enhance housing stability

Strategic Direction 1: Increase the supply of affordable housing

Priority Actions: Optimize the City’s use of land, capital grants, incentives and other resources to lever and support housing partnerships

Supporting Actions	Outcomes in next 3 years	Potential Partners ¹	Housing Continuum
Expedite completion and occupancy of all 14 supportive housing sites across city and ensure they house local homeless.	1,700 units of supportive housing. Continued decrease in street and sheltered homeless individuals on annual count.	BC Housing, Vancouver Coastal Health (VCH), Non-profit partners, Community partners, StreetoHome, BC Non-profit Housing Association (BCNPHA)	Street Shelters Supportive Housing
Explore opportunities with City land, resources & capital projects plus lever resources & identify opportunities with all levels of government to increase housing supply and diversity.	450 units of supportive housing. 1500 units of social housing. Permanent Shelter Strategy, developed in partnership with BC Housing, including 160 winter response or equivalent beds. Use of RFEOI methodology on targeted city land holdings to engage partners & developers. Lever development opportunities through city and other public sector partner facility developments to enable affordable housing units. Senior level steering committee with strategic plan to maximize opportunities & mitigate risks, and lever partnerships & resources at the federal, provincial and regional level. Work with partners (e.g. Rental Housing Supply Coalition) to lever opportunities for federal/provincial tax incentives.	BC Housing, VCH, Non-profit partners (e.g. SUCCESS, YWCA), StreetoHome, developers, CMHC, P3 Canada, Infrastructure Canada, Human Resources and Skills Development Canada , Corrections Canada, BC Housing, Ministry of Health and Health Authorities, Ministry of Children and Families, Ministry of Solicitor General, Metro Vancouver, UDI, Faith-based partners, First Nations & Urban Aboriginal partners	Shelters Supportive Housing Social Housing Purpose Built Rental Affordable Home Ownership

¹ This is not a comprehensive list of partners but an indication of the partners the City looks forward to working with.

Strategic Direction 1: Increase the supply of affordable housing

Priority Actions: Refine & develop new zoning approaches, development tools and rental incentives

Supporting Actions	Outcomes in next 3 years	Potential Partners ²	Housing Continuum
Enhance on-going rental incentive program building on lessons from STIR.	Continue to achieve secure purpose built rental housing. Focus on assisting smaller projects.	Developers, Non-profit partners, Community partners, UDI	Purpose Built Rental
Expand and amend planning and regulatory framework to expedite and enhance supply of affordable housing units, including a focus on low density residential neighbourhoods.	Focus Affordable Housing in New Neighbourhoods Policy (20% policy) to prioritize clear title to land at no cost or units. Integrate delivery of affordable housing units into community and City-wide plans ³ . Expand zones/ housing types for secondary suites and laneway housing. Deliver Neighbourhood Housing Affordability Program ⁴ to permit re-zonings and increase supply, diversity and affordability.	Developers, Non-profit partners, Community partners, UDI, BC Housing, Home Owners, Greater Vancouver Home Builders Association (GVHBA), Co-op Housing Federation (CHF)	Supportive Housing Social Housing Purpose Built Rental

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³ Subject to the commencement of these plans being approved by Council.

⁴ Building on lessons from the Housing Demonstration Program.

Strategic Direction 1: Increase the supply of affordable housing

Priority Actions: Pursue a new business model to improve affordable housing delivery

Supporting Actions	Outcomes in next 3 years	Potential Partners ⁵	Housing Continuum
Establish specialist inter-disciplinary team to optimize the City's housing delivery process, including leverage of PEF & other City assets.	Enhance the focus and coherence of the development process to increase capacity for delivery for City and City/Partner housing projects. Prioritize affordable housing in the development process.	BC Housing, Industry experts, Developers, Non-profit partners, Financial Institutions (e.g. VanCity)	Shelters Supportive Housing Social Housing Purpose Built Rental Affordable Home Ownership

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Strategic Direction 2: Encourage a housing mix across all neighbourhoods that enhances quality of life

Priority Actions: Protect the existing rental stock by:

- maintaining and exploring opportunities to improve the Rate of Change regulations and SRA Bylaw
- providing incentives for upgrades
- improving property & tenancy management practices

Supporting Actions	Outcomes in next 3 years	Potential Partners ⁶	Housing Continuum
Protect, update and enhance existing SRO, supportive, social, and purpose built rental housing.	Successful P3 Canada proposal for renovation and maintenance of housing projects. Enhanced Rate of Change and SRA Bylaw regulations building on lessons from implementation & rental housing market analysis. Support partners to develop incentives for upgrading existing rental stock (e.g. align with green retrofit programs).	UDI, BC Apartment Owners & Managers (BCAOMA), Non-profit partners, Community partners, CHF	SRO Supportive Housing Social Housing Purpose Built Rental
Enhance cross- sectoral strategy for standards of maintenance in SRO, Supportive & Social Housing, Purpose Built Rental.	Focused strategy on two priority issues: hoarding and bedbugs. SRO Task Force to improve standards. Continue City Integrated enforcement action on SROs. Identify partner funding for extension of SRO Pilot project.	VCH, BC Housing, Non-profit partners, SRO landlords, Supportive & Social Housing landlords, Community partners, BCAOMA	SRO Supportive Housing Social Housing Purpose Built Rental

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Strategic Direction 2: Encourage a housing mix across all neighbourhoods that enhances quality of life

Priority Actions: Target low barrier shelter, supportive and social housing:

- in neighbourhoods with significant homeless populations and limited capacity
- to specific populations in need

Supporting Actions	Outcomes in next 3 years	Potential Partners ⁷	Housing Continuum
Map the homeless to their chosen locality and ensure shelters/supportive/social housing are located in these neighbourhoods.	New capacity in 5 neighbourhoods with limited capacity. Well located low-barrier shelter services for underserved groups (youth, women, urban aboriginal people).	BC Housing, VCH, Non-profit partners, StreetoHome, Community partners, Business Improvement Associations (BIAs), Faith-based partners, First Nations & Urban Aboriginal partners	Street Shelter Supportive Housing Social Housing
Ensure housing needs of our diverse population are considered through city-wide and neighbourhood planning processes.	New guidelines for High Density Housing for Families to assist with supply of family units. DTES LAP actions to expedite DTES Housing Plan. Public engagement strategy to enhance understanding and support for Housing & Homelessness Strategy implementation.	Developers, Non-profit partners, BC Housing, Community partners, UDI, BCNPHA, Faith-based partners, First Nations & Urban Aboriginal partners, Tenants Resource Advisory Centre (TRAC), GVHBA	Shelters Supportive Housing Social Housing Purpose Built Rental Affordable Home Ownership

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Strategic Direction 3: Provide strong leadership and support partners to enhance housing stability

Priority Actions: Enhance support to renters

Supporting Actions	Outcomes in next 3 years	Potential Partners ⁸	Housing Continuum
Work with partners to support renters.	Rent Bank established by partners to prevent evictions due to short-term financial crisis. Taskforce on renters rights and support. Increased outreach to renters via website & events.	BC Residential Tenancy Branch, Metro Vancouver, Non-profit partners, Financial Institutions (e.g. VanCity), Community partners, BC Housing, BCNPHA, TRAC, BCAOMA	SRO Supportive Housing Social Housing Purpose Built Rental
Continue with the provision of outreach services to facilitate access to housing.	More individuals assisted by Carnegie Outreach and Tenant Assistance Program.	Community partners, BC Housing, VCH, Non-profit partners, Faith based partners, First Nations & Urban Aboriginal partners, SRO Landlords	Street Shelter SRO Supportive Housing Social Housing

Priority Actions: Strengthen the focus of our Urban Health Initiative on homelessness with an emphasis on improving health, safety, food security, employment & social supports

Work with partners to establish standards for food provision/nutrition in shelters & supportive housing.	Improved food security, health and stability for those staying in shelters and supportive housing.	BC Housing, VCH, Non-profit & Community partners, StreetoHome	Shelters Supportive Housing
Work with partners to improve information and services for renters/tenants.	Wider reach of information e.g. standards of maintenance, hoarding. Link new city sites/investments to employment & skills development.	BC Housing, VCH, Non-profit partners, StreetoHome, VEDC, Universities & Colleges, Developers, Builders, UDI, BCNPHA, TRAC, BCAOMA	SRO Supportive Housing Social Housing Purpose Built Rental

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Strategic Direction 3: Provide strong leadership and support partners to enhance housing stability

Priority Actions: Demonstrate leadership in research and innovation to create improved housing options for our diverse population

Supporting Actions	Outcomes in next 3 years	Potential Partners ⁹	Housing Continuum
Work with partners to improve coordination & quality of existing services for the homeless and specific populations.	Support for partners working with specific populations (e.g. youth, urban aboriginal, women). City is participant in Provincial Youth Homelessness Strategy. Improved & shared knowledge about value & key elements of low-barrier housing approach between partners.	BC Housing, Non-profit partners, StreetoHome, VCH, Provincial Ministries, Community partners, Faith-based partners, BCNPHA	Shelter SRO Supportive Housing
Policy & research on innovative models of affordable housing.	New City policy enabling partners to support housing models that address the gap created by lack of funds from other levels of government (e.g. affordable home-ownership, non-profit coops). Integration of learnings from the At Home Chez-Soi project. Provision of grants to engage & support partners and the community e.g. Homeless Action Week grants, small & medium sized grants and large capital grants.	Non-profit partners, Developers, Community Partners, StreetoHome, BCNPHA, BC Housing, VCH, Mental Health Commission of Canada, CHF, Financial Institutions, Academic Institutions	Street Shelter SRO Supportive Housing Social Housing, Purpose Built Rental Affordable Homeownership

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Strategic Direction 3: Provide strong leadership and support partners to enhance housing stability

Priority Actions: Focus our efforts with partners on preventing and eliminating homelessness

Supporting Actions	Outcomes	Potential Partners ¹⁰	Housing Continuum
Establish cross-sectoral Homelessness Task Force to advise City on policies & practices towards ending street homelessness and addressing low income and poverty issues.	Homelessness Task Force with representation from key partners and strategies focused on key areas: <ul style="list-style-type: none"> - release of young adults from MCFD system of foster care - incarcerated individuals coming from provincial and federal prisons and remand centres - legislative changes in provincial income policy - Expansion of earning exemptions for people who are transitioning out of homelessness 	BC Housing, Provincial Government, Federal Government, VCH, StreetoHome, Non-profit & Community partners, BIAs, Faith-based partners, BCNPHA	Street Shelter SRO Supportive Housing
Continue to track people moving through the housing continuum (for the phase 1 supportive housing units and other City investments).	Improved understanding about how people move through the housing continuum and the needs of specific populations. A healthy tenant mix in new buildings balanced with a positive impact on numbers of homeless.	BC Housing, VCH, Non-profit partners, Community partners, StreetoHome, BCNPHA	Street Shelter SRO Supportive Housing

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