

Housing and Homelessness Strategy

City of Vancouver
February 1, 2011



Overview

Affordable Housing is central to:

- Healthy people
- A growing and greening economy
- Ecological sustainability
- Livable and inclusive communities

Partnerships are Key



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Partnerships are Key

BC Ministry
Social
Development

Human Resources
and Skills
Development
Canada

BC Housing

Metro Vancouver

Government Partners

Vancouver
Coastal Health
Authority

Canada Mortgage
and Housing
Corporation

Community
Centres

Research Base

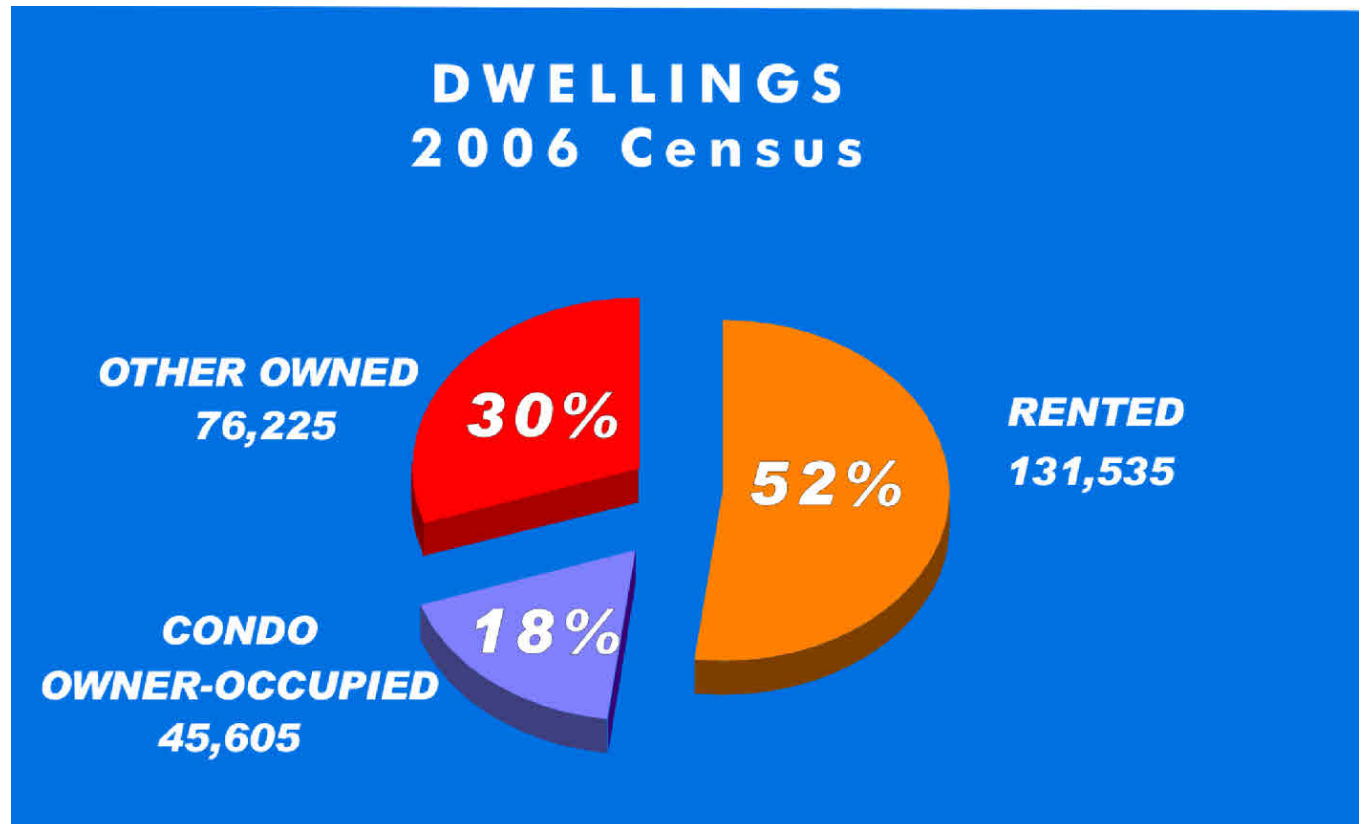
HOMELESSNESS AND LOW INCOME HOUSING

- Streethome 10 Year Plan - A High Price to Pay
- 2010 Vancouver Homeless Count (COV)
- 2009 Survey of Low Income Housing in the Downtown Core (COV)
- 2010 Pushed Out - Escalating Rents in the DTES (Carnegie Community Action Project)

RENTAL HOUSING

- Rental Housing Synthesis Report (COV 2010)
 - Rental Housing Demand and Existing Supply (COV 2009)
 - Purpose-Built Rental Housing - Inventory and Risk Analysis (COV 2009)
 - Purpose-Built Rental Housing - Building Condition and Major Repair Requirements (COV 2009)
 - Purpose-Built Rental Housing - Investment Climate for Existing Stock (COV 2009)
 - Purpose-Built Rental Housing Economics of New Supply (COV 2009)
 - The Role of the Rented Condo Stock (COV 2009)
 - Secondary Suites (COV 2009)

Fact - Rental vs Ownership



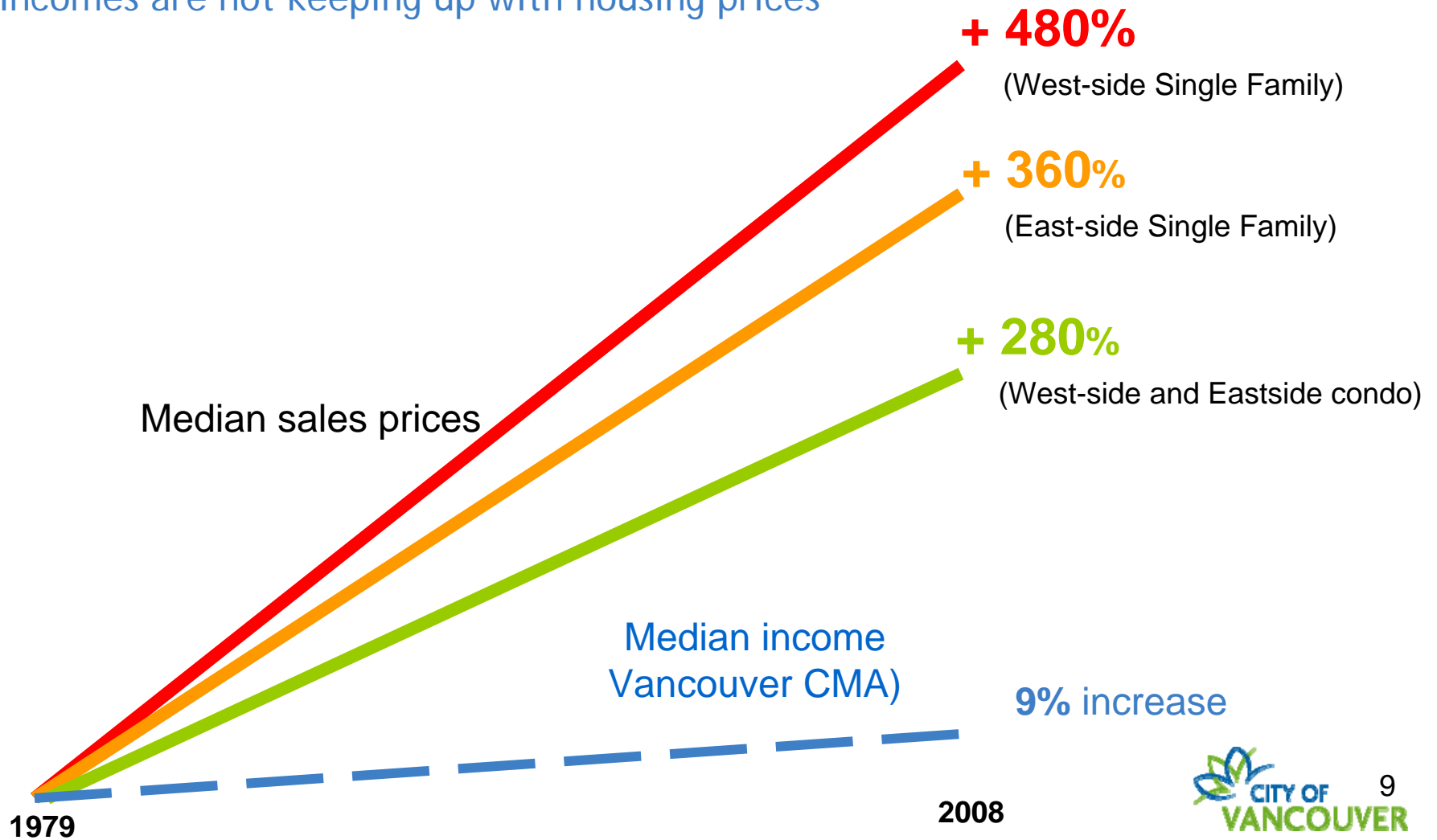
Fact – Affordability Challenges

- 39% of renters are paying >30% of income on housing
- 15% of renters are paying >50% of their income on housing
- For home owners: 25% paying >30% and 9% paying >50%
- SRO rents are increasing – less than 35% of rooms rent at shelter assistance rates (\$375)

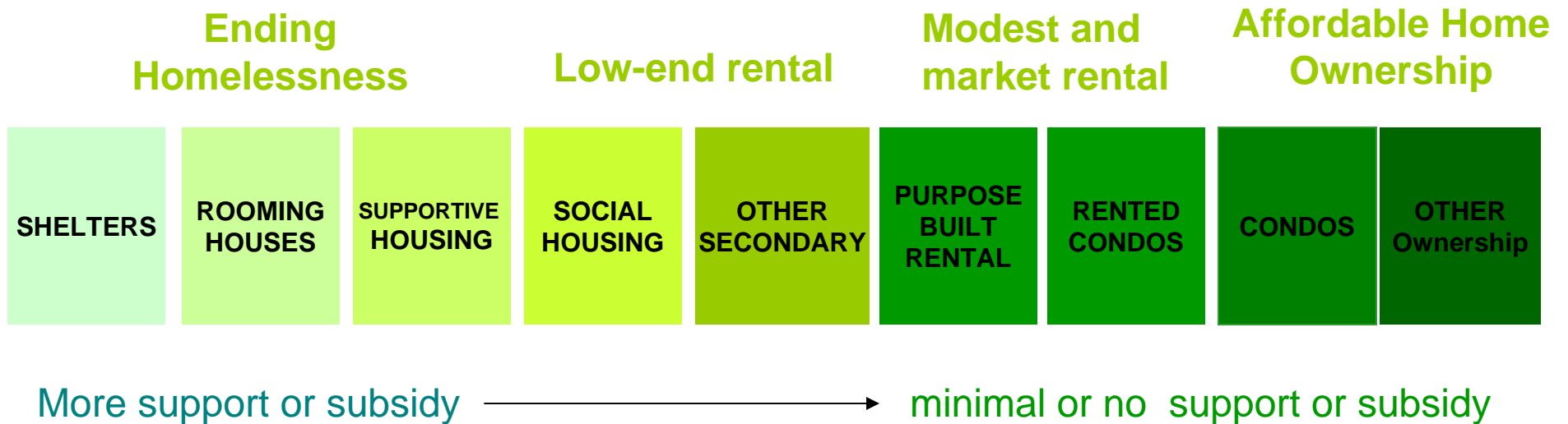
2006 Census Data and 2009 Survey of Low Income Housing

Fact - Affordable Home Ownership Challenges

Incomes are not keeping up with housing prices



The Housing Continuum



The diversity of Housing must address the varying needs of citizens

Council Priorities for Housing

- End Street Homelessness by 2015
- Increase housing for Low and modest-income households:
 - Expand and protect rental housing
 - Achieve a mix of housing types and tenures in all neighbourhoods
- Ensure the good condition of existing affordable housing



Council Priority: End Street Homelessness by 2015

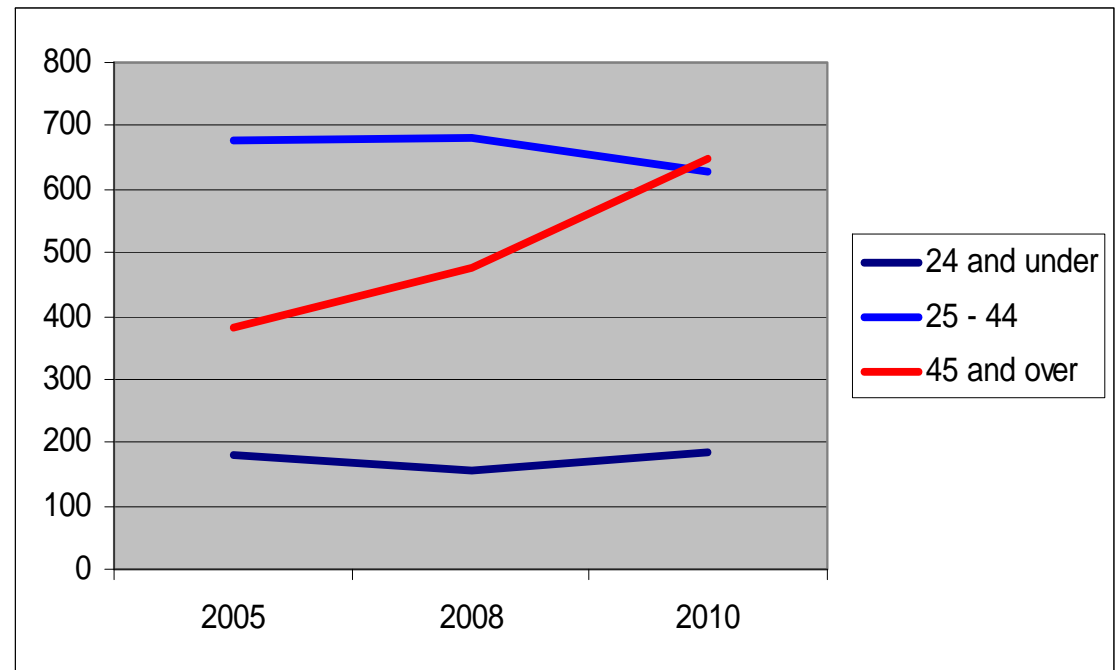
Why Focus on Street Homelessness

- Street homeless individuals: over 75% have multiple barriers and require housing and other support to minimize human suffering and improve quality of life
- Street homeless individuals: access many public services (police, fire, ambulance, hospitals, the justice system) at a cost of ~\$55,000 per year in Vancouver
- Street homelessness is erosive to the overall health and economy of a city
- Key elements to success in addressing street homelessness:
 - Political leadership and engagement of whole community
 - Partnerships
 - Tracking of metrics

Who are our Homeless?

- Largely single men
- 45+ group is growing
- Youth numbers stable
- No significant increase in out-of-province homeless
- Long-term homeless numbers stable

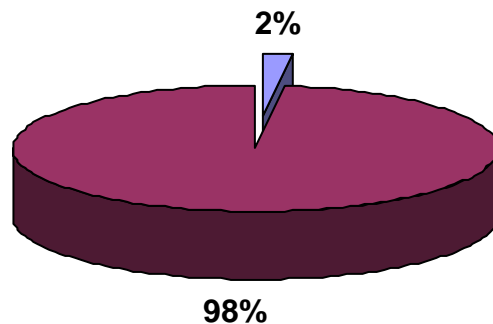
Homeless Population by Age Categories, March 2010



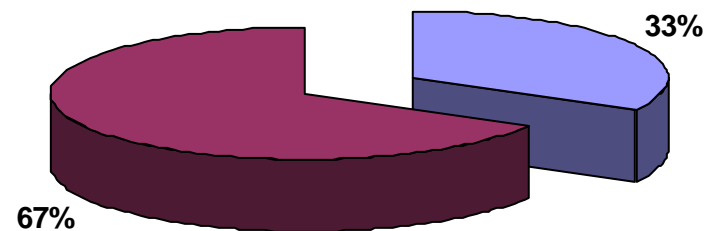
Who are our Homeless?

Aboriginal people are disproportionately represented

Aboriginal people:
% of Vancouver population



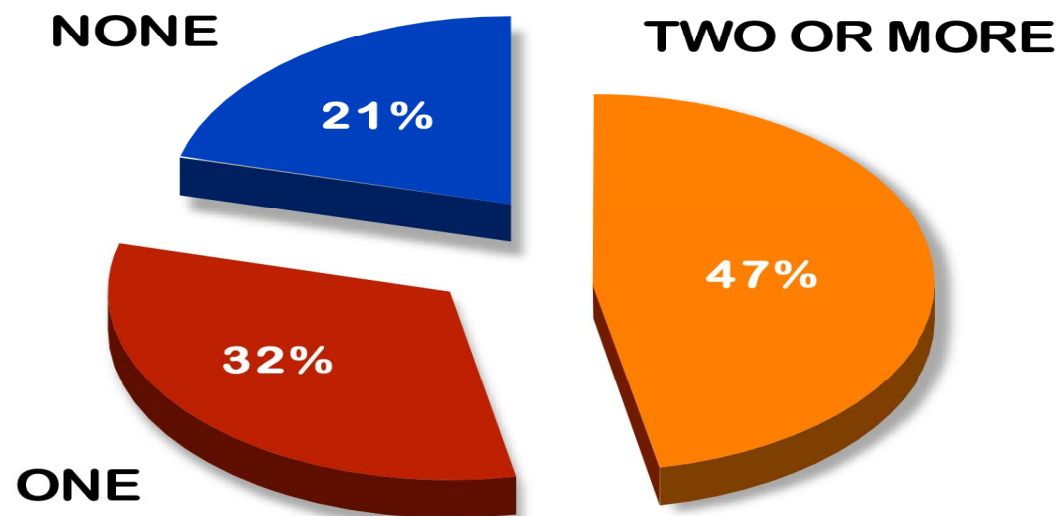
Aboriginal people:
% of Homeless population



Health Issues in our Homeless

- 80% of homeless have one or more health issues:
 - Addictions, mental illness, other chronic medical illness
- 50-70% have suffered trauma
- Nearly 50% have been in government care (foster care/group home/correctional facility) in their lifetime (Kraus, 2010)

NUMBER OF HEALTH CONDITIONS



COV Strategies :

December/08 - Ongoing

- I. Increase Shelters and Decrease Sleeping Rough:
 - Mayors Homeless Emergency Action Team (HEAT) Shelters
 - Partnerships with Street to Home Foundation, BC Housing and COV
 - Winter Response Shelters
 - Partnerships with BC Housing and COV
 - Permanent Shelter
 - \$1 million contribution to Union Gospel Mission project

- II. Decrease Barriers & Enhance Services in Shelters:
 - Low barrier, storage for carts, don't separate people from loved ones (pets or partners)
 - Hot meals, hot showers, laundry facilities
 - Primary care partnerships, links to mental health, dental care

COV Strategies :

December/08 - Ongoing

- III. Enable increased availability of Immediate/Interim Supportive Housing
 - Bosman Residence (100 rooms) key partners: Mental Health Commission, Street to Home, BC Housing
 - Dunsmuir House (90 rooms) Key partners: BC Housing
- IV. Enable increased availability of Permanent Supportive Housing
 - **May 2010 funding** commitments secured for all 14 City-owned sites
 - Contribute and partner on other projects: Union Gospel Mission, Lu'ma Native Housing, Aboriginal Mothers Centre
- V. Prevent losses or further deterioration of existing SRO Stock:
 - Aggressively enforce Standards of Maintenance by-law
 - Continue 1 for 1 replacement

Homelessness Results December/08 - Ongoing

VI. Mobilize Community to Help:

- Key partnerships: VCH, BIA's, Interfaith Round Table and local churches, Vancouver Learning City
- Homeless Action Week initiatives

VII. Urban Health Initiative

- Access to Food in SRO's
- Mental Health Training 101: Respond to people exhibiting signs of mental health concerns (Fire & Rescue, Building Inspectors, NGOs)
- Standards of Maintenance: Develop a program to support SROs to prevent and address problem hoarders
- DTES Washroom Accessibility, Pedestrian Safety, Binners Market Trial

VIII. Track Metrics:

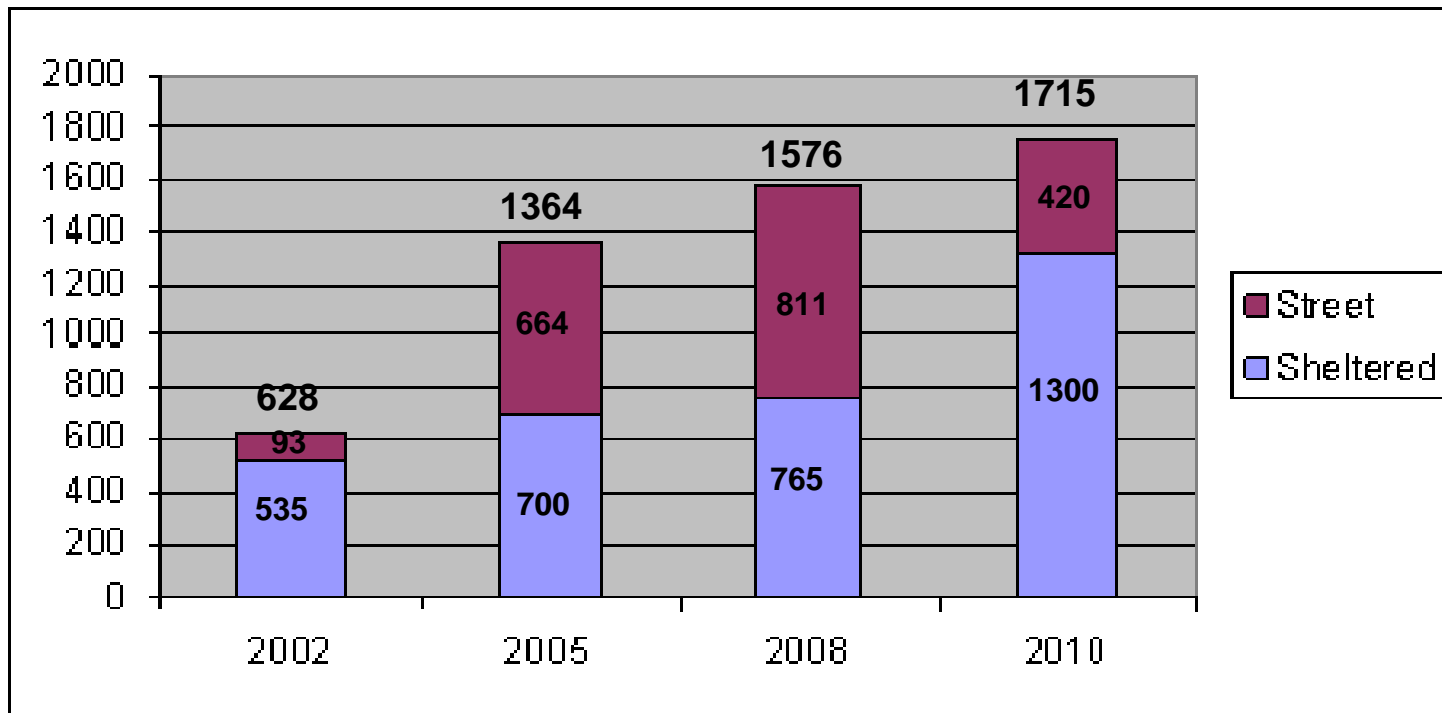
- March 2010 Homeless Count
- Track housing capacity

Making Progress

More Individuals Sheltered

- Unsheltered (sleeping rough) homeless individuals decreased by 47% since 2008 - from 811 to 420
- Significant decrease in street disorder and aggressive panhandling (report from Downtown BIA's)

Homeless Count COV 2002 - 2010

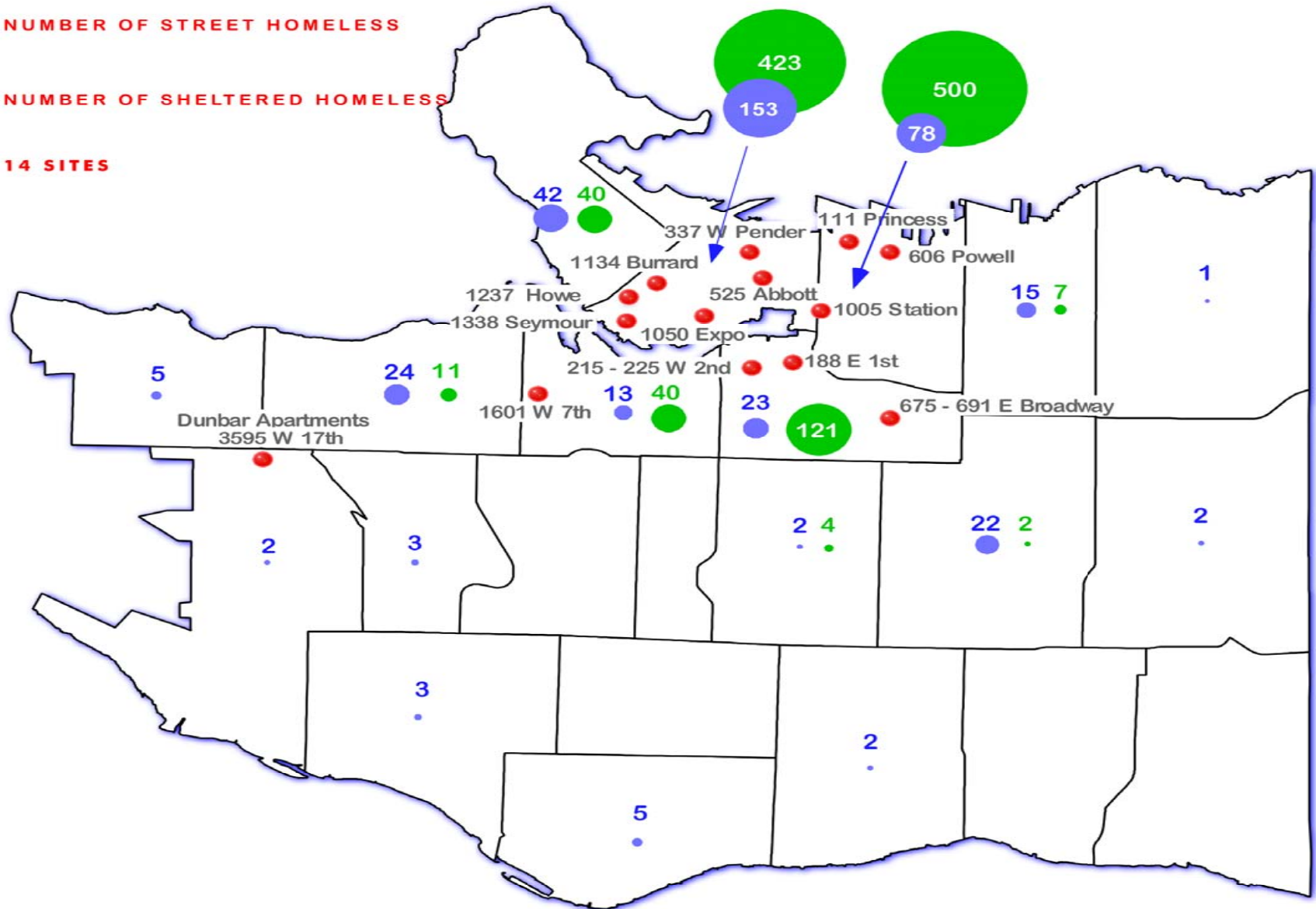


Homelessness by Community - March 2010

5 NUMBER OF STREET HOMELESS

5 NUMBER OF SHELTERED HOMELESS

14 SITES



Results - Bringing Supportive Housing on Stream

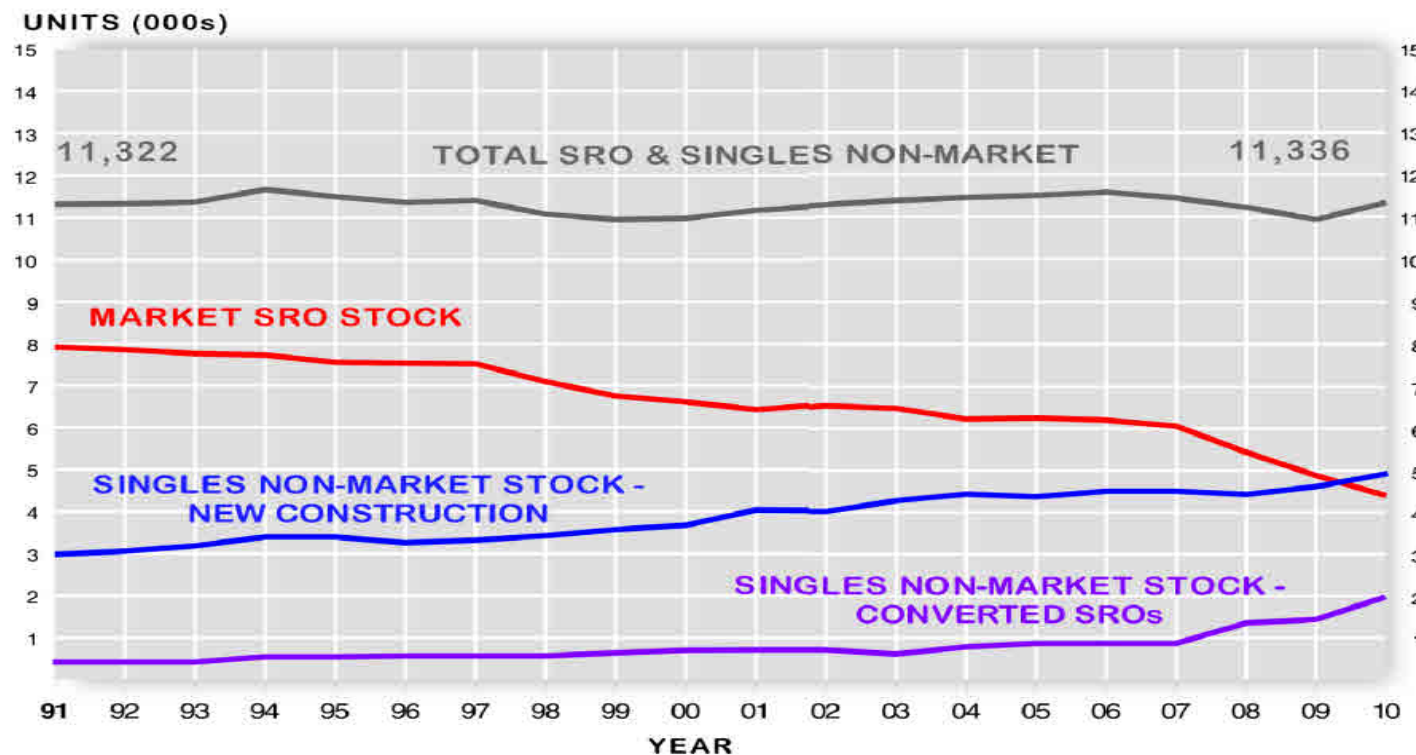
Timing and Location

	2011	2012	2013	Total Units				
Downtown Eastside	STATION 80	W PENDER 96	UGM 37	POWELL 146	PRINCESS 139	498	30%	
Downtown	SEYMOUR 105	ABBOTT 108	HOWE 110	PENDER/ CARRALL 24	BURRARD 142	EXPO 89	578	35%
East Side	E 1ST 129	NANAIMO 24	DUNDAS 16	W 2ND 147	E BROADWAY 103		419	26%
West Side	DUNBAR 51		7TH & FIR 62	VINE 30			143	9%
TOTAL:	646	373	619	1,638			23	

SRO - Stock being Maintained and Improved

- Single room stock in downtown being maintained and replaced with new or renovated social housing
- 28 buildings targeted by SOM bylaw enforcement in last 14 months

LOW-INCOME STOCK DOWNTOWN CORE JANUARY 1991- JANUARY 2010



Community Mobilization: Across the City for Homelessness

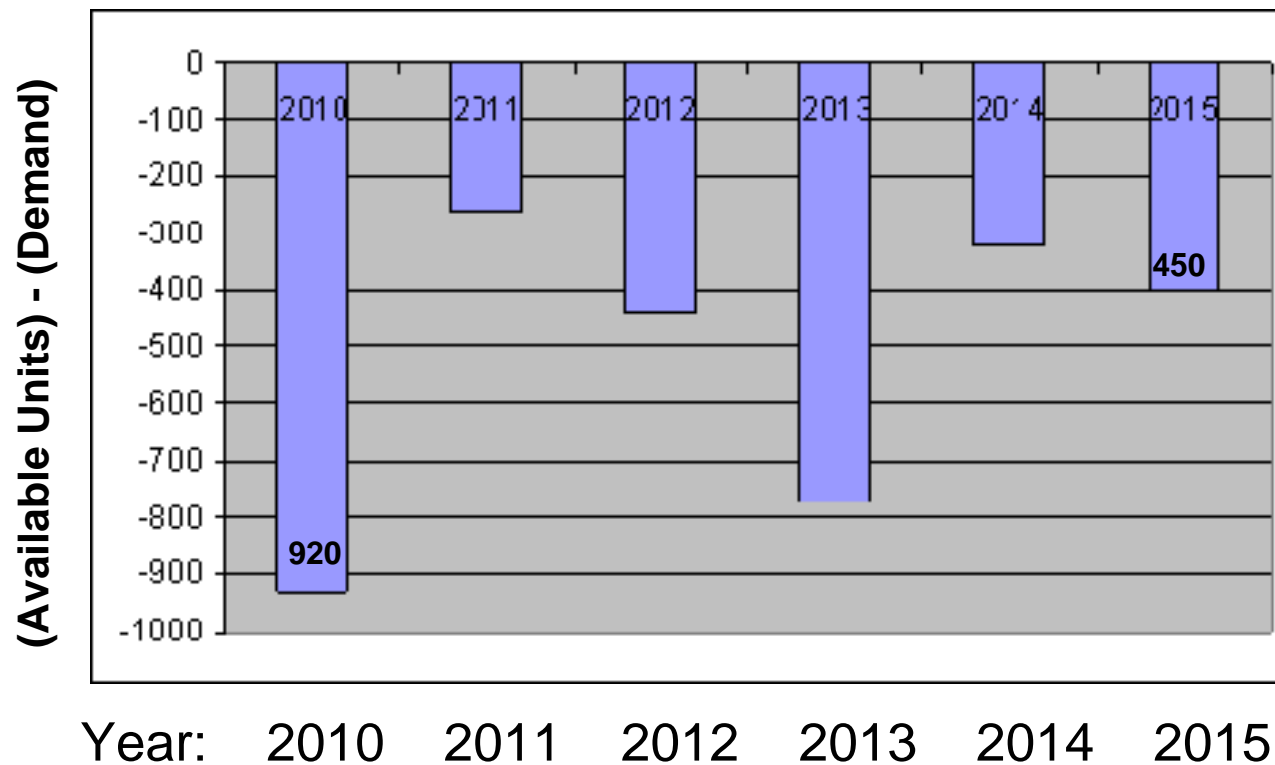
Whole City Involved:

- Carnegie Health Fair (DTES):
Sept. 17, 2009
- Kits Shower Program (Kits):
Ongoing
- You Count (Renfrew-Collingwood):
HAW 2009
- Under One Umbrella (Grandview Woodlands):
Ongoing
- Gathering Place Homeless Connect (Downtown South):
HAW 2010
- Vancouver Homeless Connect (DTES - Storyeum):
HAW 2010



Understanding and Tracking Need: Projected Supportive Housing Demand - May 2009

Gap in Supportive Housing - April 2010 Projection

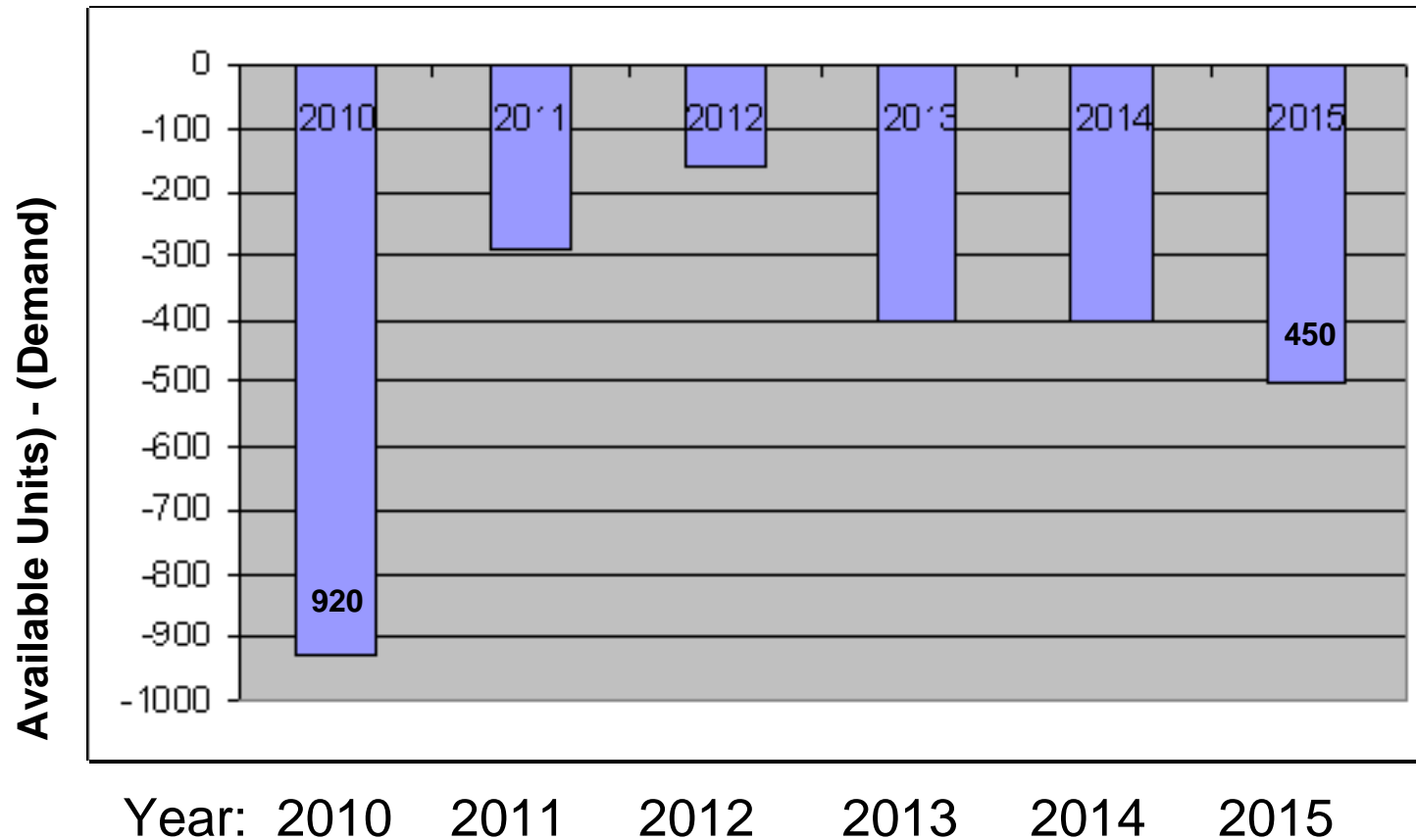


Incremental Housing and Shelter Units (2009 - 2010)

Housing Type	Brought on Stream	Approved/ Under Construction	In Process	Total
Temporary Shelter Beds	550	-	n/a	550
Permanent Shelter Beds	0	47	0	47
Supportive Housing Units	180	830	810	1,820
Total	730	877	810	2,417

Impact of Progress in Expediting New Housing: Projected Supportive Housing Demand - January 2011

Gap in Supportive Housing - January 2011 Projection



Council Priority

Ending Homelessness

SHELTERS

SROs/
ROOMING
HOUSES

SUPPORTIVE
HOUSING

SOCIAL
HOUSING

OTHER
SECONDARY

Modest and market rental

PURPOSE
BUILT
RENTAL

RENTED
CONDOS

Home Ownership

CONDOS

OTHER
Ownership

Increase Housing for
Low and Modest-Income
Households

Rental Housing: Facts

Co-ops, Social Housing



Purpose-Built



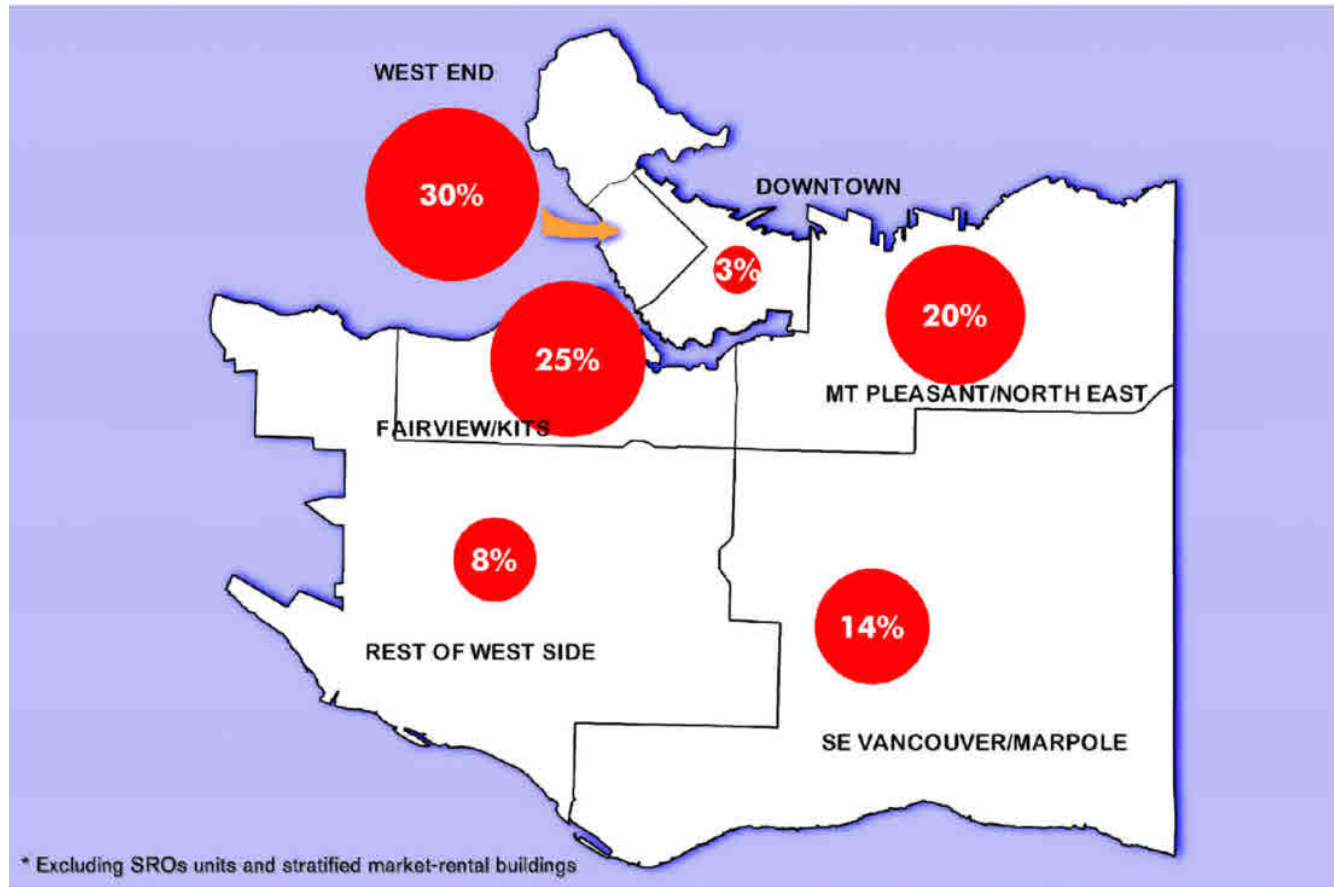
Rental Condos



Secondary Suites

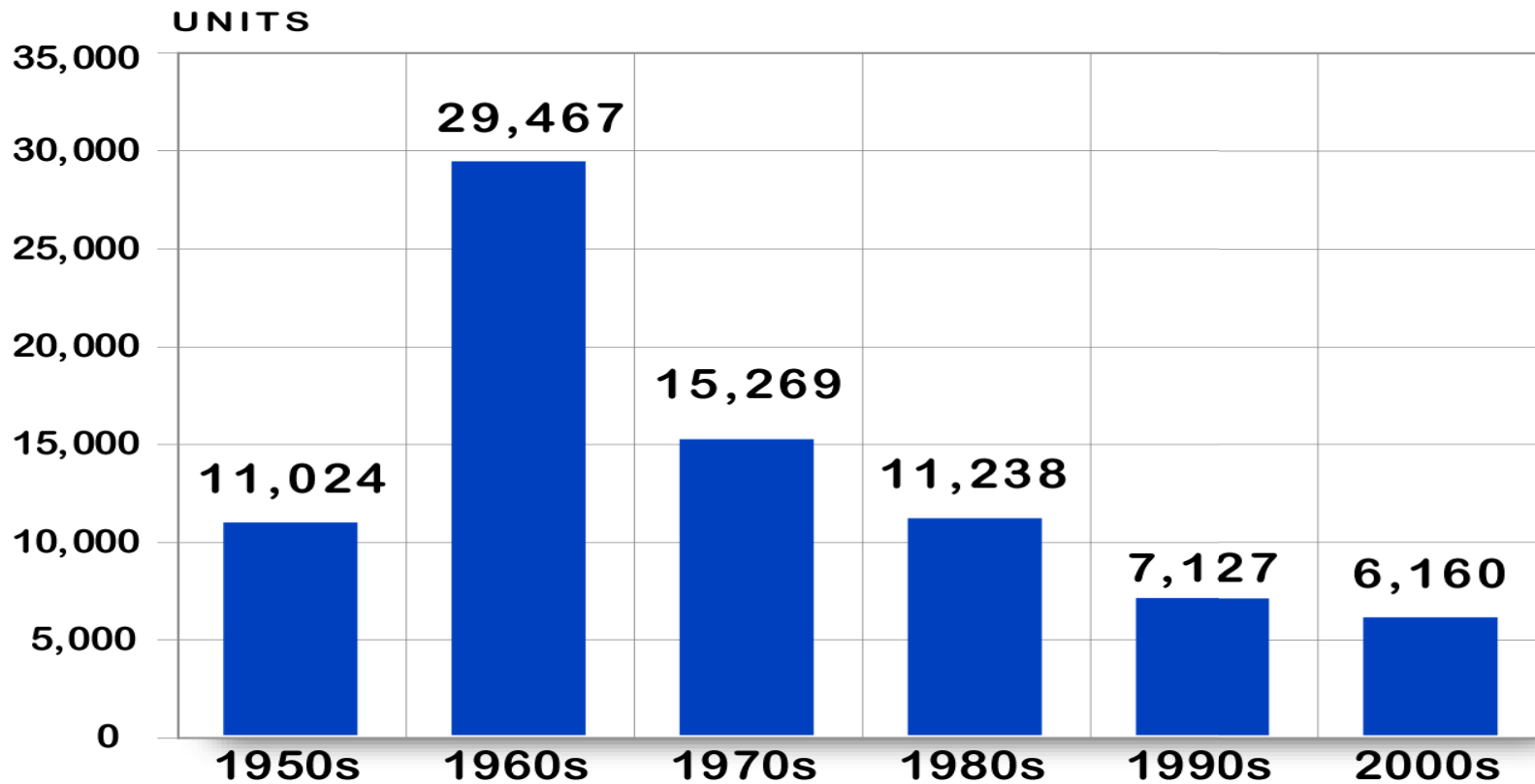
Existing Rental Stock - Where is it?

SHARE OF THE CITY'S MARKET-RENTAL STOCK UNITS*, 2009



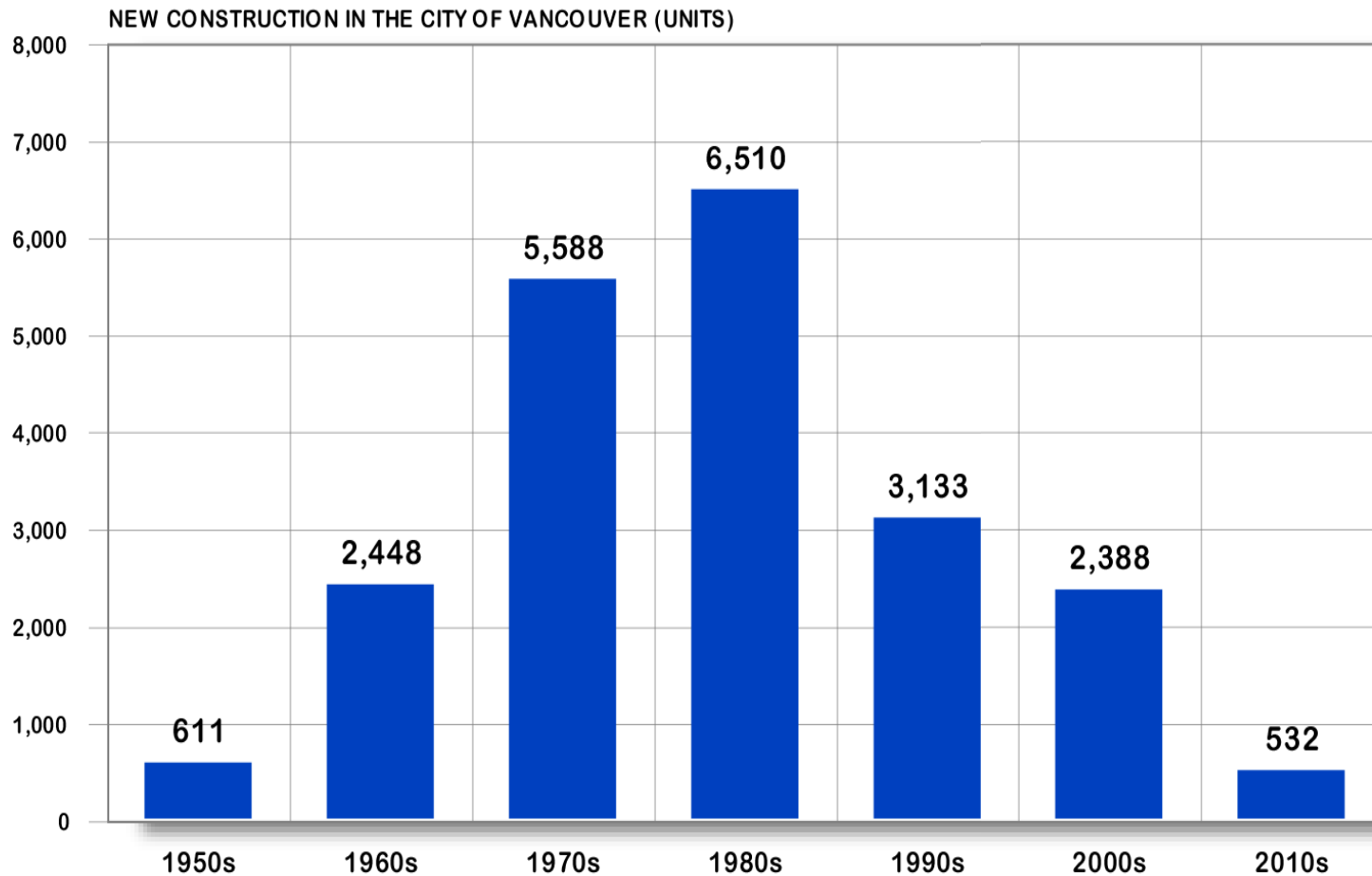
Market Rental - Limited New Supply

MARKET-RENTAL APARTMENT COMPLETIONS BY DECADE (CMHC)



Social Housing - Limited New Supply

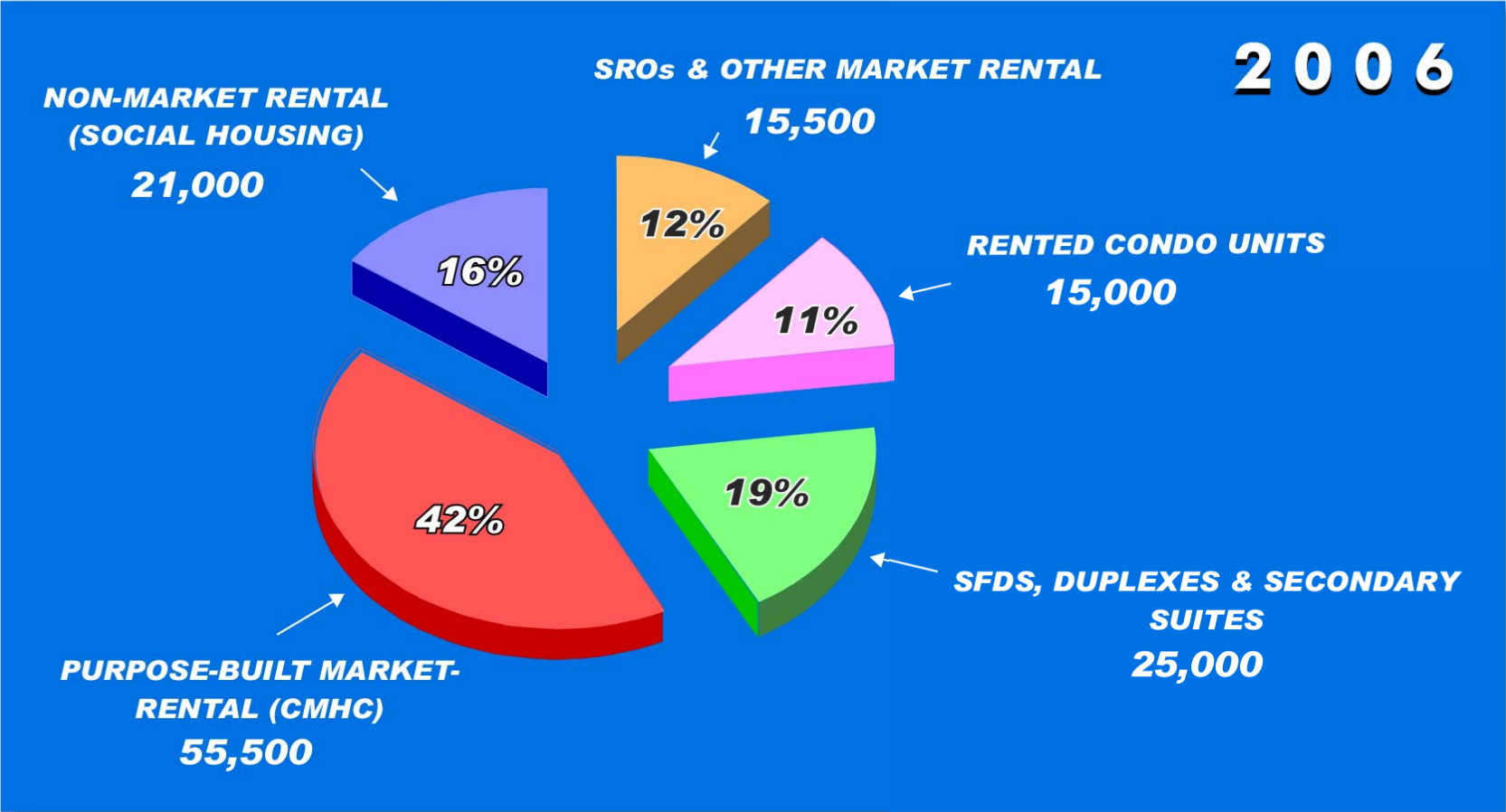
NEW CONSTRUCTION OF NON-MARKET HOUSING, BY DECADE (FEB 1, 2011)



Rental Housing Challenges

- Reasons for lack of new purpose-built rental housing in Vancouver:
 - No government programs
 - Building strata condos far more profitable than rental housing
 - Lack of tax incentives
- Current projections: 1,500 new rental units per year needed over next 10 years

Continuum of Rental Stock in Vancouver



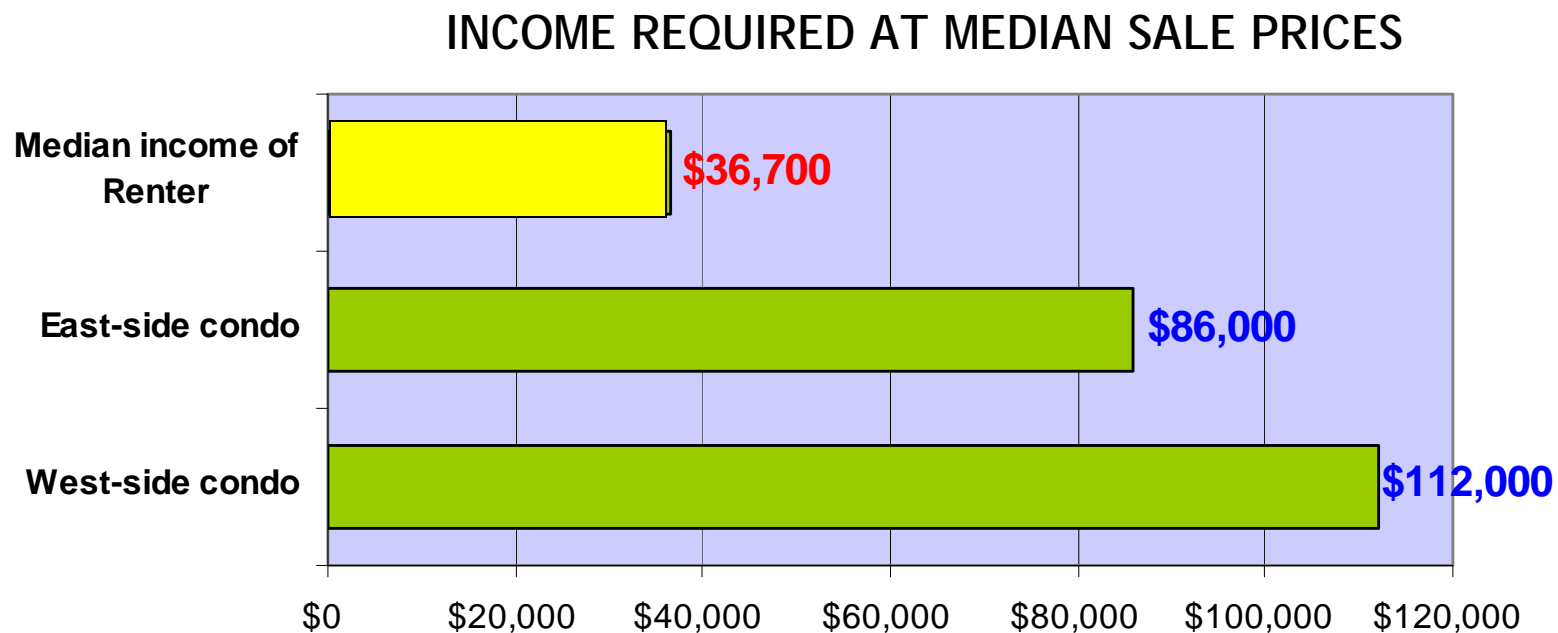
What Vancouver Citizens Can Afford in Rent

	Monthly Rent	Who?
25% can afford new one-bed:	\$1,500	police officer
35% can afford new one-bed under STIR*:	\$1,250	teacher
40% can afford avg. one-bed:	\$990	retail manager
50% can afford rent at:	\$880	clerical worker <i>(median income - renters)</i>

Note: Less than 35% of private SRO rooms rent at welfare shelter support rate of \$375/month

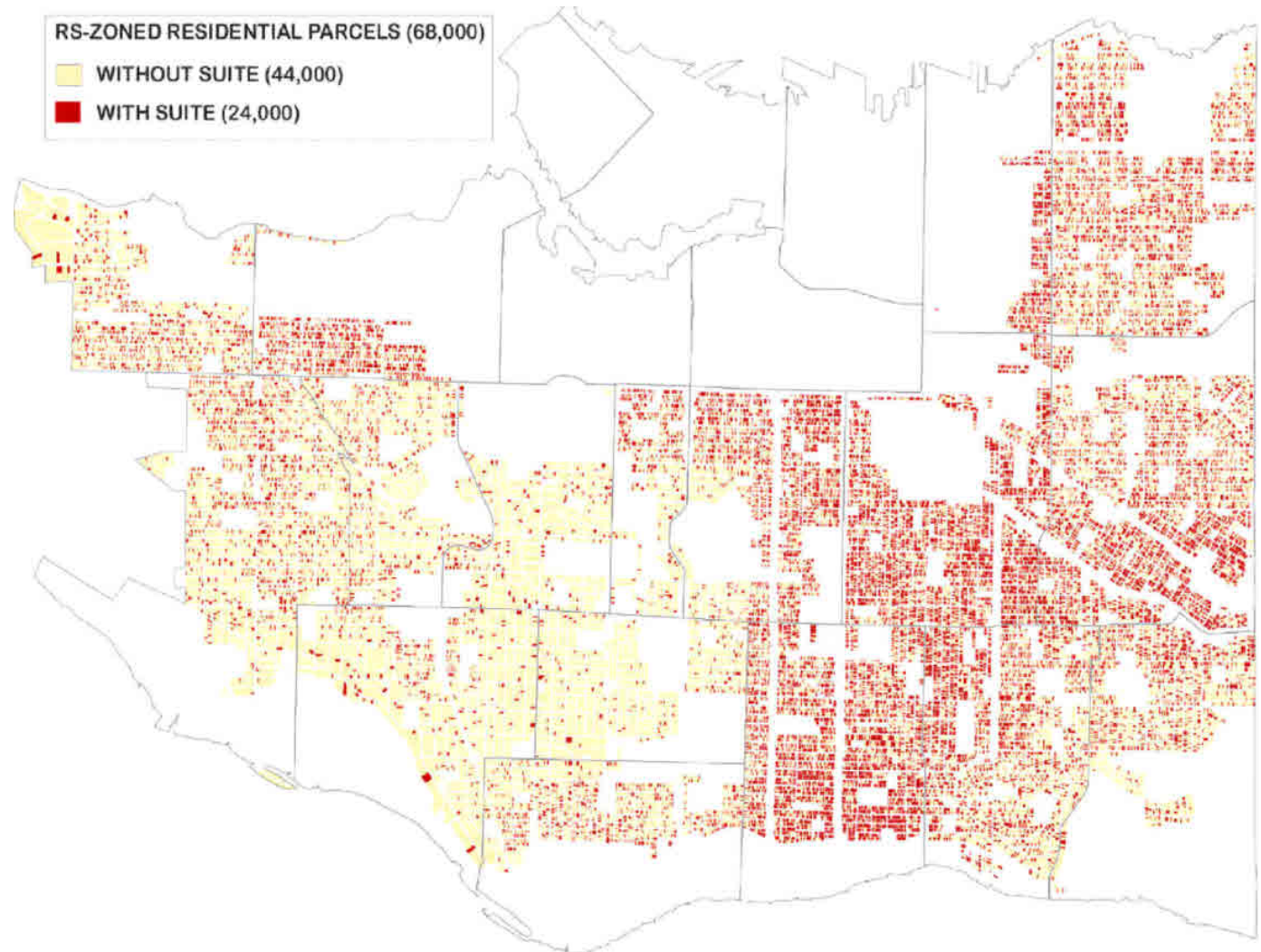
Challenges in Affordability of Home Ownership

- Majority of renter households have incomes far below those required to purchase a Vancouver condo



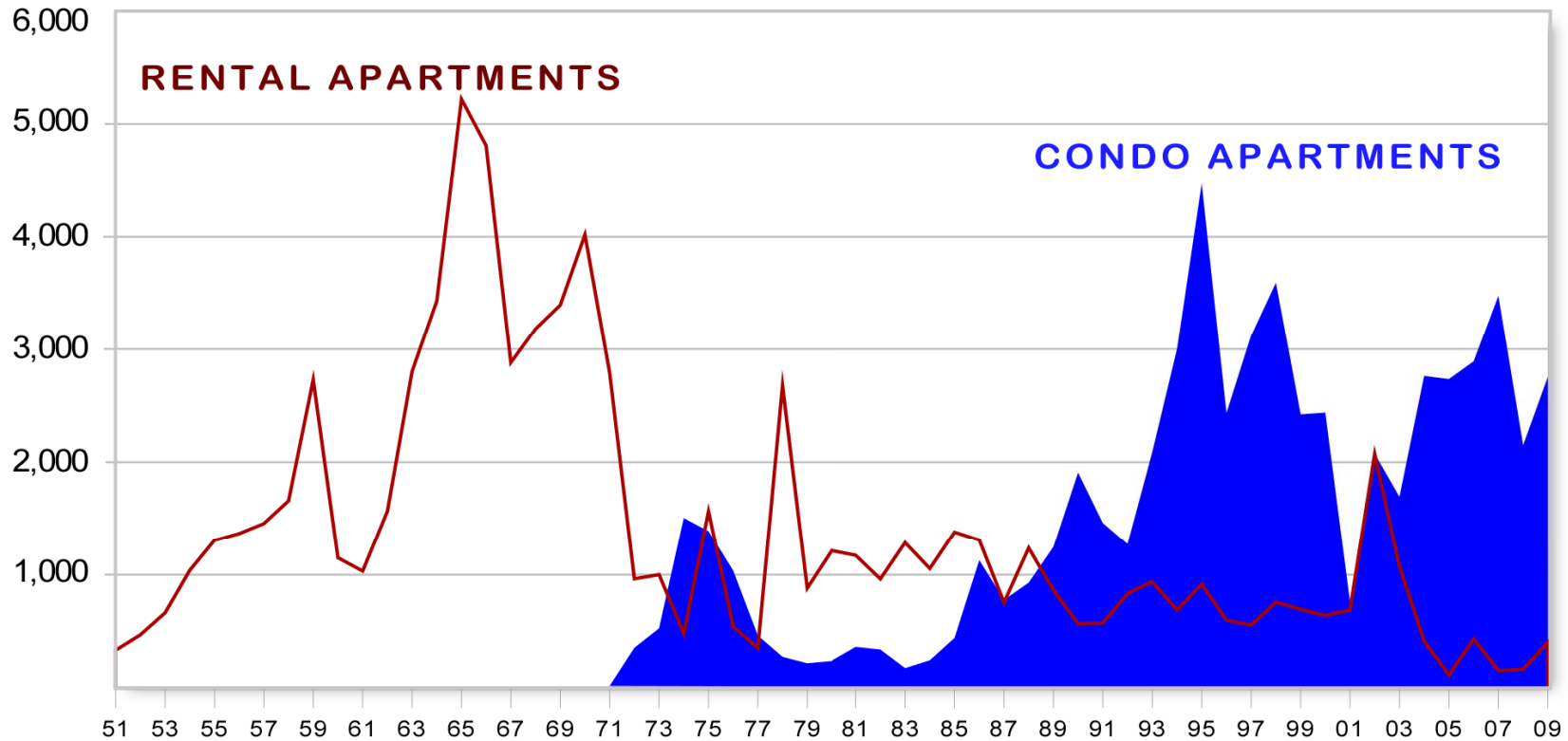
Secondary Suites – Important Source of Rental Supply

- At least 24,000 secondary suites in Vancouver
- 35% of houses in single family areas have suites
- Most secondary suites are located in the east-side

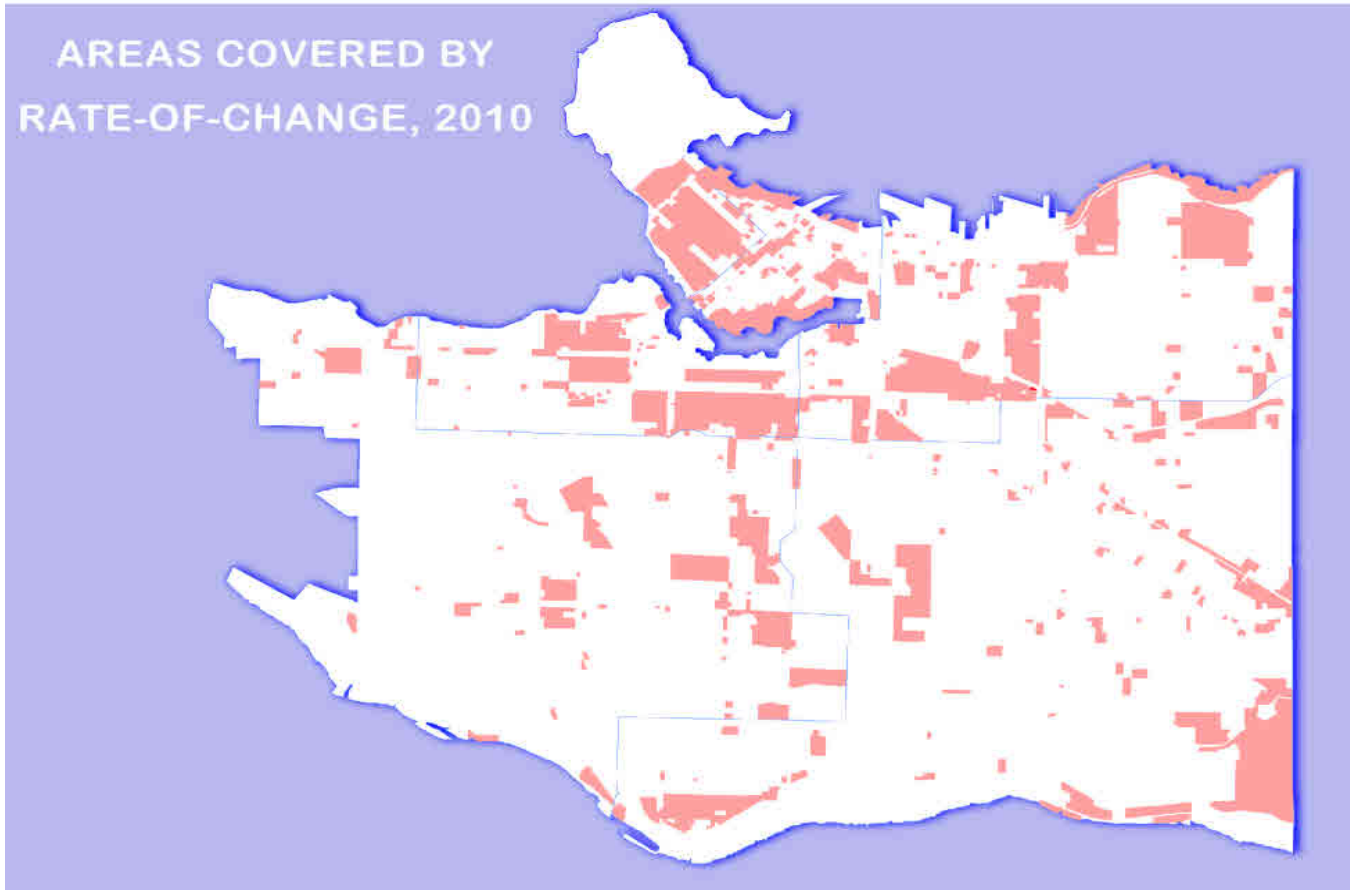


Rented Condos - Largest Source of New Supply

APARTMENT NEW CONSTRUCTION COMPLETIONS 1951-2009, CMHC*
UNITS COMPLETED EACH YEAR IN THE CITY OF VANCOUVER



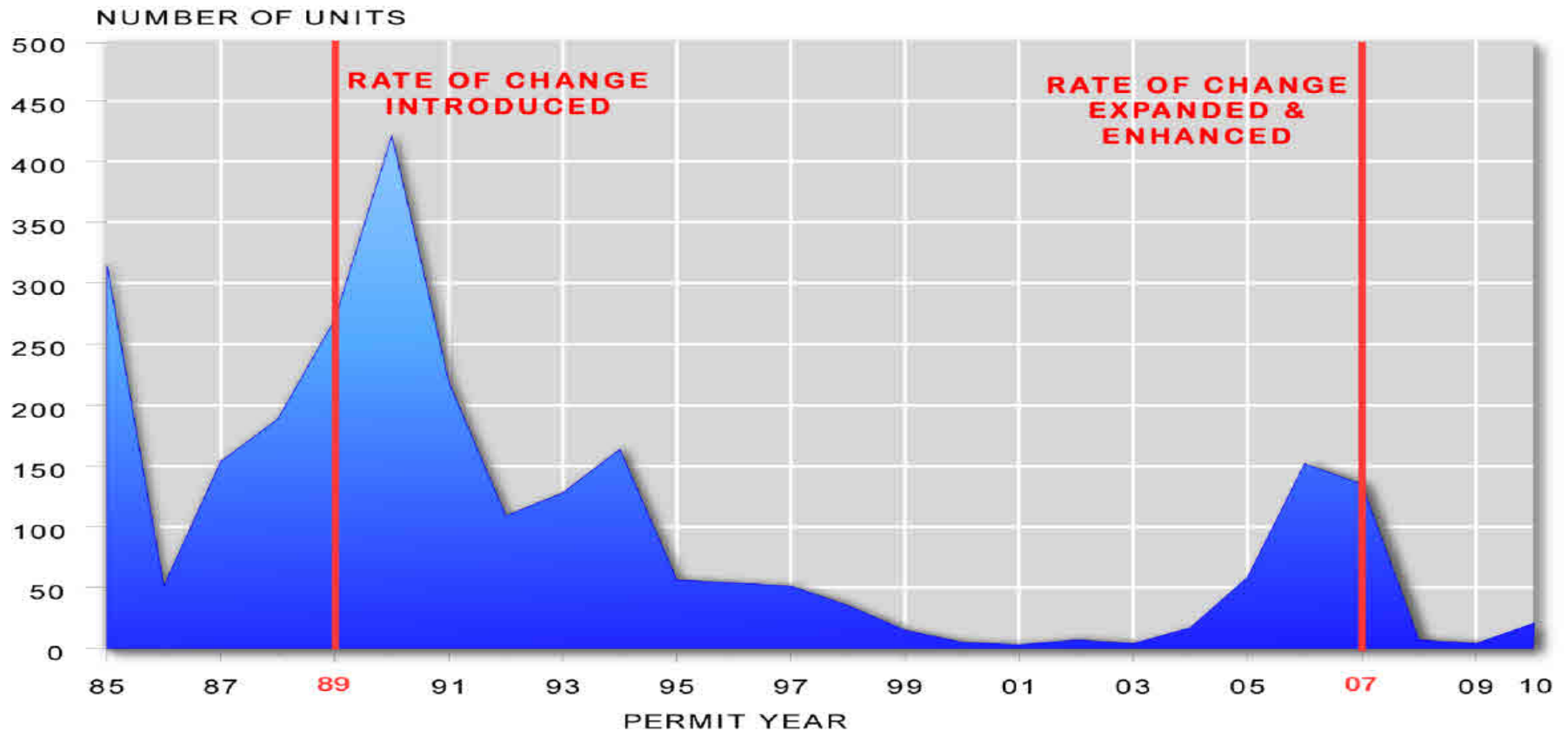
Protect the Existing Stock - Rate of Change



Application of Rate of Change

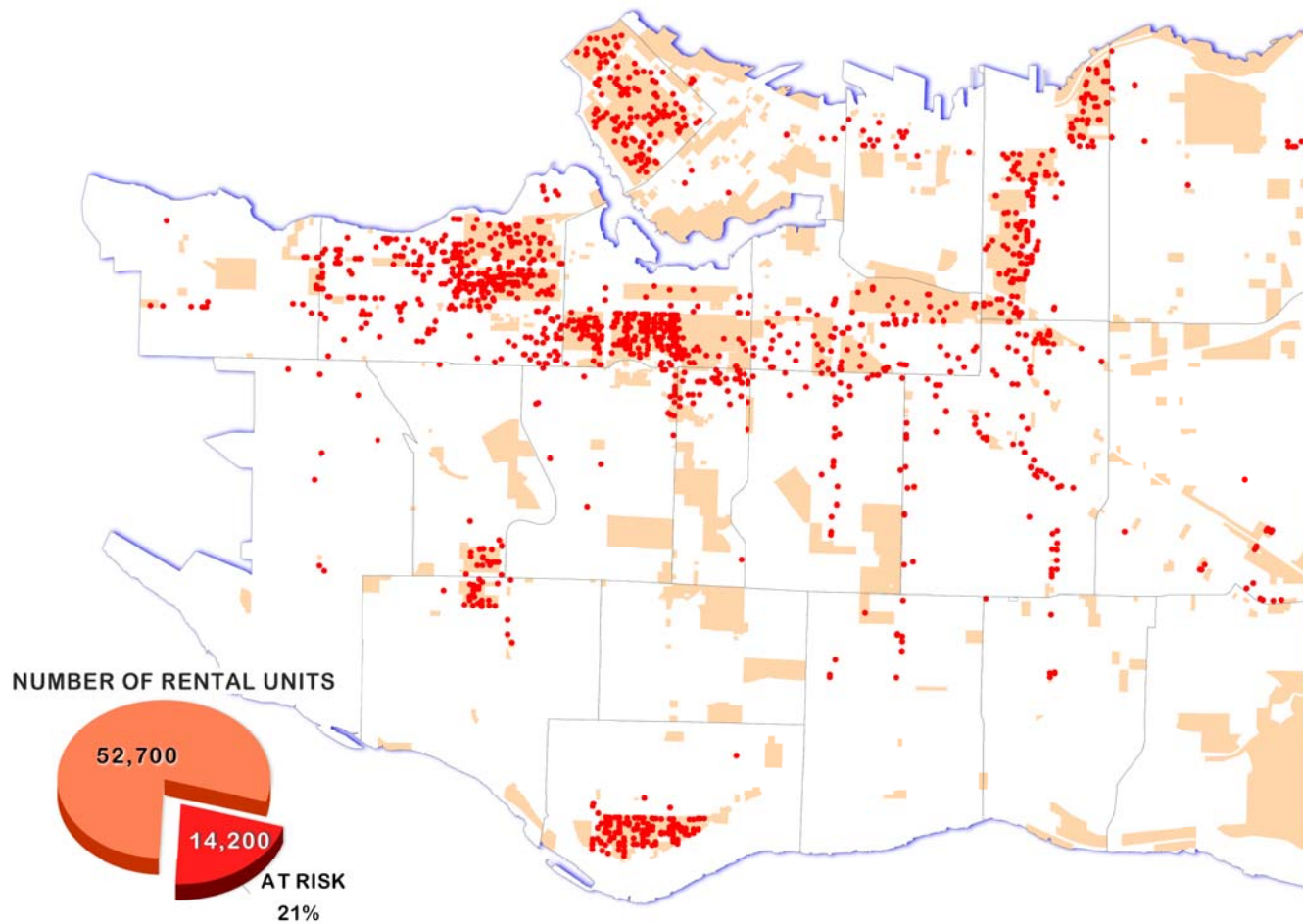
Rate of Change has been effective in protecting rental housing

**MARKET-RENTAL DWELLING UNITS DEMOLISHED EACH YEAR
IN RM & FM ZONES, PERMITS FOR 3 OR MORE UNITS**



Rental Housing Protect the Existing Stock - Rate of Change

Without Rate of Change - 14,200 units could be at risk of development by 2019



Rental Housing for Low and Middle Income Citizens

Summary of Challenges:

- Declining new builds over last 20 years
- Stock is old but in reasonable shape
- Estimated we need 1,500 new market rental suites per year
- Secondary suites constitute 1/3 of market rental stock
 - Critical to affordable supply
- Condos constitute ~11% of rental stock
 - High turnover to owner occupied, less reliable for sustainable rental, and more expensive
- Social housing: demand continues to outstrip availability

Rental Housing Strategies

December 08 - Ongoing

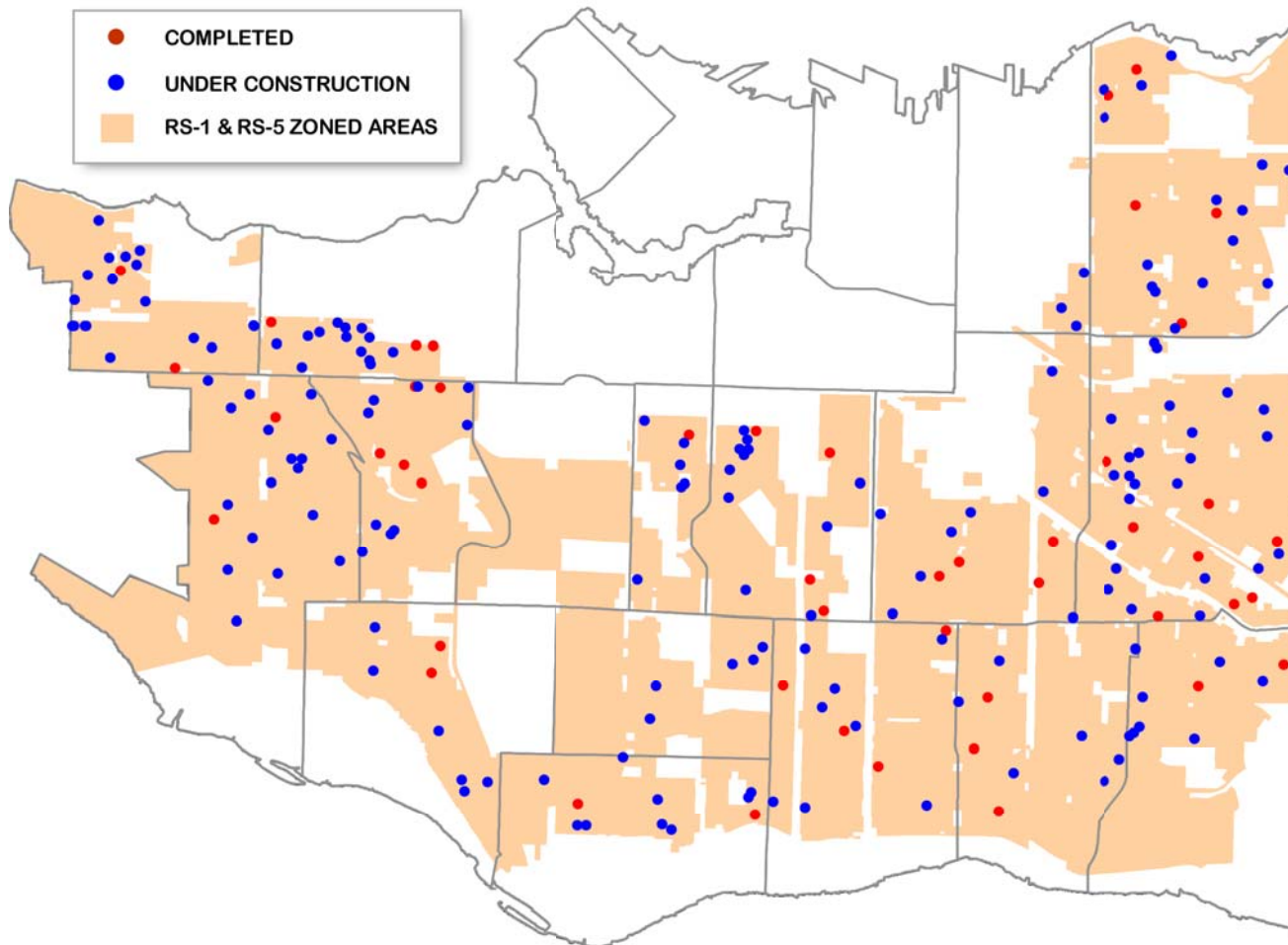
Strategies:

- I. Increase and protect rental housing
 - Short Term Incentives for Rental Program (STIR)
 - Secondary suites policy expansion
 - Laneway housing introduced
 - Rezoning policies

- II. Achieve a mix of housing types and tenures in all neighborhoods
 - 20% Policy for Affordable Housing in New Neighbourhoods
 - Rezoning conditions (eg: East Fraser Lands, NEFC)
 - Planning programs (e.g. Mt. Pleasant Plan, Cambie Corridor)

Laneway Housing - New Source of Rental Supply

Over 200 laneway houses built or under construction by January 2011



STIR: Short Term Incentives for Rental

Purpose

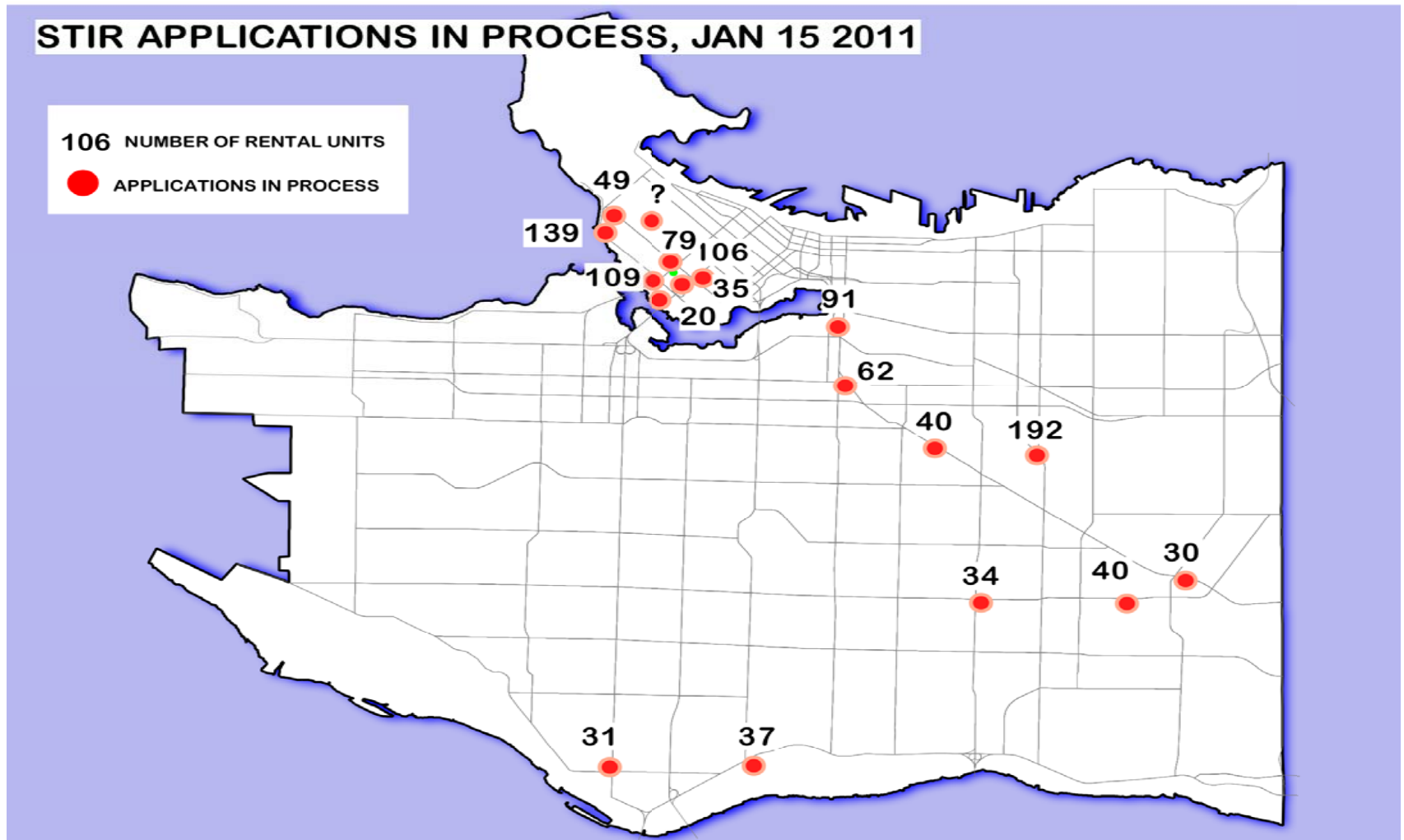
- A 2 year pilot (2009-11)
- Test City's ability to enable rental housing construction without help of senior gov't
- Use opportunity of slow construction market to attract activity to rental sector
- Increase construction-related jobs

Incentives Offered

- Parking relaxations
- Density bonus
- DCL waivers
- Expedited processing

Rental Housing - STIR Results

17 STIR applications for 1,100 rental units to January 2011



Rental Housing – STIR Results

Outcomes to date

- Increase in rental supply - 1,094
 - 347 rental units approved
 - 747 rental units in application
- Success with mid-density projects - nearly 500 units in projects of 8 storeys or less
- More consultation with community needed on higher density projects



3522 Porter Street

Rental Housing Results December/08 – Ongoing

- Social Housing and Mixed Communities
 - Woodward's, Olympic Village, #1 Kingsway (548 units total)
- Secondary suites:
 - zoning change to enhance in 2009 - increase from 30 permits/yr 2007 to 200/year in 2009
 - Levering Public amenities
- Affordable Home Ownership
 - 66 West Cordova Street - 12 units

Metrics: Progress on Rental Housing Units (2009 - 2010)

Housing Type	Brought on Stream	Approved/ Under Construction	In Process	Total
Social Housing	450	5	0	455
Purpose-built Market Rental (non STIR)	300	--	--	300
Purpose-built Market Rental (STIR)	0	347	747	1,094
Secondary Suites	80	190	n/a	270
Laneway Houses	47	167	n/a	214
Total	877	709	747	2,333



Moving Forward - Building on Momentum

Council priorities for Housing

- End Street Homelessness by 2015
- Increase housing for Low and modest-income households:
 - Expand and protect rental housing
 - Achieve a mix of housing types and tenures in all neighbourhoods
- Ensure the good condition of existing affordable housing

Moving Forward: Challenges

- Key drivers of homelessness are out of our control:
 - Poverty and inadequate shelter allowance
 - Lack of health programs: mental health, addictions, brain injury, history of abuse and trauma
 - System drivers: (Street to Home Report)
 - Foster Care: Young adults leaving system without adequate housing plan
 - Corrections: Individuals released from prisons without adequate housing plan
- Province - critical partner - fiscal challenges
- Federal government - critical partner - no strategy and fiscal challenges

Key Elements for Success

- Continued leadership from Mayor and Council
- Maintain key focus: street homelessness
- Broad Community Partnerships
- Public engagement
- Creative leverage of City assets and resources
- Creative approaches and responsive regulation
- Expediting additional inventory
- Regular reporting on progress

Metrics Ahead: Solving Street Homelessness

Current Gap in supportive housing:

By 2015:	450 units
By 2020:	750 units
Total to 2020:	1,200 units

Estimated Cost: (BC Housing formula)

- Each 100 units - \$20M to build (assumes free land); \$1M/yr to operate
- 1200 units: approximately \$240M to build; \$12M/yr to operate (assumes land provided free)

Metrics Ahead: Solving Street Homelessness

Critical Health Program Gap:

Urgent Response Centre

- Urgent access beds, assessment and care for mentally ill homeless in crisis
- Will reduce role of Police and Fire

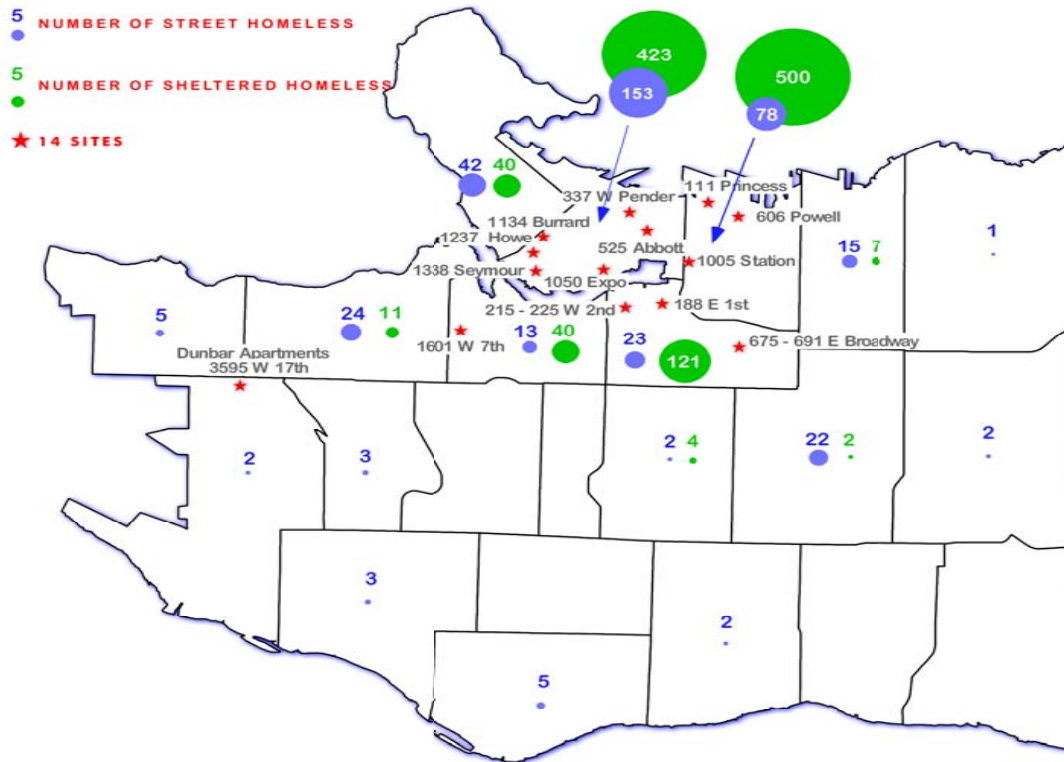
Broad Strategies for Review by Council and Citizens

1. City provide land for 1200 unit supportive housing gap
 - existing land assets
 - capital budget commitments
 - Approximately 12 - 15 sites

Broad Strategies for Review by Council and Citizens

2. Ensure local homeless are housed locally - track 14 sites; new sites to reflect location of homeless

2010 HOMELESS BY LOCAL AREA



Broad Strategies for Review by Council and Citizens

3. Tailor zoning approaches and conditions to meet local housing needs and opportunities

Broad Strategies for Review by Council and Citizens

4. Integrate successful strategies for rental inventory into current neighbourhood planning initiatives.

Broad Strategies for Review by Council and Citizens

5. Publish regular report card

Next
Homeless
Count

March 16, 2011





PUBLIC ENGAGEMENT - Talk Housing to Us!

Goals of Public Engagement

1. Raise awareness of facts
2. Show progress - there is cause for hope!
3. Mobilize citizens and community partners
4. Input on strategies

Talk Housing to Us!

Key Themes

- Ending street homelessness
- Enhancing affordable rental housing

Timing and Next Steps

- Public Engagement - February to April 2011
- Report Back to Council - End of April 2011

Sample of Activities

- Round Table Talks with Key Stakeholders
- Web-based Feedback
- Pecha Kucha Night
- Engage community to increase Homeless Connect events
- Citizen's Summit (wrap up event)

For More Information...

All City of Vancouver reports cited in this presentation are available at:

www.vancouver.ca/housing