

# 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

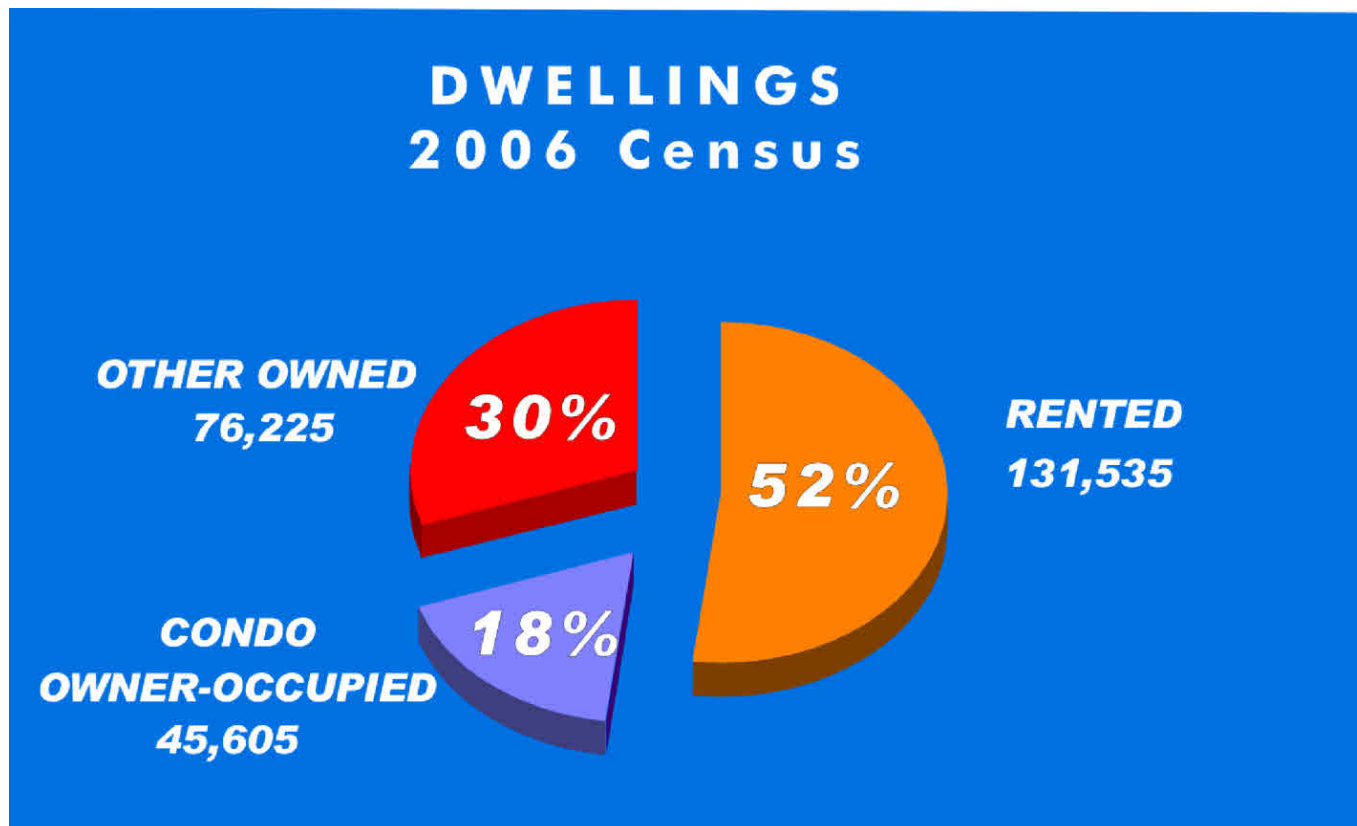
## HOMELESSNESS AND LOW INCOME HOUSING

- 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



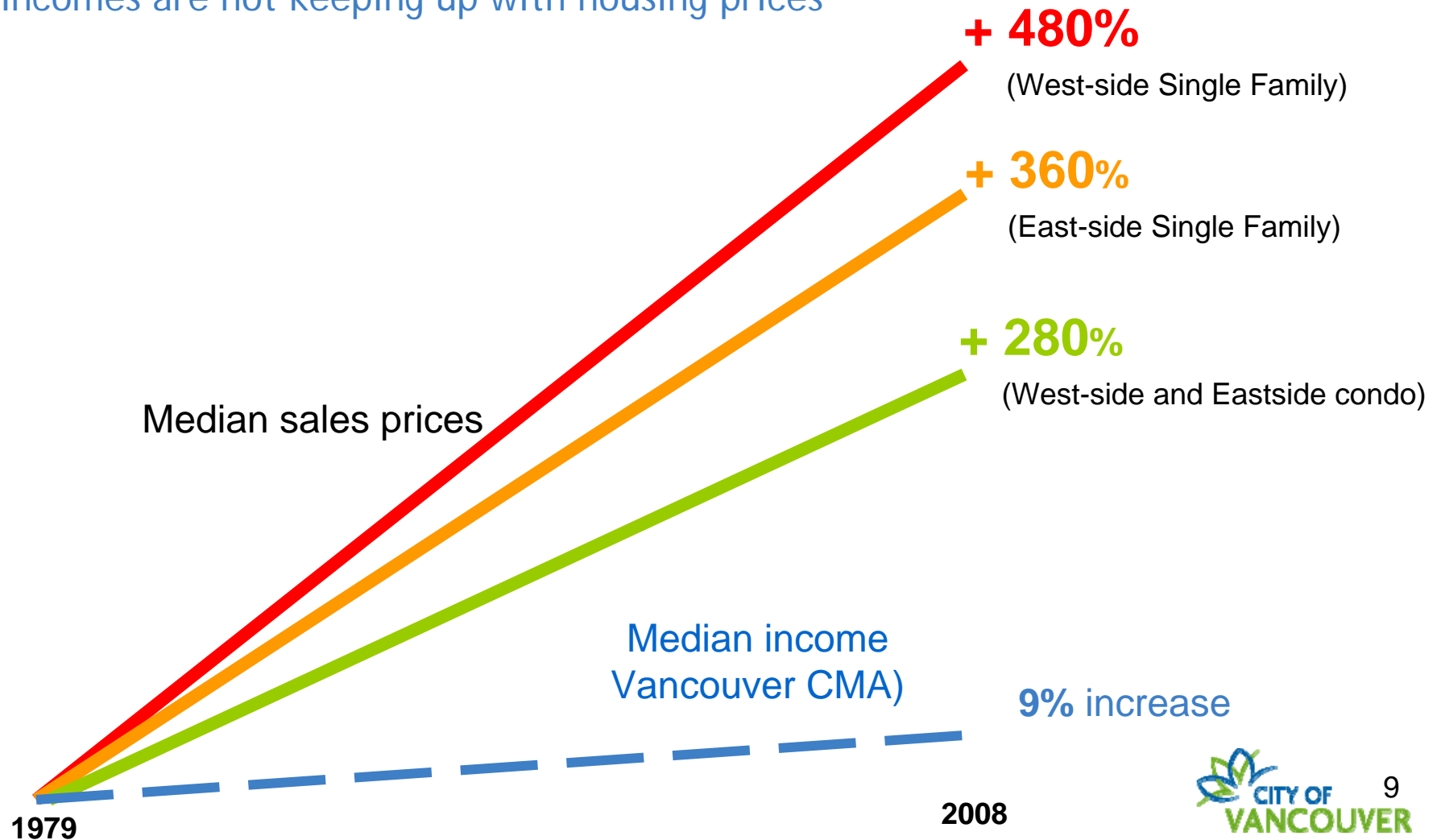
# Fact – Affordability Challenges

- 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)

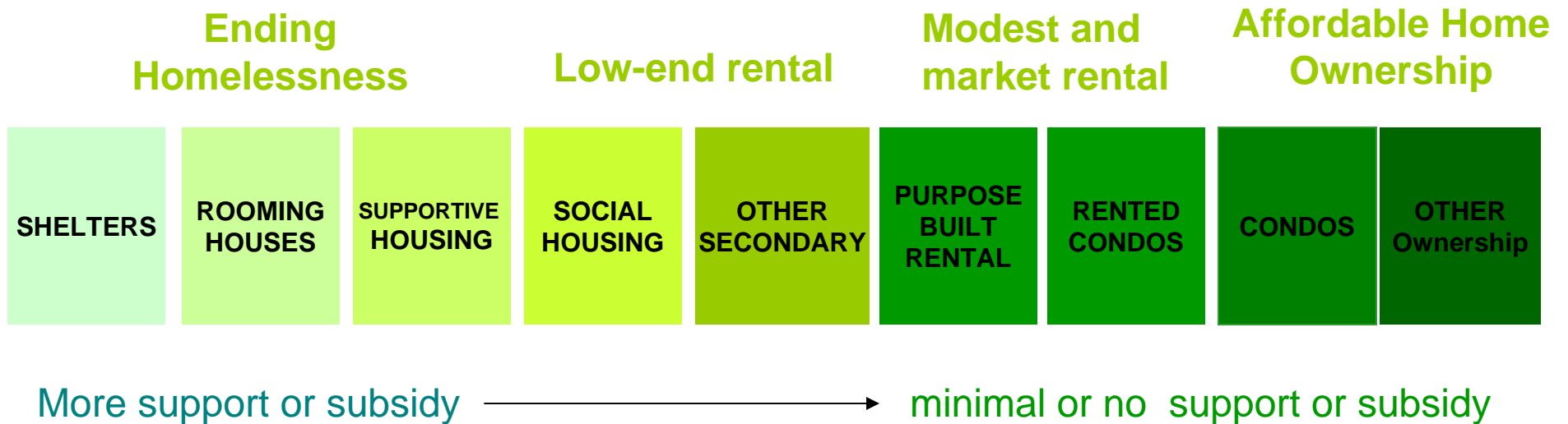
2006 Census Data and 2009 Survey of Low Income Housing

# 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

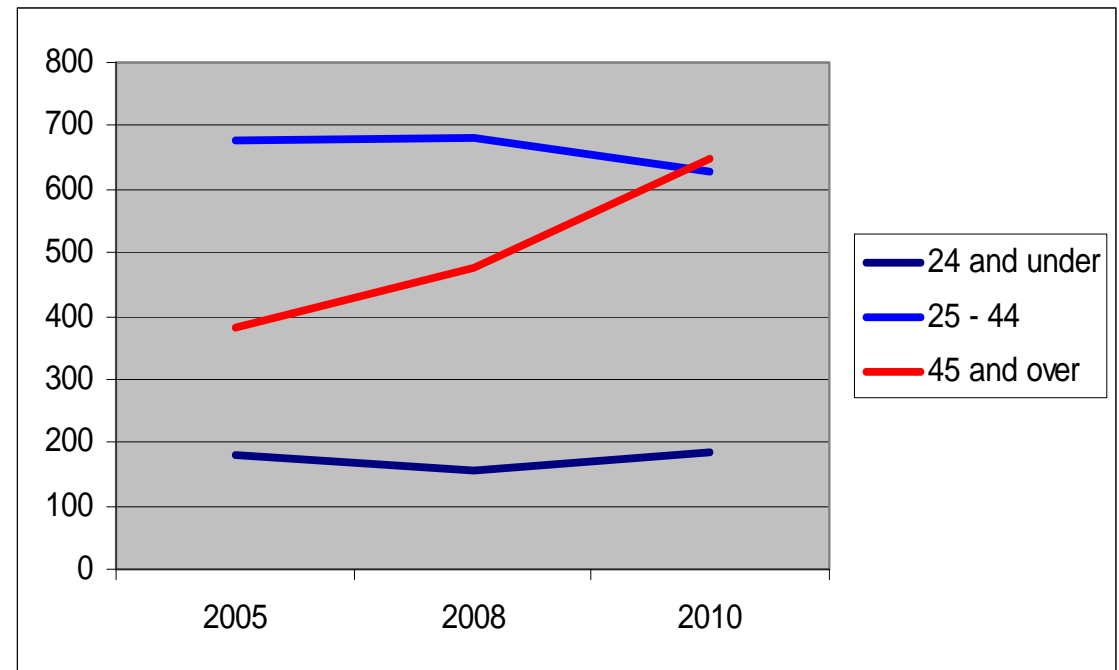
# Why Focus on Street Homelessness

- 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

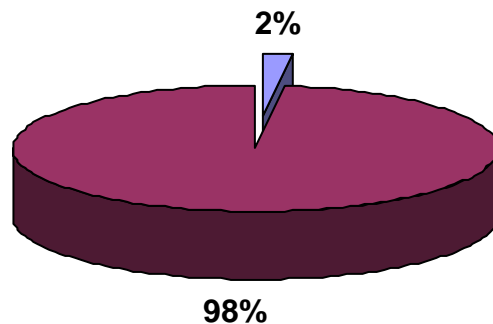
Homeless Population by Age Categories, March 2010



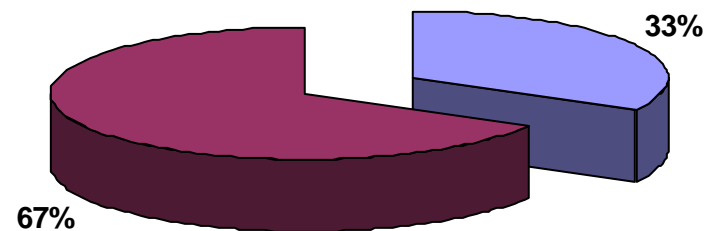
# Who are our Homeless?

Aboriginal people are disproportionately represented

Aboriginal people:  
% of Vancouver population



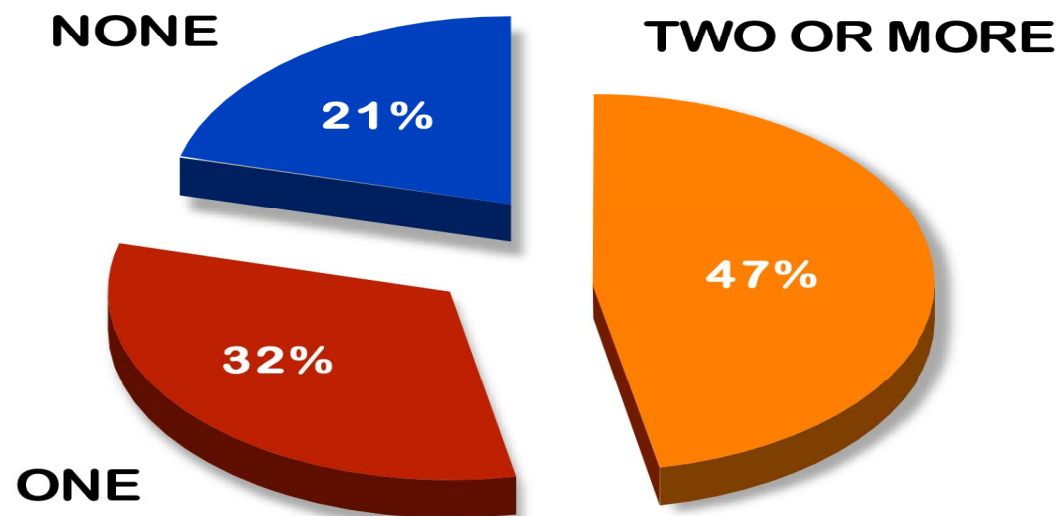
Aboriginal people:  
% of Homeless population



# 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:

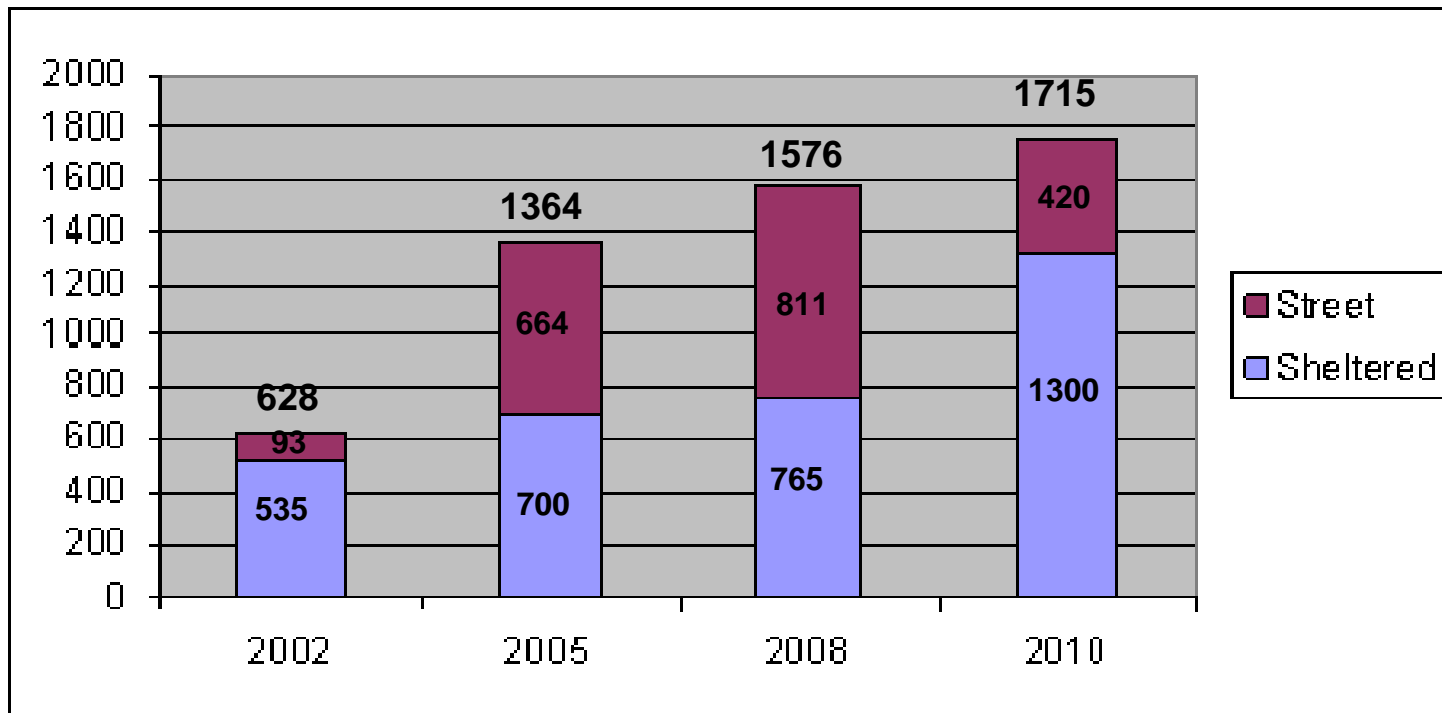
- March 2010 Homeless Count
- Track housing capacity

# 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

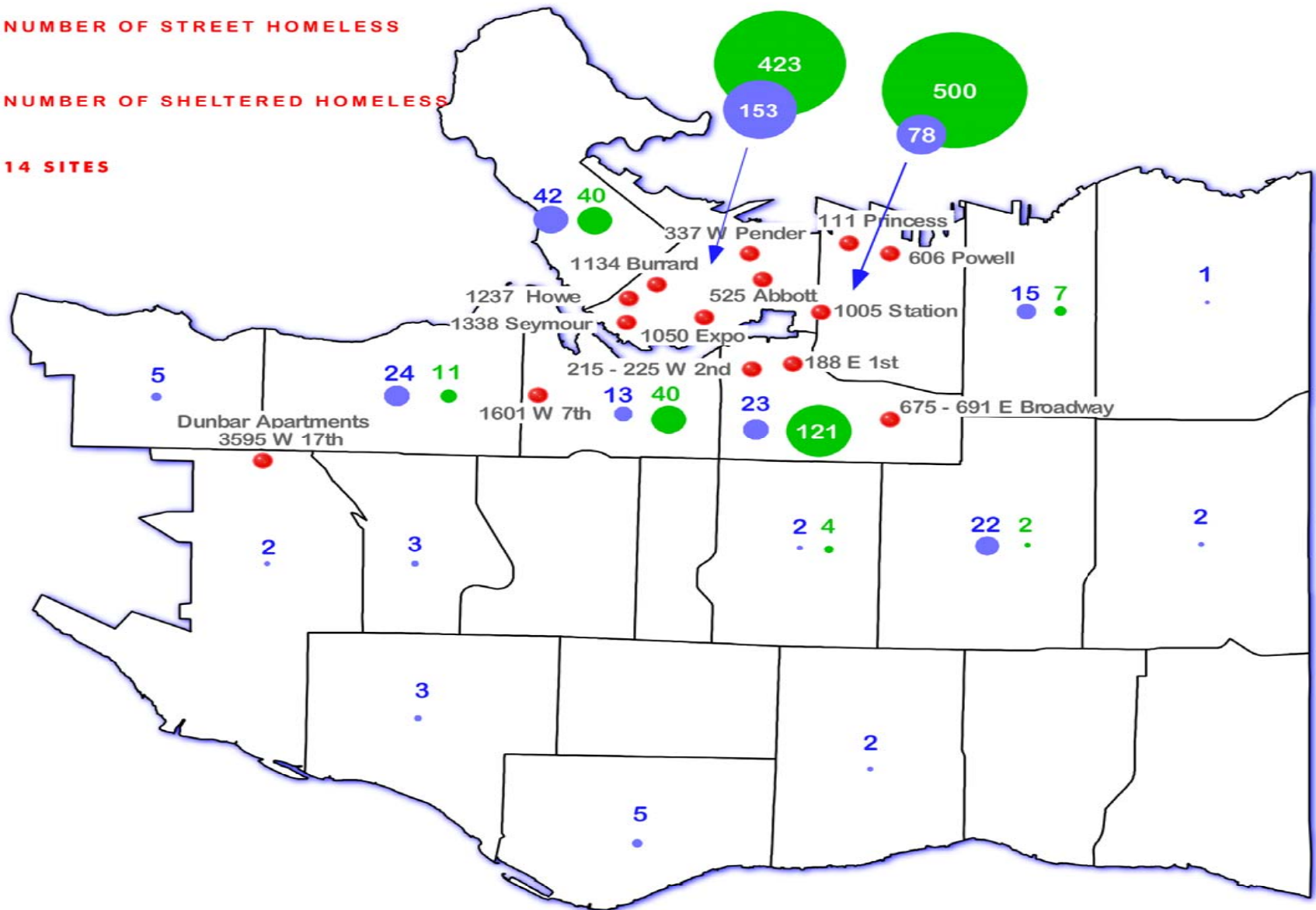


# Homelessness by Community - March 2010

5 NUMBER OF STREET HOMELESS

5 NUMBER OF SHELTERED HOMELESS

14 SITES



# Results - Bringing Supportive Housing on Stream

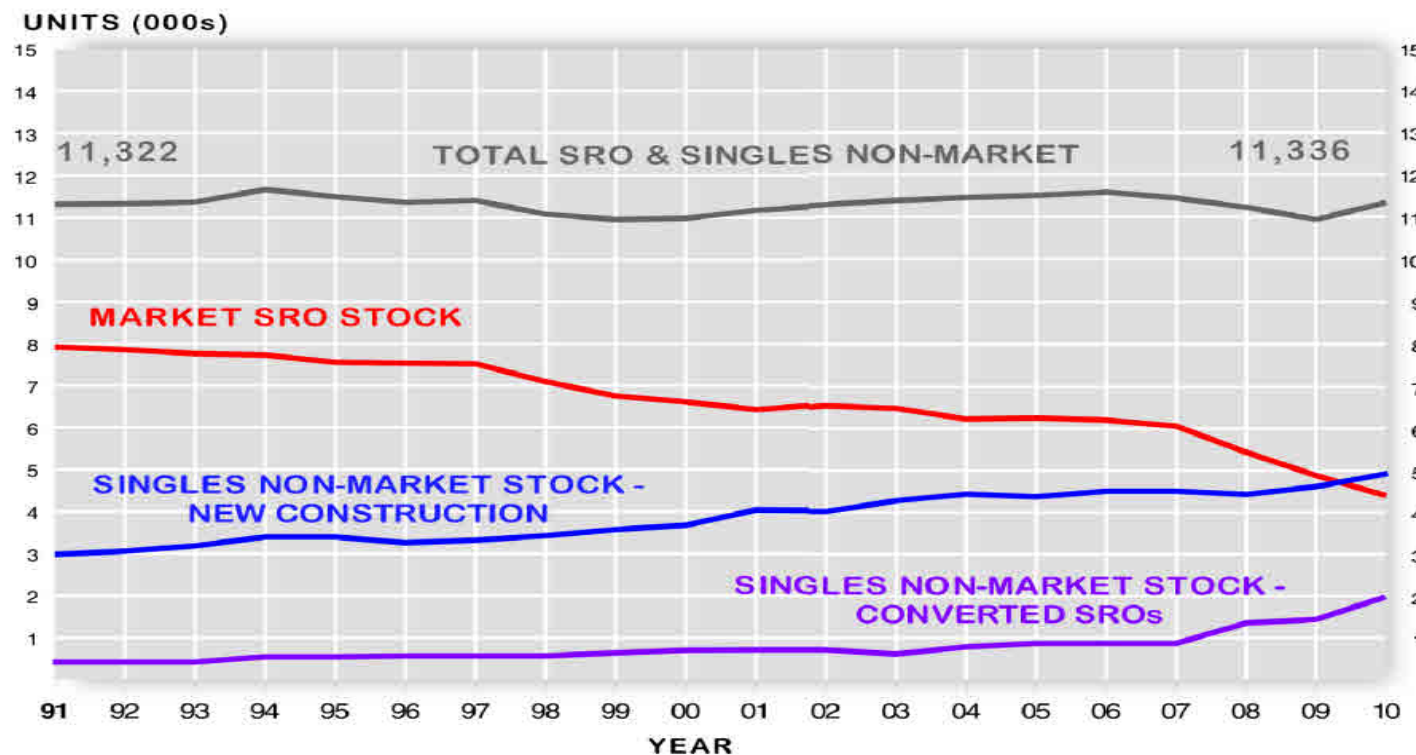
## Timing and Location

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

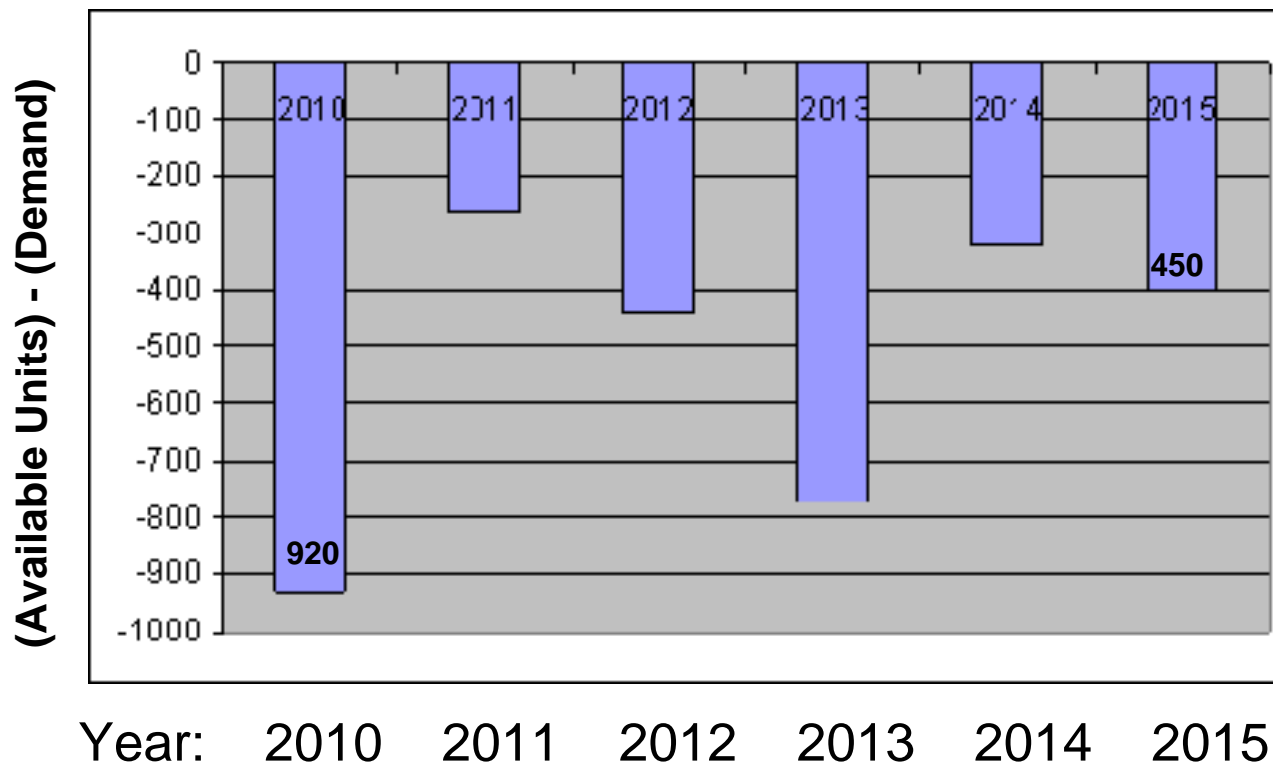
## Whole City Involved:

- 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

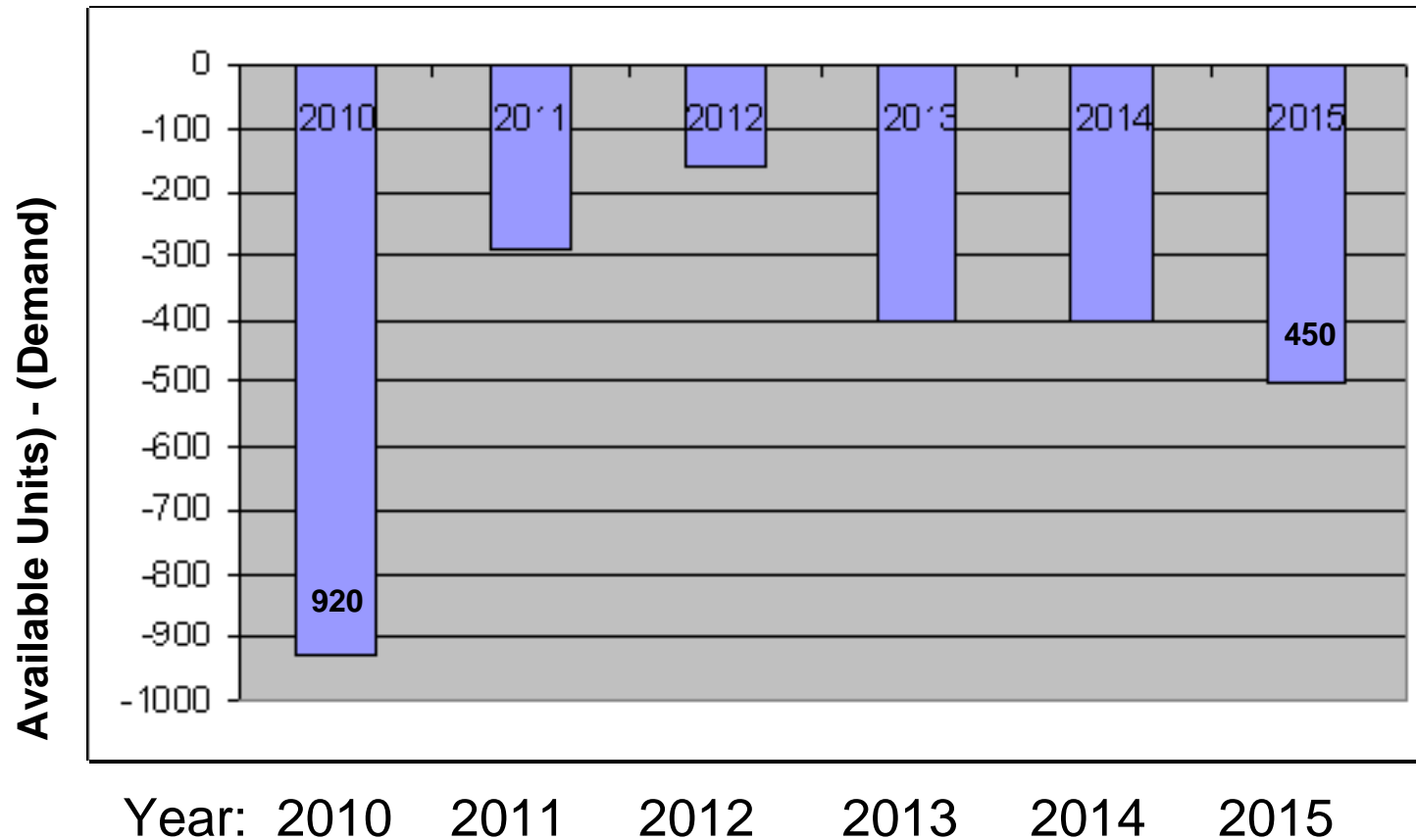


# Incremental Housing and Shelter Units (2009 - 2010)

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
<b>Total</b>	<b>730</b>	<b>877</b>	<b>810</b>	<b>2,417</b>

# 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

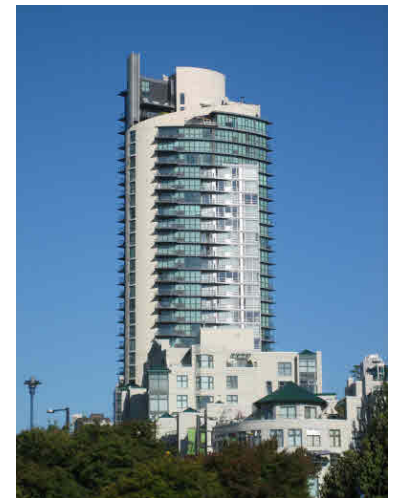
Co-ops, Social Housing



Purpose-Built



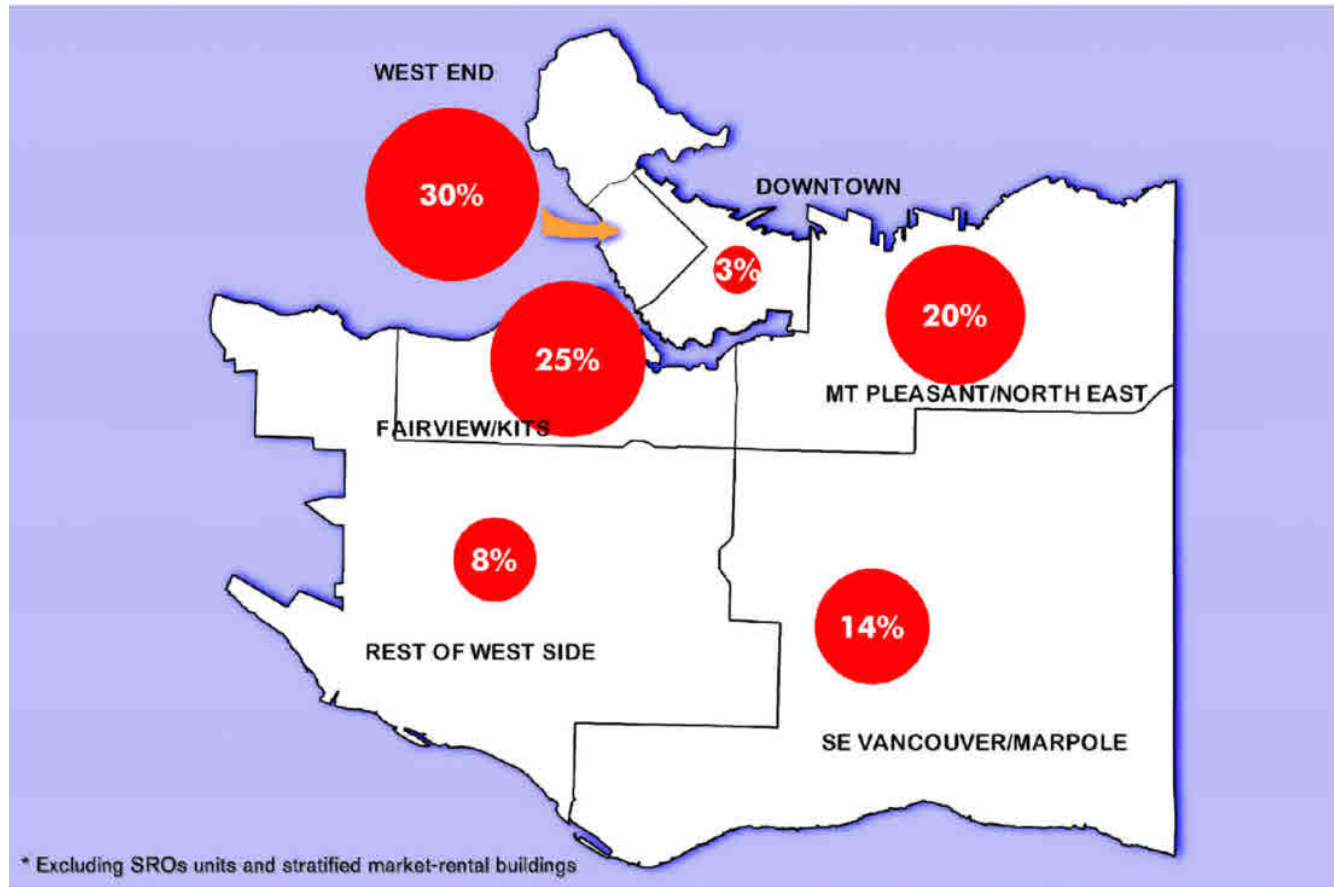
Rental Condos



Secondary Suites

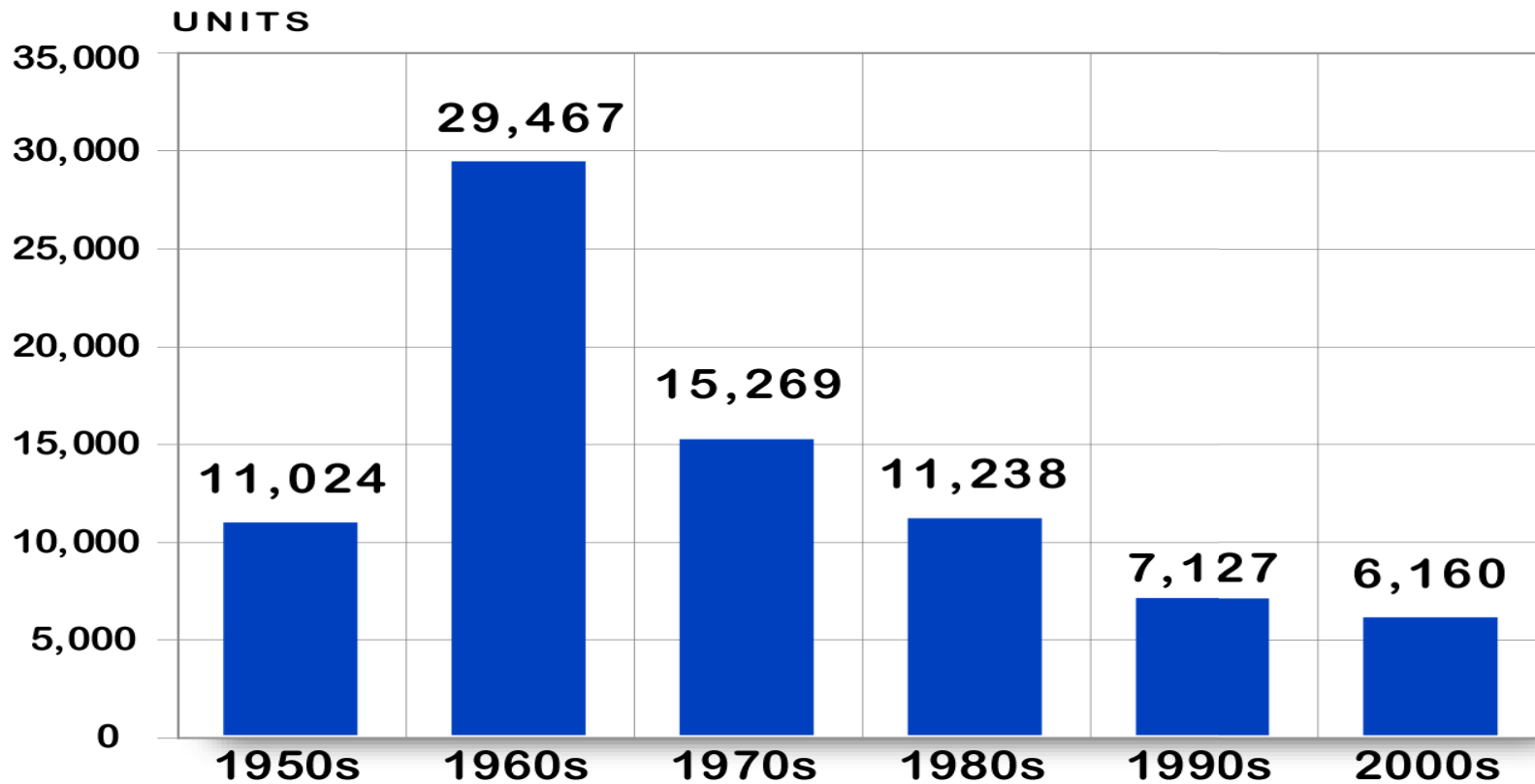
# Existing Rental Stock - Where is it?

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



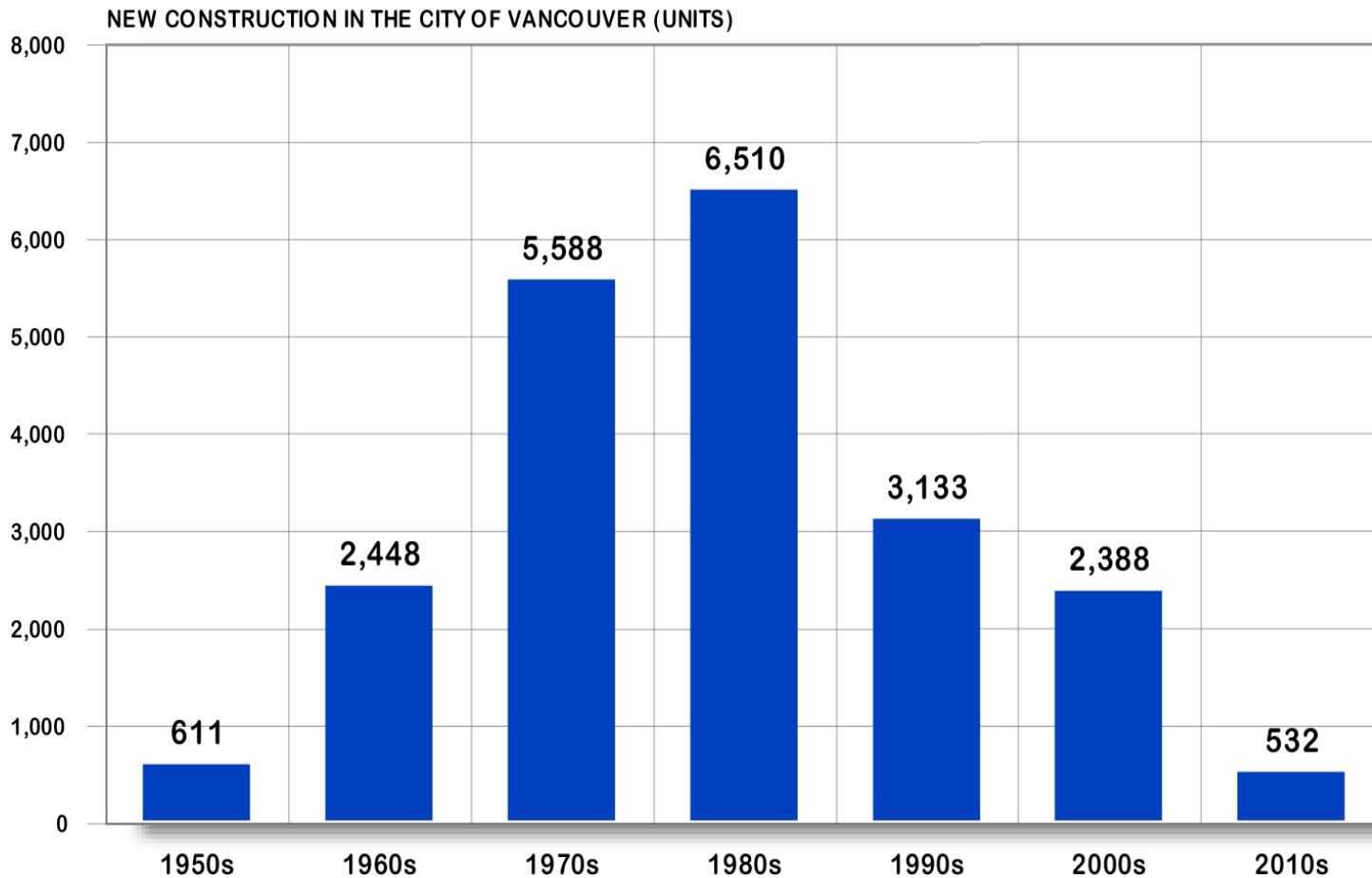
# Market Rental - Limited New Supply

MARKET-RENTAL APARTMENT COMPLETIONS BY DECADE (CMHC)



# Social Housing - Limited New Supply

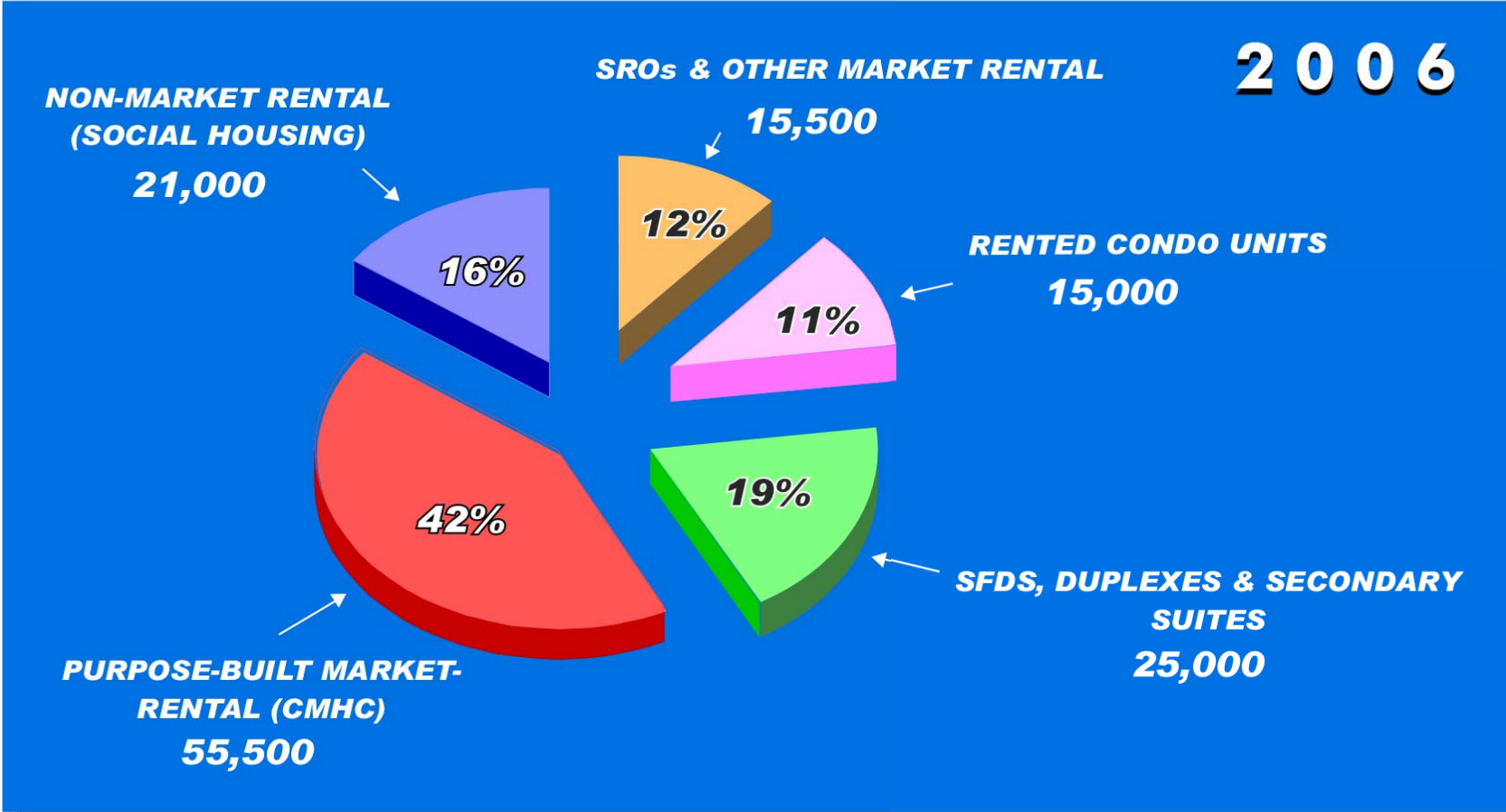
NEW CONSTRUCTION OF NON-MARKET HOUSING, BY DECADE (FEB 1, 2011)



# 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



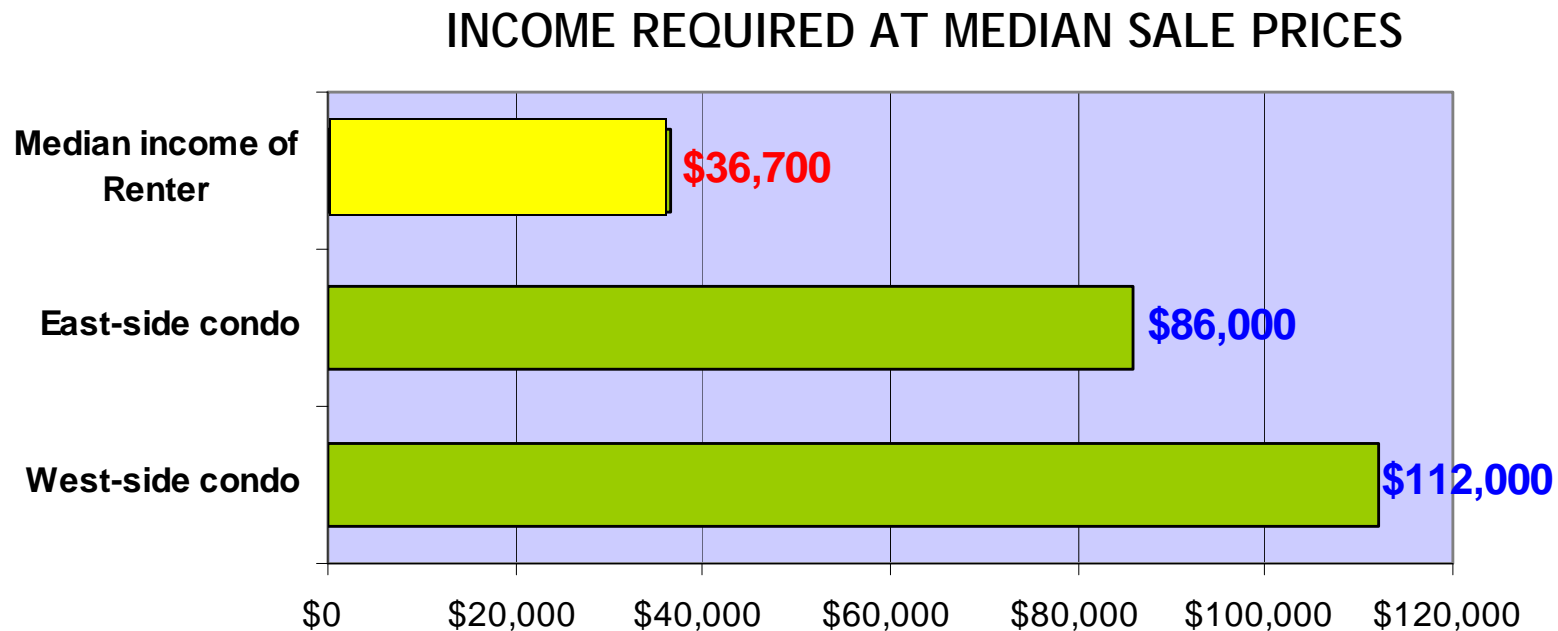
# What Vancouver Citizens Can Afford in Rent

	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*

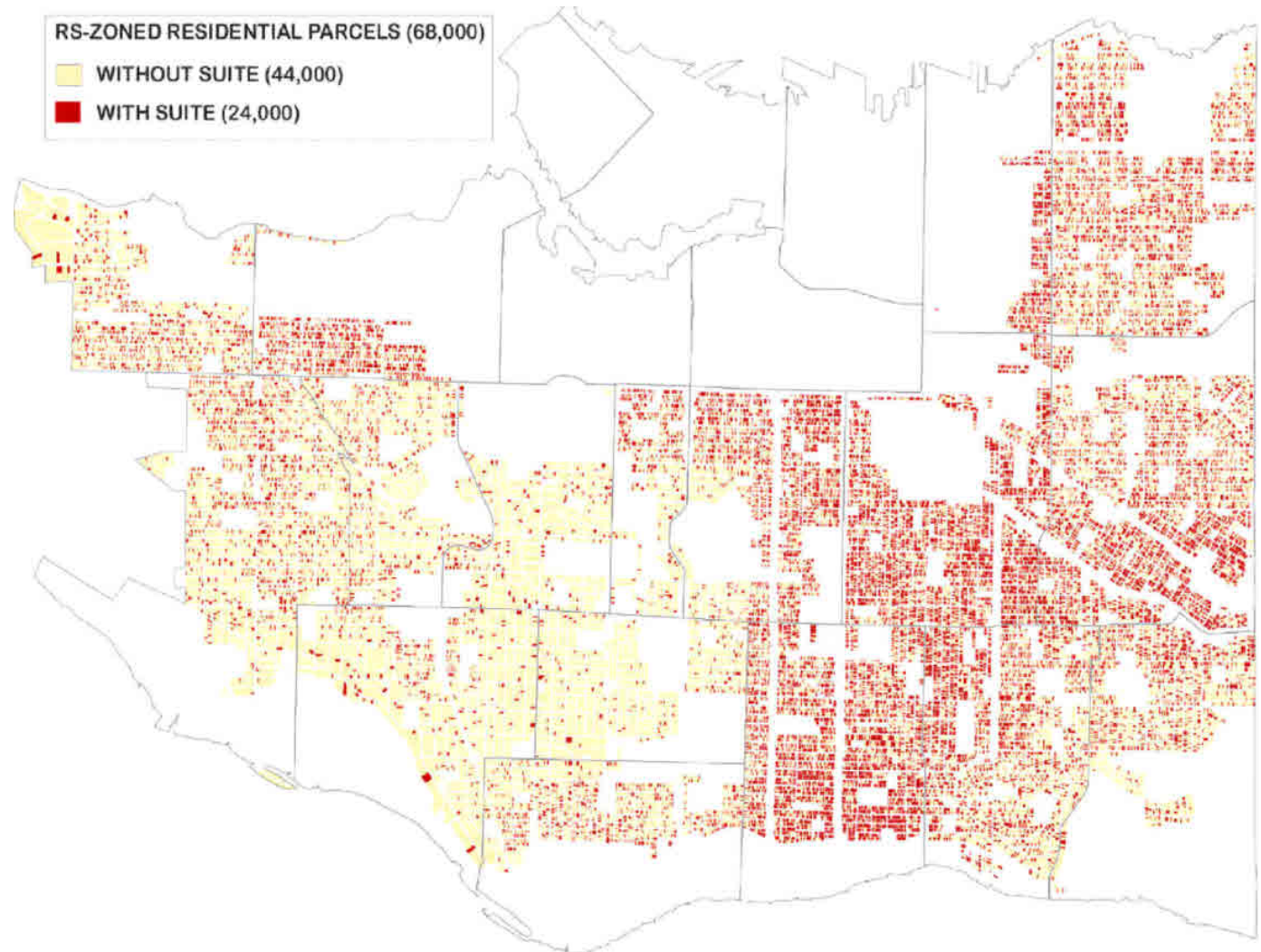
# Challenges in Affordability of Home Ownership

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



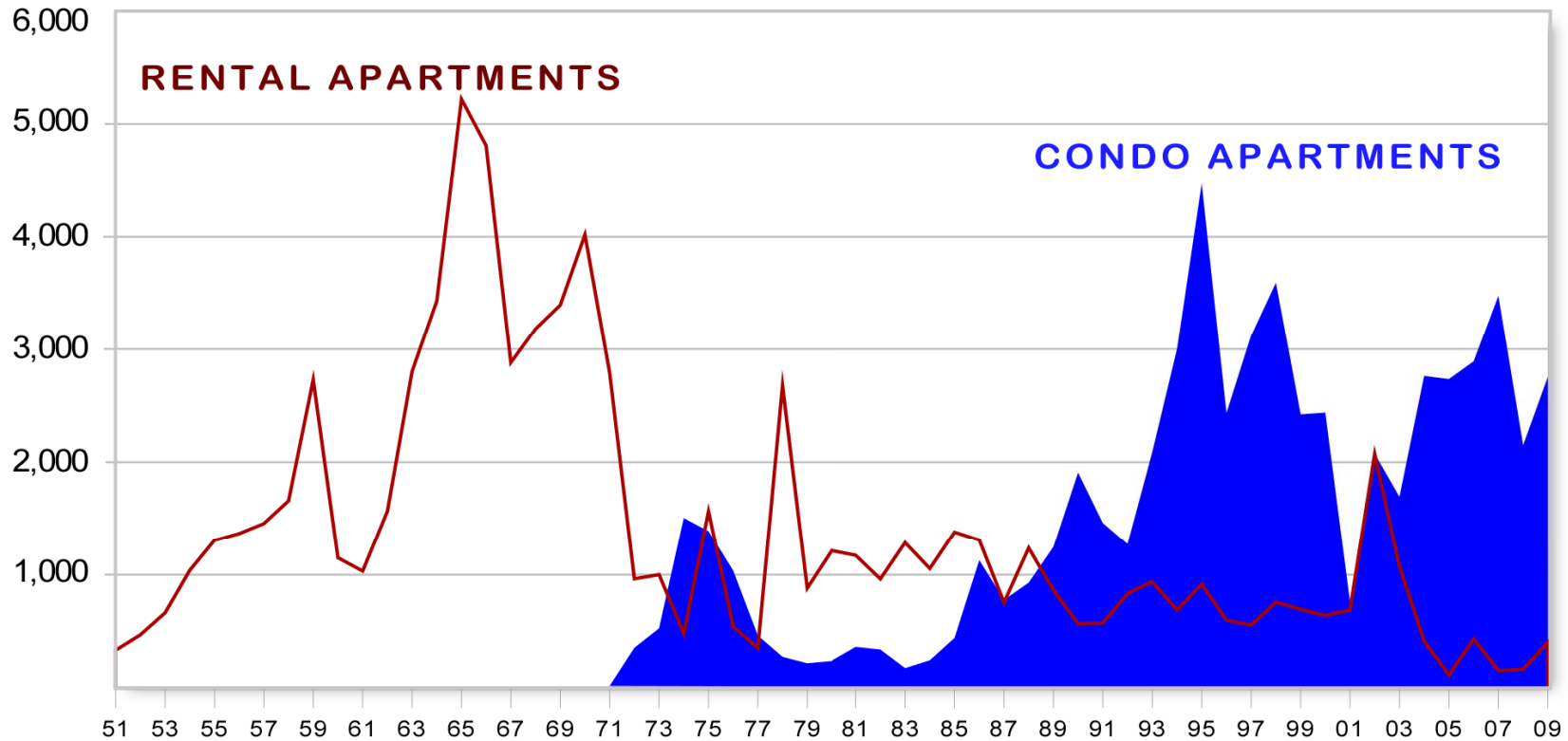
# Secondary Suites – Important Source of Rental Supply

- 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

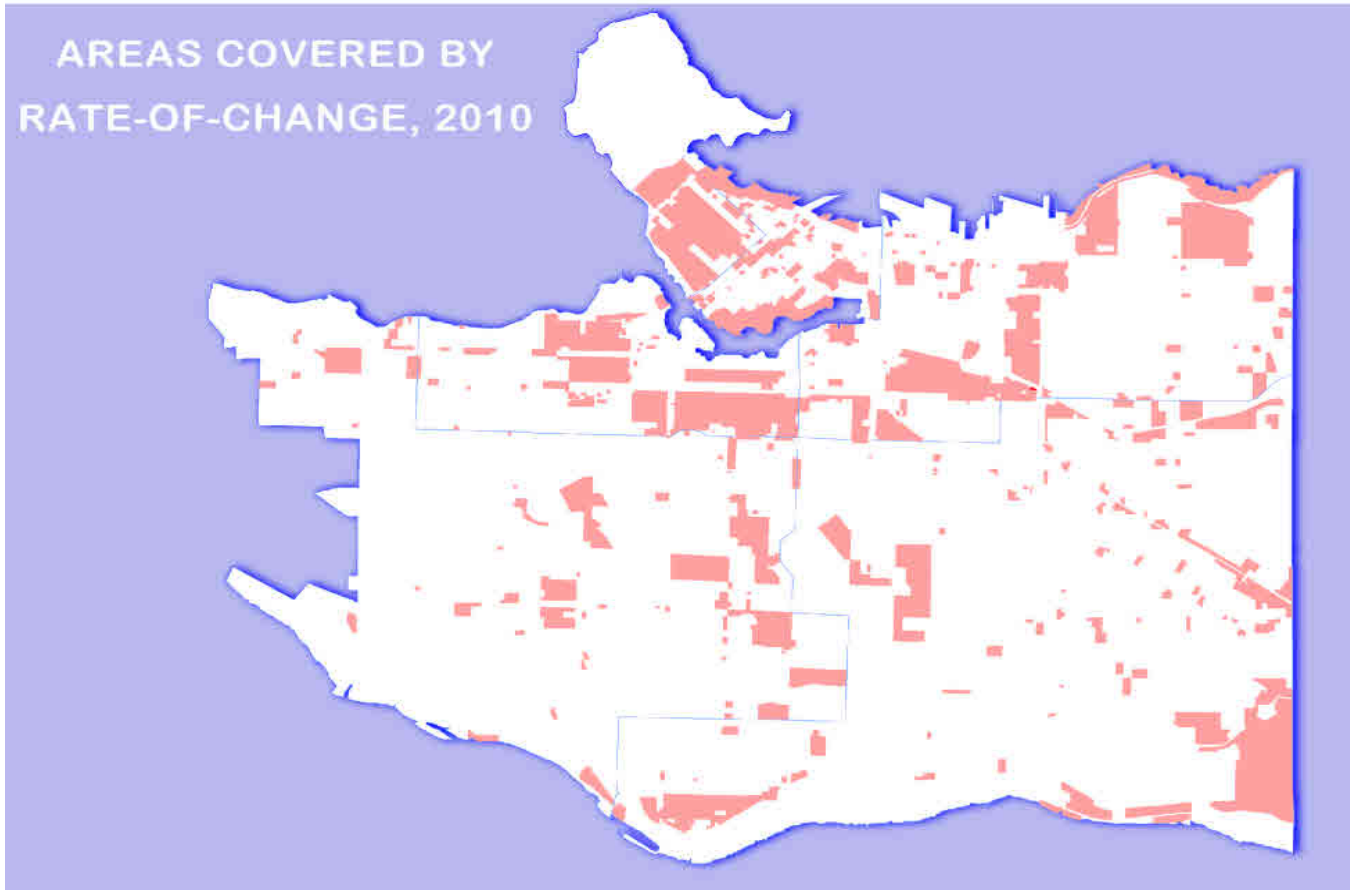


# Rented Condos - Largest Source of New Supply

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



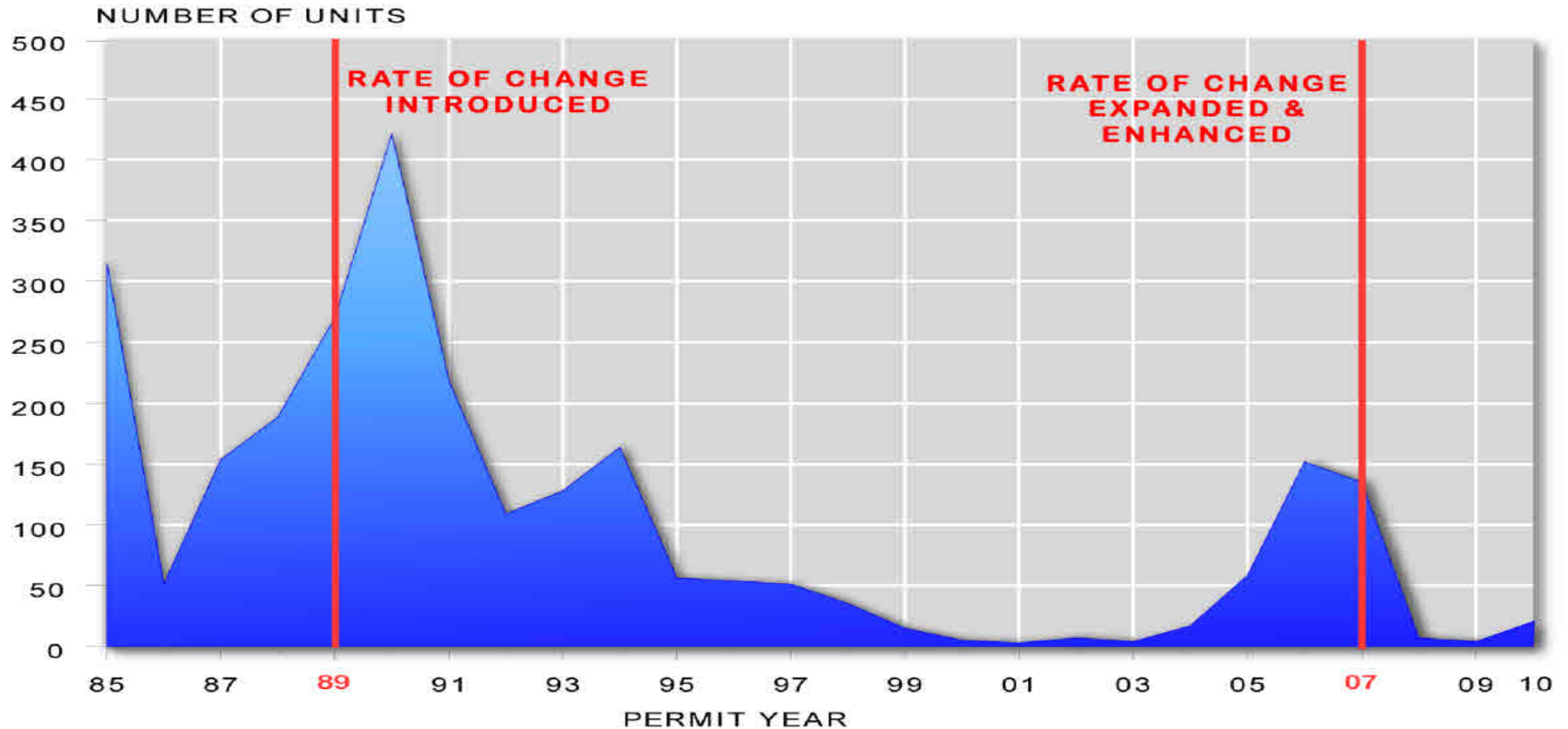
# Protect the Existing Stock - Rate of Change



# Application of Rate of Change

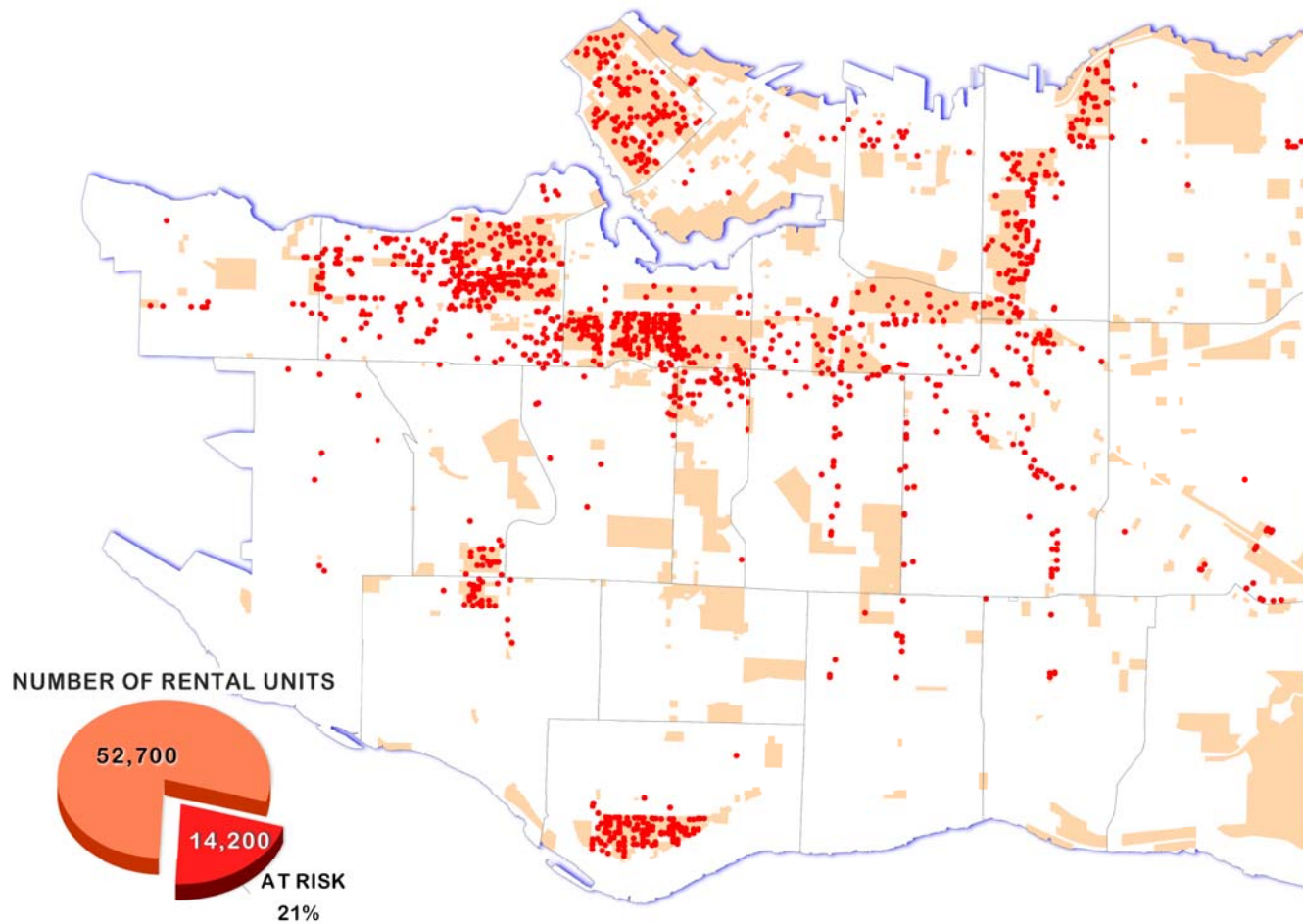
Rate of Change has been effective in protecting rental housing

**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

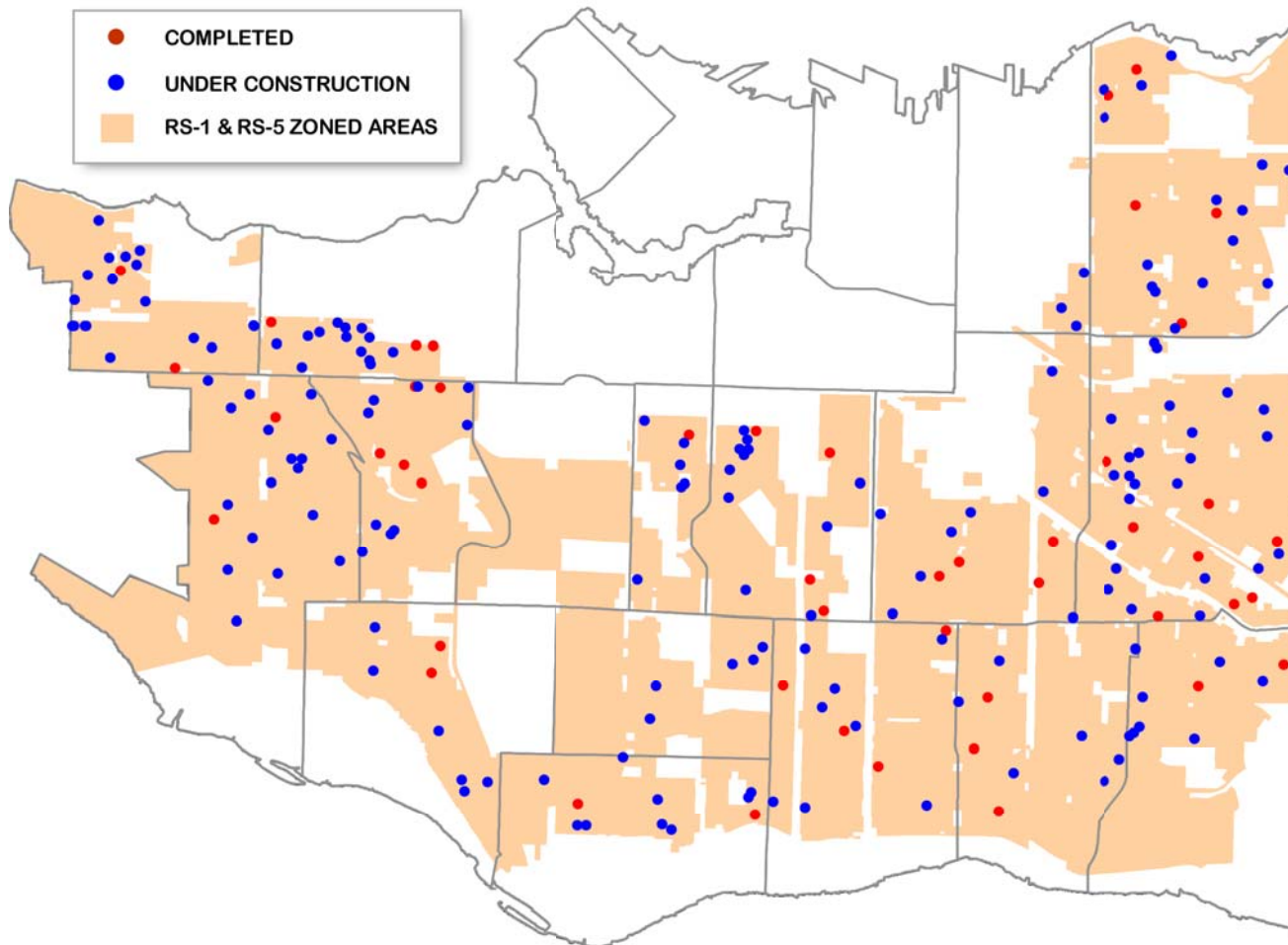
## December 08 - Ongoing

### 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

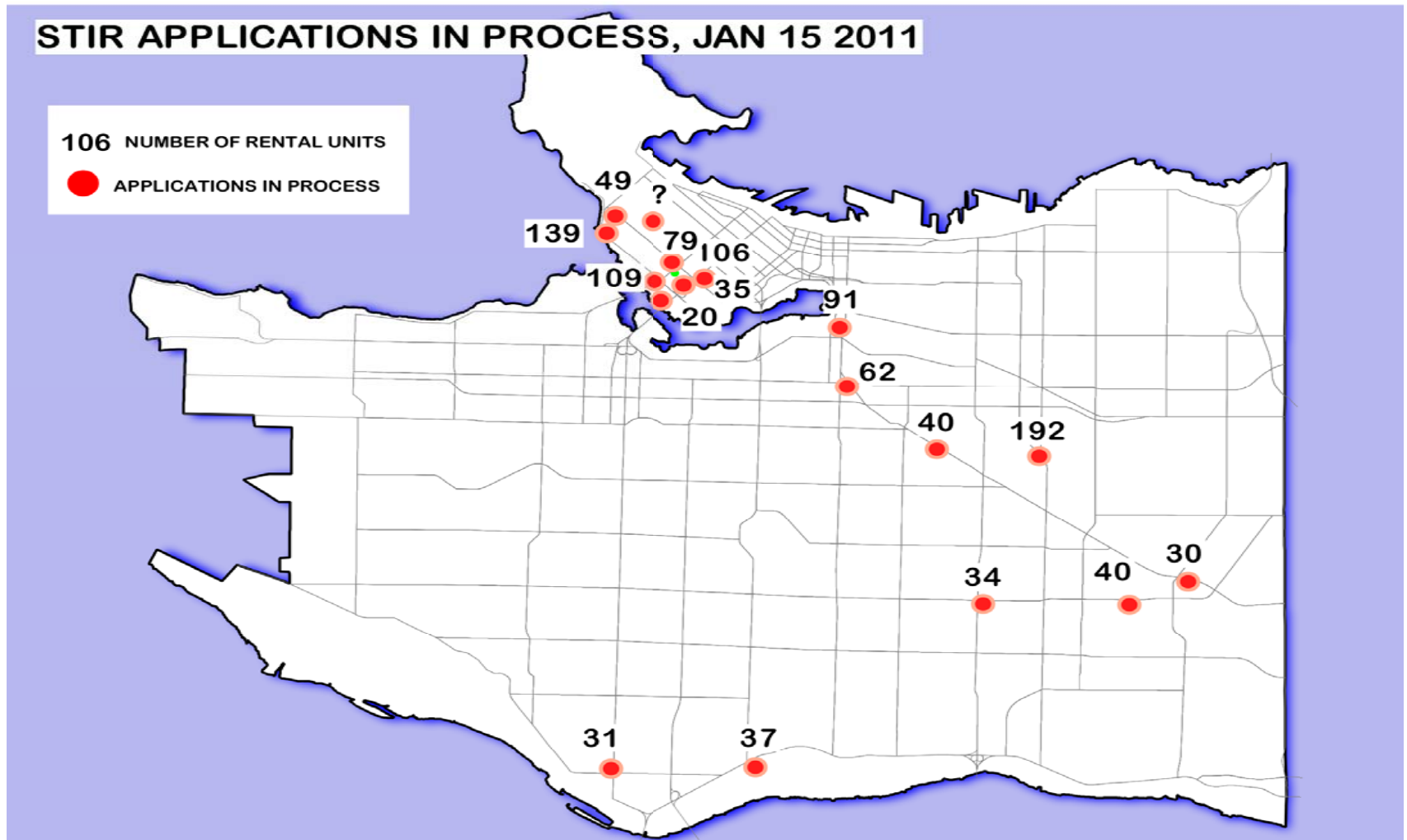
- A 2 year pilot (2009-11)
- Test City's ability to enable rental housing construction without help of senior gov't
- Use opportunity of slow construction market to attract activity to rental sector
- Increase construction-related jobs

## 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
<b>Total</b>	<b>877</b>	<b>709</b>	<b>747</b>	<b>2,333</b>



# 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

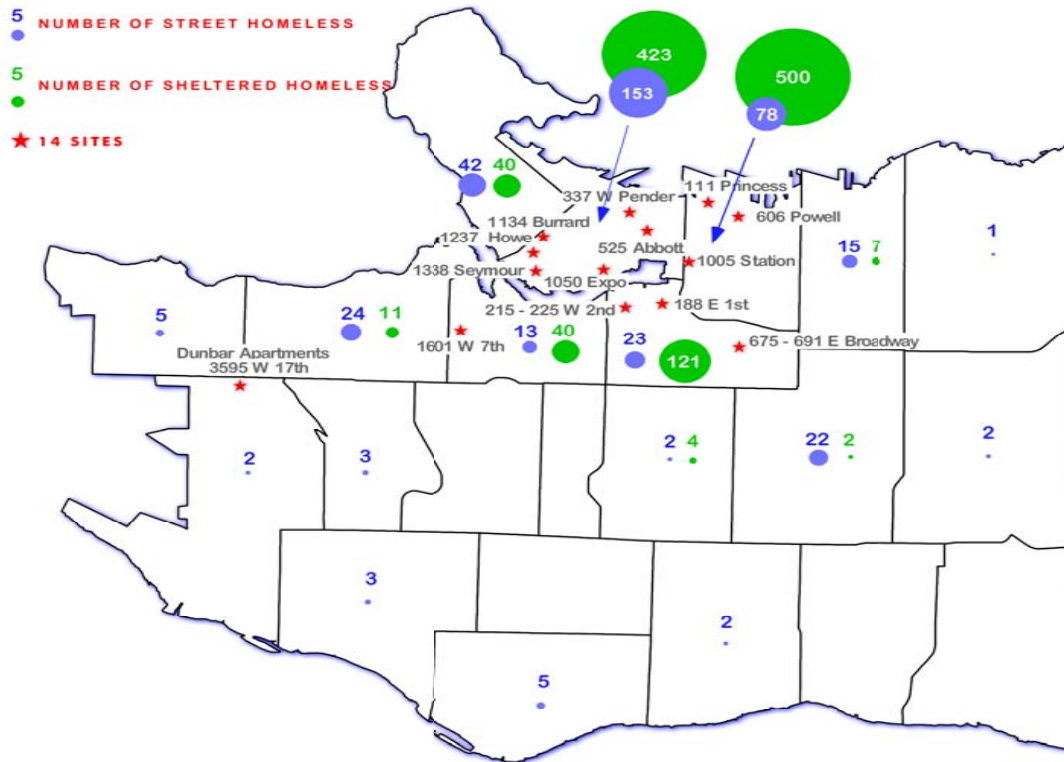
# Broad Strategies for Review by Council and Citizens

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](http://www.vancouver.ca/housing)