

From: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

To: "Direct to Mayor and Council - DL"

CC: "City Manager's Correspondence Group - DL"

"Kelley, Gil" <Gil.Kelley@vancouver.ca>

"Pickard, Gail" <Gail.Pickard@vancouver.ca>

"Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>

Date: 11/6/2019 10:49:43 AM

Subject: Memo - Housing Vancouver Dashboard – Q3 2019 Update

Attachments: Memo to Mayor and Council - Housing Vancouver Dashboard – Q3 2019 Update....pdf
Appendix - Housing Vancouver Dashboard - Q3 2019.pdf

Dear Mayor and Council,

Please see the attached memo from Gil Kelley regarding Housing Vancouver Dashboard – Q3 2019 Update. A brief summary is as follows –

- This memo and appended dashboard provide an update on progress towards Housing Vancouver targets as of Q3 2019 (data collected up to September 30, 2019) as well as key observations and detail on anticipated programs and projects working towards our targets
- Generally we are on track to meet targets for new supply for most housing types following three years of monitoring with the exception of purpose-built rental housing, meeting this target going forward will require focused effort from the City and partners
- Council can expect a full report on progress towards targets for all of 2019 in Q1 2020 through the annual Housing Vancouver Progress Report and Data Book

Please don't distribute this dashboard. We will be distributing the dashboard to the public in a few days once Mayor and Council have had a chance to review it. We plan to prepare and distribute the dashboard on a quarterly basis.

Should you have any questions, please contact Gil Kelley at 604.873.7456 or Gil.Kelley@vancouver.ca.

Best,
Sadhu

Sadhu Aufochs Johnston | City Manager
Office of the City Manager | City of Vancouver
604.873.7627 | sadhu.johnston@vancouver.ca

Pronouns: he, him, his



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

MEMORANDUM

November 6, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Katrina Leckovic, City Clerk
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Anita Zaenker, Chief of Staff, Mayor's Office
Sandra Singh, General Manager, Arts Culture and Community Services
Andrea Law, Director of Development Building and Licenses
Dan Garrison, Assistant Director, Housing Policy and Regulation
Abigail Bond, Managing Director of Homelessness Services & Affordable Housing Programs

FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Housing Vancouver Dashboard - Q3 2019 Update

This memo provides relevant background on the *Housing Vancouver* monitoring framework as well as highlights and key observations on progress toward targets as of Q3 2019 drawn from the attached Q3 2019 Housing Vancouver dashboard update. Full reporting on progress towards targets for all of 2019 will be presented to Council in Q1 2020 through the annual *Housing Vancouver Progress Report and Data Book*.

Progress Towards Targets as of Q3 2019

The *Housing Vancouver* targets are measured against incomes served, across a range of building types, unit sizes, and household tenures to indicate whether new housing is being delivered as the "right supply," with a focus on shifting new supply toward rental and housing affordable to households earning less than \$80,000 per year. The annual targets are important benchmarks against which to measure progress each year, however it is recognized that due to the unevenness of development cycles it is unlikely that the exact unit targets will be

reached each year. This is why monitoring progress over time is important in order to identify any emerging trends and adjust our approaches accordingly to meet targets. Generally we are on track to meet targets for new supply after nearly three years of monitoring, with the exception of purpose-built rental housing.

From January 1, 2019 to September 30, 2019, Vancouver approved¹ 2,987 units (41% of the annual target for 2019), including:

- 601 townhouse units approved, 120% of the annual target, providing ground-oriented family housing choice
- 529 social and supportive housing units approved (44% of the annual target)
 - Includes 427 units on city land, over 300 of which are in partnership with the Vancouver Community Land Trust
- 649 purpose-built rental units approved (32% of the annual target)
 - The majority (64%) of these units were approved through the city's rental incentive programs

Overall between January 1, 2017 and September 30, 2019, the City of Vancouver has approved a total of 18,393 housing units (26% of the overall target) toward the *Housing Vancouver* targets. Key characteristics of these new homes include:

- Approximately 34% serve household incomes earning less than \$80,000, below the target of 48%
- Nearly half of the units (45%) are for renters², though still below the target of 50%
- Approximately 52% are family-sized units (2- or 3-bedrooms), above the target of 42%
- Approximately 86% of new housing approvals delivered as apartments, 9% delivered as low-density infill (excluding coach houses³), and 5% delivered as townhouses

Social/Supportive and Purpose-Built Rental Housing Completions as of Q3 2019

Social and supportive and purpose-built rental housing completions from January 1, 2019 to September 30, 2019 totalled 650 units, including:

- 301 social and supportive housing units
- 349 purpose-built market rental housing units

2019 completions are significantly lower than 2018, which was a record year for social and supportive and purpose-built rental housing completions. However, the numbers are more in line with the average trend for the past few years.

Key Observations on Progress Towards Targets

The *Housing Vancouver* targets are stretch targets in response to the ongoing housing crisis facing our city, achievable only with coordinated action among all partners including senior

¹ 'Approved' means when the rezoning application is approved at Council through a Public Hearing or, if the project is proceeding through the development permit process, when the project is approved by the Development Permit Board or the Director of Planning.

² Counting primary rental stock which includes non-market rental housing (social and supportive housing), purpose-built market rental housing, and laneway homes.

³ Data on coach houses is currently unavailable for reporting, however staff are working on aligning internal city reporting functions with the *Housing Vancouver* monitoring framework with coach house data anticipated to be available in the *2020 Annual Progress Report*.

governments, the community housing sector and the private development industry. Continued examination of trends over time provides Council with insights into the state of Vancouver's housing market and context for setting policy going forward. Key observations regarding trends and progress towards targets include:

- Overall we are not meeting our targets for purpose-built rental housing and 2019 has seen reduced rental housing approvals compared to the previous year. *Housing Vancouver* quadrupled the purpose-built rental target over the City's previous housing strategy in response to growing need, meeting this target going forward will require focused effort from the City and partners.
- There have been limited social and supportive housing approvals compared to last year which was the highest level of approvals in a decade. Continued inter-governmental partnerships will be needed to improve this trend.
- We are not meeting targets for units affordable to households earning under \$80,000 per year. This level of affordability is difficult to achieve and will require partnerships both with other levels of government and the non-profit and private development sectors.
- Townhouse approvals for the first three quarters of 2019 have been the highest since *Housing Vancouver* was approved, working towards the strategy goal of increasing ground-oriented family housing choice. These numbers are driven by the implementation of the Cambie Corridor Plan and the new RM-8A/RM-8AN zoning.
- Condominium approvals for Q3 2019 YTD were lower than the previous two years. Staff will continue to monitor movement in the ownership market.

Anticipated Programs and Projects Working Towards Housing Vancouver Targets

There are a number of policy programs and development projects anticipated in the coming months which will work towards Housing Vancouver targets, including:

- Rental Incentive Program Review to explore the effectiveness of the programs in delivering new purpose-built market rental housing with findings and recommended policy changes to be brought forward to Council in Q4 2019
- Implementation of the Moderate Income Rental Housing Pilot Program (MIRHPP), with 4 applications (approximately 240 rental units and 61 MIRHPP units) anticipated to reach Public Hearing in winter 2019
- Major Project sites anticipating submission of rezoning applications to deliver additional social and below-market and market rental housing, including Heather Lands and the Oakridge Transit Centre
- Additional city land sites to be developed in partnership with the Community Land Trust for social and co-operative housing
- Launch of newly approved Community Housing Incentive Program (CHIP) which will provide capital grants to non-profit housing providers developing their land with a focus on deepening affordability in social housing projects
- Ongoing Broadway Planning process which includes exploring opportunities to enable more social, market and below-market rental housing close to transit and amenities

- Expo Line Station areas from Nanaimo to Boundary Road to be explored as an early planning initiative under the Vancouver Plan planning process to enable delivery of social, market and below-market rental housing choice
- Development of an Affordable Housing and Community Spaces Incentive Program to create opportunities for additional non-market housing

Reporting on Progress towards Housing Vancouver Targets

Housing Vancouver includes a commitment to report back annually on progress towards targets which has been done through the annual *Housing Vancouver Progress Report and Data Book*. The first Progress Report was released in June 2018 reporting on 2017 data and was a transition year between the previous *Housing and Homelessness Strategy (2012-2027)* targets and the new *Housing Vancouver* targets.

A full version of the *Housing Vancouver Strategy (2018-2027)* and all Progress Reports to date are available on our website: <https://vancouver.ca/people-programs/housing-vancouver-strategy.aspx>.

If you have any questions or require further information, please contact me or Dan Garrison, Assistant Director of Housing Policy, at 604-673-8435 or dan.garrison@vancouver.ca.

Regards,

A handwritten signature in black ink, appearing to read 'Gil Kelley', with a long horizontal line extending to the right.

Gil Kelley, FAICP
General Manager, Planning, Urban Design & Sustainability

(T) 604.873.7456
(E) gil.kelley@vancouver.ca

PROGRESS REPORT DASHBOARD 2019

Q3* UPDATE

Housing Vancouver Strategy

Adopted in 2017, *Housing Vancouver* is the City's strategy to address Vancouver's housing crisis, targeting **72,000 new homes** over 10 years (2018-2027). The Strategy seeks to enable the 'Right Supply' of housing for people who live and work in Vancouver, which includes housing options that are affordable to local incomes and a shift to more social, supportive, and rental housing.

Progress Toward Housing Vancouver Targets**



Tracking for the Housing Vancouver targets began in 2017; by the end of 2019 the Strategy will be at the 30% completion mark
Data on coach house approvals and townhouse approvals from development permits are not available for this update but will be reported on in the 2020 annual Progress Report.

2017-2019 Q3: Diversity of Housing Options

Income Diversity

Target: 48% of housing units approved affordable to incomes less than \$80k/year



Housing Tenure

Target: 50% of units approved to be primary rental housing*



Family Housing

Target: 42% of housing units approved to be family-sized, 2 or 3 bedrooms



Primary rental includes non-market rental housing (social and supportive housing), purpose-built market rental housing, and laneway homes.

Rental Completions 2014-2019 Q3



For more progress reports: <https://vancouver.ca/people-programs/housing-vancouver-strategy.aspx>

Questions? contact 3-1-1 or housingpolicy@vancouver.ca

*Q3 Data from January - September 30, 2019