

File No.: 04-1000-20-2019-282

May 21, 2019

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of April 16, 2019 for:

Records related to the presentation made by Mayor Kennedy Stewart to the Greater Vancouver Board of Trade on April 10, 2019, including but not limited to speaking notes as well as copies of all presentation slides displayed at the meeting.


All responsive records are attached.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2019-282); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt



KENNEDY STEWART

A VANCOUVER THAT WORKS FOR EVERYONE

Housing affordability at 'crisis levels' in Vancouver

Vancouver's record-breaking homeless population at 2,181 people

Millennial housing crisis? Turns out, it's real and worse than you thought

Vancouver ranked North America's 2nd least affordable city for housing



91%
PRIVATE



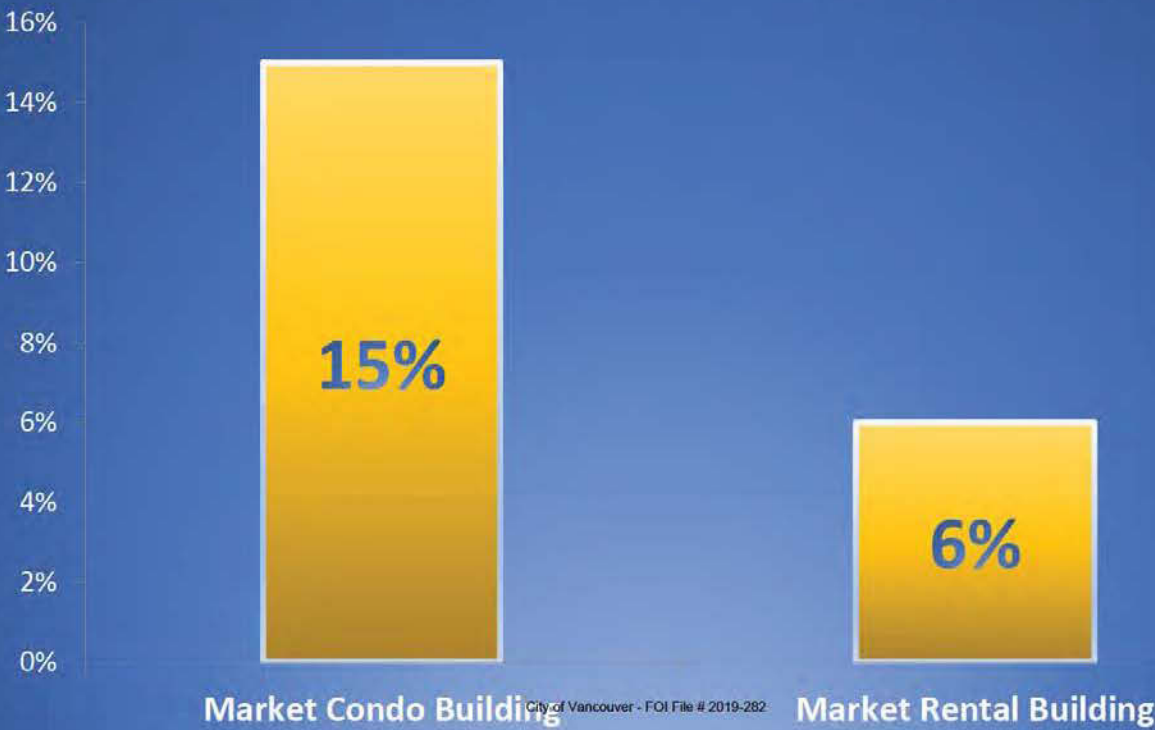
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9%
PUBLIC



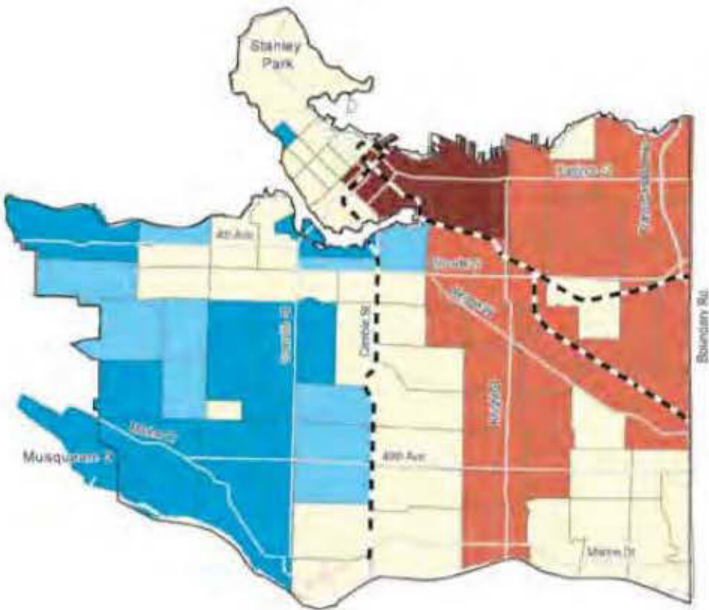
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Approximate Profit Margins by Housing Type

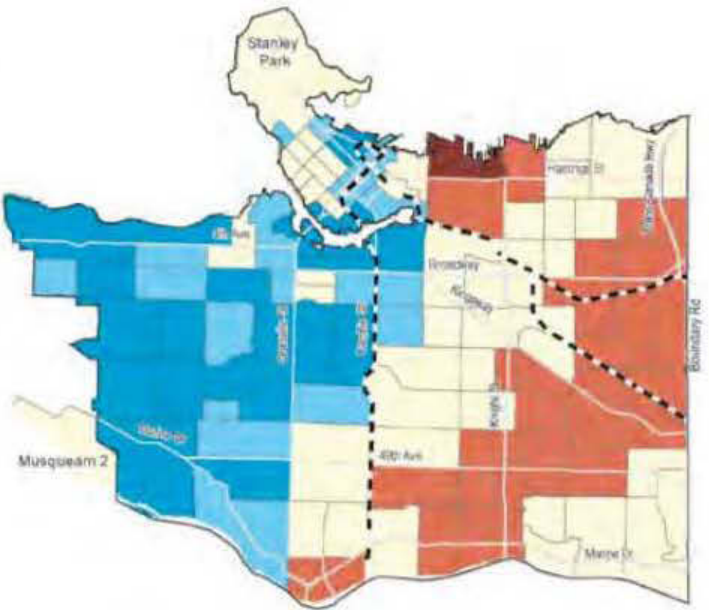


Average Individual Income, City of Vancouver, 1990 and 2015

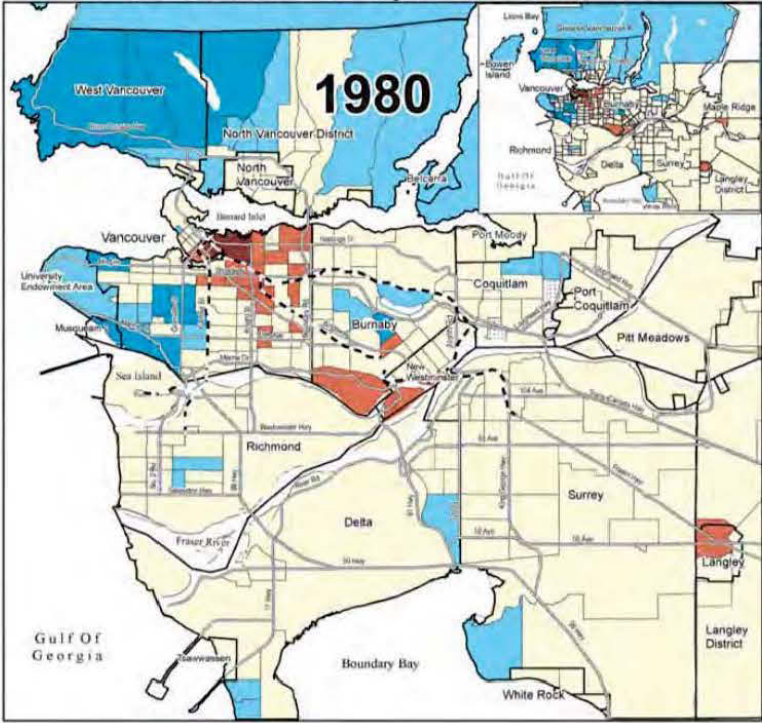
1990



2015

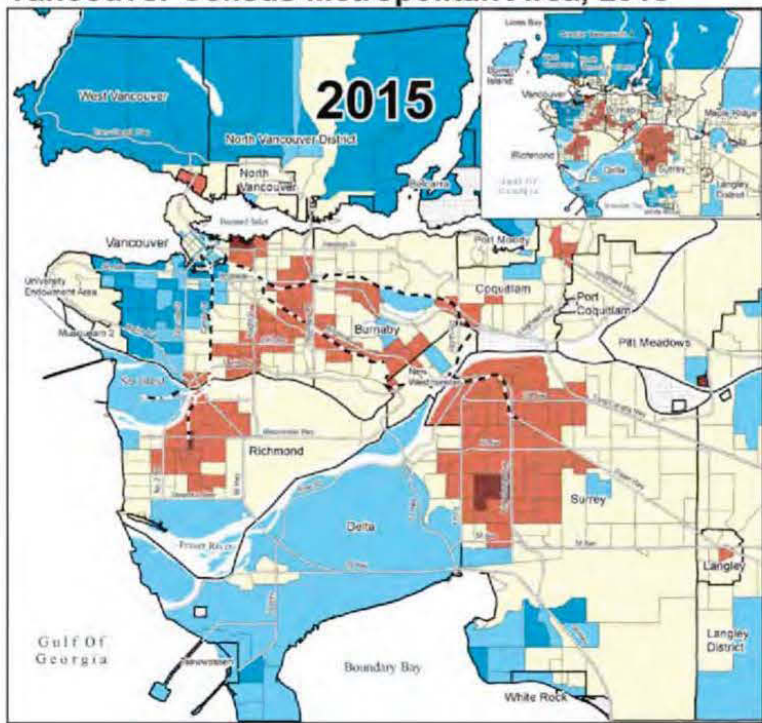


**Average Individual Income
Vancouver Census Metropolitan Area, 1980**



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**Average Individual Income
Vancouver Census Metropolitan Area, 2015**



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% of 2-Year Targets by Income Level



Vancouver fails to build any affordable market rental in 2018 for households making \$30K to \$50K



Mayor Stewart says a program that gives incentives to developers choosing to build rental needs tweaks

Justin McElroy · CBC News · Posted: Apr 02, 2019 7:07 PM PT | Last Updated: April 2

SHELTER RATE



MINIMUM WAGE

27%

▲
0%

▲
100%

LIVING WAGE

86%

▲
0%

▲
100%

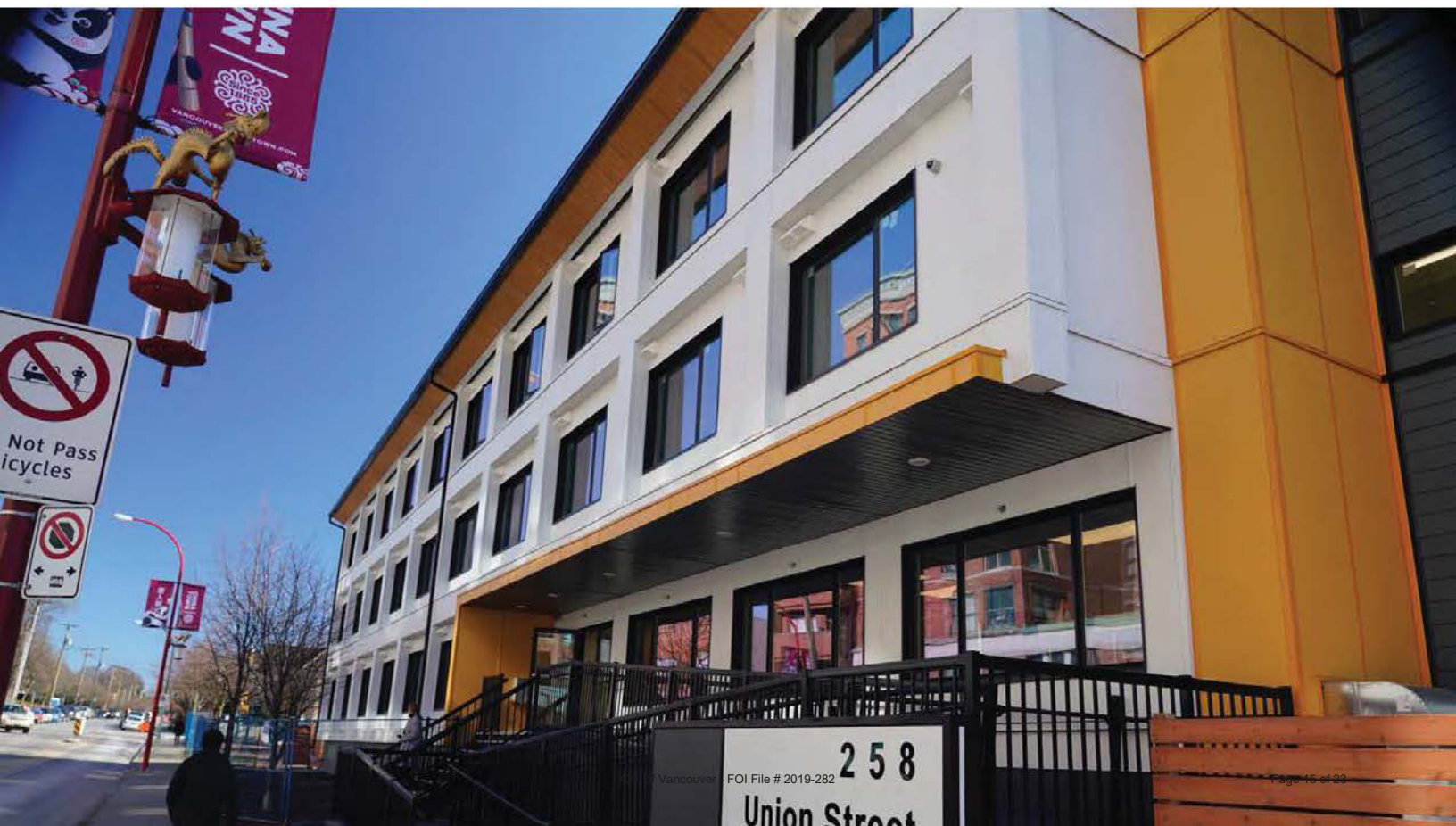
MIDDLE INCOME

75%

0%

100%









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Osam 2

Slide Number	Speaking Notes
1	N/A
2	All the way through the election clear major issue is that we have a housing crisis Knew big challenge and the longer you wait to act, the harder it is to correct.
3	Glad to be elected with a council that also gets it and is working everyday to make things better. All have added to the debate. All are gripped with making things better. Amazing and dedicated staff as good as anywhere.
4	Context 1 320,000 households in about 285,000 houses Worth \$342B 91% Private vs 9% Public 26,000 units of non-market housing makes up only 1% of the value of all real estate in the city
5	Context 2
6	Context 3 Changed the landscape David Ley from UBC Average individual income in Vancouver in 1990 and 2015 Incomes higher on the west side of our city and in the downtown core, middle income individuals moved east and pushed lower income individuals to the edges of our city.
7	Context 4 Lower income people are being displaced to outside of Vancouver, moving east through Burnaby and then into Surrey and south into Richmond. District of North Vancouver, North Vancouver, the west side of the City of Vancouver, Delta and White Rock became more and more high income. This puts stress businesses in areas where the cost of living is just too high to have a local workforce We need a regional approach to this issue, everything is connected Appreciate the BOT's commitment to a regional approach to issues, shown this on transit, need the same approach to housing Finally, also worth remembering how different this region was in 1980. We weren't anywhere close to a global city, we had far less diversity, and as a result we had a very simple city. We had mostly single family homes, and then in some places we had apartments. That's it. <PAUSE, transition to data>

8	<p>So with all these changes and the challenges we're facing as a city, our staff in late 2017 under the last council developed a comprehensive housing plan Included different targets based on housing type and income level Last Tuesday we got our first major progress report and here's our progress based on income level. For reference, the median household income in Vancouver is \$65,000 Not going to talk about upper income bands as we exceeding targets for most of the folks in this room. So I went to sleep on Tuesday thinking that while we didn't hit a homerun, we have a lot to be proud of</p>
9	<p>Then I woke up to this last Wednesday It's a difficult thing to read, but it's true Main problem is that we are failing to build housing for the workers who drive our economy.</p>
10	<p>FIRST BAR: Shelter rate 100% from Government Investments from Province. Selina literally a lifesaver with modular housing Some from feds, we need more Identified sites</p>
11	<p>SECOND BAR: Min wage earners (like some artists and service industry workers) 100% from Government Market is really failing this group. Depend on older rental homes. Huge implications for businesses and for the idea that our city should work for everyone Like shelter rate housing, it's turning out that not something we can reliably expect the private market to deliver on its own I used to be able to afford this in the private market, even though the quality of the housing wasn't the best. Now? Impossible. Non-profit partnerships along with major capital investments from Province and Feds</p>
12	<p>THIRD BAR: Living Wage households (describe the person) 100% from Government This is where we're not building market rental housing, all gains coming from social housing [This is the headline] Good luck with your businesses</p>
13	<p>FOURTH BAR: Middle-income households (describe the person) We haven't hit our targets there, but based on the projects we're approving through Rental 100 Always room for refinement, but important not to stop our momentum here 30% from Government</p>

14	<p>So if we're taking an income based approach to delivering housing, what does this mean we need to do?</p> <p>First, we need to stop throwing the word "affordable" around</p> <p>And secondly, we need to be honest about the housing we're building and how we can reach targets we have</p> <p>This is why reports like our Housing Vancouver one are so great, we need data and we need it to be open</p> <p>Each one of these targets are important, we need to take action on them all</p> <p>So let's talk about how we do that</p>
15	<p>Shelter Rate</p> <p>MH - Good bang for the buck. Successful.</p> <p>City land, but also land from private developers</p> <p>Working with province to get next round.</p> <p>Huge success</p> <p>Don't want it we'll take it</p>
16	<p>Minimum Wage</p> <p>Almost impossible to get market to build new min wage housing</p> <p>Work with feds and province</p> <p>Displacement is a huge challenge and needs to be minimized</p>
17	<p>Living Wage workers</p> <p>Currently 100% by government</p> <p>Have to get the market players in the game</p> <p>Do that by using policy tools like rezoning, permitting, density bonusing to bend the market and make rental buildings more attractive for developers</p> <p>MIRHPP (Medium income rental housing pilot program)</p> <p>Denny's site, large development, Broadway.</p> <p>20% Units are for Living Wage Households – those making \$30-50k</p> <p>This is our test</p> <p>We asked staff and devs to find a solution, and they did. Will we?</p>
18	<p>Middle-Income Rental</p> <p>30% by Government</p> <p>Rental 100 program delivers this kind of housing</p> <p>Many smaller developers, locally based, are making the choice to build in this space</p> <p>When apartment buildings in the 80's opened, they rented at market rates, and people who chose to live there for a very long time saw the benefits of provincial rent controls</p> <p>The same thing happens with the rentals we build today</p>

<p>19</p>	<p>This is a lot of work, but it's critical We aren't the city we were back in 1980. Markets are different, the economy is more diverse, so are we We need our housing to keep pace, it needs to be just as diverse as we are. It's going to take everyone playing their part: Developers working with us to build the housing we need, not just the housing that makes the most profit Leaders like myself and our Council to be champions for all the kinds of housing we need The residents of our city to ask themselves how we can make room for people to keep living in the neighbourhoods they love And we need senior levels of government to give us the resources and the tools keep delivering housing where the market just can't</p> <p>It's sounds like a lot, but trust me, we can do this. Just think about how much we have going for us here!</p> <p>And when we do, then we can get back to the things we want to talk about Music, art, friends, food The things that make cities great, the things that make life in cities so amazing. I know we can, we just need to work together.</p>
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