

2021 ANNUAL REPORT ON HOUSING APPROVALS

The Housing Vancouver Strategy (2018-2027) commits staff to providing annual updates to Council on housing approvals and policy actions as set out in the 10-year Strategy and 3-year Action Plan.

For this update, Staff are providing the annual housing approvals report to Council via a staff presentation. In addition to the live staff presentation and report to Council, this appendix provides additional context and details on 2021 housing approvals. Contained in this appendix are:

- A covering memo with highlights and key statistics on 2021 approvals and completions
- A supplemental slide presentation containing additional detail on housing approvals
- An updated dashboard outlining approvals toward annual and 10-year targets
- An itemized list of individual developments approved in 2021 toward the 10-year targets, as well as approved projects that were subject to the City's Tenant Relocation and Protection Policy.

Highlights and Key Statistics on 2021 Approvals and Completions

2021 was a record year in recent history for approvals of purpose-built rental and social housing in Vancouver. Even with the shift to virtual public hearings and remote work due to ongoing pandemic restrictions, the City achieved a major milestone in shifting approvals toward the 'right supply,' with purpose-built rental and social housing making up over half of all new approvals for the second year in a row.

Highlights from 2021 Housing Vancouver approvals include:

- **Continuing the shift toward purpose-built rental and social housing:** For the second consecutive year, over half (52%) of new housing approvals in 2021 were for purpose-built rental or social housing¹
- **Over 8,800 total new units approved in 2021**, higher than 2020
- **1,344 new social and supportive housing units**, the second highest approvals since 2010
- **2,956 new purpose-built market rental units, including 176 new below-market rental units**, the highest approvals in several decades.
- **439 new townhouses**, significantly higher than the ten-year average.

The new housing approved in 2020 has contributed toward the City's 10-year housing goals under the Housing Vancouver strategy:

- **Shifting approvals toward primary or anticipated secondary rental tenure:** Housing Vancouver aims to for 50% of approved units to be purpose-built rental or social housing. For the second year in a row, Vancouver has exceeded this target, approving more purpose-built rental and social housing units compared to ownership housing (52% for primary rental vs. 48% in the ownership market).

¹ Note that total approvals do not include new single-family homes or duplexes

- **Increasing the supply of family-oriented housing:** Almost half (49%) of all units approved from 2017-2021 have been family-oriented units with two or more bedrooms.
- **More work is required on housing affordable to incomes below \$80K:** Only 31% of units approved since 2017 have been affordable to incomes <\$80K; this is an area where improvement is needed to achieve the Housing Vancouver goal of 50% of units affordable to incomes at or below \$80K.
- **Record year in recent decades for social and supportive housing completions and acquisitions; continued progress on rental completions:** In 2021, there were 1,186 net newly constructed social housing units (1,208 gross) plus 461 units opened in recently purchased hotels and SROs, the highest level of completions and acquisitions in recent decades. 689 net new purpose-built rental units were completed in 2021 (701 gross units), down from recent high completions set in 2020 and 2018.
- **5% of approved projects were accompanied by Tenant Relocation plans as required by the City's Tenant Relocation and Protection Policy:** Council has asked Staff to provide regular updates on the number of developments subject to the Tenant Relocation and Protection Policy. In 2021, 23 out of 428 total approved projects (5%) included Tenant Relocation plans in line with city-wide policy. Out of the total projects with tenant relocation plans, 9 were for tenants in existing primary rental buildings (352 eligible units), and 14 were for tenants in existing secondary rental (35 eligible units).

Further detail is contained in accompanying materials in this appendix.