

# 2021 Housing Progress Update

Housing Vancouver Strategy Implementation

# Outline

1. Background and Context
2. 2021 Housing Approvals
3. Progress Towards Housing Vancouver 10-year Goals



# Housing Vancouver Background and Context

In the face of a deepening housing crisis, the City's 10-Year Housing Vancouver Strategy was approved in 2017 and provides a renewed vision with explicit policy directions and actions.

The strategy has three goals:

- 1. Create the 'Right Supply' of housing**
- 2. Protect and retain the existing rental stock**
- 3. Support marginalized residents**



# Shifting toward the Right Supply

The Housing Vancouver Strategy includes 10 year housing targets to shift towards the right supply, including:

- **72,000 new homes over 10 years** to address a diversity of incomes and building forms
- Shift towards rental housing -  **$\frac{2}{3}$  of all new homes will be rental, with  $\frac{1}{2}$  as purpose-built secured rental**
- Retain diversity of incomes in the city - **nearly 50% of new homes will serve households earning <\$80k/yr**, including 5200 homes affordable to <\$15k/yr
- Emphasis on family housing - **40% of new homes will be suitable for families**
- **Create diverse ground-oriented forms**, including townhouses, laneways, and coach houses

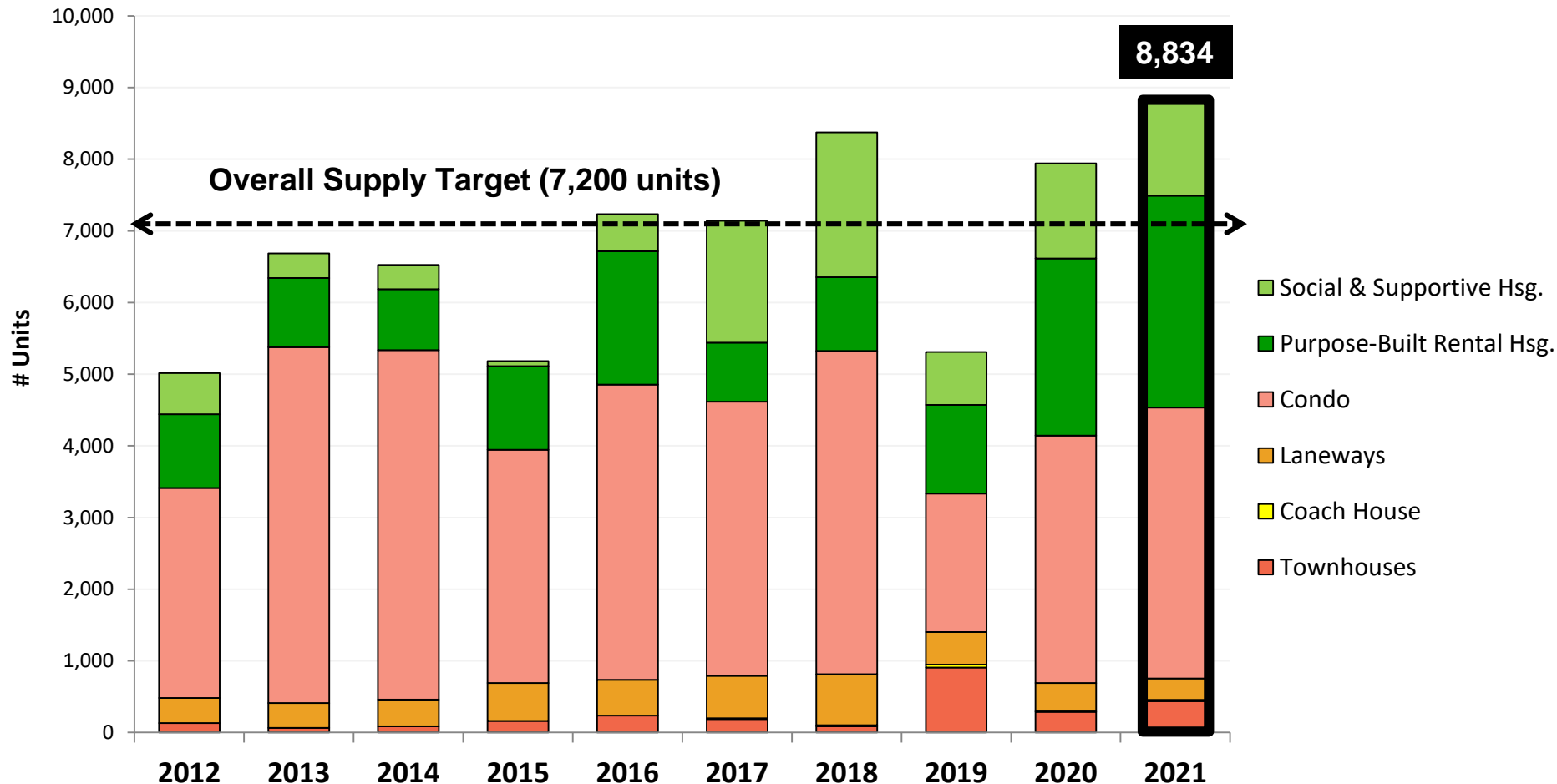
# *2021 Housing Approvals*

# 2021 Housing Market Context

- Despite the pandemic, there is a high demand for housing fueled by job recovery, higher migration to BC, and students returning to in-class learning
- House prices continue to rise and rental vacancy rates are returning to pre-pandemic levels, signaling a need for affordable rental supply
- Construction activity remains strong in 2021 - with a high number of rental and condo approvals and housing starts



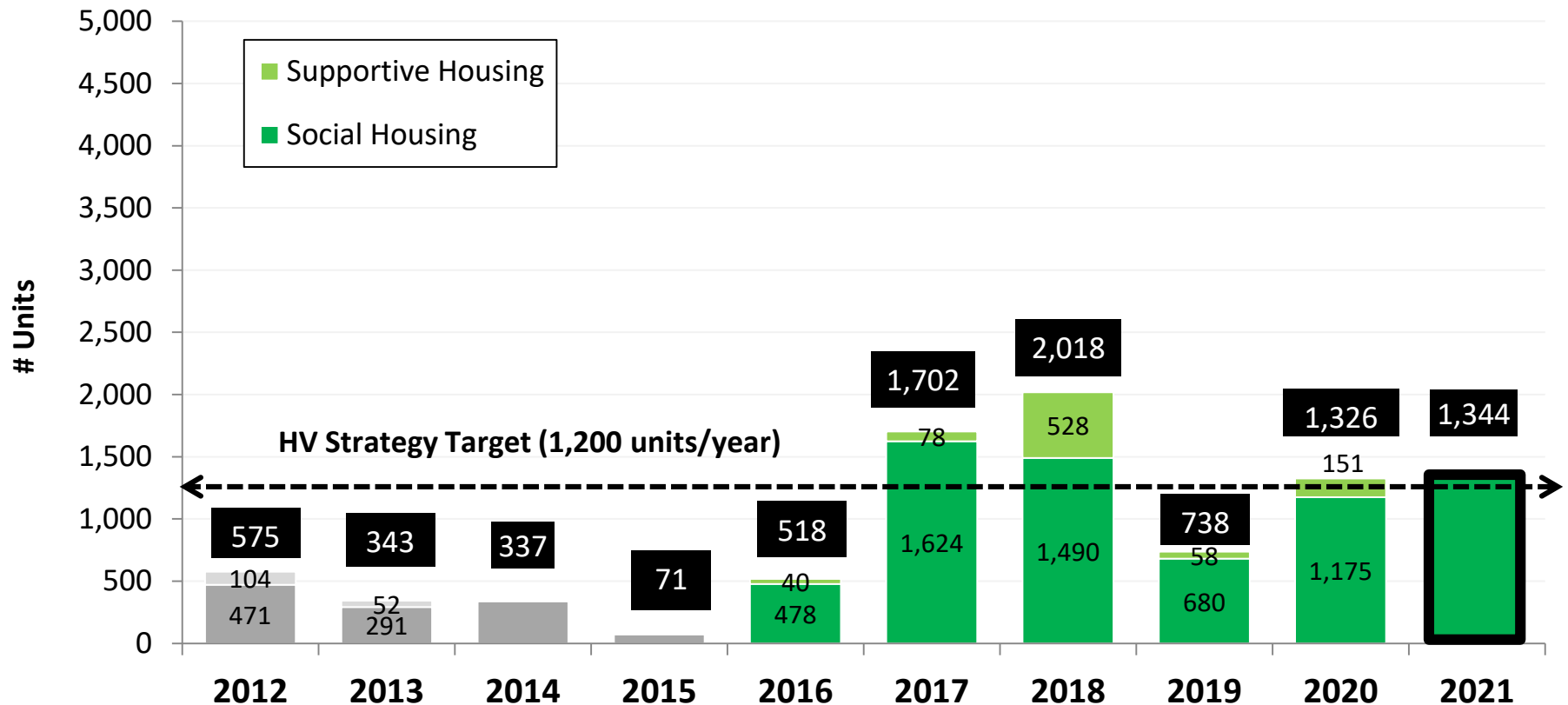
# Record housing approvals over the last 10 years



**Targets are a measure of approvals** – defined as project approvals at public hearing for developments requiring a rezoning, or development permit issuance for projects that do not require a rezoning.

# Social/Supportive Housing: Significant increase in approvals compared to 2019

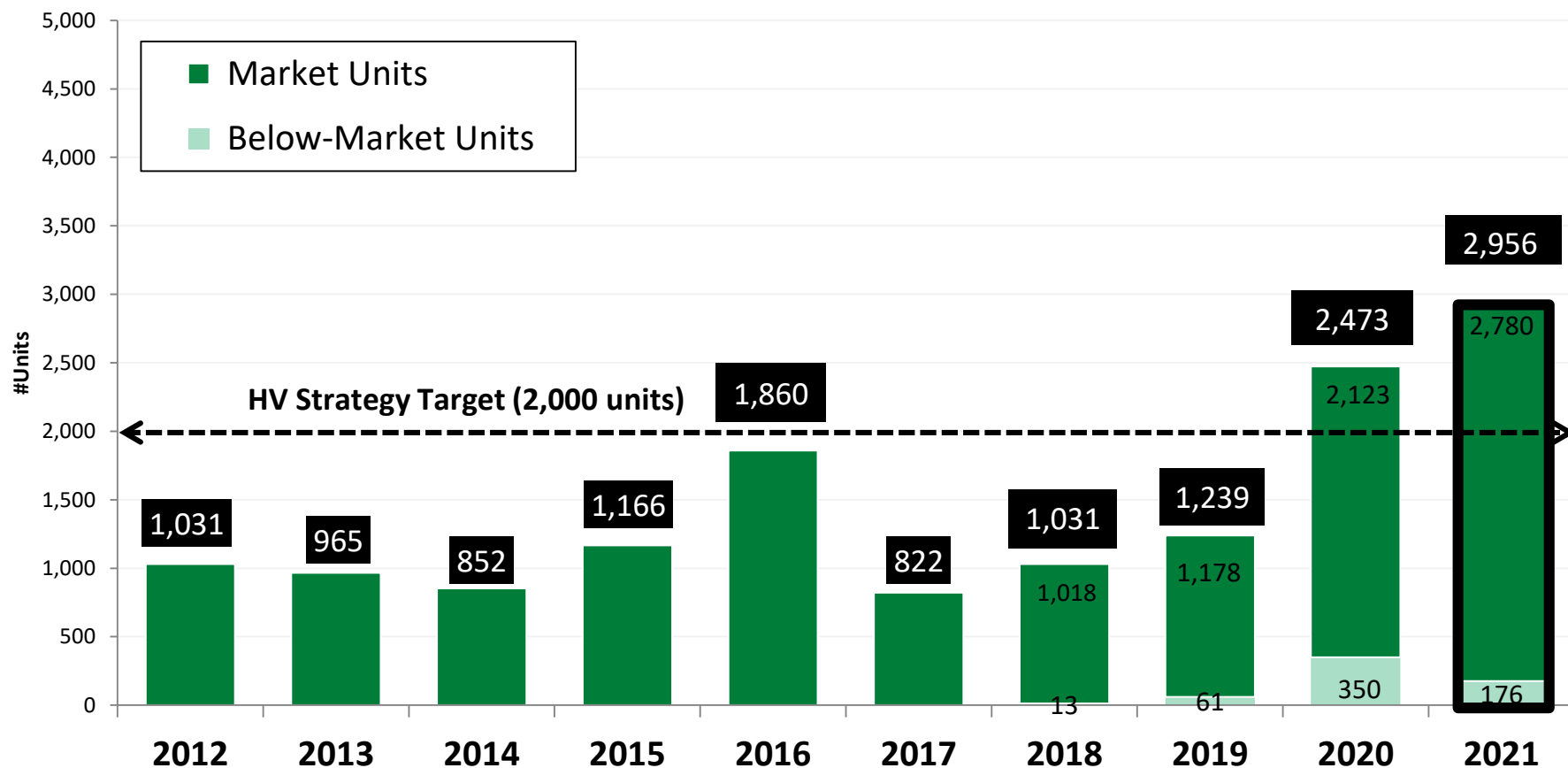
**Social and Supportive Housing Approvals by Year (2012-2021)**





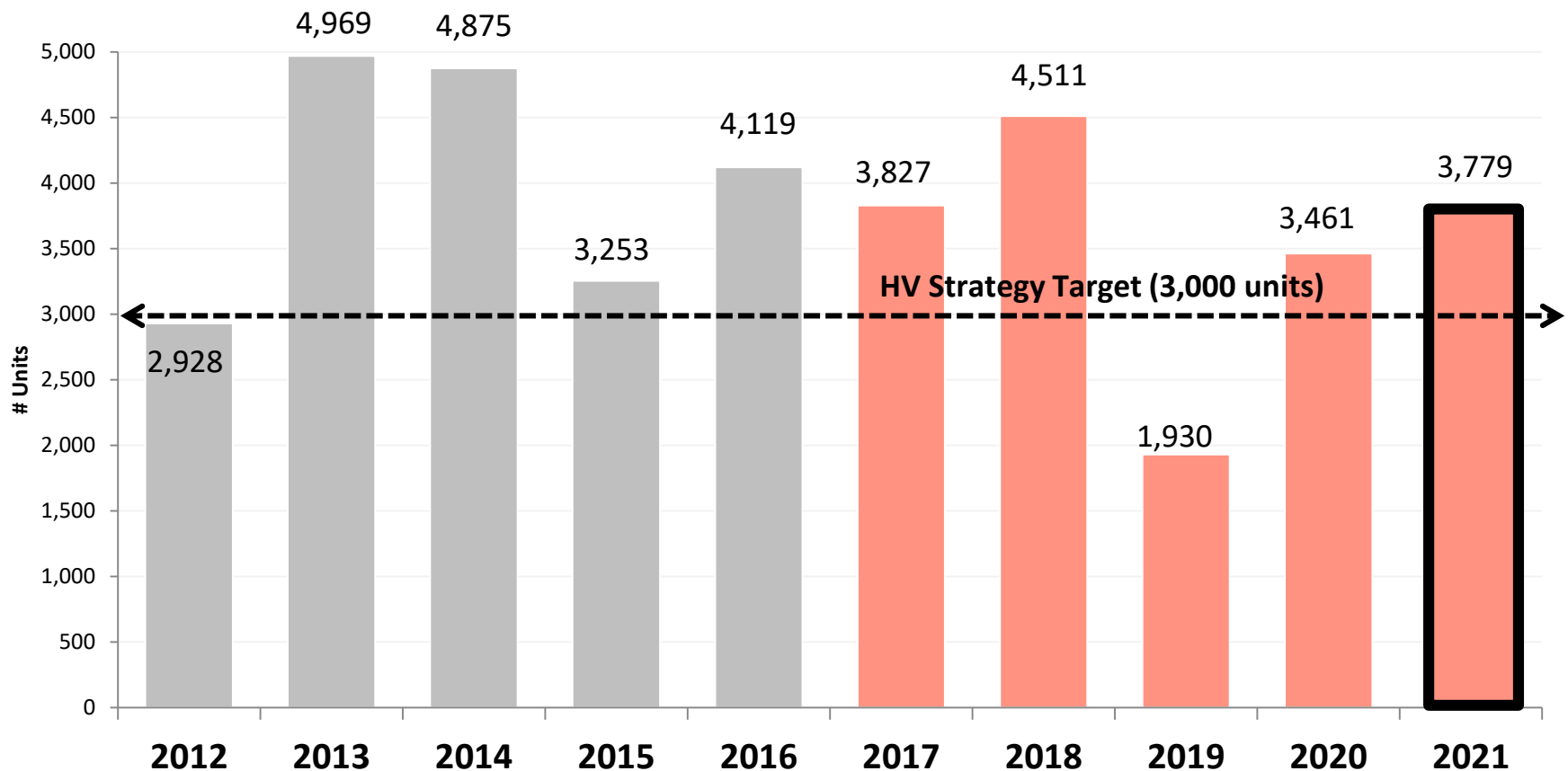
# Purpose-Built Market Rental: Second year of record approvals – highest in recent decades

Purpose-Built Rental Approvals By Year (2012-2021)



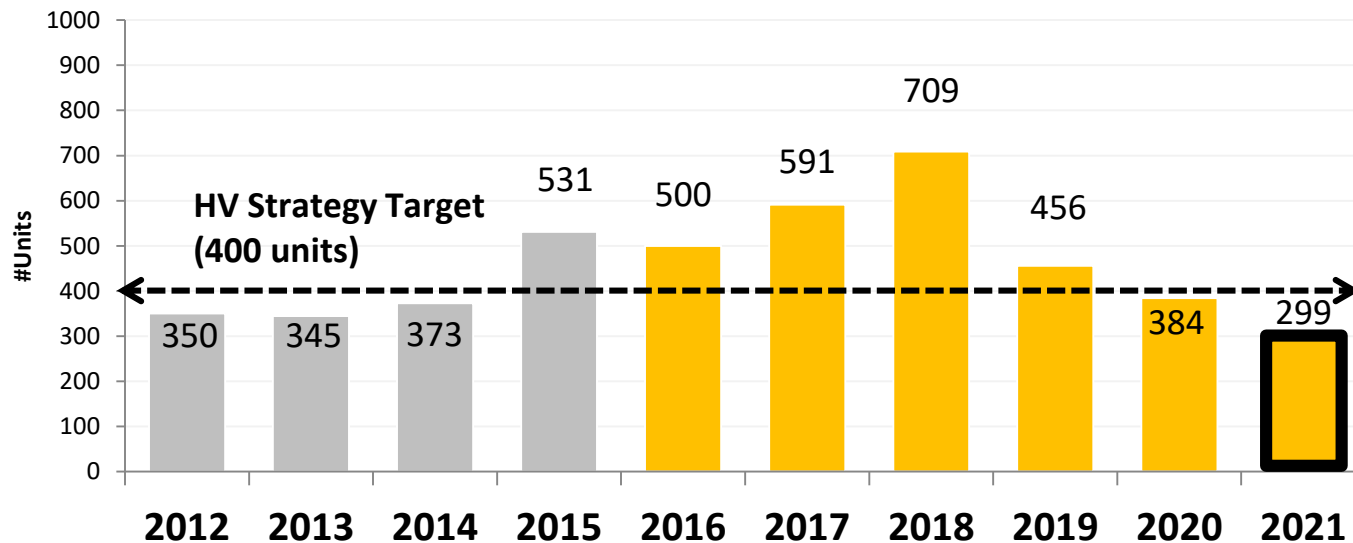
# Condominiums: Rebound in approvals since 2019

Condo Approvals By Year (2012-2021)



# Laneway Houses: Approvals are down from recent years\*

Laneway Approvals by Year (2012-2021)

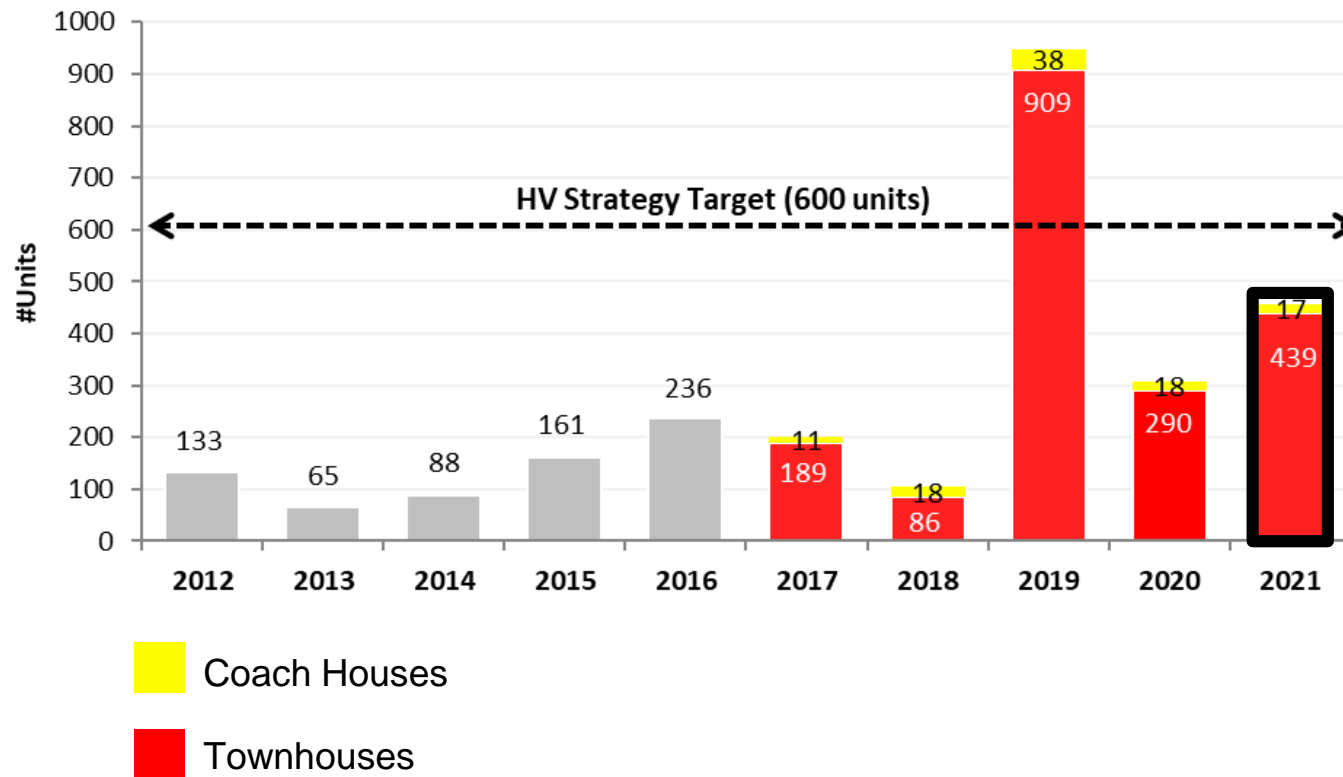


*Laneways are a form of infill housing that cannot be strata-titled*

\*The pandemic closure of walk-in services greatly impacted the delivery of laneway housing permits; however through the creation of a stand-alone laneway housing approval stream, Staff have reduced review time per application by 75%, from 16 weeks to 4 weeks.

# Townhouse and Coach Houses: Approvals just under annual target and above 10 year average

## Townhouse and Coach House Approvals By Year (2012-2021)





*Townhouses provide new ground-oriented home-ownership options for families and downsizing seniors.*



*Coach houses are a form of infill housing that can be strata-titled and are saleable separate from the main property*

# 2021 Approved Developments with Tenant Relocation Plans

In 2021, there were 23 approved developments with Tenant Relocation Plans, impacting 387 eligible tenancies

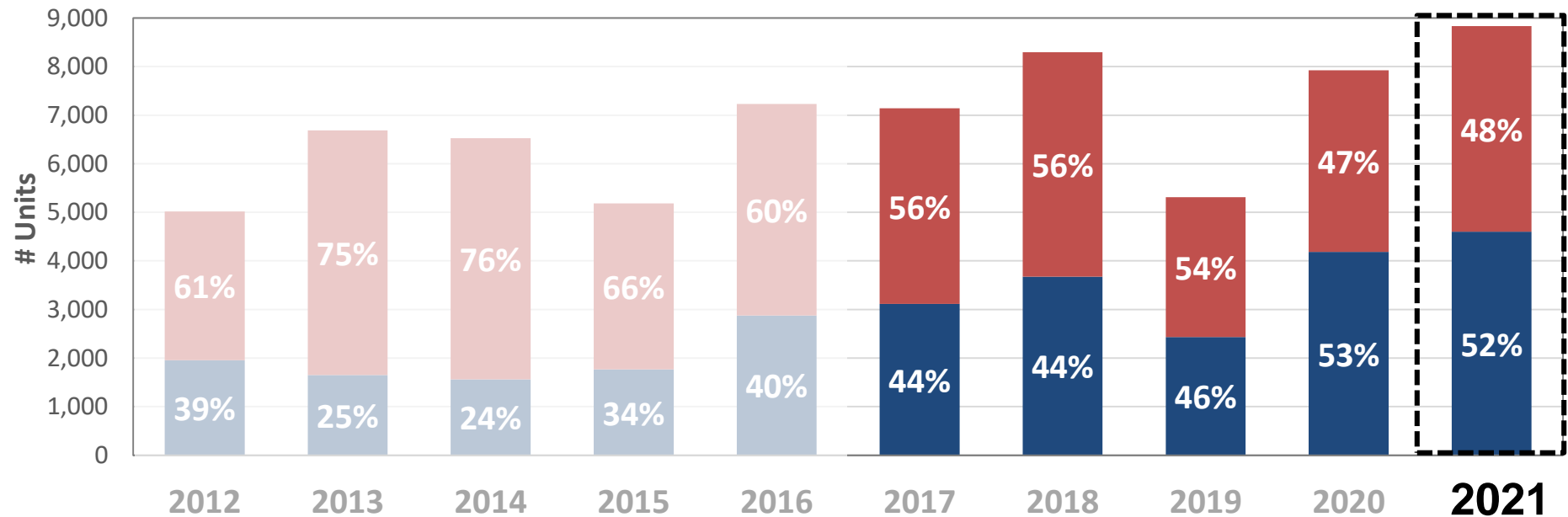
	# of Developments	# of Eligible Tenancies*
<b>Total 2021 Approved Developments with a Tenant Relocation Plan (TRP)</b>	<b>23</b>	<b>387</b>
 <i>Primary Rental Projects</i>	9	352
 <i>Secondary Rental Projects</i>	14	35

1. Tenancies are generally considered eligible if tenants have been living in the building for one year or more at the time of application. The TRP Policy exempts secondary rental tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application, as well as former owners renting back their home.
2. Tenant Relocation and Protection Policy eligible units were counted for approved projects from January to December 2021 and may not yet be completed Tenant Relocation Plans. Approved projects are counted at public hearing date if approved by Council for rezoning applications and DP issuance for development permit applications

# *Progress toward Housing Vancouver 10-year goals*

# Successfully making the Shift Towards Secured Rental over the last 5 Years: 2021 is the second year we've seen more rental units approved compared to ownership housing

- Ownership:** includes newly approved condominium and townhouse units
- Primary Rental:** includes social, supportive, purpose-built rental housing, and laneways

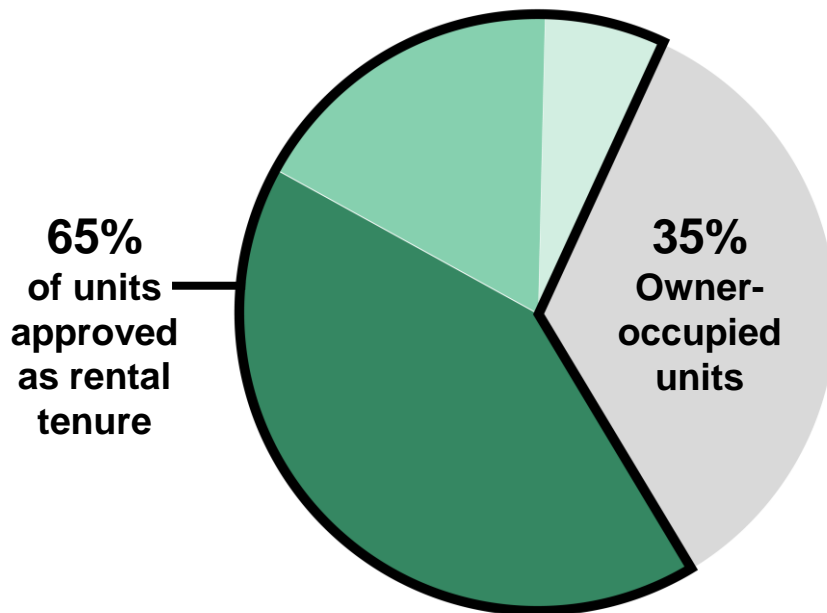


*\*Please see Progress Report Dashboard 2021 Annual Update for an annual count of social, supportive, and purpose-built rental completions*

# Meeting rental tenure share in new supply: 65% of approved units are primary or anticipated secondary rental

## Housing Vancouver goal:

66% of units approved will be rental housing



**Purpose-built market, below-market rental, social, and supportive housing (42%)**

**Anticipated rented condominiums and townhomes (17%)**

**Laneway housing (6%)**

## Approved units counted toward rental tenure target include:

- Purpose-built market and below market rental
- Social and supportive housing
- Laneway housing
- Anticipated rented condominiums and townhomes\*

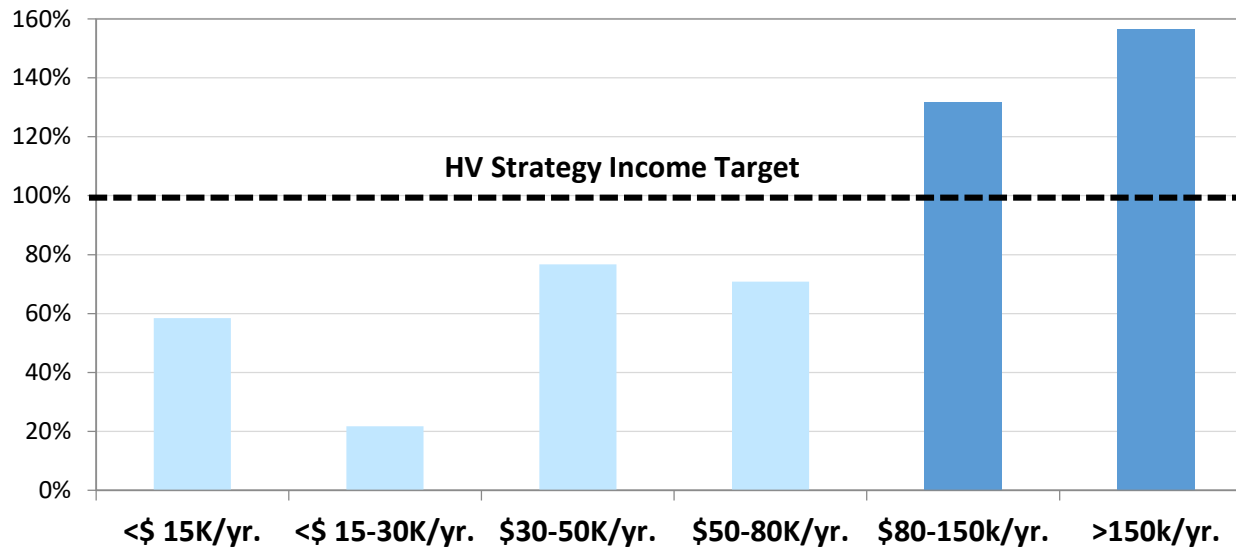
*\*Assume approximately 35% of newly approved condominium and townhouse units are rented as per the 5 year average of rented condominium units in the CMHC Rental Market Report (2017-2021)*



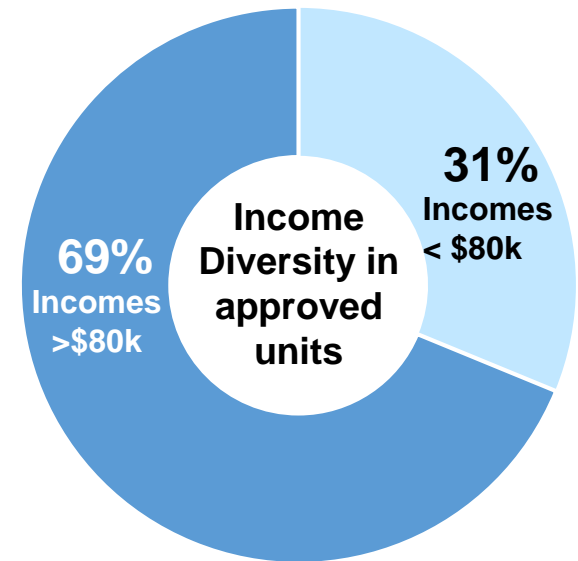
# Falling below targets to serve low-moderate incomes: Only 33% of approved homes from 2017-2021 are affordable to <\$80K

## % of 5-Year Unit Targets by Income Diversity

Trends towards achieving deeper affordability

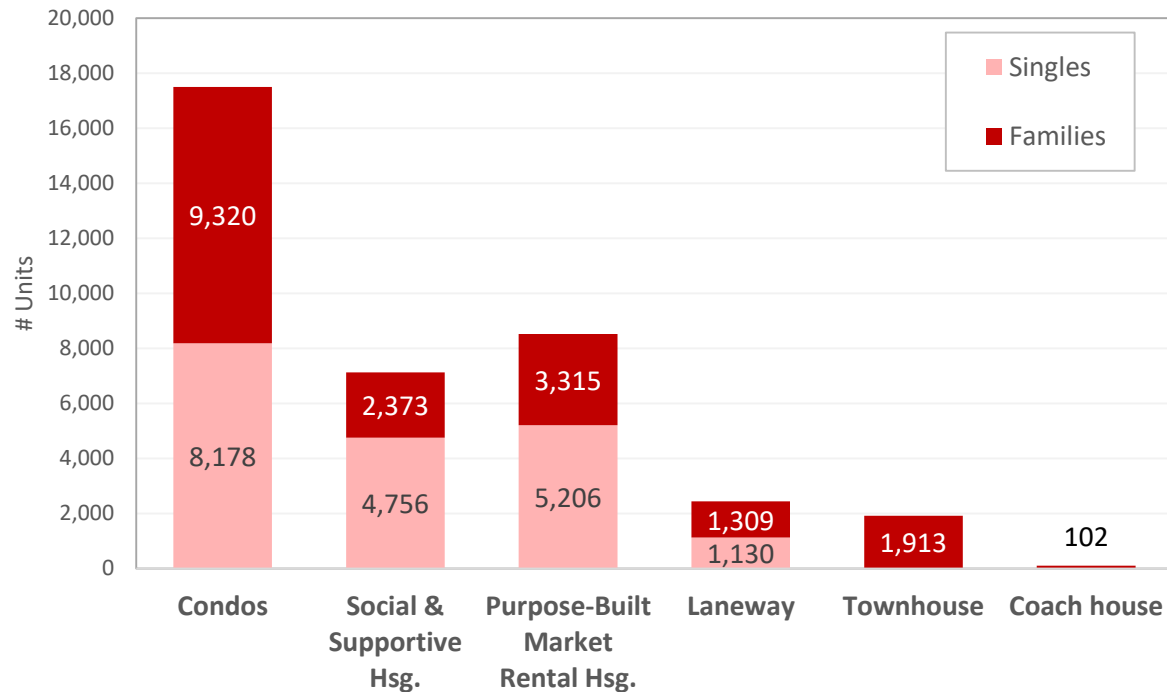


**Housing Vancouver Goal: 48%**  
of new homes for incomes  
<\$80k/year

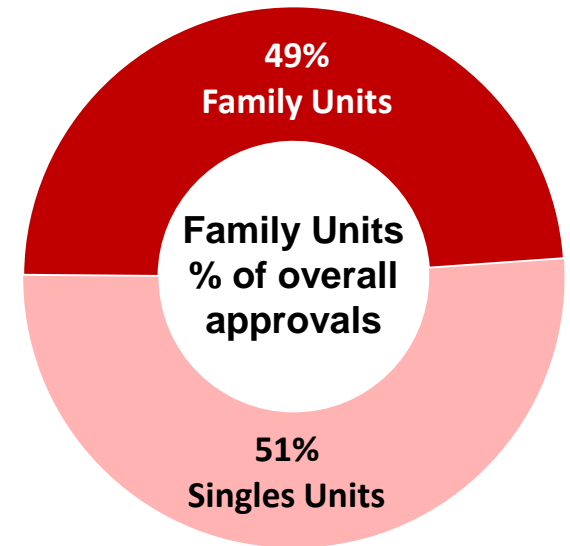


# Exceeding family housing target: 49% of approved units from 2017-2021 have 2+ bedrooms

## % of 5-Year Family Unit Target Achieved by Housing Type

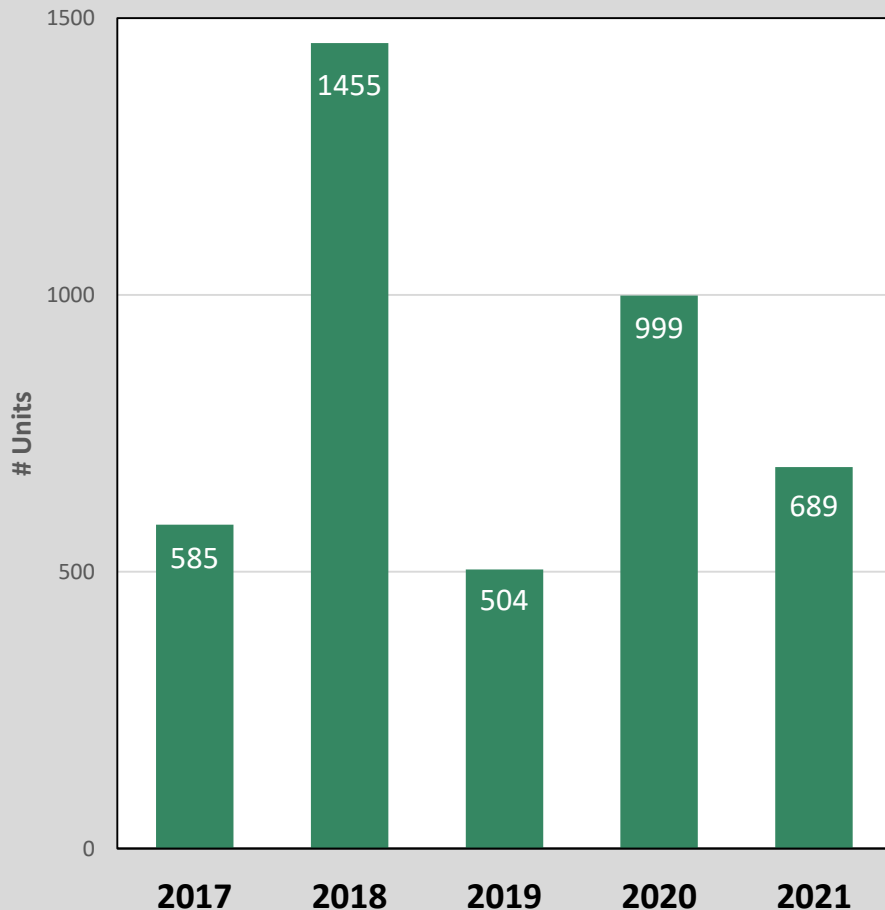


**Housing Vancouver Goal:** 42% of new approved units to be family-sized

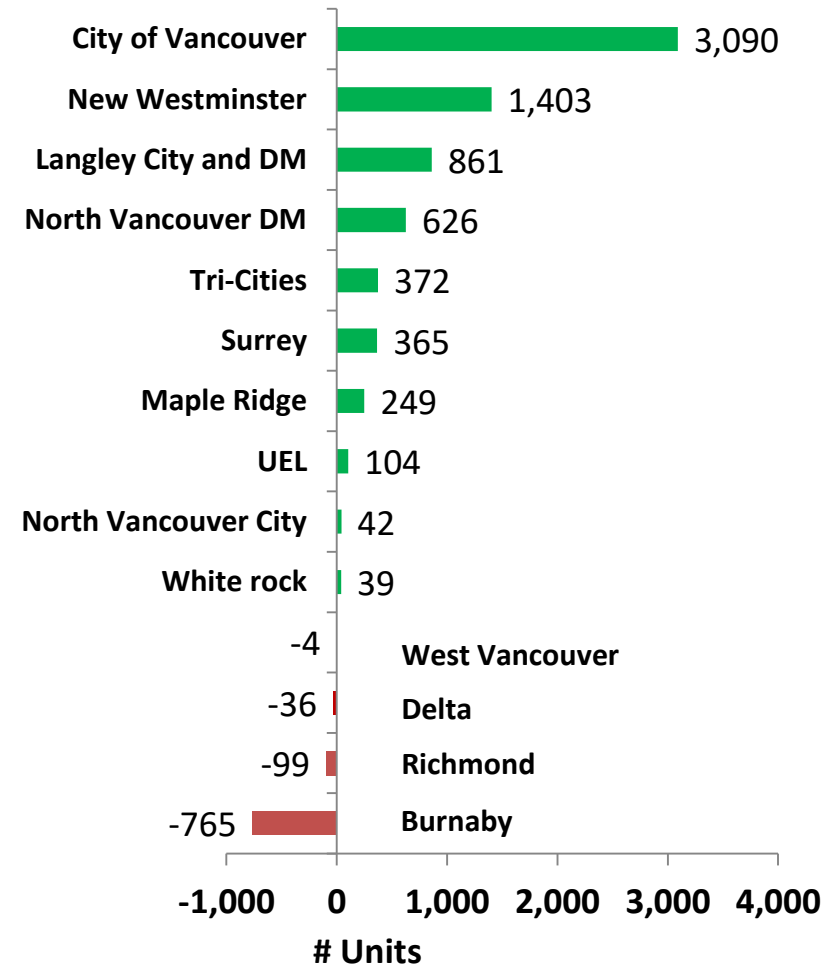


# Significant Gains in New Purpose- Built Rental Housing from Recent Completions Compared to the Rest of the Region

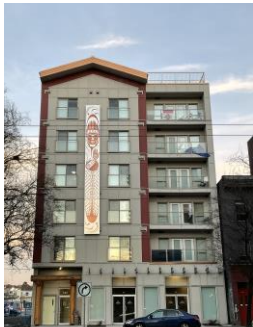
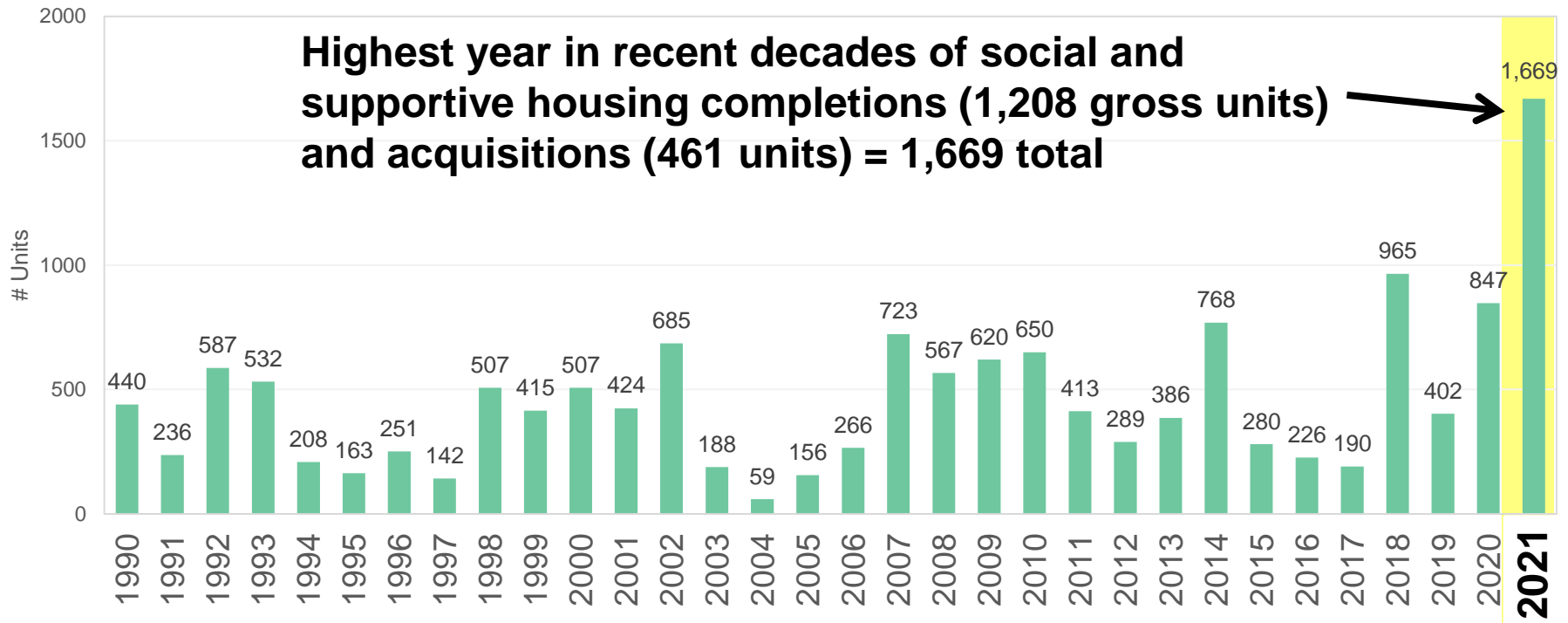
## Annual Purpose-Built Rental Completions in the City of Vancouver



## Change in Purpose-built Rental Stock in the Region from 2017-2021



# Social and Supportive Housing Completions and Acquisitions



950 Main, Lu'ma



1847 Main, VAHA



124 Dunlevy, Roddan Lodge



870 E. 8th, Red Door Society

# Summary

- Significant gains in social and supportive housing
- Record year of social and supportive housing completions in several decades
- Record year for purpose-built rental approvals in several decades
- Highest year of total housing approvals in several decades\*
- Achieving housing targets for lowest incomes requires funding from senior government + partners

*\*Total approvals counted towards target excludes single-family dwellings, secondary suites, and duplexes*