



Presentation to City Council

April 30 2014

Recent Headlines

Vancouver saw 43-year-high in market housing starts in 2013

Record year for Vancouver rental housing in 2013

Low income housing project to be built above new Vancouver fire hall

Laneway houses continue to soar in popularity in Vancouver

Downtown Vancouver HEAT shelter full in record time



Housing & Homelessness Strategy 2012-2021

Goals:

1. End Street Homelessness by 2015
2. Increase affordable housing choices for all citizens

Strategic Directions:



STRATEGIC
DIRECTION 1

Increase the supply of
affordable housing



STRATEGIC
DIRECTION 2

Encourage a housing
mix across all
neighbourhoods that
enhances quality of life



STRATEGIC
DIRECTION 3

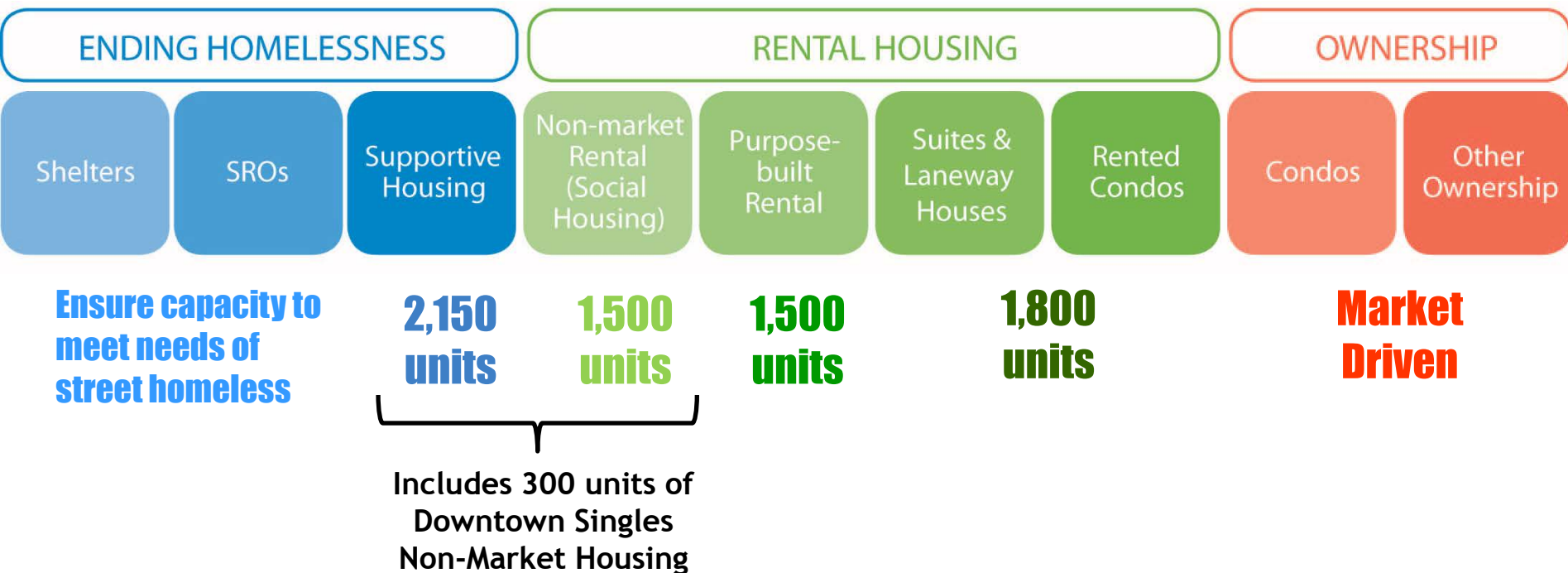
Provide strong
leadership and support
partners to enhance
housing stability



Housing & Homelessness Strategy

3 Year Targets - 2012-2014

Between 2012 and 2014 the City will enable:



Homelessness - 2013 Update

CHALLENGES

- Remaining street homeless more complex, more needs
- Increasing rents in the SROs
- 100 beds at Dunsmuir House supportive housing closed
- Delayed opening of 14 MOU site facilities
- Structural factors that are feeders into homelessness

ACTIONS TAKEN

- 80 additional winter shelter beds opened (target 160)
- 40 rent supplements targeted by BC Housing (25 achieved by night of homeless count)
- 40+ units of temporary supportive housing for the homeless opened (E. Hastings Ramada); ~95 in process of being opened
- 257 units of permanent supportive housing for the homeless opened

Actions on Single Room Occupancy (SRO) Hotels

CHALLENGES

- Deteriorating quality of the stock
- Poor maintenance and management standards
- SRO problems perpetuate homelessness
- Striking balance between enforcement and loss of units
- City has no jurisdiction over tenant/landlord issues

ACTIONS TAKEN

- SRO Task Force
- DTES stakeholders, government partners and SRO tenants
- 12 SRO Tenant Workshops (160+ participants)
- Workshops themes:
 - Standards of Maintenance
 - Residential Tenancy Act
 - Women's safety
- Findings informed SRO Strategy and SRA By-law amendments

Wonder Rooms (50 E. Cordova)



Actions on Single Room Occupancy (SRO) Hotels

| ISSUE | WHAT WE HEARD | ACTIONS TAKEN |
|---------------|---|--|
| Condition | <ul style="list-style-type: none">• Lack of adequate and functioning washroom facilities• Lack of privacy (shared washrooms)- women feel unsafe• Lack of cooking facilities | <ul style="list-style-type: none">• \$5,000/door grant to non-profits• Facilitate upgrading of rooms in SRA by-law• Continue prosecution and injunction for standards of maintenance |
| Management | <ul style="list-style-type: none">• Lack of pest/rodent control programs• Landlord inaction on completing repairs• Not adhering to Residential Tenancy Act (RTA) | <ul style="list-style-type: none">• Continue prosecution and injunction for by-law non-compliance• Pilot grant to a non-profit organization to mediate landlord/tenant conflict |
| Affordability | <ul style="list-style-type: none">• Rents too high/increasing too fast | <ul style="list-style-type: none">• Request Province to create SRA category under the RTA |

Affordable Housing

CHALLENGES

- Continued need for new affordable housing supply and support for renters
 - Need for family housing
 - Need to protect renters
 - Awareness of needs of seniors and those with disability
- Limited senior government funding
- Emerging need for gradual renewal of aging stock of affordable housing

ACTIONS TAKEN

- Approved West End (2013), Marpole (2014) and DTES (2014) Community Plans - all contained strategies to facilitate protection, renewal and growth of affordable housing
- significant amount of affordable housing for families:
 - 22% of units approved in 2013, and
 - 41% of units approved in 2014 so far
- Improved the Rental 100 program, secondary suites and Laneway Housing program to facilitate ongoing growth of affordable housing
- Approved the City's 1st Co-Housing project
- Amended the Vancouver Building Code to improve housing for seniors and persons with disabilities
- Launched Rental Property Standards Database and Rent Bank to support renters
- Provided grant funding to enable continuation of Residential Tenancy Branch services in the Downtown Eastside

Metrics to Track Progress

2013 Report Card Summary Statistics

In 2013, the City Approved:

- 325 units of social and supportive housing
- 264 units of Downtown Singles Non-Market Housing (SRO Replacement)
- 1100 units of Secured Market Rental Housing
- 828 permits for suites and laneway houses

| ENDING HOMELESSNESS | | | RENTAL HOUSING | | | |
|---|---|--------------------|----------------|--------------------------------------|-----------------------|----------------------------|
| Street and Sheltered Homeless | Housing Targets | Supportive Housing | Social Housing | Downtown Singles Non-Market Housing* | Secured Market Rental | Suites and Laneway Housing |
| There were 538 street homeless counted in March 2014 (prelim. #s) | Percentage of 3-year target in development | 86% | 64% | 156% | 189% | 90% |
| | Current numbers of units | 1,846 | 961 | 467 | 2,839 | 1,620 |
| | 2014 target for number of units | 2,150 | 1,500 | 300 | 1,500 | 1,800 |
| | Percentage of 10-year target in development | 63% | 19% | 47% | 57% | 27% |
| Zero street homeless by 2015 | 2021 target for number of units | 2,900 | 5,000 | 1,000 | 5,000 | 6,000 |

*These units are also included in social or supportive housing.

A Closer Look at the Metrics

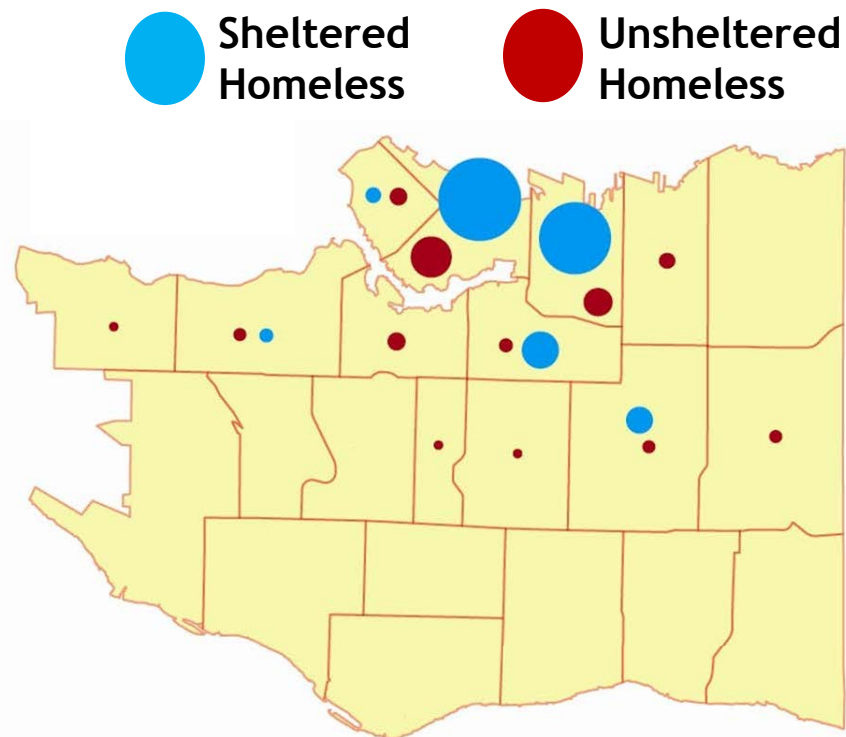
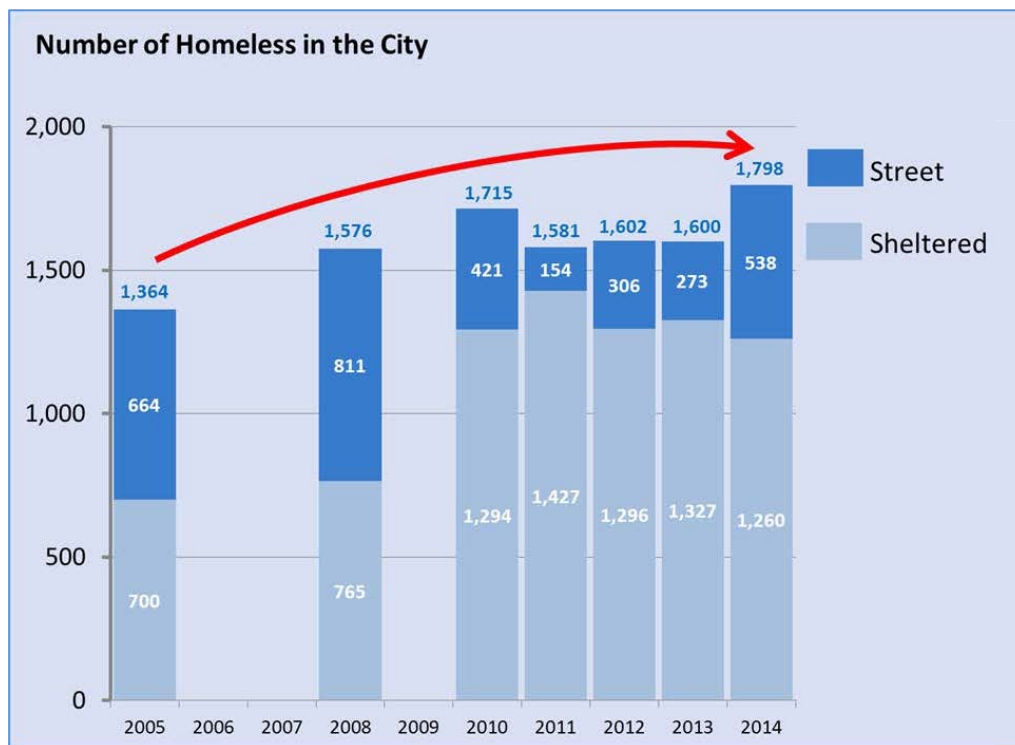
Housing and Homelessness Report Card Structure

| Indicators: | 3 Year Targets: | Performance Measures: |
|--------------------------------|---|--|
| 1. Street & Sheltered Homeless | Shelter capacity to meet needs of street homeless |  Numbers  Locations  Actions Taken |
| 2. Supportive housing | 2,150 units | |
| 3. Social housing | 1,500 units | |
| 4. SRO Hotel Replacement | 300 Units | |
| 5. Secured market rental | 1,500 units | |
| 6. Secondary market rental | 1,800 units | |



Report Card Indicator #1: Street & Sheltered Homeless

- 538 Street Homeless in March 2014



Location of Homeless in the city (2013)

Looking Forward: Ending Street Homelessness

How the City will stay on Track in 2014

Homelessness (Gap to close in 2014: 538 street homeless)

- Work with partners to ensure that the 600 units of supportive housing that will be opening in 2014 provide housing for street homeless
- Work with senior government to secure rent supplements and off site support for homeless residents to be placed into existing rental projects (scattered sites model building on Chez Soi Project)
- Develop partnerships and strategies to prevent feeders into homelessness (e.g. Mayor's Task Force on Mental Health and Addictions)



The Housing Development Process: Report Card Indicators 2 - 6

More Certain



Committed/ Approved

- Projects with approved rezoning or DP application or an approved Council report confirming funding



Under Construction

- Projects are under construction



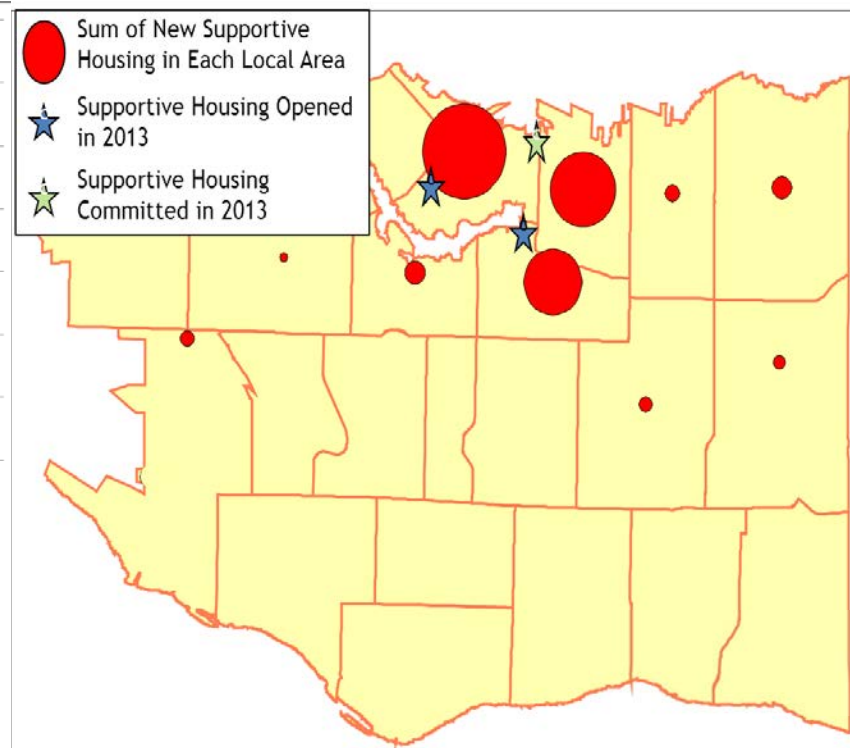
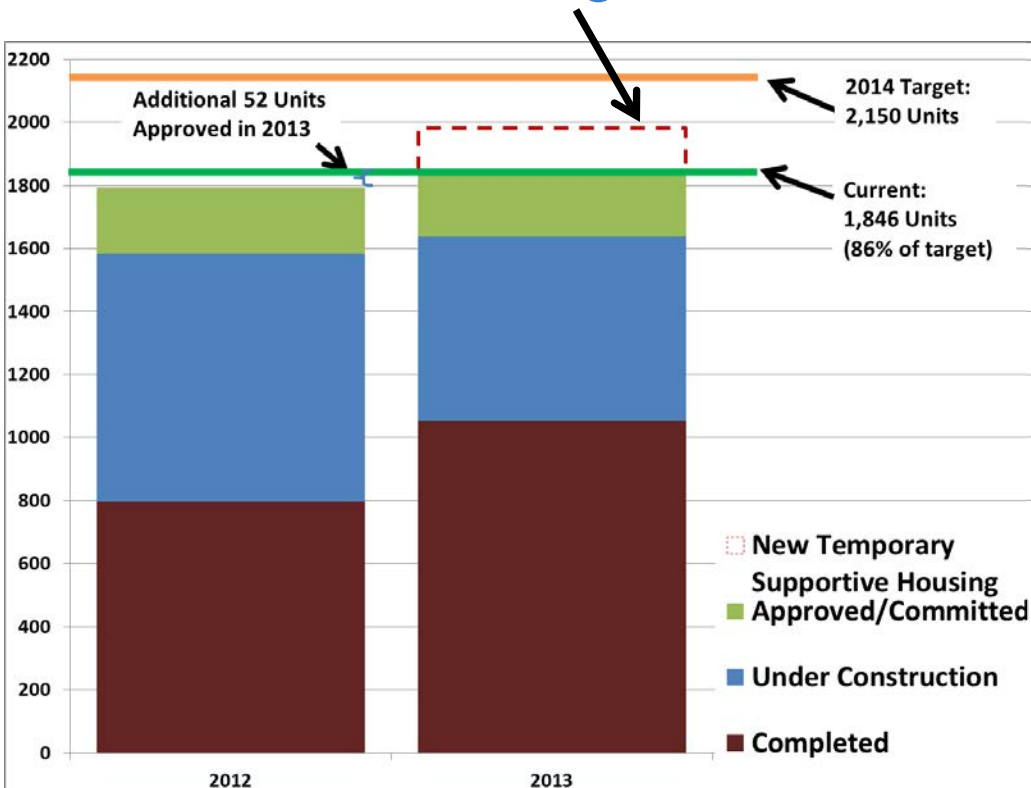
Completed

- Projects are completed and occupancy underway



Report Card Indicator #2: Supportive Housing Units

- 257 units opened in 2013
- 600 units set to open in 2014
- 135 units of interim housing opened in 2013 are in addition to units counted towards target



Looking Forward: Creating Supportive Housing

How the City will stay on Track in 2014

Supportive Housing (Gap to close in 2014: 300 units)

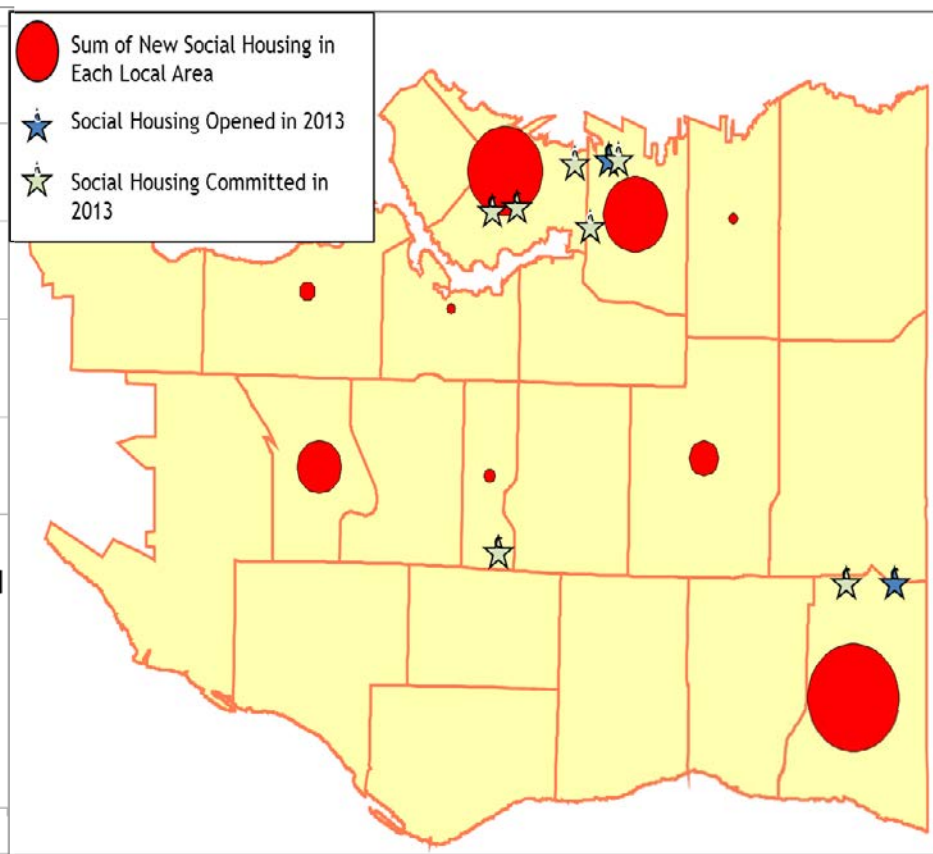
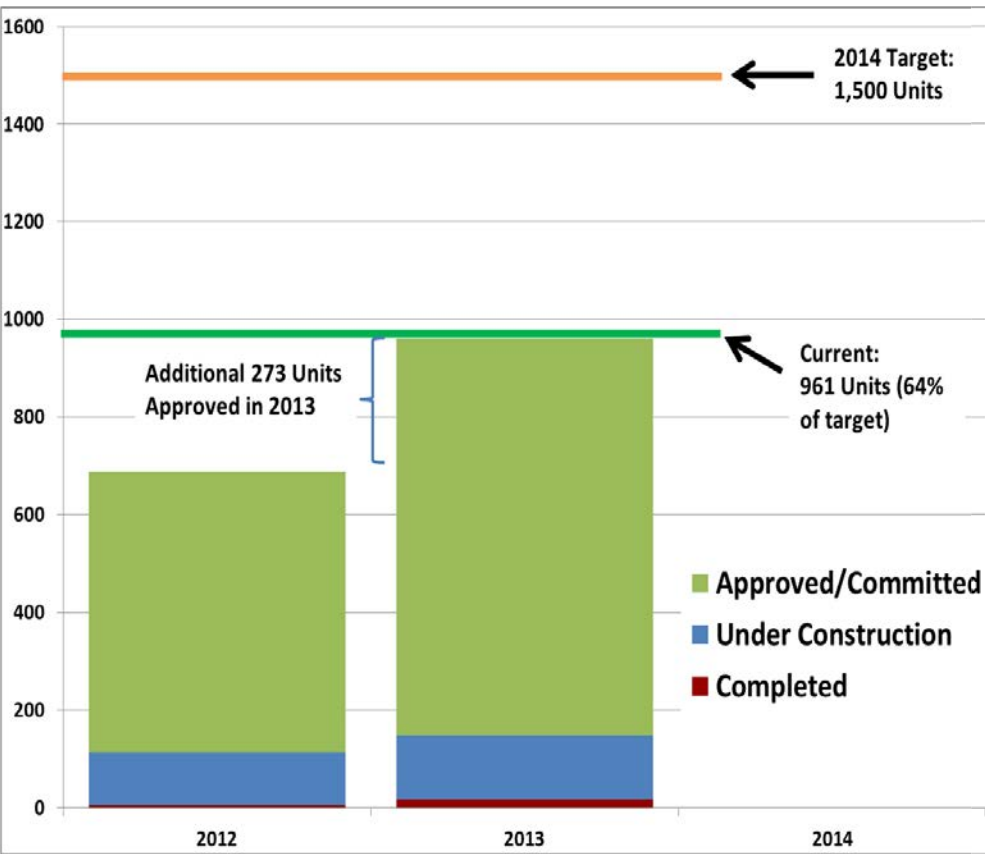
- Work with the Streethome Foundation, BC Housing, Vancouver Coastal Health and non-profit partners to facilitate additional projects
- Secure off-site support services for units in recently opened affordable housing projects (e.g. Ramada Hotel Kingsway)
- Make interim supportive housing opened in 2013/14 permanent (Ramada Hotel Hastings, Howard Johnsons Kingsway)
- Work with senior government to secure rent supplements and off site support for residents placed into existing rental projects (scattered sites model)





Report Card Indicator #3: Social Housing Units

- 2/3rds of 3 year target has been achieved in 1st 2 years
- Additional 273 units approved in 2013 incl. YWCA/ Fire Hall partnership
- Likely to meet 2014 target based on recent approvals and projects under review



Looking Forward: Creating Social Housing

How the City will stay on Track in 2014

Social Housing (Gap to close in 2014: 539 units)

- Work with communities and non-profit partners to facilitate additional projects
- Leverage additional supply through the provision of City-owned land



1155 Thurlow St. (Under Review)



Report Card Indicator 4:

SRO Hotel Replacement

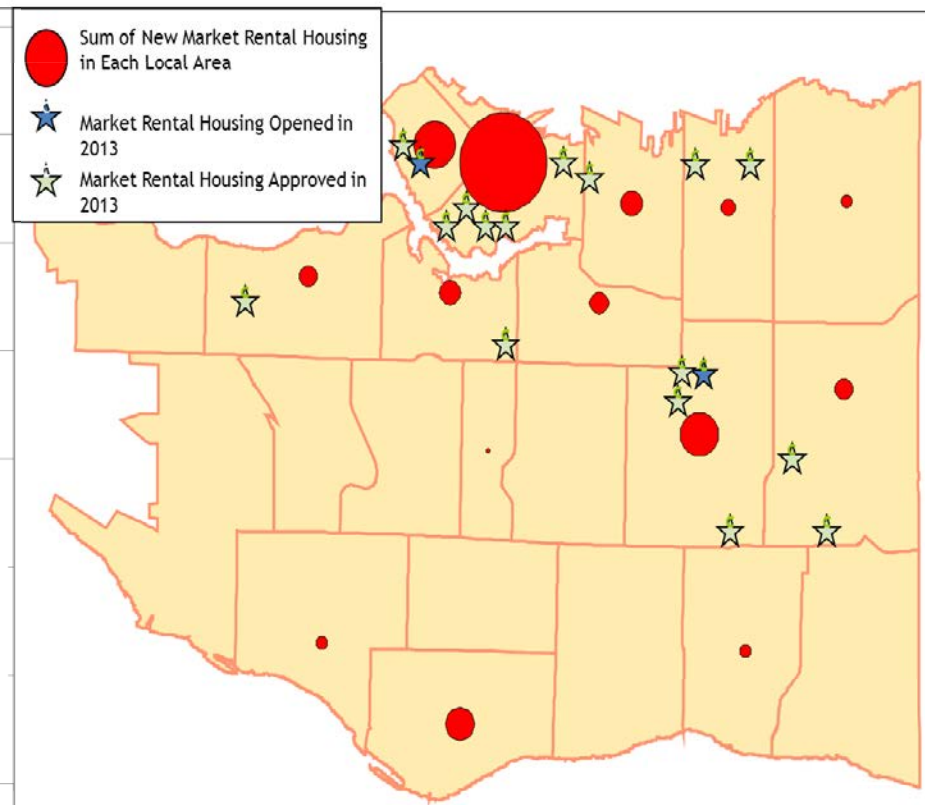
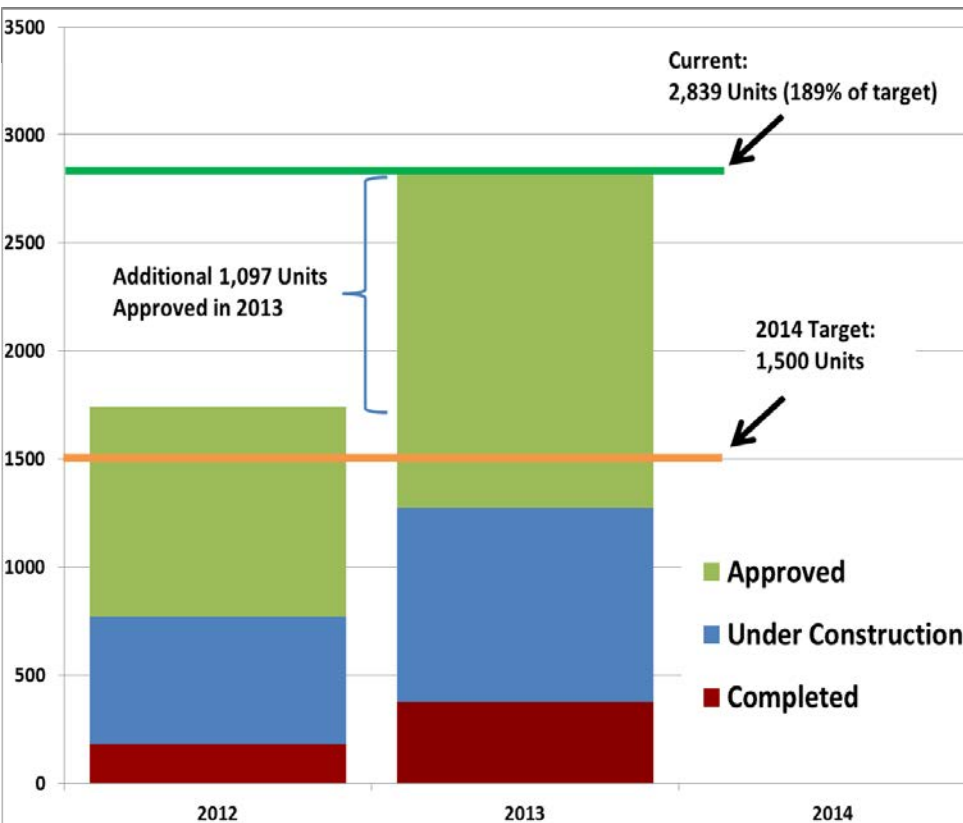
- Housing and Homelessness Strategy requires that of the 1,500 targeted social housing units, 300 must be for low income downtown singles (SRO replacement)
- There are 467 units of downtown singles non-market housing in development (156% of 2014 target)
- An additional 264 units were committed in 2013





Report Card Indicator #5: Secured Market Rental

- Surpassed 3 year target
- Over 50% of 10 year target is in development (5000 units by 2021)
- 1100 units approved in 2013 (2 straight years of approving over 1000 units)



Looking Forward: Creating Secured Market Rental Housing

How the City will stay on Track in 2014

Secured Market Rental Housing

- Work with partners to facilitate additional projects
- Promote affordability through implementation of revised DCL By-Laws
- Continue to support renters through the rental property standards database and the Vancouver Rent Bank

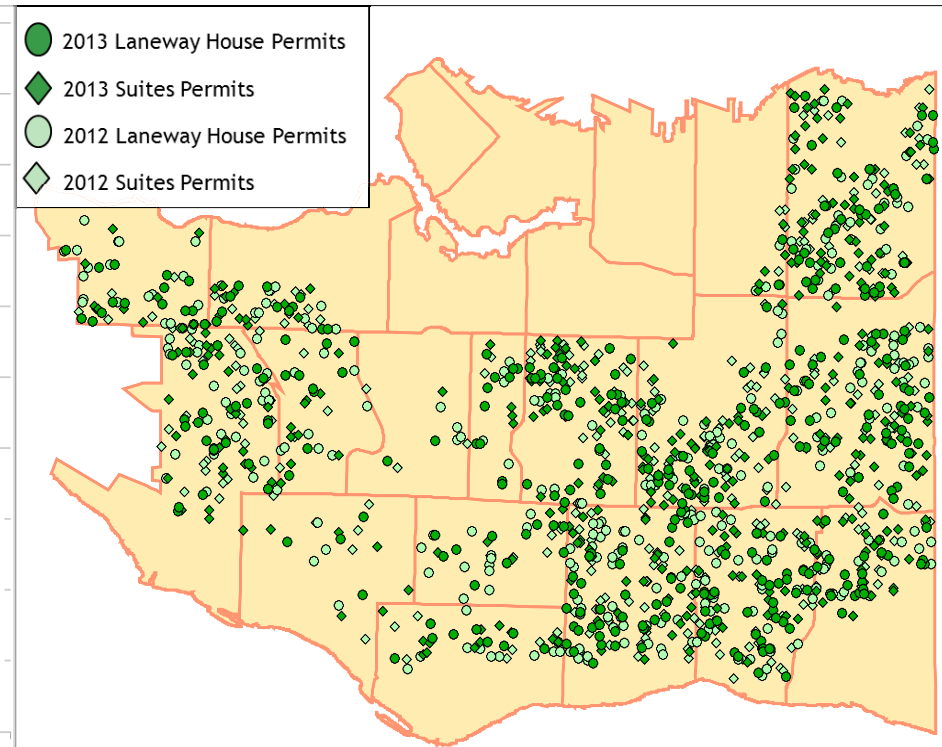
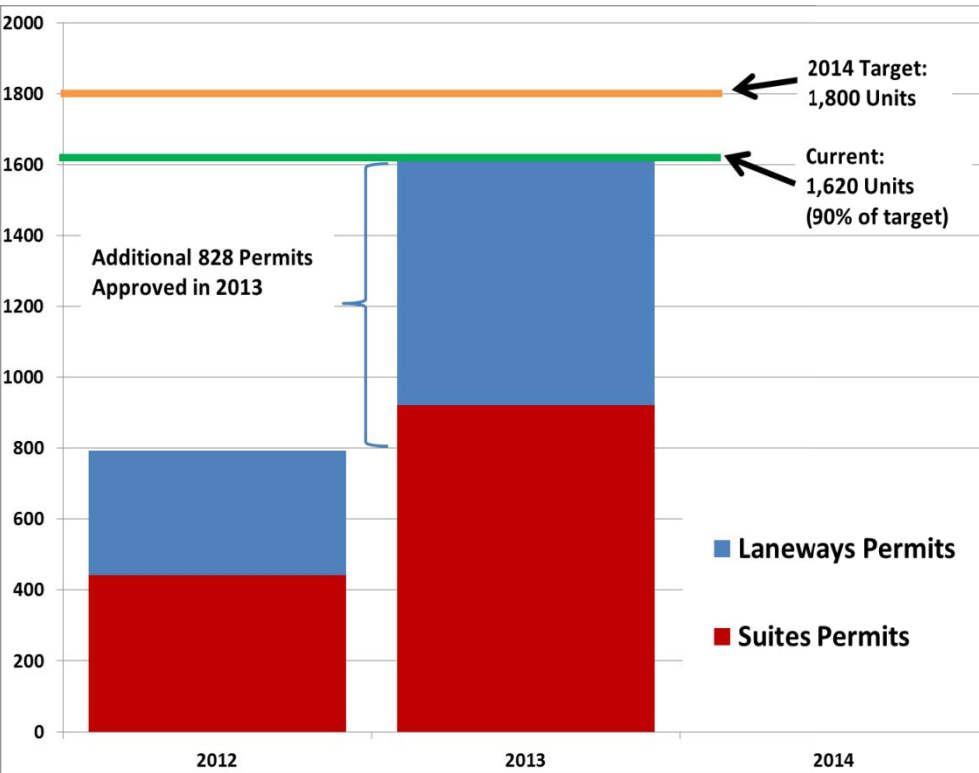


1755 W 14th Ave. (Under Review)



Report Card Indicator 6: Secondary Market Rental - Suites & Laneway Houses

- 90% of 3 year target achieved in 1st 2 years
- Similar results to 2012, over 800 permits issued in 2013
- Recent amendments to the laneway house program will improve livability and neighbourliness of the laneway houses



Overall: 7,266 Rental Housing Units in Development

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A home for everyone

