

## MEMORANDUM

June 15, 2020

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Civic Engagement and Communications Director  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office

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

SUBJECT: Housing Vancouver Annual Progress Report (RTS 013689)

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The *Housing Vancouver Strategy (2018-2027)* commits staff to providing annual updates to Council on progress toward the targets and policy actions set out in the 10-year Strategy and 3-year Action Plan. Since 2018, staff have provided a comprehensive update in the form of the *Housing Vancouver Annual Progress Report and Data Book*, with an accompanying presentation to Council.

Due to the ongoing COVID-19 emergency, the annual *Housing Vancouver* progress report update will be provided to Council in a shortened form via a staff memo, and will be made available to the public on the City's website. An abbreviated version of the *2020 Housing Vancouver Annual Progress Report and Data Book* will be published online later this year.

The attached slide presentation contains a summary of progress toward key *Housing Vancouver* targets and policy actions, including:

- Overall progress after 3 years (2017-2019) toward 10-year Housing Vancouver targets by housing type, tenure, family units, and affordability to incomes <\$80K
- Additional data on progress toward targets by housing type for 2019
- Information on the number of tenancies covered by Tenant Relocation Plans impacted by development approved in 2019

A summary of progress toward key Housing Vancouver targets follows.

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## Progress towards Key Housing Vancouver Targets

### *Progress to Date towards 10-Year Targets*

Three years into the Housing Vancouver strategy, the City is making progress toward delivering on the goal of 72,000 new homes by 2027. With an emphasis on creating more of the right type of homes for residents, the city has approved 20,827 units in the last 3 years, including:

- 4,458 social and supportive homes
- 3,092 purpose built rental homes
- 1,756 townhouses
- 10,268 condominiums
- 1,184 laneways
- 69 coach homes

Of the units approved in the last 3 years, 53% have been family-sized units, and 44% have been secured market and non-market rental and laneways homes. 242 units have been approved in Indigenous society owned and operated housing projects since 2017, including 98 temporary modular homes opened in 2019.

### *Progress towards Targets in 2019*

In 2019, the city approved 5,272 new homes, falling short of the overall annual Housing Vancouver supply target of 7,200 units for the first time since 2017. This is largely due to a decrease in social/supportive and condominium housing compared to the previous two years. In addition, 2019 approvals continue to fall short of the Housing Vancouver targets for purpose-built rental and housing affordable to lower income households earning <\$80K. Housing delivery to achieve Housing Vancouver targets for the right supply is anticipated to vary year-to-year and may be affected by factors such as market conditions and planning cycles.

A significant achievement in 2019 was a record number of townhouse approvals, enabled in large part by the new accelerated rezoning process in the Cambie corridor. This demonstrates initial progress in the shift to more diverse ground-oriented forms, one aspect the 'right supply' identified in Housing Vancouver.

2019 approval highlights include:

- 738 new social and supportive homes, including 180 units at the shelter rate affordable to incomes less than \$15K/year;
- 1,239 new purpose-built rental homes. Among these are 61 below-market units, including the first 48 units approved under the Moderate Income Rental Housing Pilot Program;
- 909 townhouse units;
- 1,930 condominium units;
- 456 laneways; and
- 39 coach homes.

24 developments were approved in 2019 with Tenant Relocation Plans impacting 135 eligible tenancies. Tenant Relocation Plans for these developments came in under both the amended

2019 Tenant Relocation and Protection Policy and the previous 2015 Policy.

While progress is being made toward Housing Vancouver targets for the right type of housing, more work is needed to ensure the city is delivering social, supportive, and rental housing to meet the needs of current and future residents. This includes work to deliver housing affordable to low- and moderate- incomes below \$80,000.

The COVID-19 pandemic has further exposed vulnerabilities in our housing system, particularly when it comes to inadequate housing for households with very low incomes and persistent homelessness. In response, staff across City Departments are accelerating work with our senior government and community sector partners to address the immediate need for social housing with deep levels of affordability.

Additional data is available in the attached Powerpoint presentation.

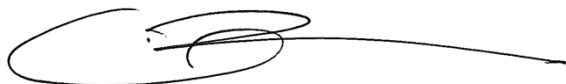
### **Background**

Housing Vancouver is the 10-year housing strategy for the City of Vancouver to foster a diverse, vibrant community. The strategy is based on 3 core principles: creating more of the right supply of housing that is affordable for people who live and work in Vancouver; protecting our existing affordable housing into the future; and ensuring support for vulnerable residents.

These principles are enacted through housing targets designed to meet the needs of Vancouverites of all incomes, with a 3-year action plan that includes over 110 actions.

### **Key priorities**

- Creating 72,000 housing units over the next 10 years to shift to the “right supply”
- Prioritizing the creation of rental housing to meet the greatest need. Two-thirds of new homes will be rental, with 20,000 purpose-built market rental units over the next 10 years
- Seeking to retain housing diversity, with nearly 50% of homes for households earning less than \$80,000 per year.
- Setting the ambitious target of 12,000 social and supportive housing units, to respond to households with a range of incomes, including very low incomes or those who are at risk of homelessness
- Putting an emphasis on family housing, with approximately 40% of new homes to be suitable for families
- Enabling more types of housing suitable for families and downsizing seniors, with 10,000 units targeted that includes townhouses, row houses, and infill housing



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