

Provincial Targets Interim Progress Report Summary

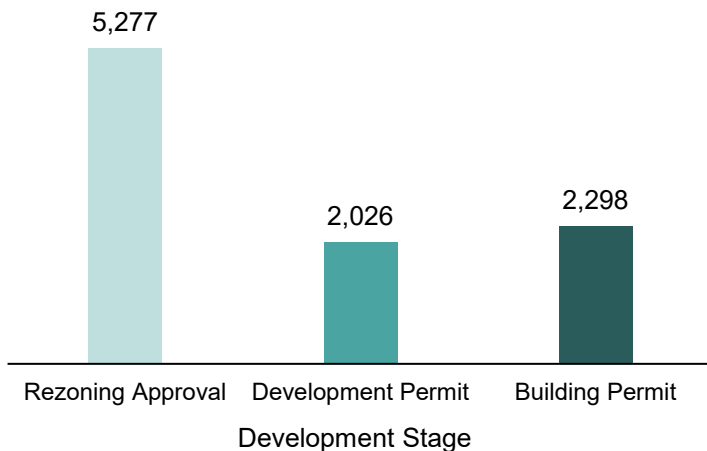
The Provincial Housing Targets Order was issued in September 2023 and sets a total of 28,900 net new units to be built within a 5-year period (Oct 1, 2023 to Sept 30, 2028). This first Interim Report measures progress towards meeting the target over the 6-month period from October 1, 2023 to March 31, 2024.

Provincial Housing Target October 1, 2023 – March 31, 2024 (Net New Completions)

Net New Units Oct. 1, 2023 – Mar. 31, 2024	Year 1 Provincial Target Oct. 1, 2023 – Sep. 30, 2024
1,607	5,202

After the first 6 months, the City has completed 1,607 net new units. There was a decline in completions from 2022 to 2024 that can be attributed to factors delaying construction related to natural construction cycles since the pandemic, higher construction costs and interest rates, labour shortage, and material availability.

Approved Development Applications October 1, 2023 – March 31, 2024 (Gross Units)



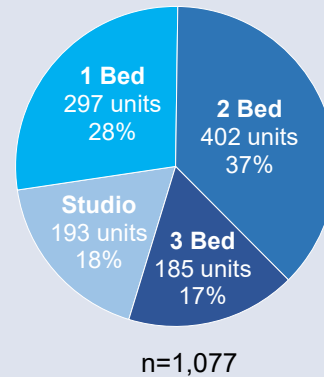
A record number of approvals and building permits issued in the past three years will result in an increase in housing completions to meet the overall 5-year Provincial Target. CMHC also indicates that 3,880 housing starts were counted during this reporting period, following record levels of housing starts in 2022 and 2023 that are expected to complete in the next few years.

Unit Breakdown Categories

The Provincial Housing Target Order includes guidance on the following unit breakdown categories: tenure, affordability, supportive rental units, and unit type. Although these categories are not requirements, municipalities have been encouraged to strive toward meeting and monitoring the unit breakdowns

Unit Size

October 1, 2023 – March 31, 2024
(Gross Completions)



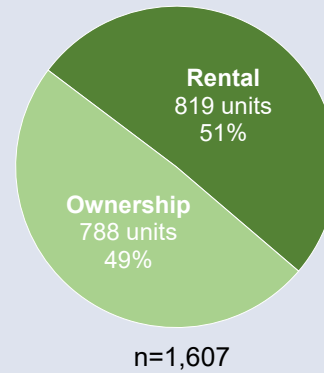
Provincial Guidance

- Studio (40%)
- 1 Bed (20%)
- 2 Bed (18%)
- 3 Bed+ (22%)

Over the last 6 months, over 50% of new units completed will have 2 or more bedrooms.

Tenure

October 1, 2023 – March 31, 2024
(Net Completions)



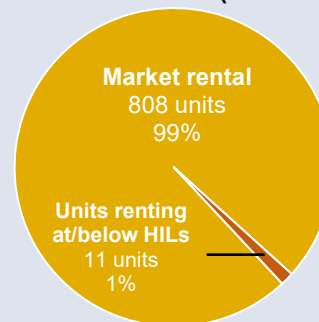
Provincial Guidance

- Rental (72%)
- Ownership (28%)

The last 6 months of completions indicate over half of new units completed are purpose-built or secondary rental.

Affordability

October 1, 2023 – March 31, 2024
(Net Completions)



Provincial Guidance

- Market rental (62%)
- Units renting at/below HILs (35%)
- Supportive rental units (3%)

Supportive rental units, 0%

n=819, excludes owner-occupied units

After the first 6 months, only 1% of completions will rent at or below HILs. While we expect this to improve in later reporting periods, achieving the guidance for units renting at HILs or lower and with on-site supports is not possible without significant additional investment from senior government partners.

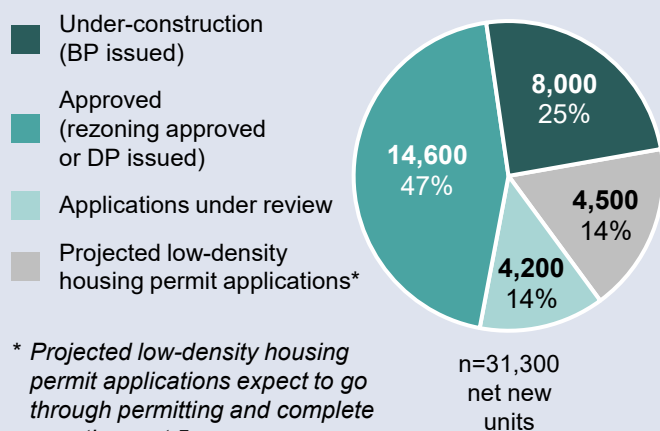
Further Actions to Achieve Provincial Housing Targets

Increasing new housing supply to meet the needs of a diverse range of households is a key priority for the City of Vancouver. There are numerous projects in progress, and together with support from higher levels of government to enhance affordability and infrastructure, we have the capacity to meet our targets moving forward. Work to refresh the City's Housing Vancouver Strategy 10-Year target is underway to incorporate the Provincial Housing Targets, as well as development of an accompanying 3-Year Housing Action Plan to deliver on the new targets. The Action Plan will contain over 50 actions to address the housing crisis and increase supply. Some highlights include:

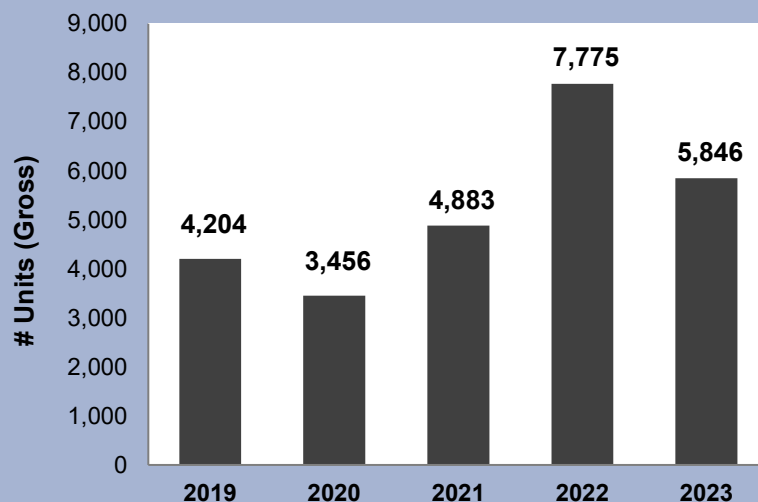
- Rupert and Renfrew Station Area Plan
- Development of Simplified Apartment District Schedules
- Implementation of Transit Oriented Areas and Small Scale Multi-Unit Housing Legislations
- Vancouver Social Housing Initiative
- Seniors Housing Strategy
- Broadway Plan Implementation
- SRO Investment Strategy

In addition, there is an unprecedented volume of projects in stream totalling ~31,300 net units, enough to meet the Province's overall completions target over the next 5 years. Note these in-stream units include development applications approved during the 6-month interim reporting period (Appendix A. Section 5 of the Housing Target Progress Report Form). The high volume of building permits issued in recent years will result in approximately 13,000 unit reaching completion over the next 2 years.

In-Stream Projects by Development Status as of March 31, 2024 and Projected Low-Density Housing Permits



Annual Residential Building Permits Issued



Notes

- Below-market rental as defined by the Province (affordable to income below HILs) requires significant funding to build and operate. Close collaboration with senior governments is necessary to increase supply of affordable housing.
- Methodological notes are available in section 7 of the Provincial Housing Target Progress Report Form, including:
 - Net new units are calculated as completions (occupancy permit issued for multiple dwellings, and final building inspection for low-density ground-oriented housing), minus demolitions.
 - Gross completions by unit sizes pertain to multi-family dwellings only and exclude bedroom counts for low-density ground-oriented housing.
 - Assumptions for secondary rental were applied to track net units for the tenure and affordability guideline categories.
- Whether a project proceeds to completion after municipal approval depends on multiple factors outside of the City's control: increased construction costs, labour shortages, high interest rates impact the financial viability of projects.