

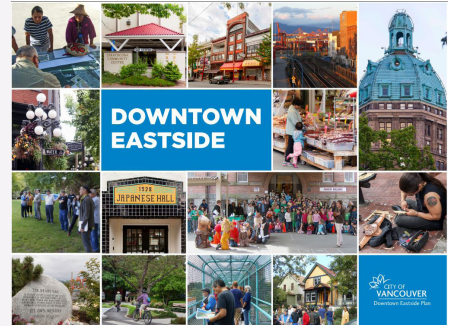
# Downtown Eastside Housing Implementation

## Actions to Accelerate SRO Replacement and Increase Social and Below-Market Rental Housing

### BACKGROUND

The City of Vancouver is proposing policy changes to increase housing options in the Downtown Eastside (DTES), including for those living in Single Room Occupancy buildings (SROs).

This follows City Council direction to explore policy updates that would make it easier for governments, non-profits, and the private sector to build social housing and replace aging SRO buildings. These changes align with the vision of the 2014 DTES Plan to build diverse housing options **for various income levels, including more market rental**, creating a mixed income community, and improving the quality of life for low-income residents.



### PROPOSED HOUSING DIRECTIONS

Balancing the need for affordable housing with the cost of new development, proposed changes include:

- » **Updating the policy for Inclusionary Social Housing ((a building with a mix of social and rental housing):** In the Downtown Eastside-Oppenheimer District (DEOD) from 60% social housing and 40% secured market rental to **80% secured market rental housing and 20% social housing**.
- » **Leveraging private development to deliver Below-Market Rental Housing (a privately-owned building with some discounted rental units):** In the DEOD and Thornton Park with **10% of units at deeply discounted rents**. These developments will come with strong tenant protections for existing residents.
- » **Increasing the allowable height and density:** In some areas, up to 32 stories to support SRO replacement, private below-market rental housing, and inclusionary social housing developments.
- » **Aligning the definition of social housing with government funding programs:** Adjusting the requirements from a minimum of 33% of units at shelter rate of income assistance, to a minimum of **30% of units at or below Housing Income Limits** with at least **20% of units at the shelter rate** for income assistance.
- » **Streamline development to accelerate SRO replacement:** Making development faster through City-initiated rezoning, new heritage processes, and relaxing some SRO policies, will allow SRO replacement to be delivered at a faster rate.

While proposed changes would reduce the number of shelter rate housing and social housing units required for individual projects, they would improve the financial viability of these projects, leading to more overall social housing being built.



The Anjok - 288 E Hastings. Completed in 2018.



Bob and Michael's Place- 32 W Hastings. Completed in 2024.



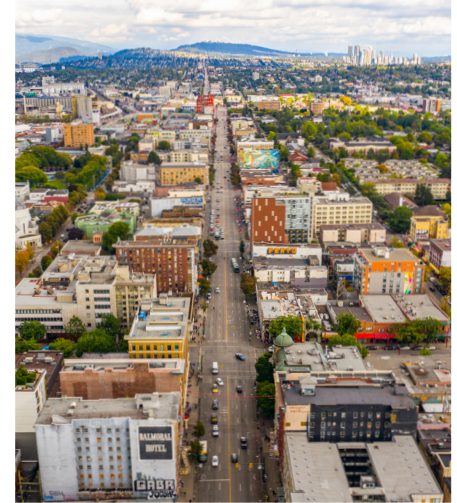
Olivia Skye - 41 E Hastings. Completed in 2018.



## ADDRESSING GROWTH ALONGSIDE COMMUNITY NEEDS

The DTES has long been home to Vancouver's most vulnerable populations, but it faces significant challenges, including rising housing costs, deteriorating SRO conditions, and widespread poverty. High construction costs and market challenges have slowed the development of affordable housing. By offering more flexibility for non-profit organizations to secure funding, these updates aim to accelerate affordable housing projects in the area.

The City will also continue advocating for investment from senior governments to support these housing initiatives. These changes complement the City's broader Social Housing Initiative and Below Market Rental Policy, which increase the availability of affordable housing citywide.



## PROTECTING RESIDENTS

We are proposing an enhanced Tenant Relocation and Protection Policy that would help ensure that those affected. To address concerns about displacement, the City's Tenant Relocation and Protection Policy would help ensure that those affected by redevelopment have the opportunity to either stay in the DTES in new, modern buildings or transition to other affordable housing options across the city. Proposed changes include:

- » Offering tenants the right to return to the new building at their existing rent, or at a 50% discount from the city's average market rents (\$809/month in rent for a studio unit), whichever is lower.
- » Requiring landlords pay for all moving expenses rather than the current flat rate.

## HOW TO GET INVOLVED & PROJECT TIMELINE

You can learn more about these proposed changes, ask questions and submit feedback via:

### Public Information Session

The City is hosting an information session on Monday, May 12<sup>th</sup> from 4pm to 6pm at the Japanese Hall (487 Alexander Street).

### Online Survey

View our website and fill out our survey before May 16th here:

[Shapeyourcity.ca/dtes-housing](https://www.shapeyourcity.ca/dtes-housing)

Scan here to learn more!

