Creating and Renewing Non-Profit Social and Co-op Housing in Select Apartment Areas

Neighborhood Dialogue Sessions
November 17th – 25th

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Planning
Vancouver
Together

The City of Vancouver is on the unceded traditional territory of the Musqueam, Squamish and Tsleil-Waututh First Nations.

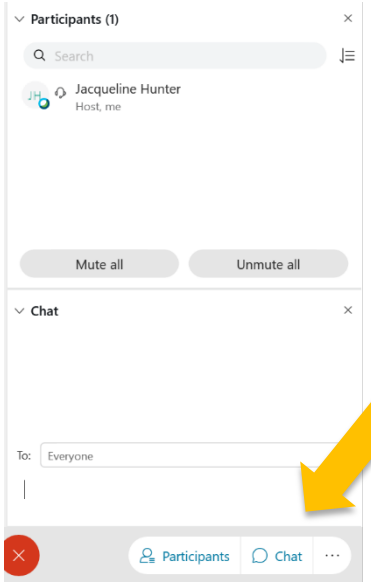
These lands are the foundation of thousands of years of living culture of the Musqueam, Squamish and Tsleil-Waututh peoples.

We acknowledge hən̓q̓əmin̓əm̓ and Sḵwxwú7mesh as the original languages of these lands.

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Housekeeping

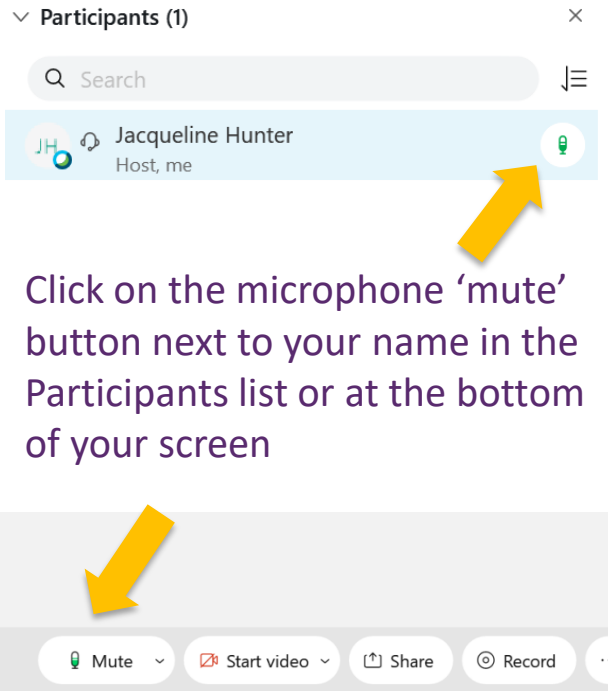
How to participate in the chat



Click on the ‘Chat’ icon on the bottom right of your screen

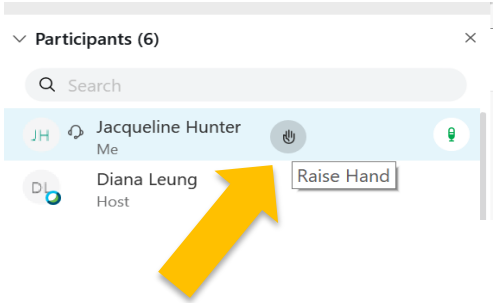
Set to Everyone

How to unmute



Click on the microphone ‘mute’ button next to your name in the Participants list or at the bottom of your screen

How to raise your hand



To alert our attention, click on the ‘hand’ icon next to your name in the participants list

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Session Guidelines – Best practices

- Be fully present for the session and turn on your video if possible
- You can enter questions in the chat at anytime and we will address them during the discussion
- Be respectful and refrain from using abusive language – we reserve the right to mute or remove people from the session
- Please do not record or take screen captures of this session. The slide presentation will be available online.



Photo Source: Wikimedia Commons

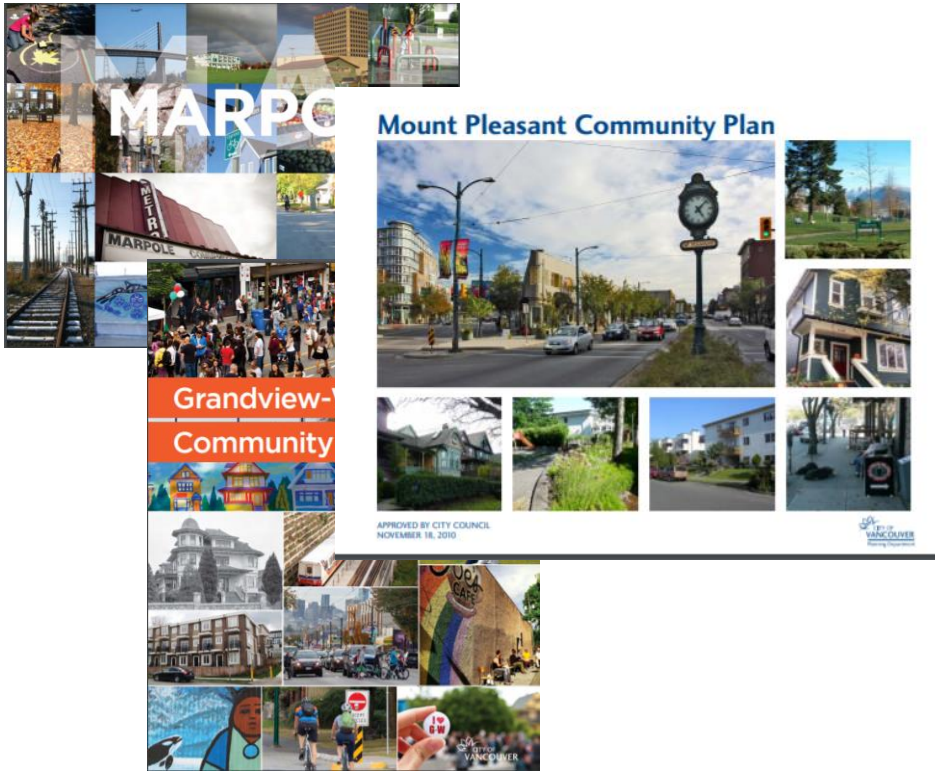
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Purpose of today's session

- Update Vancouver residents on a proposed action to encourage **creation and renewal of non-profit social and co-op housing** – with a **focus on specific neighborhoods** where the proposed change would occur
- Review **what we heard** from non-profit housing providers, senior levels of government, and a recent online survey of Vancouver residents
- **Host a dialogue between Staff and neighbors** about the role of non-profit housing in Vancouver communities and about the proposal

There will be an opportunity to submit additional thoughts and comments after the session via a short on-line feedback form

Today's Work: Opportunities for Affordable Housing via Implementing Existing Plans + Housing Strategy





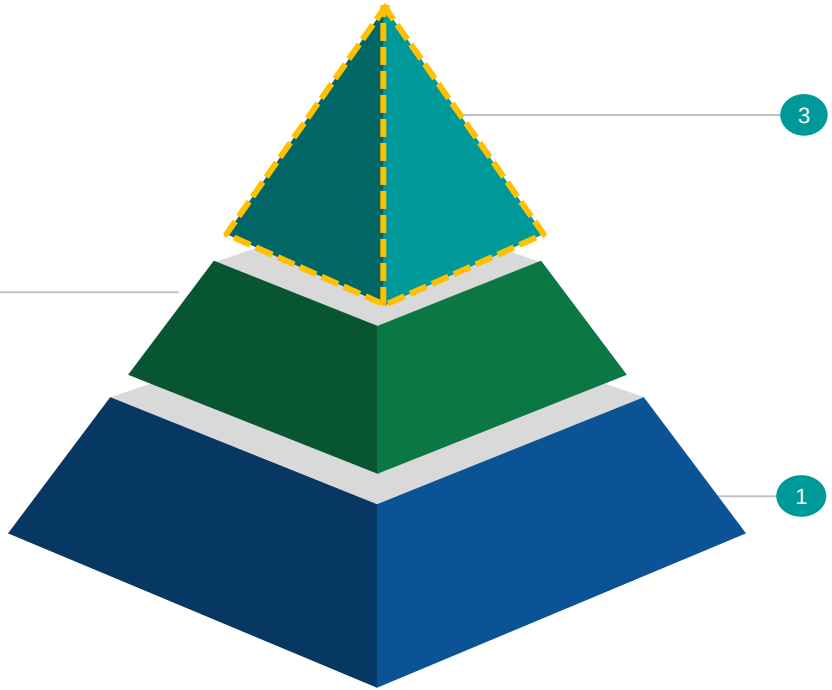
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Supporting COVID-19 Response and Recovery

We are here

Phase I: Immediate Recovery Actions
Reframe and Refocus

April – December 31, 2020: Adjust priorities to deliver highest impact affordable housing projects and policy work



Phase II: Recalibrate Our Housing System
A More Equitable and Resilient City

Next 2 Years: Work with partners to address systemic vulnerabilities and move toward a more resilient housing system.

Emergency Response
Support Marginalized Populations

During State of Emergency: Immediate services and supports for marginalized and at-risk populations (people experiencing homelessness and renters).

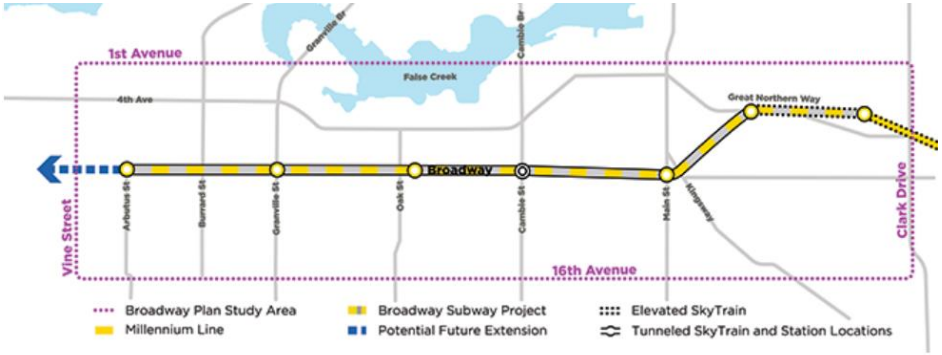
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What's Coming: Comprehensive Community Planning

Comprehensive planning efforts will look at opportunities for non-market housing in more areas across the City:

- **Vancouver Plan**
- **Broadway Plan**





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Today's Agenda

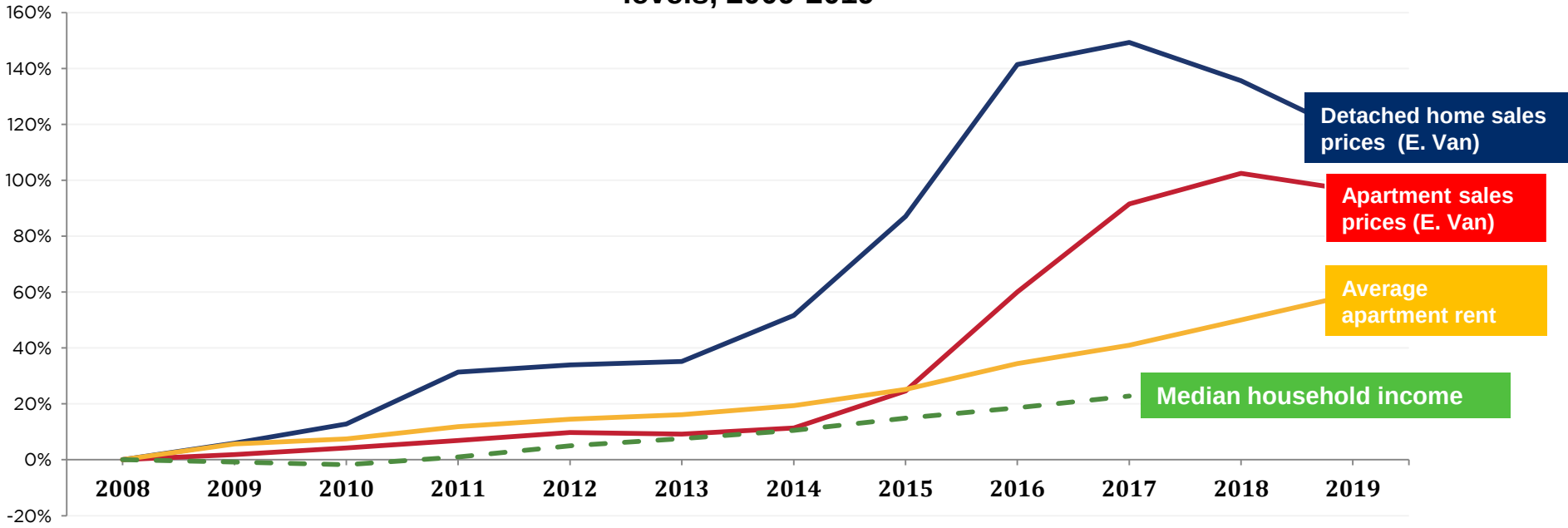
Presentation Part 1	6:00-6:20
Background	
Breakout Session	6:20-6:40
What is the need for affordable housing in your community?	
Presentation Part 2	6:40-6:50
What the City is proposing and why	
What we heard from residents in our survey	
Group Q&A	6:50-7:10
Next Steps	7:10-7:15

Background

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Vancouver's Affordability Crisis

Percentage change in housing costs and median household income from 2008 levels, 2009-2019



** Source: Benchmark prices from MLS Home Price Index. All data for Vancouver East in October of each respective year.*
*** Source: CMHC 2018 Rental Market Report.*
**** Source: Statistics Canada Income Statistics Division, 2016. Median Income is shown for all family units*

For all data, increases are from 2008 levels.

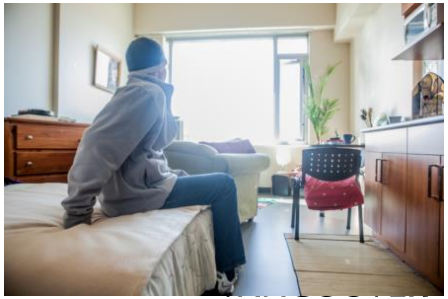
Non-profit housing is part of the solution

What is non-profit housing?

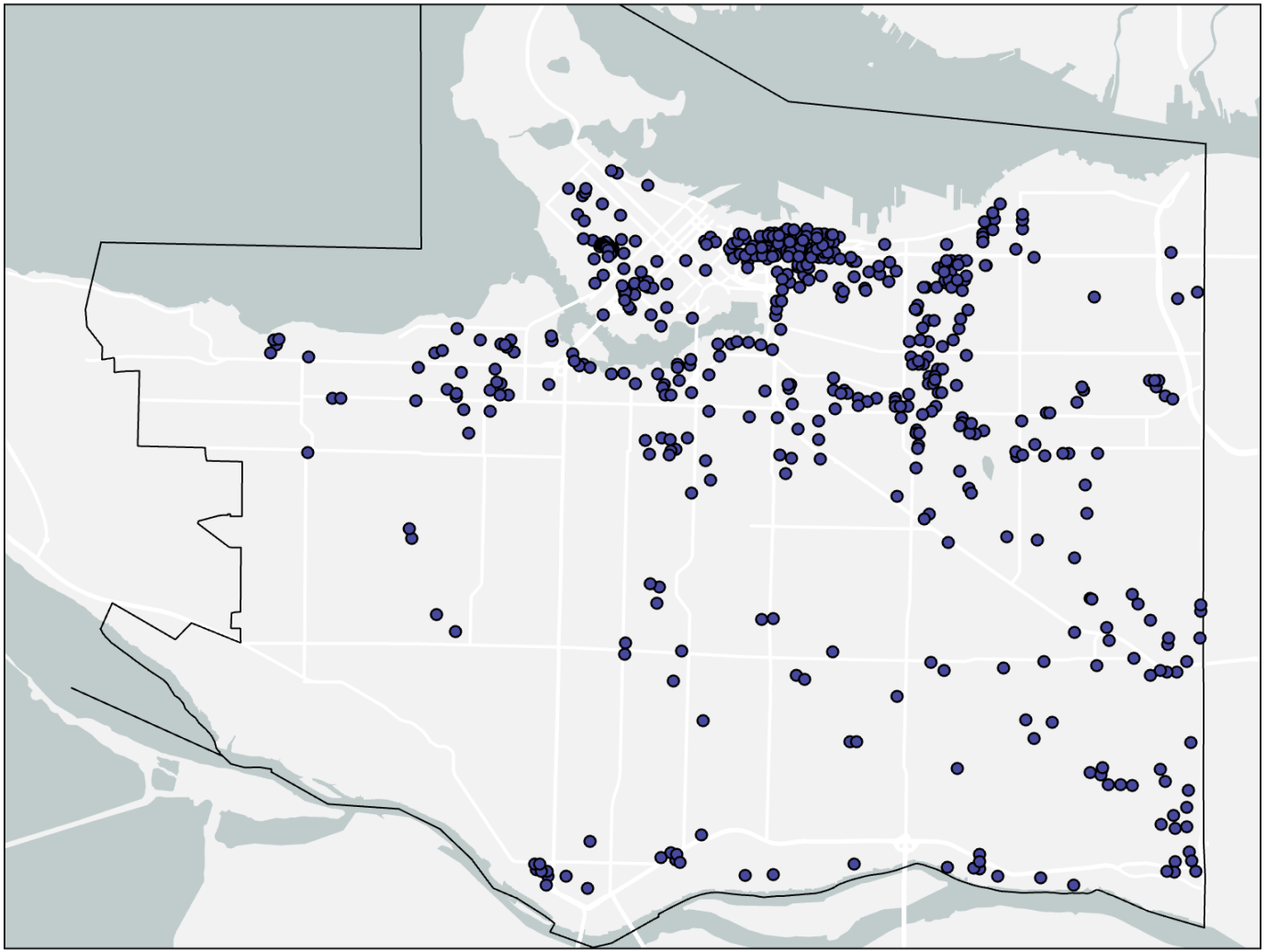
- Owned and/or operated by a non-profit society or co-op
- Provides long-term, secure rental and co-op housing at below-market rates affordable to a range of incomes (generally <$50K for singles and <$80K for families)
- Some provide housing for specific groups i.e Indigenous, seniors, singles, families



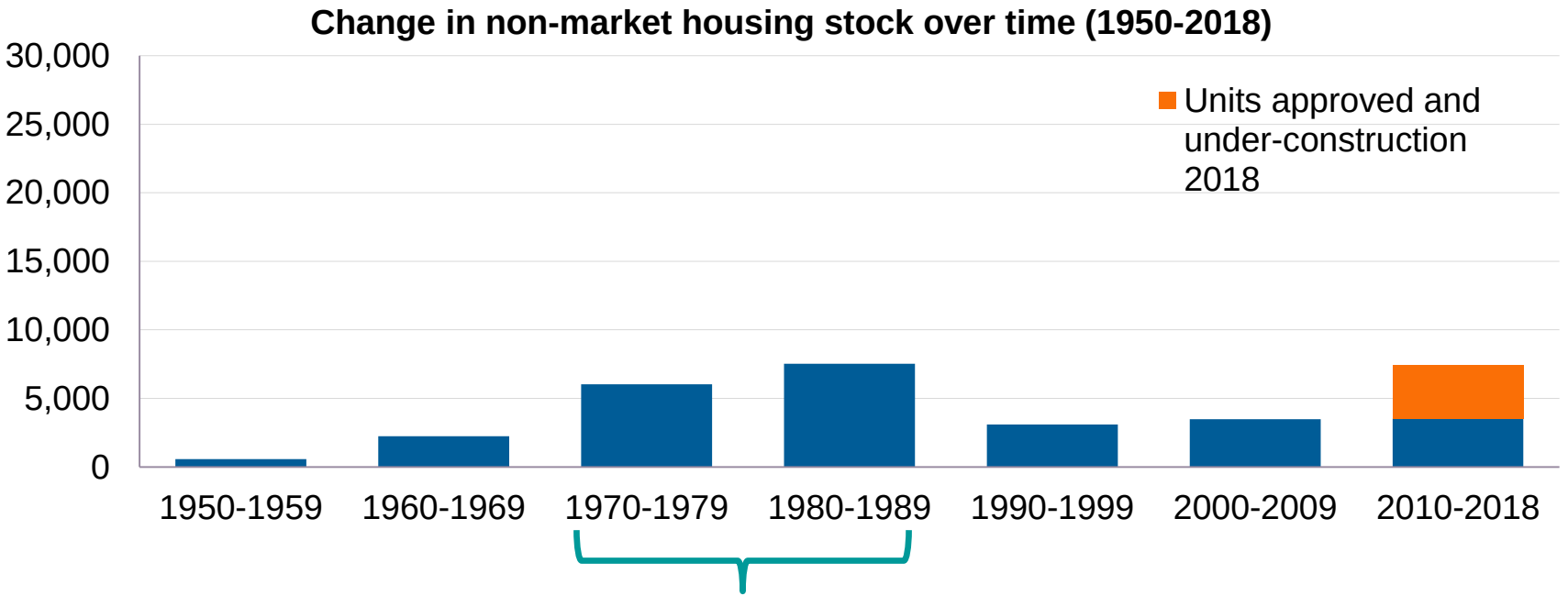




Existing non-profit and co-op housing is located in neighborhoods across the city



Existing non-profit and co-op housing is aging



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Provincial + Federal Government Back at the Table

- $7B from the Province for new and renewed affordable housing over 10 years
- New National Housing Strategy
- Covid-19 accelerating $ commitments



https://commons.wikimedia.org/w/index.php?curid=3443129



https://commons.wikimedia.org/w/index.php?curid=39879535

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What we are hearing: Non-profits and Senior Government

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What we are hearing from Non-Profit Societies and Co-ops

- Existing buildings are aging + high repair/retrofit costs
- Options are to repair, rebuild, or sell
- New government funding is creating opportunity to rebuild and expand while ensuring affordability over time
- Important to support existing residents with relocation during construction



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What we are hearing from Province + Federal Government

- Additional height and density is needed for new non-profit housing to be financially feasible
- Long City process to re-zone for higher density can add years to the process and means serious delays in funding new housing

BC HOUSING

CMHC SCHL

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Breakout Group Discussion

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Breakout Group Discussion

We will be dividing you into small groups of 5-7 people plus a facilitator

For the next 20 minutes, we'd like to hear your thoughts on the following questions:

- What's your experience with looking for housing in this neighborhood or generally in Vancouver?
- What on your thoughts on what we've presented so far about creating and renewing social and co-op housing in Vancouver?

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Breakout Group Guidelines

- You will receive a message on your screen asking to click to enter your breakout group.
- Be sure to un-mute yourself in the breakout group and turn on your video if possible
- Be respectful in your comments and listen while others are speaking. You will be removed from the session if you can’t comply with this.



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What we're proposing today

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What are we proposing and why?

Proposal: Streamlined process for new 100% social and co-op housing up to 6 storeys without a rezoning in certain apartment areas of the City (RM-4 and RM-3A)

Rationale :

1. *Ensure healthy social and co-op housing stock for current and future residents*
2. *Expedite the development process for non-profits and co-ops and help them access senior government funding*
3. *Ensure new housing is financially viable to construct*
4. *Respect direction in existing community plans and neighborhood context in advance of Vancouver and Broadway Plans*

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How would this help nonprofits and co-ops?

Benefits of 6 storey wood frame form

- Highest possible form without requiring concrete construction
- Financially feasible on existing non-profit owned sites with senior government funding

Removing the rezoning requirement takes 1-2 years off the development process

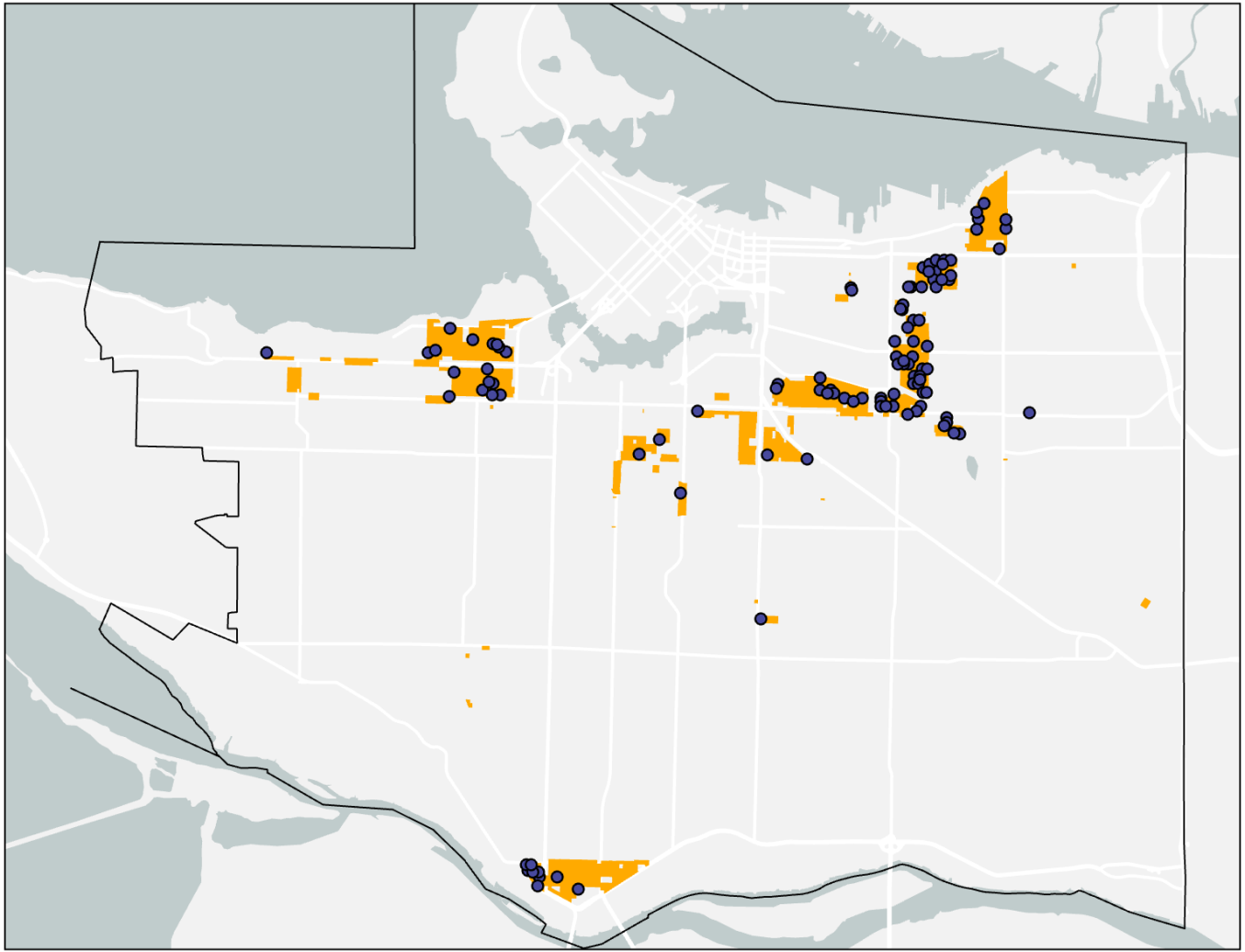


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Focus on non-profit housing in RM4 and 3A

Concentration of existing non-profit and co-op housing

Only ~2% of all buildings in these areas



Current building allowances in RM-4 and RM-3A zones

Current zoning

Allows low-rise apartments (3-4 storeys), which can be either rental units or strata condominiums.

Existing Community Plans

- Direction in several community plans for additional height and density for affordable housing
- Support for renewal of existing affordable housing while protecting affordability
- City-wide affordable housing policies support expanding housing opportunities for low- and moderate income households in all residential neighborhoods

Housing Vancouver Strategy:

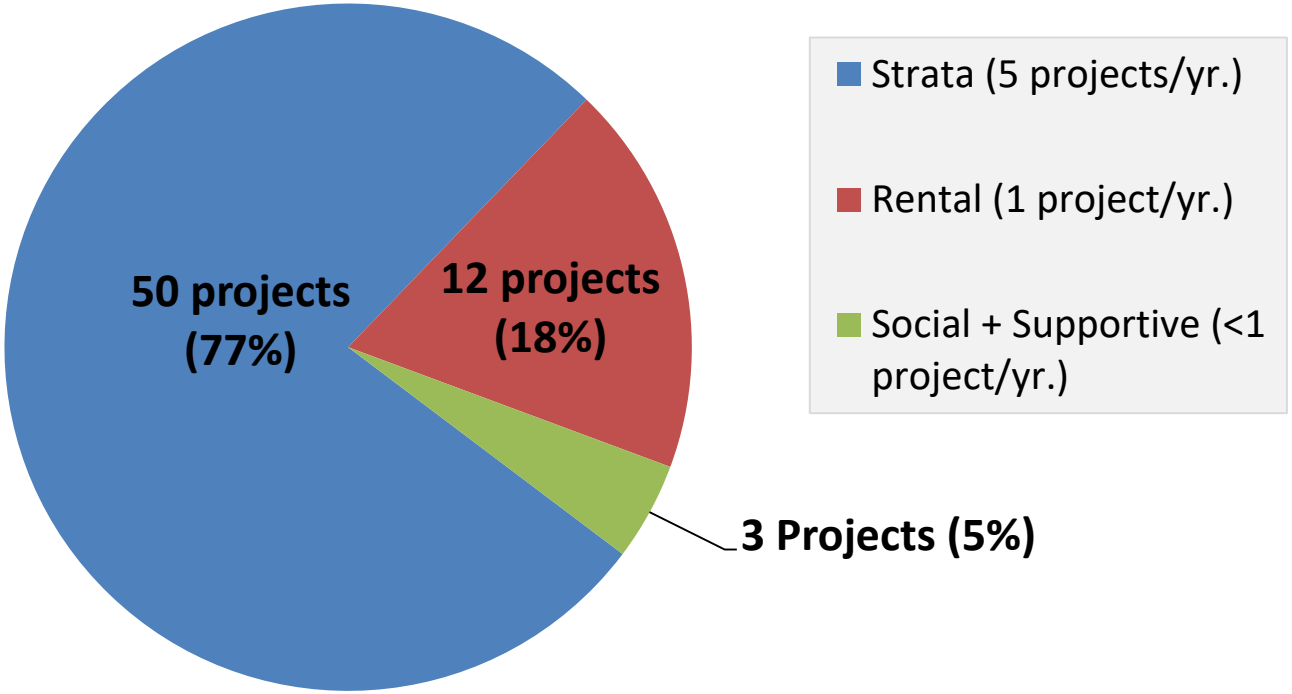
- Direction in the 10 Year Affordable Housing Delivery and Financial Strategy to amend RM-4 zoning to allow increased height and density for non-profit housing **without a rezoning**
- This is intended to help non-profits renew aging buildings without requiring a time-consuming and costly rezoning process



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Very little development of non-profit housing in these areas

Residential development in RM-4 over the past 10 years by tenure



Timeline

Q3 2020	Q1 2021	Q2 2021
• Public engagement • Final policy work	**Referral to Public Hearing**	**Public Hearing**

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What we heard from Vancouver residents

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What we heard

Support for proposal

77% of respondents agree (strongly or somewhat) with proposed zoning change



- Survey ran from September 10th-27th
- 2,230 participants from across the city, including 50% homeowners, 35% renters, and 10% co-op members
- Advertised to Talk Vancouver Panel, Housing Vancouver mailing list, existing neighborhood groups

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Q&A

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Q&A

1. Do you have any initial questions or comments about this proposal?

2. If the City were to implement this proposal…

    What should we keep in mind?

    Anything specific to this neighborhood?

You may ask a question directly in the chat box or indicate that you would like to be un-muted to speak your question.

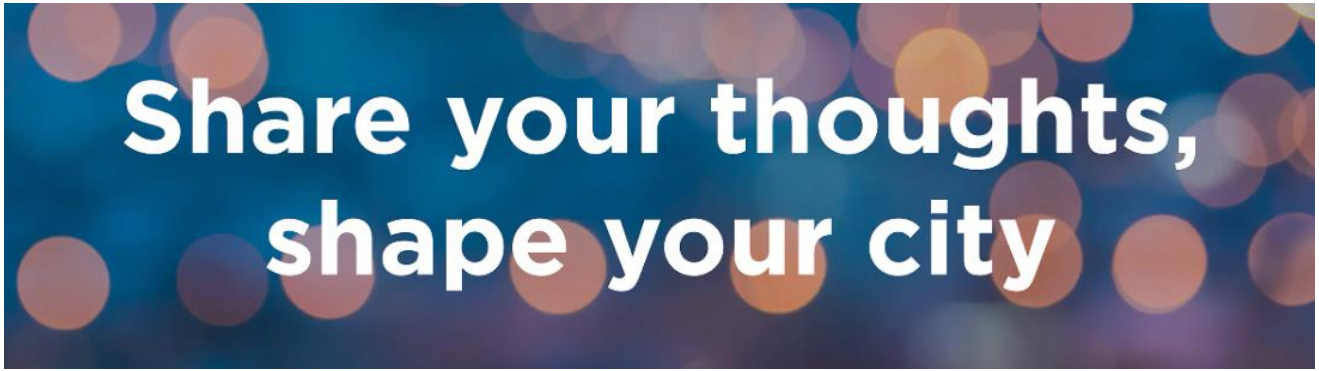
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More questions or comments? Check out our Virtual Open House at Shape Your City

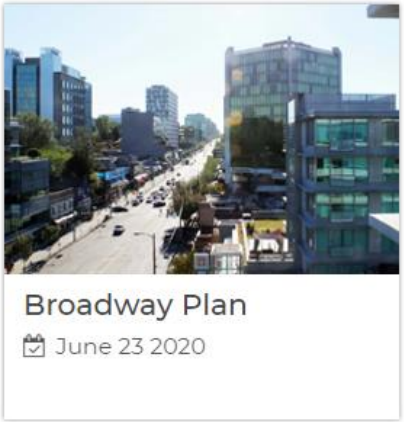


To learn more and provide additional input, please visit www.shapeyourcity.ca/non-profit-affordable-housing

Other engagement on Shape Your City







And many more!

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Thank you!

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