Vancouver's Social Housing Initiative

Virtual Information Session

October 2024



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Outline

Policy Context & Council Direction

Proposal

Next Steps



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Land Acknowledgement

Acknowledging the unceded homelands of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh Nations)

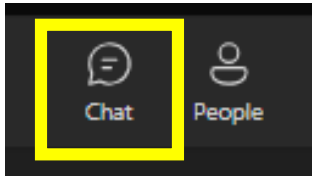
Recognizing the lives, cultures, languages, and peoples of this land, the City seeks to build on our commitment as a City of Reconciliation



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Session Guidelines

- Presentation slides are available online
- Questions can be asked in the chat box and will be answered at the end of the session.



- Please be respectful to others. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.



Policy Context & Council Direction

Vancouver's Social Housing Initiative



Objectives

Remove roadblocks to delivering social housing

- ✓ Removing rezoning process which reduces cost and risk for non-profits
- ✓ Enables faster access to senior government funding

Increase the number of affordable homes for low-income Vancouverites

- ✓ Provincial Housing Targets Order - 28,900 unit completions over 5 yrs
- ✓ Housing Vancouver Targets - 10,000 social housing units over 10 yrs

Transforming our development approvals system

- ✓ Moving toward outright approvals system
- ✓ Beginning with housing we need the most, social housing

Implement Vancouver Plan equitable housing directions

- ✓ Prioritize housing for those who need it most in all neighbourhoods
- ✓ Enable social housing off major streets, near transit, green spaces, schools, amenities & services







Timeline


Vancouver Plan
Engagement & Approval
Project Scoping
Jan-Feb 2024
Mar-Aug 2024
Technical work
We are here!
Public Information Sessions
Sept-Oct 2024
Nov-Jan 2024
Draft Regulations
Engagement Update
Jan-Mar 2025
Jan-Apr 2025
Review & Revisions
City Council
Q2 2025



Housing Vancouver

Policy Context & Council Direction



4 Core Principles

- Create the right supply of housing
- Address speculation
- Protect + grow the rental stock
- Support marginalized residents



Key Action

Action # 4: Community Housing
"Significantly increase the supply of social and supportive housing, and support the growth of the non-profit housing sector."

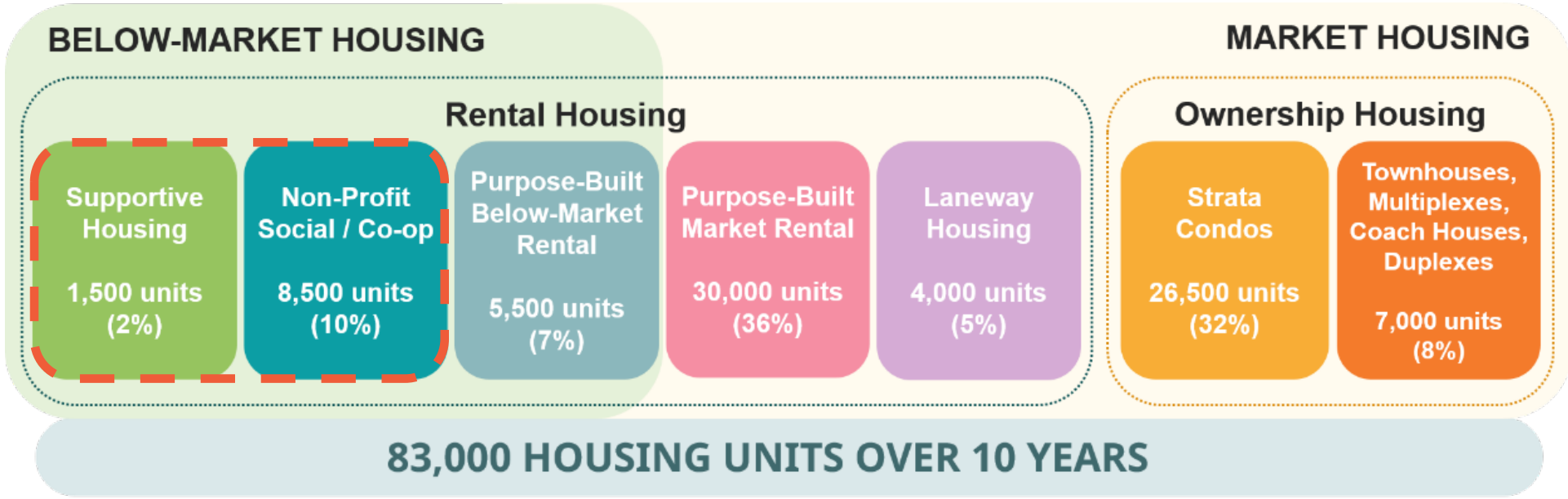


Housing Vancouver

Policy Context & Council Direction

Housing Targets:

10,000 social, supportive, and co-op housing units (2024-2033)





What is Social Housing

Policy Context & Council Direction

City of Vancouver Definition

- ✓ 100% of units in the building must be owned by a non-profit or government agency
- ✓ At least 30% of units are affordable to incomes at or below Housing Income Limits (HILs) set by BC Housing
- ✓ Secured as social housing for the life of the building
- ✓ Includes social, supportive, and co-operative housing



RODDAN LODGE (SOCIAL HOUSING)



KWAYATSUT (SUPPORTIVE HOUSING)



FALSE CREEK CO-OP (CO-OP HOUSING)

Non-market Housing	# Projects	# Units
Social Housing	327	17,623
Supportive Housing	107	5,959
Co-op Housing	127	6,294
Total	561	29,876

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Who Lives in Social Housing

Policy Context & Council Direction

- Social housing allows a range of household types and incomes, contributing to mixed-income communities.
- Rent is based on what households can afford, usually set at **30%** of their income or the **shelter rate** of income assistance.



2023 Housing Income Limits (HILs) by BC Housing

# of Bedroom(s)	1 Bedroom or Less	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Maximum Income limits	**$58,000**	**$72,000**	**$86,000**	**$107,500**
Maximum rent for social housing*	**$1,450**	**$1,800**	**$2,150**	**$2,687**

**estimated based on maximum income/12mo*30%, may vary case-by-case per housing agreement.*

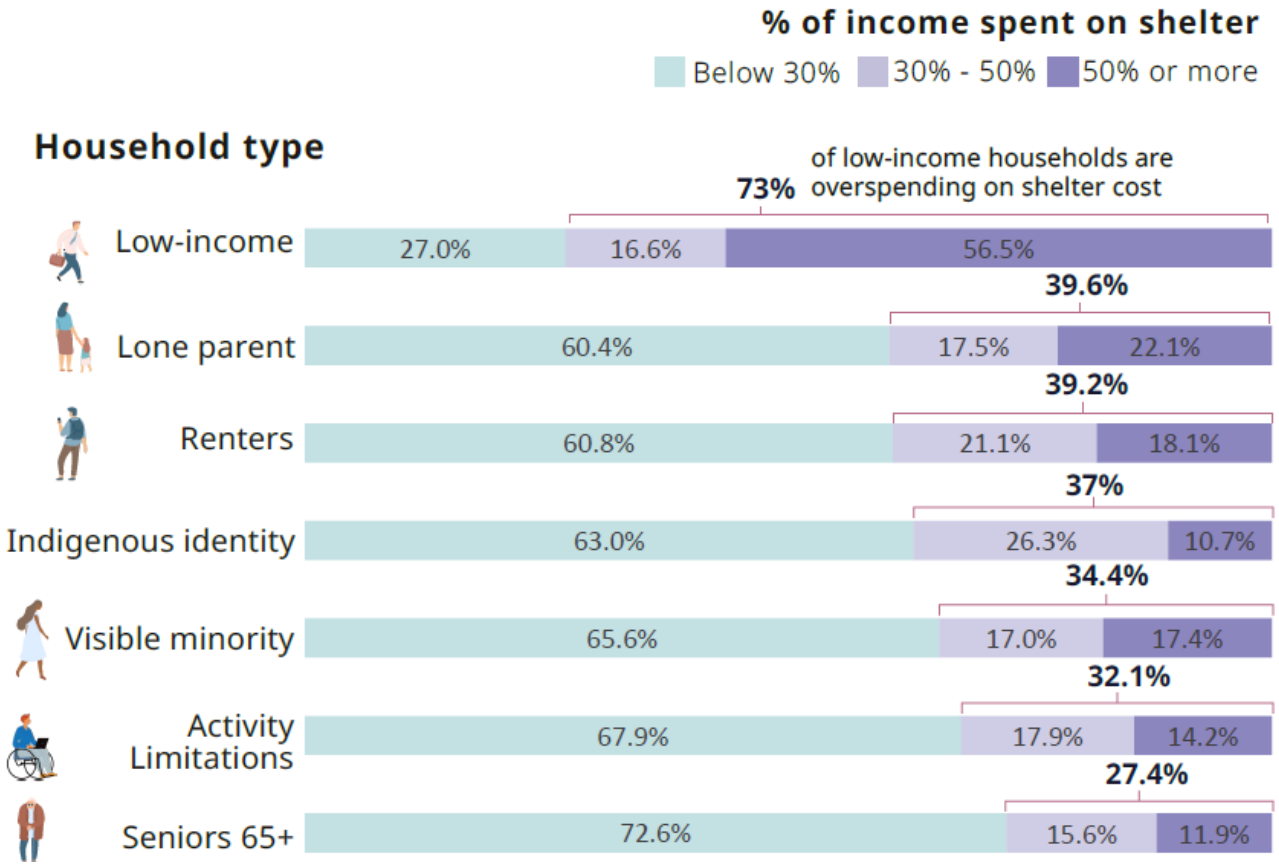
BC Shelter Allowance Rate*

Size of family unit	1 person	2 persons	3 persons	4 persons
Maximum Shelter Allowance	**$500**	**$695**	**$790**	**$840**
Monthly rent for social housing	**$500**	**$695**	**$790**	**$840**



Who Lives in Social Housing

Policy Context & Council Direction



% of income spent on shelter for select Vancouver household types (StatsCan 2021)

Urgent need for social housing in Vancouver

- 5,677 households on BC Housing Waitlist in Vancouver
- Homeless Count March 2023 = 2,420 people

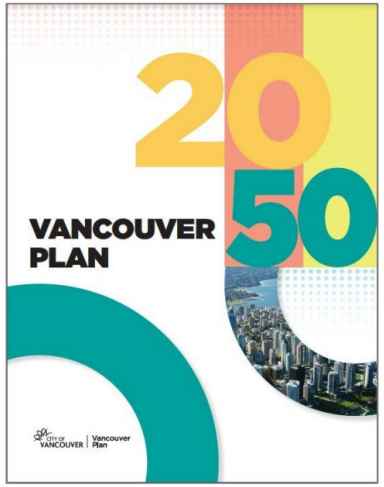


Vancouver Plan

Policy Context & Council Direction

Housing Vision:

"Vancouver has an equitable housing system that prioritizes housing for those who need it most."





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Vancouver Plan

Policy Context & Council Direction

Postcards
318,000
mailed

Youth workshops
100
sessions

VancouverPlan.ca
153,000
page views

Online surveys (12)
25,000
responses

Stakeholders & community groups
119
meetings

Engagement contacts
53,000
'touchpoints'








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Vancouver Plan

Policy Context & Council Direction

- Results indicated strong support for enabling affordable housing
- We heard that renters would like the opportunity live on quieter side-streets in neighbourhoods with access to transit, parks, amenities, shopping areas

Housing Survey Results, 2021

76% of respondents strongly agree/agree to prioritize making neighbourhoods more inclusive to **low to moderate income households**

77% strongly agree/agree that all neighbourhoods should have **all types of housing** (supportive, social, purpose-built rental, condos, houses)

*n=2,451

"I feel that a neighborhood or community with a diverse population is much healthier for both its inhabitants and the city as a whole."

"We need to support each other and provide room to include everyone."

"Diversity builds stronger neighbourhoods."

"Affordable housing and services should be located where the most units can be provided for the amount of money invested."

"It makes no sense to have most of the city being single-family when so many are homelessness. Vancouver needs to transition to a mixed use kind of zoning. Commercial in the lower levels, residential in the upper levels."



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Council Direction

Policy Context & Council Direction

December 2022

Motion

To allow social housing without rezoning in every neighbourhood

- ✓ Including additional density in lower density areas

July 2022

Vancouver Plan Approval

- ✓ Advance equitable housing
- ✓ Increase supply of social housing through land use policy and zoning approaches
- ✓ Enable social housing off major streets and near transit, green spaces, schools, and other amenities and services

October 2023

***City Council priorities*:**

- ✓ Streamline and speed up processes for building non-market housing

***Motion*:**

- ✓ Speed up work on December 2022 motion



Proposed Changes

Vancouver's Social Housing Initiative



Reducing Barriers to Building Social Housing

Proposed Changes

Proposal

Enable 100% social, supportive and co-op housing projects to be built without a rezoning in all neighbourhoods (i.e. city-initiated rezoning or pre-zoning)

In Scope

- ✓ Include opportunities for both low-rise (i.e. 6 storeys) and mid-rise/ towers (i.e. ~15-18 storeys)
- ✓ Include opportunities for mixed-use projects (i.e. commercial, childcare)
- ✓ Include rezoning opportunity for unique sites/projects

Out of Scope

- Inclusionary social housing projects (i.e. strata with social housing projects delivered by the private sector)
- Changes to the definition of social housing



95 E 1st Ave (Co-op Housing)

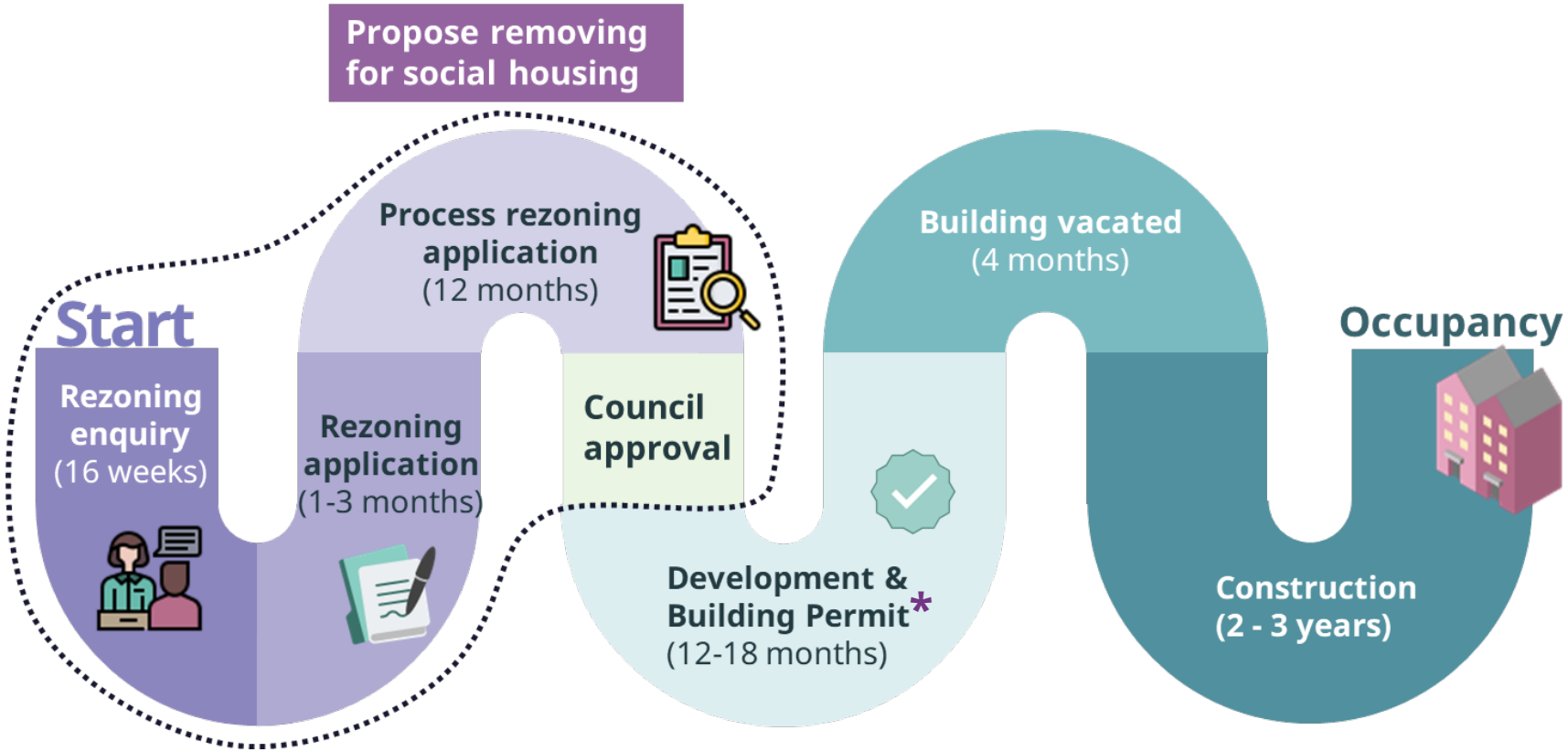

(349 E 6th Ave (social housing)


1885 E Pender Co-op Housing

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Reducing Barriers to Building Social Housing

Proposed Changes



***Process includes:** public notification, opportunity to provide comments, advice from panel/committees

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Vancouver Plan Land Use Direction

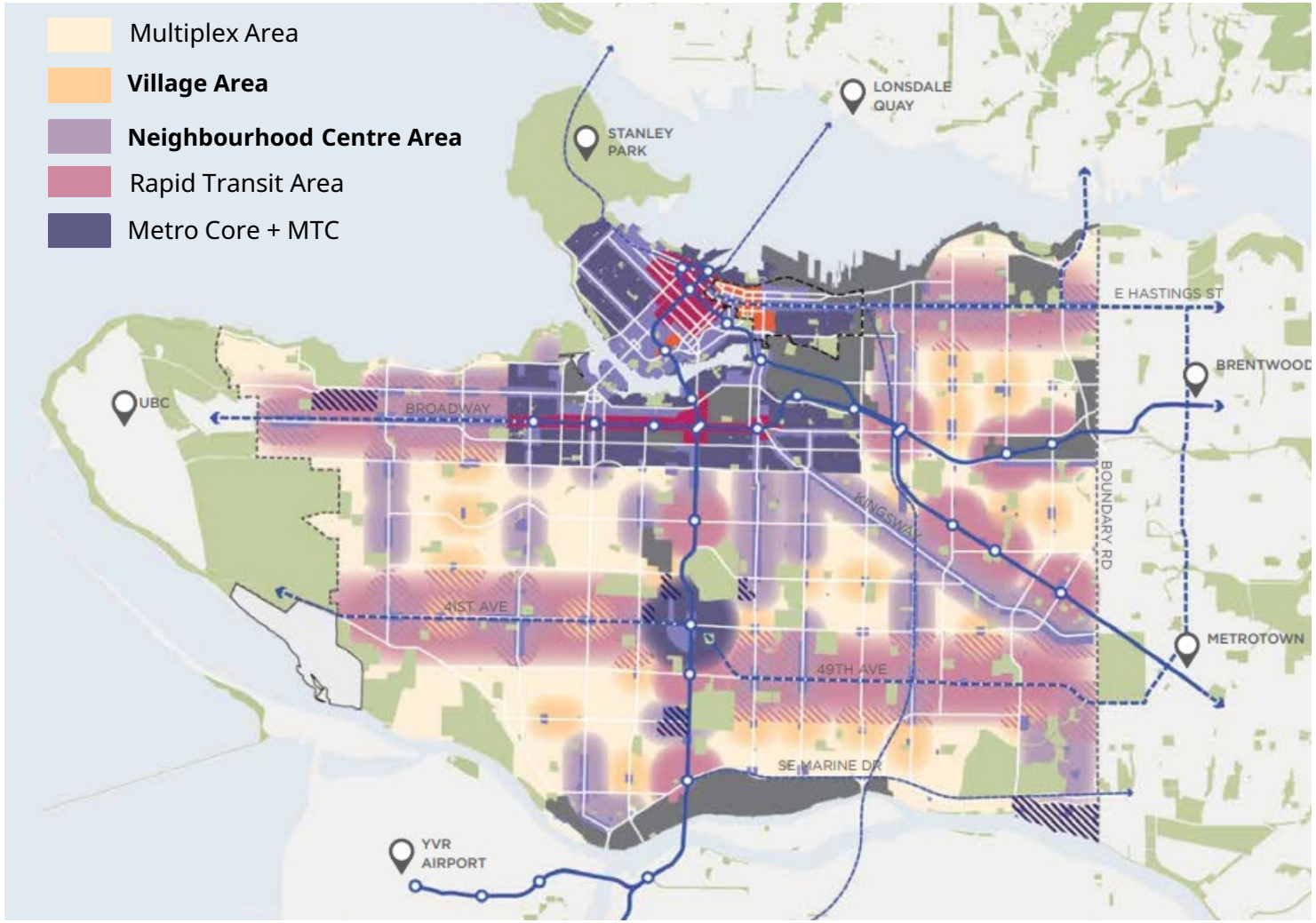
Proposed Changes

Vancouver Plan guides the long-term growth of the city over the next 30 years

Village Areas* – opportunities to complete neighbourhoods by adding shopping areas and housing choice to lower density areas

Neighbourhood Centre Areas* – opportunities to evolve over time to provide more housing choice and employment opportunities around existing shopping streets and transit corridors

**This initiative focuses on social housing only. Future area planning will address other housing options, commercial uses, and public spaces among other things in the Villages and Neighbourhood Centre areas. The final boundaries of these areas will be determined through those processes.*



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Draft Map

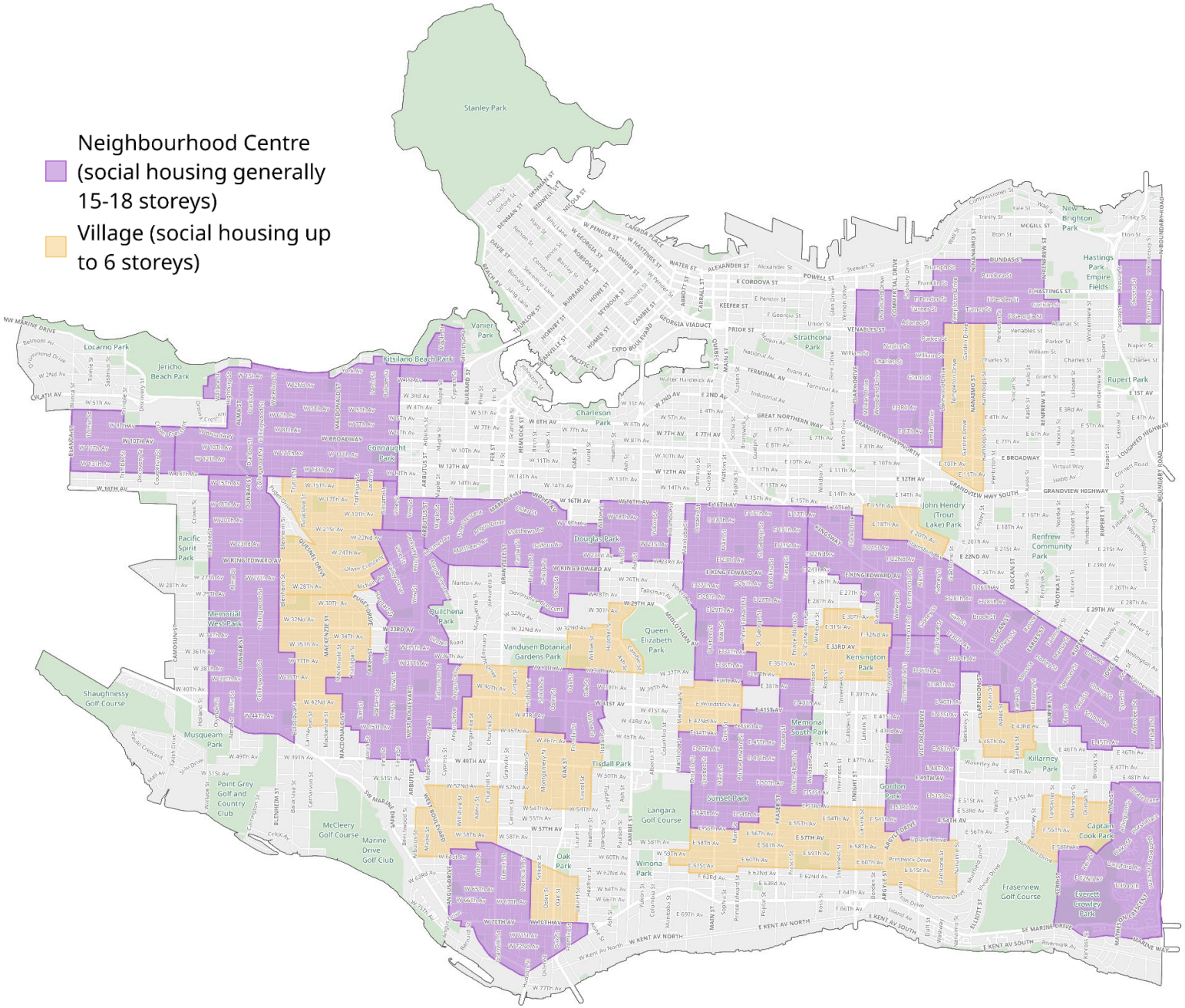
Proposed Changes

Proposed areas where non-market housing projects would be allowed without a rezoning

- To implement the Vancouver Plan Land Use Strategy, a more detailed map is needed to be put in the Zoning and Development Bylaw.
- Existing parks, schools, community centres and cemeteries <u>are not</u> proposed for rezoning for social housing

+ Rezoning Policy for Unique Sites

- Allow Council to consider projects on a case-by-case basis
- E.g. oddly shaped, lacks a lane, requires market housing component to be viable



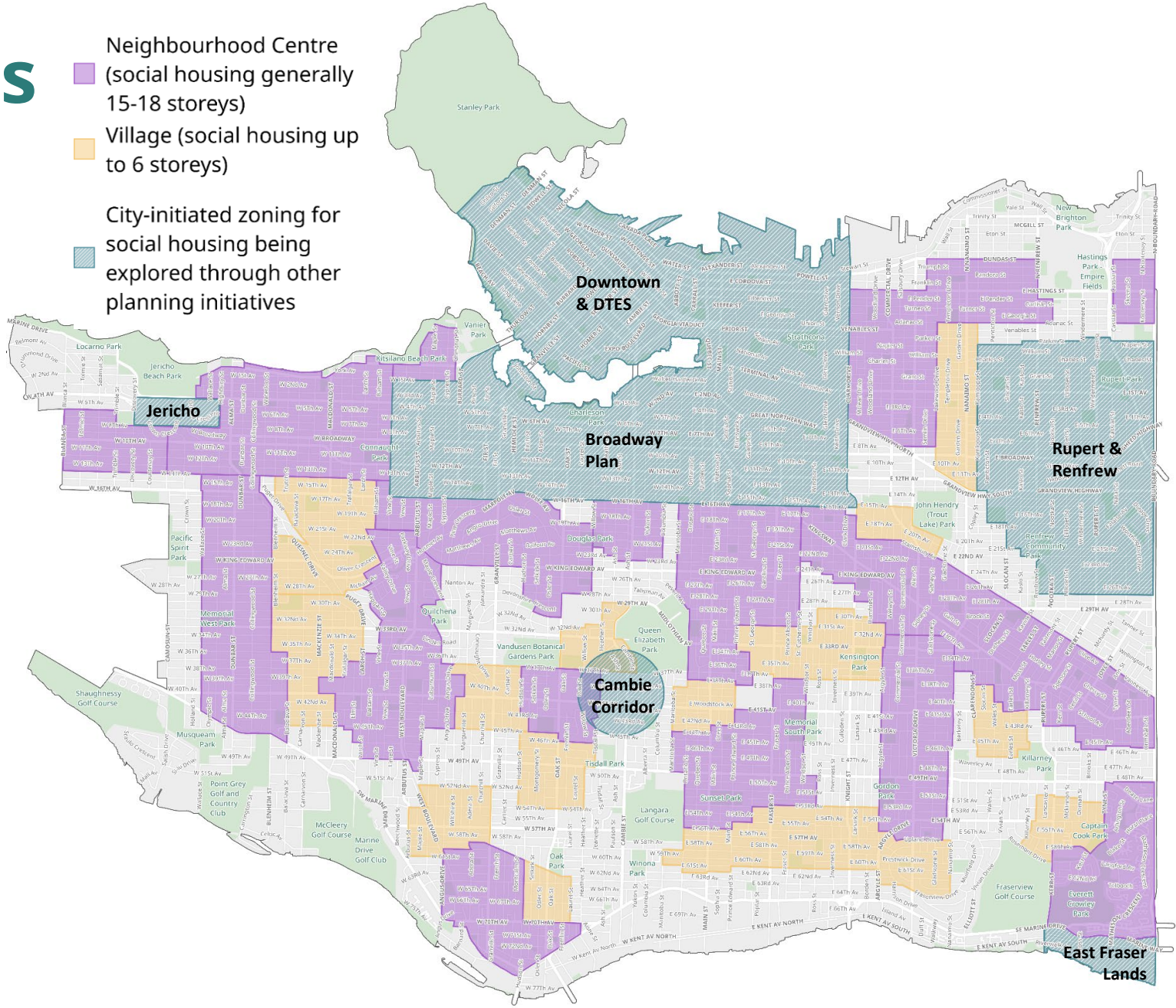
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Related Initiatives

Proposed Changes

Multiple initiatives working towards enabling social housing

- There are additional policies which enable social housing both through City-initiated rezoning and as part of comprehensive area and site planning
- 89% of existing non-market housing sites are covered under the Social Housing Initiative and other policies



Tenant Relocation and Protection Policy

Proposed Changes

Existing social housing tenants are covered by the Tenant Relocation and Protection Policy for Non-Market Housing

Applicants must provide a Tenant Relocation Plan that:

1. Ensures permanent rehousing options that limit disruption to residents
2. Maintains affordability for existing residents by providing a suitable replacement home that is affordable to them and opportunity to return to the new building
3. Provides support with relocation and consideration of special circumstances (e.g. moving expenses, additional services)
4. Provides early and ongoing communication and engagement with residents









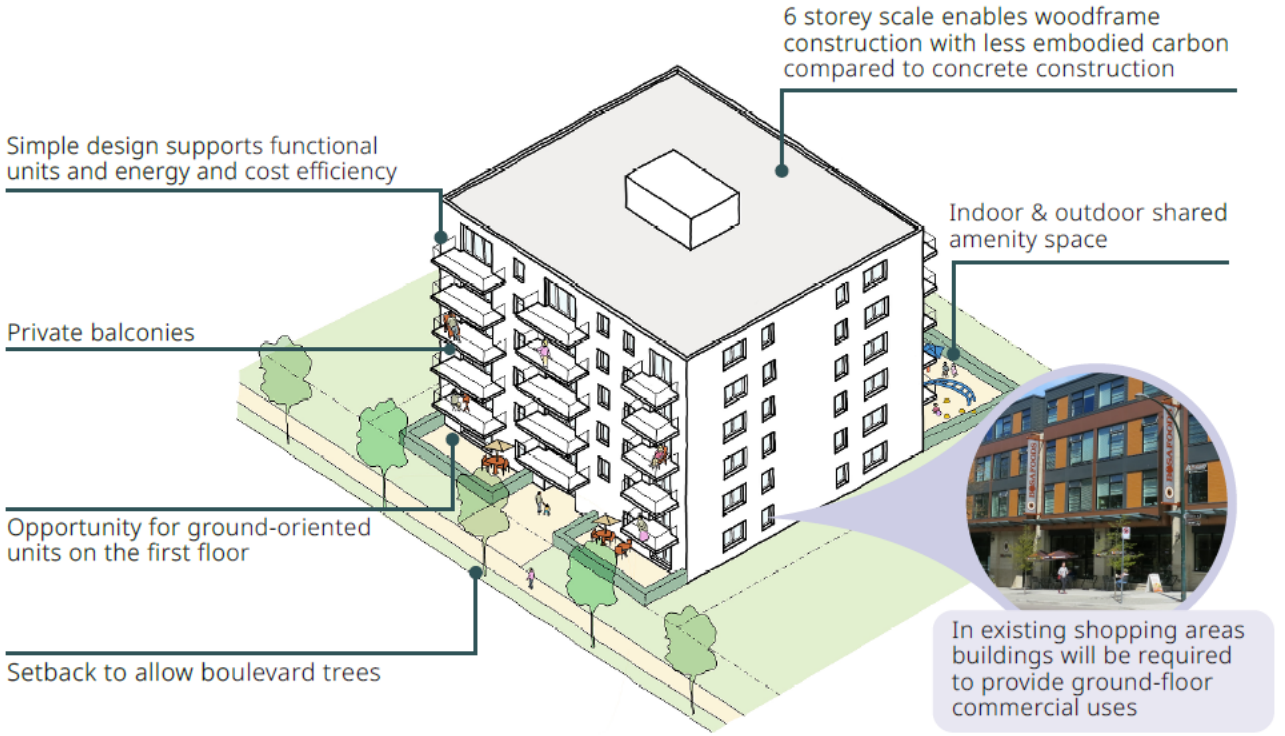
Low Rise Form of Development

Proposed Changes

6 Storey Apartment

- Enabled in Villages and Neighbourhood Centres
- Depending on site and project, buildings may include commercial space or childcare
- Mix of unit types, including minimum 35% family-sized units
- All units secured as social housing for the life of the building

Example: Typical 6 Storey Apartment





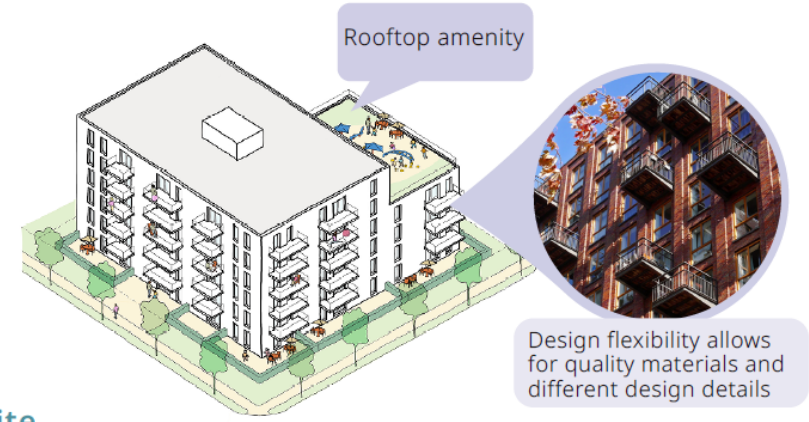
Low Rise Form of Development

Proposed Changes

6 Storey Apartment Additional Typology Options

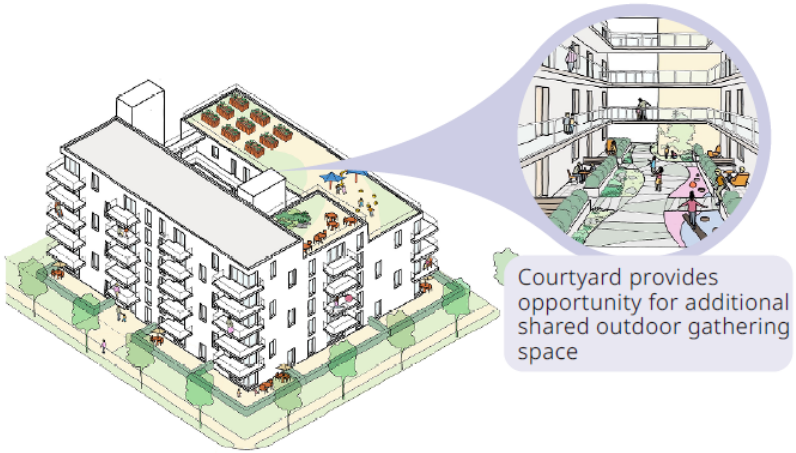
- A variety of building types allowed through simplified regulations

Example: Building on a Corner Site





Example: Courtyard Building on a Corner Site





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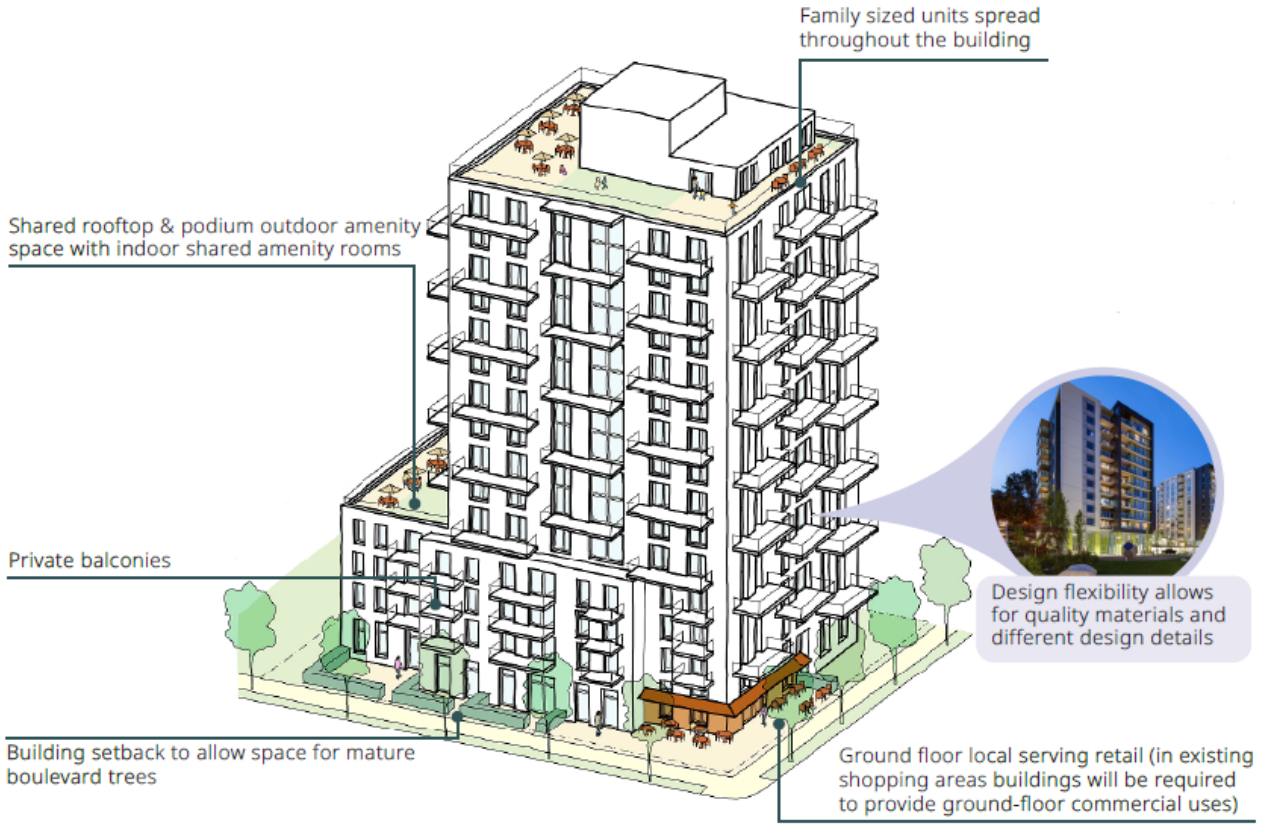
Tower Form of Development

Proposed Changes

15-18 Storey Apartment

- Enabled in Neighbourhood Centres
- Depending on site and project, buildings may include commercial space, childcare, or public open space at the base
- Mix of unit types, including minimum 35% family-sized units
- All units secured as social housing for the life of the building

Example: Tower with Podium





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Tower Form of Development

Proposed Changes

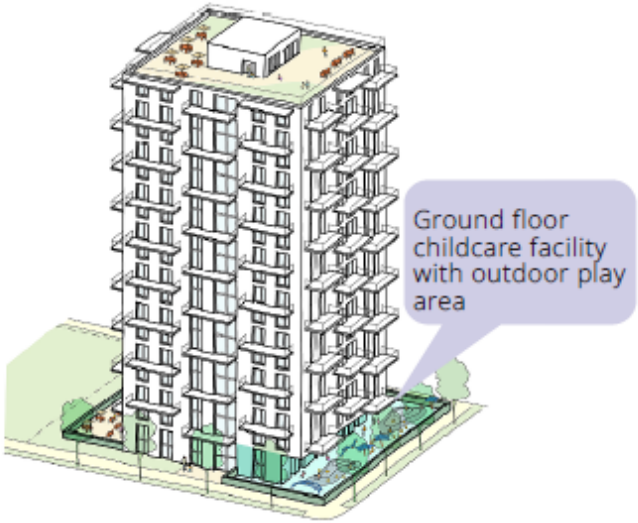
15-18 Storey Apartment Additional Typology Options

- A variety of building types allowed through simplified regulations

Example: Tower with Podium & Enhanced Open Space



Example: Tower in Open Space




1463 W 8th Ave (Social Housing)


2833 E Kent Ave N. (Co-op Housing)

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How to Get Involved & Next Steps



Scan for Project Page

Submit comments until Oct. 22

October 1 - 4:30 PM - 7:30PM
Seniors Centre Multipurpose Room, Kerrisdale Community Centre (5851 West Blvd, Vancouver

October 2 - 6:00 PM - 7:30 PM
Online

October 3 - 4:30 PM - 7:30 PM
Room A, Croatian Cultural Centre (3250 Commercial Dr, Vancouver)

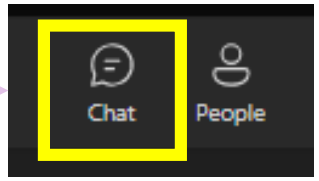
October 8 - 6:00 PM - 7:30 PM
Online

shapeyourcity.ca/social-housing



Questions

- Add your questions in the Chatbox



- If you have other questions, please submit via Shape Your City or email us at Housingpolicy@Vancouver.ca

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Thank you

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