AUSTIN DELEGATION

Providing Affordable Housing in Downtown Vancouver

October 6, 2008
AGENDA

- Overview
- City’s Role in Social Housing
- Single-Room Occupancy Units (SROs)
- Supportive Housing
- 20% Policy
- Questions and Comments
The City in the Region
The City in the Region: Population
In the CITY - 22% all households in core-need

- 36,935 RENTER HOUSEHOLDS (31%)
- 10,200 OWNER-OCCUPIER HOUSEHOLDS (10%)

In the Rest of the REGION - 15% of all households

- 31% RENTERS
- 9% OWNERS
## The City in the Region: Rental Housing 2001

<table>
<thead>
<tr>
<th></th>
<th>CITY</th>
<th>REST OF REGION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>236,095</td>
<td>522,620</td>
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<tr>
<td>Renting Households</td>
<td>132,715</td>
<td>162,995</td>
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<tr>
<td>% Renting</td>
<td>56%</td>
<td>31%</td>
</tr>
<tr>
<td>Social Housing*</td>
<td>23,156</td>
<td>24,065</td>
</tr>
<tr>
<td>% Social Housing</td>
<td>9.8%</td>
<td>4.6%</td>
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<tr>
<td>% Social Hsg/Rental</td>
<td>17%</td>
<td>15%</td>
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</tbody>
</table>

* BC Housing definition
Conventional Market-Rental Housing
October 2006 CMHC-Surveyed Stock

<table>
<thead>
<tr>
<th></th>
<th>TOTAL</th>
<th>BACH</th>
<th>1-BED</th>
<th>2-BED</th>
<th>3+BED</th>
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<tbody>
<tr>
<td><strong>NUMBER OF APARTMENT UNITS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CITY</td>
<td>55,276</td>
<td>8,600</td>
<td>37,002</td>
<td>9,085</td>
<td>588</td>
</tr>
<tr>
<td>REST OF CMA</td>
<td>49,676</td>
<td>3,290</td>
<td>28,445</td>
<td>16,179</td>
<td>1,763</td>
</tr>
<tr>
<td>CITY (%)</td>
<td>53%</td>
<td>72%</td>
<td>57%</td>
<td>36%</td>
<td>25%</td>
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<tr>
<td><strong>AVERAGE APT RENTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>CITY</td>
<td>$912</td>
<td>$727</td>
<td>$868</td>
<td>$1,241</td>
<td>$1,533</td>
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<td>CMA</td>
<td>$866</td>
<td>$701</td>
<td>$816</td>
<td>$1,045</td>
<td>$1,220</td>
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</table>
City Apartment Vacancy Rates

OCT 2006 RATES BY SUB-AREA

0.2% 0.1% 1.7%
0% 0.2% 0.3%
0.1% 0.6%
0.4%

SOURCE: CMHC Rental Market Surveys
City Single-Family Median Sale Prices – to 1st Q 2007
City Condo Median Sale Prices – to 1st Q 2007
“Maintain and expand housing opportunities in Vancouver for low- and modest-income households, with priority given to:

- families with children;
- seniors on fixed income or in need of support;
- SRO residents; and
- the mentally ill, physically disabled, and others at risk of homelessness”
Funding Social Housing

- City sells or leases sites at a discount
- Fed/Prov pays for buildings & provides operating subsidies
- Fed/Prov administers & oversees management
SOCIAL HOUSING

City’s Affordable Housing Fund

• Capital Plan (Property Tax)
• Community Amenity Contributions (rezonings)
• Development Cost Levies (since 1991):
  - $10 per buildable sq.ft. (new construction)
  - 32% for affordable housing
Change in the Stock of Social Housing

OCCUPIED SOCIAL HOUSING UNITS AT YEAR-END

- 1953
- 1958
- 1963
- 1968
- 1973
- 1978
- 1983
- 1988
- 1993
- 1998
- 2003

21,600 units
SROs

Single-Room Occupancy Units (SROs):

• Lowest end of the market-rental stock
• Rooming houses & residential hotels – about 6,000 in the Downtown Core & perhaps just over 2,000 in the rest of the city
SROs

**TOTAL SRO & SINGLES NON-MARKET**

- **1970**: 13,716
- **1991**: 11,320
- **2005**: 11,438

**SRO STOCK**

- **1970**: 13,460
- **1991**: 7,925
- **2005**: 6,079

**SINGLES NON-MARKET STOCK**

- **1970**: 256
- **1991**: 3,395
- **2005**: 5,359

*All figures as of January 1 each year, except for 05* *(June 1st)*
Single Room Accommodation By-law

- SRA By-law enacted October 2003
- 198 buildings with 8,481 rooms
SRA By-law Allows the City to:

- Prohibit demolition or conversion;
- Levy a per-room fee (now $15,000); and / or
- Impose conditions
  - Housing agreement
  - Heritage agreement
SRA By-law Limitations

- Rents cannot be controlled
- Closures cannot be controlled
- Student housing is a SRA use
SROs

Housing Plan for the Downtown Eastside

• Replacement Housing
• SRO Improvement/Protection
• Market Housing
Supportive Housing

- Proven outcomes
  - Reduction in hospitalization rates by more than 50%
  - Reduction in emergency room usage by a third

Portland Hotel
20 W. Hastings St.
Supportive Housing Projects

Jim Green Residence - Alexander St
Irvine Apartments – West 10th Ave
Hydrecs Apartments – Victoria Dr
Frances Court – Frances St
Granville Residence – Granville St
SUPPORTIVE HOUSING

12 Supportive & Social Housing Sites

- MOU between City and Province
- 1200 + new units
- Leases to non-profit operators
New Neighbourhoods & the 20% Policy
20% Social Housing Requirement

- Sites that would accommodate 20% of the units to be designated for social housing, with 50% of the units for families

- Sites to be developed through Federal/Provincial social housing programs

- 80-year options allowing the City to buy the sites at a price consistent with Federal/Provincial social housing programs
Twenty-Percent Sites

STATUS OF 20% PROJECTS

Pacific Place (Concord) 1,406
Coal Harbour 246
Fraser Lands 194
City Gate 176
International Village 120
Bayshore 111
Arbutus Lands 53
Tugboat Landing 42
Pacific GMC 34
Joyce-Vanness (Collingwood) 0

NUMBER OF UNITS
- Built
- Unfunded
Twenty-Percent Projects

QUAYSIDE – 1010 PACIFIC BLVD – 93 UNITS - 1999

YALETOWN MEWS – 201 ALVIN NAROD MEWS - 60 UNITS – 2001
Questions and Comments