



HOUSING ACTION PLAN  
REPORT CARD  
YEAR ONE IMPLEMENTATION  
2016 - 2017



## INTRODUCTION

The City of North Vancouver has been a longstanding leader in the region in its commitment to housing policy innovation and initiatives. As an early adopter of new tools as they became available to municipalities, the City has facilitated significant housing assets in the community and broadened available housing options.

## PURPOSE OF THE HOUSING ACTION PLAN

Housing affordability challenges in the City of North Vancouver have never been as serious as they are today. The Housing Action Plan (HAP) was adopted in 2016 to outline strategies and tools to address housing challenges and gaps along the housing continuum.

**The HAP identifies 6 goals, 11 “big moves”, and over 30 specific actions for implementation. The 11 “big move” strategies are as follows:**

1. Shovel-Ready Projects
2. Maximize the Affordable Housing Reserve Fund
3. Mid-Market Rental Units
4. Family-Friendly Housing
5. Diversity of Rental Suites
6. Attainable Homeownership
7. Non-Profit Housing Regeneration
8. Visitability in Ground-Oriented Housing
9. Zero Parking Residential Buildings
10. Partnerships
11. Advocacy

## GROUPS WITH GREATEST HOUSING CHALLENGES



LOW & MODERATE INCOME FAMILIES



SENIORS



AT-RISK YOUTH & YOUNG ADULTS



MODERATE INCOME EARNERS



PERSONS EXPERIENCING HOMELESSNESS, OR AT-RISK OF HOMELESSNESS



PERSONS WITH DISABILITIES



EMERGENCY SHELTERS



TRANSITIONAL HOUSING



SUPPORTIVE HOUSING



NON-MARKET RENTAL



PURPOSE-BUILT RENTAL



SECONDARY SUITES/COACH HOUSES



CONDOS



OTHER OWNERSHIP

ENDING HOMELESSNESS

RENTAL HOUSING

OWNERSHIP

**ACHIEVEMENTS**

**NON-MARKET RENTAL/HOMELESSNESS**



City-owned site designated for **NEW CO-OPERATIVE HOUSING PROJECT** in partnership with Community Land Trust.

**\$75,000** provided to Lookout Housing and Health Society and Salvation Army – North Vancouver Corps to fund two community outreach workers to increase outreach services for homeless and at-risk individuals.

*Since 2007, almost \$800,000 in funding has been provided by the City for community outreach.*

**TAX EXEMPTIONS** for the North Shore Shelter and other subsidized housing units granted by the City totalled approximately

**\$200,000** IN 2017

**MARKET RENTAL**

The City approved a net total of **406 NEW SECURED MARKET RENTAL UNITS** in four developments, at the expense of the demolition of two buildings totalling **43 UNITS**.



The City's vacancy rate **INCREASED** from 0.3 percent in 2016 to 1.3 percent in 2017, the most significant increase in Metro Vancouver.

**4<sup>th</sup>**

The City is **4TH** in the region for the number of purpose-built rental units with 6,150 units. *(Vancouver: 57,243, Burnaby: 12,042, and New Westminster: 8,275).*

**37 MID-MARKET RENTAL (MMR) UNITS HAVE BEEN SECURED**, which will be rented at 10% below average rents in the City for a minimum of 10 years. Of the 37 units, 14 will be operated by the YWCA for single mothers with children at even greater discounts for the next 60 years. *Based on a search of current rents in the City, Mid-Market Rents are between 35% to 45% below market rents.*

**ALL SINGLE FAMILY DWELLINGS** are now permitted to have both an accessory secondary suite and coach house, both rental-only units.

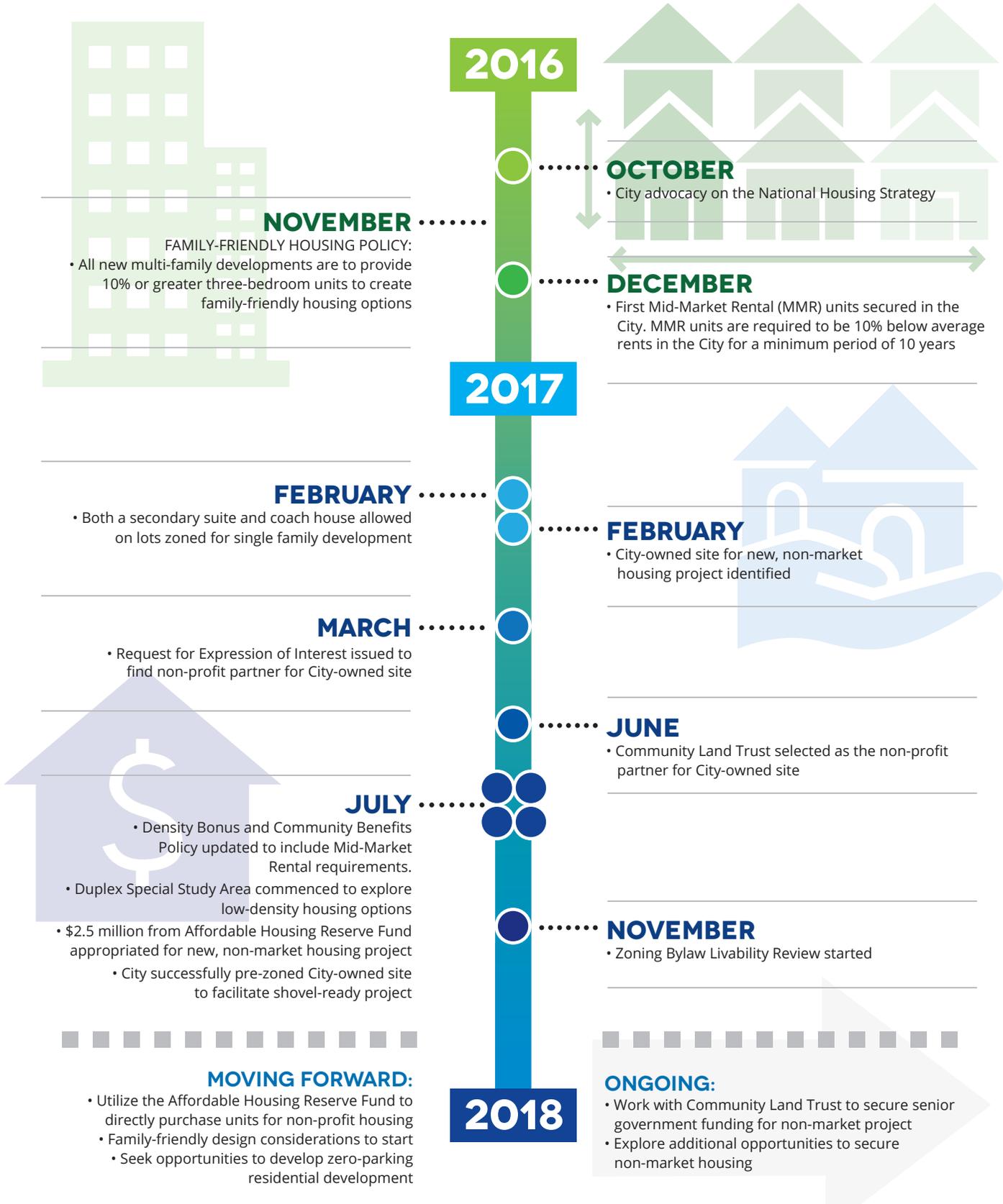
**53 NEW** three-bedroom rental units have been approved. *The City only has 43 three-bedroom rental units out of a rental stock of over 6,000 units.*

**OWNERSHIP**

The Zoning Bylaw Livability Review (currently underway) is exploring ways to make single family homes and duplexes, including accessory suites, **MORE LIVABLE AND ATTAINABLE**.

**IMPLEMENTATION - YEAR ONE**

The City accomplished many of its housing actions in the first year of implementation. The following actions were completed or are currently underway



## HOUSING INDICATORS

### POPULATION

Source: Statistics Canada, 2011 to 2016

<b>Overall number of residents</b>	<b>4,703</b> ↑
Percentage of children & young adults (Aged 0-24)	1% ↓
Percentage of working age adults (Aged 25-59)	2% ↓
Percentage of seniors (Aged 60+)	2% ↑

### TYPE OF DWELLINGS

Source: Statistics Canada, 2011 to 2016

	\$	%
Single-family	2,955	.3 ↓
Duplex	890	.0-
Townhouse	1,955	.0-
Apartments up to four storeys	10,205	.1 ↓
Apartments four storeys and greater	5,690	.4 ↑

### TENURE

Source: Statistics Canada, 2011 to 2016

Number of owner households	640	↑
Percentage of owner households	1.5%	↓
Number of renter households	1,210	↑
Percentage of renter households	1.5%	↑

### MARKET RENTAL

Source: Canada Mortgage and Housing Corporation, 2017 and the City of North Vancouver

Number of new of units	144	↑
Number of existing market rental units lost	43	↓

### Average rent from 2016 & 2017

	\$	CHANGE
Studio units	\$1,018	\$17 ↑
One-bedroom units	\$1,220	\$44 ↑
Two-bedroom units	\$1,584	\$152 ↑
Three-bedroom units	\$2,022	\$375 ↑

	#	CHANGE
Vacancy rate (2015-2017)	1.3%	1% ↑
Number of family rent supplements	387	30 ↓
Number of seniors rent supplements	734	192 ↑

Source: BC Housing

### Number of rental units

	#	CHANGE
Studio units	497	2 ↑
One-bedroom units	3,705	85 ↑
Two-bedroom units	1,905	4 ↑
Three-bedroom units	43	10 ↑

The City had the highest vacancy rate increase in Metro Vancouver, and it's currently at a vacancy rate of 1.3%.

### HOUSEHOLD INCOME

Source: Statistics Canada, 2011 to 2016

Median income for couple families (With or without children)	\$5,011	↓
Median income for lone parent families	\$7,400	↑
Median income for single parent households	\$7,400	↑

The 2011 National Household Survey was voluntary versus the 2016 mandatory long-form census. As such, data from 2011 is often considered unreliable.

### BENCHMARK HOUSE PRICES

Source: Real Estate Board of Greater Vancouver for both City and District of North Vancouver, January 2016 to 2018.

	\$	CHANGE
Detached homes	\$1,670,100	\$298,600 ↑
Townhouses	\$991,800	\$257,200 ↑
Apartments	\$567,200	\$165,300 ↑
Average housing price to average household income (2016)		9.9X ↑

### HOMELESSNESS & NON-MARKET HOUSING

Source: 2017 Metro Vancouver Homeless Count

	#	CHANGE
Number of homeless individuals	100	19 ↓
Sheltered		30 ↑
Unsheltered		49 ↓

Number of homeless rent supplements (2015-2017)

Source: BC Housing

	#	CHANGE
	50	9 ↑

### Number of households on a waitlist for non-market housing

	#	CHANGE
Individuals with disabilities	112	8 ↓
Families	180	2 ↑
Seniors	277	52 ↑
Single individuals	28	8 ↓
Wheelchair accessible	13	1 ↑
Number of existing non-market rental units lost	0	0

The North Shore was the the only sub-region in Metro Vancouver to see a decrease in homeless individuals in the 2017 Metro Vancouver Homeless Count. The decrease is likely due to extreme weather conditions during the count, where more homeless individuals may have hidden or sheltered in locations not able to be counted.