



UNIVERSITY ENDOWMENT LANDS

DIVERSE & AFFORDABLE HOUSING

The first residences in the University Endowment Lands (UEL) were built in 1927, with housing expanding rapidly in the 1950s, 1970s, and 2000s. The new Ielərn development will provide an additional 1,250 units in high-rise towers, townhouses and four to six storey apartments in Block F. While the majority of housing at Ielərn will be privately owned, it will include a range of condominium, market rental and below market rental units.

Housing and land costs in Area D are rising, as people and investors flock to Metro Vancouver and demand outpaces existing supply and new construction. Affordability and overcrowding are significant issues; over one third (37%) of households in Area D spend more than 100% of their income solely on housing (potentially due to the high student population), and 22% of households do not have enough bedrooms in their dwelling unit¹. There is serious concern that housing costs may continue to rise to a point where many residents can no longer afford to purchase or rent suitable housing in the immediate and nearby neighbourhoods.

More housing choice can increase the livability of the community and ensure all residents can find housing that is suitable to them throughout the different stages of their lives.

HOW CAN WE CREATE MORE AFFORDABLE AND SUITABLE HOUSING OPTIONS TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS?

¹ Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables. <http://www12.statcan.gc.ca/census-recensement/2016/geo/geosearch-georecherche/index-eng.cfm>

TRENDS & ISSUES

- **Housing is multi-family.** Area D includes a variety of multi-family housing types, including townhouses (13%), low-rise apartments (58%) and high-rises (29%)².
- **Older residential buildings may be ready for redevelopment.** Some older buildings are reaching their end of life and could be redeveloped. All of the buildings built before 1975 are purpose-built rental housing. Although there is a risk of losing rental units, there is potential to create more diverse and affordable housing options in the future.
- **Most people rent.** Over two-thirds (67%) of households rent their home³ with 46% of total dwelling units in rental-only buildings and 54% of units in strata buildings.
- **People pay more than they can afford.** Two-thirds of all households are considered in core housing need (spending 30% or more of their income on shelter), with 37% of households spending more than 100% of their income on housing.³
- **Renters are paying more for shelter.** The average monthly cost for renters is \$1,719 but only \$1,200 for home owners³. From 2016 to 2017, average rent in purpose-built rental units across UBC and UEL increased by 7.1%⁴.
- **Many households live in units without enough bedrooms.** A total of 195 households (22%) are living in unsuitable accommodations, meaning that their home does not have enough bedrooms for the size and composition of the household.³
- **There are many families with children.** Over 298 households (34%) are couples or lone-parents with children – more than the City of Vancouver (29%). They also tend to have lower incomes with the average income of couples with children \$60,640 and of lone parents with children \$26,674³.
- **People want to age in place.** There are some households in adjacent neighbourhoods that are looking to downsize from single-detached houses into smaller homes in Area D.
- **People live with roommates.** 21% are two-or-more person non-family households³.
- **There is limited subsidized housing.** Despite the high proportion of low-income households and those in core housing need, the community has limited non-market housing with the Ielam development providing 62 units of workforce housing tied to Housing Income Limits.

² University Endowment Lands Administration. No date. Multi-family buildings in Area D.

³ Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables. <http://www12.statcan.gc.ca/census-recensement/2016/geo/geosearch-georecherche/index-eng.cfm>

⁴ Canada Mortgage and Housing Corporation. (2017). Housing Market Information Portal. Available at: <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/2410/3/Vancouver%20CMA>

- **There is a policy to increase below-market housing.** The Official Community Plan includes a policy that any redevelopment seeking higher density must provide 20% of additional units that are below-market price and/or address special needs housing.
- **lelám will double the housing stock.** lelám plans to provide 1,250 units over 10 years in the form of high-rise towers, townhouses, and four-six storey apartments. It will include a range of rental units, and sizes that range from one-bedroom apartments to four-bedroom townhouses.

KEY FACTS

- 49% of the population in Area D is below the low-income cut-off (after tax).
- 45% of households earn under \$25,000.
- 67% of households rent their home and 46% of units are in rental-only buildings.
- The first buildings in Area D were built in 1927 – some still house people today. There are significant numbers of units in buildings from the 1920s, 1950s, and 1970s.
- As of fall 2017, rental vacancy was 0.2% and has been below 0.5% since 2010. This is even lower than the City of Vancouver (at roughly 0.7%).

KEY DEFINITIONS

Affordable Housing: Housing is considered affordable when a household spends less than 30% of its before-tax income on housing that is in reasonably good condition and is large enough for the household. Those who cannot find housing under these conditions are said to be in core housing need. Affordable housing includes subsidized housing, non-market housing (owned and operated by government and/or non-profits) and market housing that is below the 30% threshold. The table below shows a continuum of affordable housing.

Emergency Shelters	Transitional Housing	Social Housing	Non-Market Affordable Rental Housing	Non-Market Affordable Home Ownership	Market Affordable Rental Housing	Market Affordable Home Ownership
Government Subsidized			Non-Market		Market	

The “market” (private developers) rarely meets the needs of families in the community. Various policy, incentives, and other measures can be used to fill the gaps.

Housing Diversity: Diverse housing options means people can choose to rent or buy, choose homes that are accessible, and choose homes that work for their lifestyle. It is important housing meets the needs of people in all stages of life, like families with young children, singles, couples, single parents, empty nesters, and seniors (with options for independent living, assisted living, and residential care).

RELATED POLICIES & PLANS

- Official Community Plan
- Land Use, Building and Community Administration Bylaw

GOALS

The UEL can work towards the following goals and objectives:

Goal 1: Increase affordability of housing

- Support the creation of more affordable housing
- Reduce number of households paying more than they can afford for housing

Goal 2: Maintain and increase the diversity of housing

- Increase the number of dwelling units with three-or-more bedrooms to fit the needs of families with children

IDEAS

To address the communities housing needs, the UEL can explore a range of policies, projects and partnerships. The following provides options to spark discussion about the best way forward for Area D. It is not a complete list of options and no decisions have been made.

WE WANT TO KNOW WHAT YOU THINK!

Share your thoughts on the future of Area D by:

- Visiting us at AreaDPlan.ca
- Telling us what you think in an online survey
- Coming to one of our events

Develop A Housing Framework. Identify our housing priorities and develop a framework of approaches, tools, and partnerships to support a variety of housing forms and tenures.

Support Diverse Housing. Require a specific mix of housing types, tenures, and affordable units in proposed new developments. This may include requiring a minimum percentage of rental units as well as larger family-oriented units with three- and four-bedrooms.

Explore Inclusionary ‘Affordable’ Housing. Build more affordable homes by requiring a higher proportion of affordable units in all new developments.

Explore Rental-only Zoning. Maintain existing rental properties as ‘rental only’ through Residential Rental Tenure Zoning.

Explore Resident-restricted Housing. Create an inventory of resident restricted rental and ownership housing that is affordable for local income earners and retirees in perpetuity.

Explore Density Bonusing. Allow more density for new developments in exchange for the amenity of affordable housing.

Incentivize Affordable Housing. Help reduce the cost of developing affordable housing by relaxing certain zoning requirements, such as parking. The UEL can also encourage non-market affordable housing projects by allowing rezoning of specific parcels (or types) of land on the condition that it is used specifically for affordable housing.

Protect and Upgrade Existing Affordable Homes. Assess and invest in the protection and upgrading of existing homes, in particular rental housing.

Partner to Fund Housing. Many residents are students with low incomes. The UEL can explore partnerships with the Province, CMHC, and other organizations to subsidize the building of non-market housing.

CASE STUDIES

TOFINO HOUSING CORPORATION, TOFINO

Tofino is experiencing a housing shortage, due to difficulty supplying short-term, seasonal, and long-term housing for diverse residents and visitors. The Tofino Housing Corporation was created in 2017 as a private corporation owned by the District of Tofino to provide affordable and attainable housing to residents and employees.



The Corporation has negotiated affordable housing for residents. For example, it negotiated the sale of an affordable townhouse unit, as part of a Community Amenity Contribution in a larger development project, to a local household. The household was chosen by lottery for residents based on eligibility criteria (e.g. income restrictions and residency requirements). The unit has a Housing Agreement to ensure it remains affordable in perpetuity, including through price-restricted re-sales. The Corporation also acts as land developer, and recently partnered with the Tofino Bible Fellowship to develop two public lots into both market rental and affordable housing.

WHISTLER HOUSING AUTHORITY, WHISTLER

The Whistler Housing Authority (WHA) is an independent corporation owned by the Resort Municipality of Whistler. It has the goal of housing at least 75% of employees locally within Whistler. It oversees the development and management of resident-restricted housing to ensure rental and ownership accommodation are available and affordable for local income earners and retirees.



WHA Policies and projects include:

- A bylaw that requires developers to provide on- or off-site resident restricted housing in new developments or pay cash-in-lieu into a municipal housing fund.
- Restrictions of resale prices of for-sale strata units, where appreciation of unit price is tied to the consumer price index. All re-sales must be individually approved by the municipality.
- Whistler Seniors Resident Restricted Housing Program that addresses the housing needs of active or retired workforce and qualified long term residents who are over the age of 55.
- An annual “Employer Housing Needs Assessment” survey, which identifies housing needs and measures the current cost of living, demographics and workforce employment statistics.
- Waitlists for both for-sale and rental housing. The for-sale waitlist is first-come first-serve, with a separate waitlist for seniors housing units. The for-rent waitlist includes preferential treatment to employees classified as “essential services” (including public safety, health, and education).

AFFORDABLE HOUSING, SQUAMISH

The District of Squamish is a rapidly growing ‘bedroom community’ outside Vancouver. Skyrocketing housing prices in the Vancouver region quickly spread to Squamish and many residents are concerned that they will be priced out of the community.



The District (guided by local community groups) created an [Affordable Housing Framework](#) to identify key housing needs and priorities. This led to the creation of a Housing Task Force. The recommendations included:

- Work with the Province to provide financial aid for senior renters
- Create a policy for affordable housing amenity contributions from developers
- Work with key partners (Squamish Nation and Canada Mortgage and Housing Corporation) to identify and collaborate on affordable housing

Squamish has since developed [further actions](#) including:

- Comprehensive Affordable Housing Policy: a single umbrella approach to affordable housing issues to coordinate policy and bylaw changes.
- Perpetually Affordable Housing Policy/Bylaw: creating definitions and guidelines to ensure affordable housing remains affordable into the future.
- Services Partnership: creating an organization to manage affordable housing in Squamish.

MORE INFORMATION

[What Works: Affordable Housing Initiatives in Metro Vancouver Municipalities](#)