Vancouver’s Healthy City Strategy & Housing Reset

Using public property to achieve social determinant outcomes

Kathleen Llewellyn-Thomas, General Manager – Community Services

May 12, 2017
Key Questions:
*Why is the City seeking new opportunities to use public land assets to address social issues? How will these approaches target the key problems or issues identified?*
Sustainability Pillars

A Sustainable City

- Social Healthy City Strategy
- Ecological Greenest City Action Plan
- Cultural Culture Plan
- Economic Economic Action Strategy
Building on Existing Work

Healthy City Strategy
From Strategy to Action

Healthy City Strategy 2014-2025
Approved by Council October 2014

13 Goals
21 Targets
45 Indicators

Four-Year Action Plan 2015-2018
Approved by Council July 2015

19 Actions
Related Strategies Report Back in 2017

Innovation Proposal 2016-2018
Approved by Council June 2016

9 Actions/5 Goals
Key Urban Stressors Needing Innovative Action
A Healthy City For All?

Vancouver is recognized for:

- Planning for livability
- Active living and sport
- Parks and recreation
- Greenest City
- Culture and tourism
- Diversity

But many experience a different version:

- Poverty
- Unaffordability (e.g. housing, childcare)
- Homelessness
- Social Isolation
- Mental Health and Addictions
What Makes Canadians Healthy?

50% YOUR LIFE
- Income
- Early Childhood Development
- Disability
- Education
- Social Exclusion
- Social Safety Net
- Gender
- Employment/Working Conditions
- Race
- Aboriginal Status
- Safe and Nutritious Food
- Housing/Homelessness
- Community Belonging

25% YOUR HEALTH CARE
- Access to Health Care
- Health Care System
- Wait Times

15% YOUR BIOLOGY
- Biology
- Genetics

10% YOUR ENVIRONMENT
- Air Quality
- Civic Infrastructure

These are Canada’s Social Determinants of Health #SDOH
A Healthy City for All: Demographics, Trends and Pressures
We are growing: 28,000 new residents 2011-2016

Population Change, 2011 to 2016

Kerrisdale: -5.2%
City Overall: +4.6%
Mount Pleasant: +24.8%

Data Source: Statistics Canada, 2011 and 2016 Census of Population
Other parts of the region are growing faster.
We have fewer children and a future of more seniors

**Population Growth**
Cumulative Rate of Change, 2005-2014

- **Total Population**
- **Families with Children**

*Data Source: Statistics Canada, T1 Family File (Income Tax Returns), Accessed through Community Data Program, CCSD*

**Population Projections**
Cumulative Rate of Change, 2011-2041

- **Seniors 65+**
- **Total Population**

*Data Source: Urban Futures, May 2012 Population and Employment Projections for the City of Vancouver*
It is costing more to live in Vancouver

Costs and Income 2008-16
Comparison of Metro Vancouver Living Wage and City of Vancouver Median Personal Income

Living Wage Pressures, 2008-16
Rate of Change in Cost of Selected Components of Metro Vancouver Living Wage Calculation

- Food: +27%
- Clothing: +31%
- Shelter: -4%
- Transport: -3%
- Childcare: +38%

Data Source: Living Wage for Families Campaign; Statistics Canada, T1 Family File (Income Tax Returns)
Affordability challenge is not just housing
Top 20% of earners take home 50% of the income

Income Distribution in City of Vancouver, 2013
Share of After-Tax Adjusted Family Income

<table>
<thead>
<tr>
<th>EARNERS</th>
<th>Share (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Top 10%</td>
<td>34%</td>
</tr>
<tr>
<td>Next 10%</td>
<td>16%</td>
</tr>
<tr>
<td>Next 10%</td>
<td>12%</td>
</tr>
<tr>
<td>Next 10%</td>
<td>10%</td>
</tr>
<tr>
<td>Next 10%</td>
<td>8%</td>
</tr>
<tr>
<td>Next 10%</td>
<td>7%</td>
</tr>
<tr>
<td>Next 10%</td>
<td>5%</td>
</tr>
<tr>
<td>Next 10%</td>
<td>4%</td>
</tr>
<tr>
<td>Next 10%</td>
<td>3%</td>
</tr>
<tr>
<td>Bottom 10%</td>
<td>0.5%</td>
</tr>
</tbody>
</table>

Data Source: Statistics Canada, T1 Family File (Income Tax Returns). Custom tabulation from Community Data Program, Canadian Council on Social Development.
Top earners have a larger share of income than most other cities

### Income Distribution in Large Canadian Cities, 2013

<table>
<thead>
<tr>
<th>City</th>
<th>Share of Adjusted After-Tax Income Held by Top 10% of Earners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toronto</td>
<td>35%</td>
</tr>
<tr>
<td>Montréal</td>
<td>28%</td>
</tr>
<tr>
<td>Calgary</td>
<td>32%</td>
</tr>
<tr>
<td>Ottawa</td>
<td>25%</td>
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<tr>
<td>Edmonton</td>
<td>28%</td>
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<tr>
<td>Mississauga</td>
<td>27%</td>
</tr>
<tr>
<td>Winnipeg</td>
<td>25%</td>
</tr>
<tr>
<td>Vancouver</td>
<td>34%</td>
</tr>
<tr>
<td>Brampton</td>
<td>25%</td>
</tr>
<tr>
<td>Hamilton</td>
<td>25%</td>
</tr>
</tbody>
</table>

Data Source: Statistics Canada, T1 Family File (Income Tax Returns)
Custom tabulation from Community Data Program, Canadian Council on Social Development.
Why this matters

A Persistent Gap Between Rich and Poor Creates…

- Decreased connectivity between people and groups of people
- Erosion of trust in democratic institutions
- Negative economic and environmental impacts
- Poor health outcomes

A More Equitable City Fosters…

- Diversity and range of jobs and opportunities
- Increased connectedness & trust
- More resilient economy
- Reduced ecological impacts
- Better health outcomes
There are inequities across different population groups

<table>
<thead>
<tr>
<th>Low Income Rate by Population Groups, 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of Persons Below After-Tax Low Income Measure</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Rate (2011)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>21%</td>
</tr>
<tr>
<td>Gender: Female</td>
<td>21%</td>
</tr>
<tr>
<td>Gender: Male</td>
<td>20%</td>
</tr>
<tr>
<td>Family Structure: Lone Parent Family</td>
<td>35%</td>
</tr>
<tr>
<td>Family Structure: Two Parent Family</td>
<td>15%</td>
</tr>
<tr>
<td>Immigration: New Immigrant</td>
<td>34%</td>
</tr>
<tr>
<td>Immigration: Non-Immigrant</td>
<td>17%</td>
</tr>
<tr>
<td>Visible Minority: Visible Minority</td>
<td>24%</td>
</tr>
<tr>
<td>Visible Minority: Not Visible Minority</td>
<td>17%</td>
</tr>
<tr>
<td>Indigenous: Aboriginal Identity</td>
<td>35%</td>
</tr>
<tr>
<td>Indigenous: Non-Aboriginal Identity</td>
<td>20%</td>
</tr>
<tr>
<td>Language: Non-Official Mother Tongue</td>
<td>25%</td>
</tr>
<tr>
<td>Language: English Mother Tongue</td>
<td>16%</td>
</tr>
<tr>
<td>Education: High School Only</td>
<td>23%</td>
</tr>
<tr>
<td>Education: University Degree</td>
<td>14%</td>
</tr>
</tbody>
</table>

Data Source: Statistics Canada, National Household Survey
Upstream investments reduce inequities & costs, and create healthier people, communities and economy

• 260 overdose deaths in Vancouver since Jan. 2016

Visible Health Crisis
(e.g. Opioid Overdoses)

Disease, Disability, Social Problems
Health-Risk Behaviour
Social, Emotional, Cognitive Development
Neuro-development
Childhood Experiences

Adapted from Calgary Recovery Services Task Force Final report and recommendations 2016/2017
Health and well-being are everyone’s business
City Property Assets Accelerate Social Impact Investments
City’s Property Endowment Fund (PEF)

Key Points

• 60% of existing portfolio committed on long term basis to civic purposes - mostly affordable housing sites (coops, non market rental, low end of market rental, leasehold strata). Half of these sites are leased to operators under long term land leases.

• Balance of City’s portfolio is either held for future civic uses or generating recurring income to sustain fund’s capital maintenance requirements, and providing annual dividend to general revenue to reduce property tax burden of citizens.
Key Points

City property not held in PEF consists of assets acquired

- through purchase or (in one case) donation
- through land redevelopment process – Community Amenity Contribution – land or airspace parcels
Recent Examples of Achieving Healthy City Goals through Public Property & Partnerships

Actions toward a Healthy City for All
Healthy City Goals: Health and Well-Being are Everyone’s Business
Healthy City Goals:
Health and Well-Being are Everyone’s Business

A HEALTHY CITY FOR ALL

Goals directly supported with City Land (PEF, land or air parcels)

- **A Good Start**
  Vancouver’s children have the best chance of enjoying a healthy childhood.

- **A Home for Everyone**
  A range of affordable housing choices is available to all Vancouverites.

- **Feeding Ourselves Well**
  Vancouver has a healthy, just, and sustainable food system.

- **Making Ends Meet and Working Well**
  Our residents have adequate income to cover the cost of basic necessities, and have access to a broad range of healthy employment opportunities.

- **Expressing Ourselves**
  Vancouver has a diverse and thriving cultural ecology that enriches the lives of residents and visitors.
Healthy City Goals:
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Value Delivery from Sites: Hundreds of sites deployed

47 Market Sites

- 2300 leasehold strata units
- 1500 Market rental apartments

205 Non-market Housing Sites

- 55 Coops
- 150 Non-market housing sites

13,000+ units

- Approximately $2,000,000,000 of City-owned land currently deployed to affordable housing in the City.
Property Endowment Fund (PEF)

Leverage Affordable Housing, Rapid Transit & Civic Objectives

Value Creation (operating income, land value capture)

Strategic Land Acquisition

Departments Deployment

Time

REFM
Leasing Land for Existing Affordable Housing

The bottom line… Ability to replenish and grow land bank to deliver future housing requires that the PEF recovers a portion of its past investment, in current dollars.
March 2017 New “Housing Vancouver” Strategy Launched
Council approved actions to:
1. Link Housing Affordability Targets to incomes and household type
2. Create more of the right supply
   ✓ Expand & densify along transit-oriented hubs, corridors & arterials to increase rental housing
   • Launch 2 new rapid transit station area plans in 2017 & Cambie Corridor Ph 3 planning program
   • Expand Rental 100 - considering location and type of supply
   • Review IRP to improve affordability & effectiveness
March 2017 New “Housing Vancouver” Strategy Launched
Council approved actions to:
3. Complete Neighbourhoods with New Housing Forms
March 2017 New “Housing Vancouver” Strategy Launched

Council approved actions to:

3. Complete Neighbourhoods with New Housing Forms

4. Provide More City Land to Increase Affordable Housing

- **Use City land & VAHA to deliver more affordable housing units**
  - VAHA to move on another 8 sites (~1,000 units)
  - Plus an additional 6 City PEF sites (~900 units)
  - Expand innovative uses of land e.g. “Community Land Trust”
  - Purchase land to replenish land-bank
  - Continue to negotiate affordable housing units as public benefits
March 2017 New “Housing Vancouver” Strategy Launched

Council approved actions to:

5. Launch One year Pilot to prioritize and speed up affordable housing planning and development processes

- ~20 Projects at any one time / ~2,000 units
- Establish a prioritization framework for housing projects
- Dedicate resources to priority pilot projects
- Governance & decision making framework for issues resolution
- Set service targets
- Expedited process reducing timelines by half from rezoning application through building permit issuance
Other Healthy City Strategy Actions Optimizing Public Property
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A Good Start
Reaching 70% of 1,000 child care space target (2014-2018)

Childcare integrated into school construction, civic parking garage and airspace parcels
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Feeding Ourselves Well
Supporting food-friendly neighbourhoods

City, Parks and YMCA investing to activate underused kitchens
Leasing City-owned lands to farmers
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Making Ends Meet and Working Well
Building capacity for social enterprise

The Lux
• Low-barrier hub for income and employment support

312 Main Street
• Centre for social and economic innovation

501 Powell Street
• CED Platform
• DTES Market

Development of hubs enables DTES community economic development
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Expressing Ourselves
Fostering cultural leadership and investing in creative economy

New gallery, program, rehearsal and community space as part of rezoning

ArtsFactory – maker space and offices for the creative and arts sector in leased City building
In a city like Vancouver where rising land value is affecting the affordability of housing, childcare, and creative spaces, the City can use its land assets to create assets that support and build Community.

Five key Healthy City Goals are being directly accelerated because of the City's land assets.

The City is continuing to seek new ways to leverage our property through new governance structures and seeking new partnerships with investors and nonprofits, currently through work such as the Social Infrastructure Plan.
Ongoing Learning About Optimizing Social Returns

- Still learning how to optimize City property to achieve ROI and SROI, including housing and other City investments.

- For example, provincial partners have begun to explore through affordable housing: 2016 Report on SROI of Affordable Housing Supported by BC Housing indicates: “For every dollar invested in supporting affordable housing through the CPI, between two and three dollars in social and economic value is created for individuals, governments, and communities.”