

# Is Vancouver building enough housing?

VCPC Panel

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# Building enough housing for what?

To meet human rights* obligations:	NO
To keep down rents & prices:	NO
To support economy & job growth:	NO
To meaningfully reduce per capita GHG:	NO
To support & grow a vibrant urbanism:	NO
To prevent neighbourhood change:	YES
To retain (settler-colonial) character:	YES
To enable drivers to easily park anywhere	YES
To maximize landlord (& neighbour) choosiness:	YES
To insure RE financial investment return:	YES

To be an  
**Inclusive City**

\* Human Rights esp. including:  
Right to Housing  
Freedom of Movement  
Freedom of Association

See:

<https://homefreesociology.com/2021/02/26/human-rights-yimbyism/>

# Housing as Musical Chairs

**Players:** about 13% Canadians hear the music & move every year, *mostly* by choice!

As people move, they look for newly open chairs as their old chairs often open up

When the music stops & chairs are more scarce than players, those moving fastest (or spending most \$\$\$) get the chairs

**An inclusive city:** means chairs for anyone who wants one

We don't know exactly how many players we've got in YVR, but we know they're moving FAST, spending more & more \$\$\$ on chairs, suggesting way fewer chairs than players

**Building:** adding **net new units** key! Both rickety stools & luxury massage chairs can help, but markets may not build for all

**Building & reserving** chairs (e.g. for slowest) fills gap, works against inequality & important to becoming an inclusive city



Milking Stool  
[https://en.wikipedia.org/wiki/Stool\\_\(seat\)#/media/File:Tabour\\_et\\_pour\\_traire.JPG](https://en.wikipedia.org/wiki/Stool_(seat)#/media/File:Tabour_et_pour_traire.JPG)

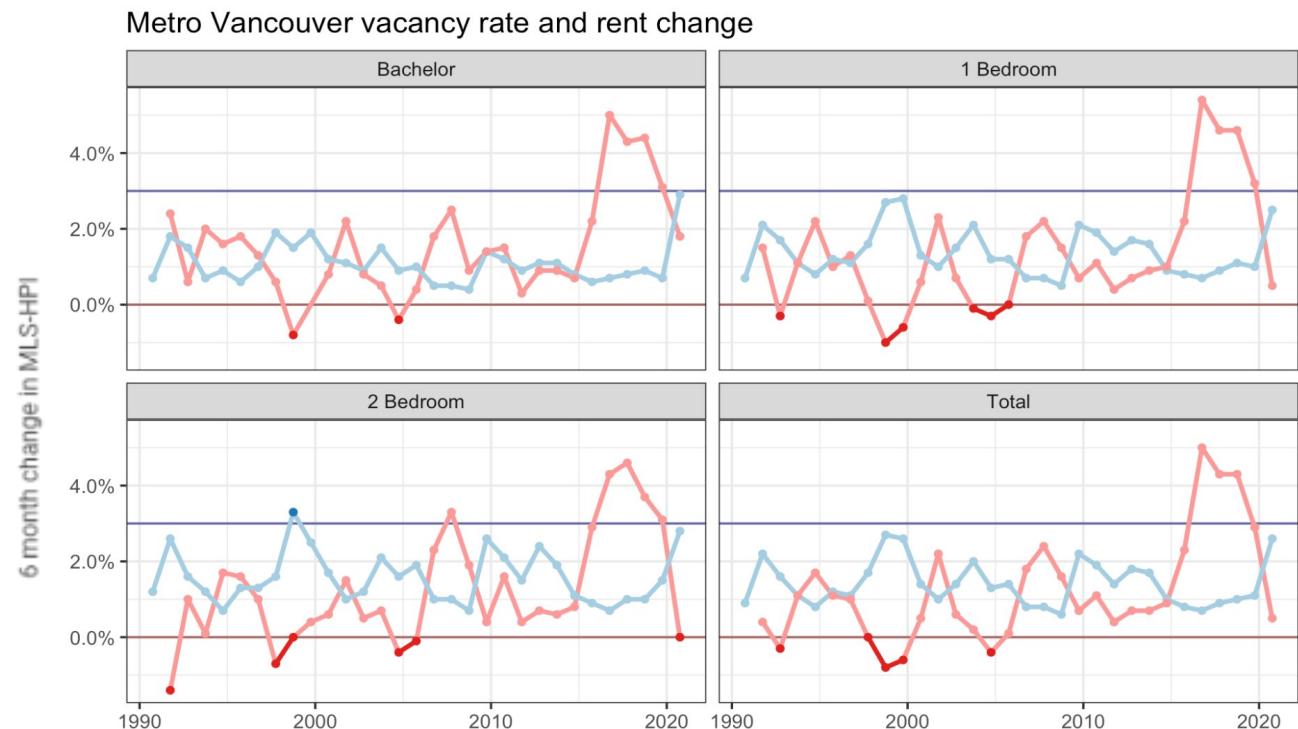
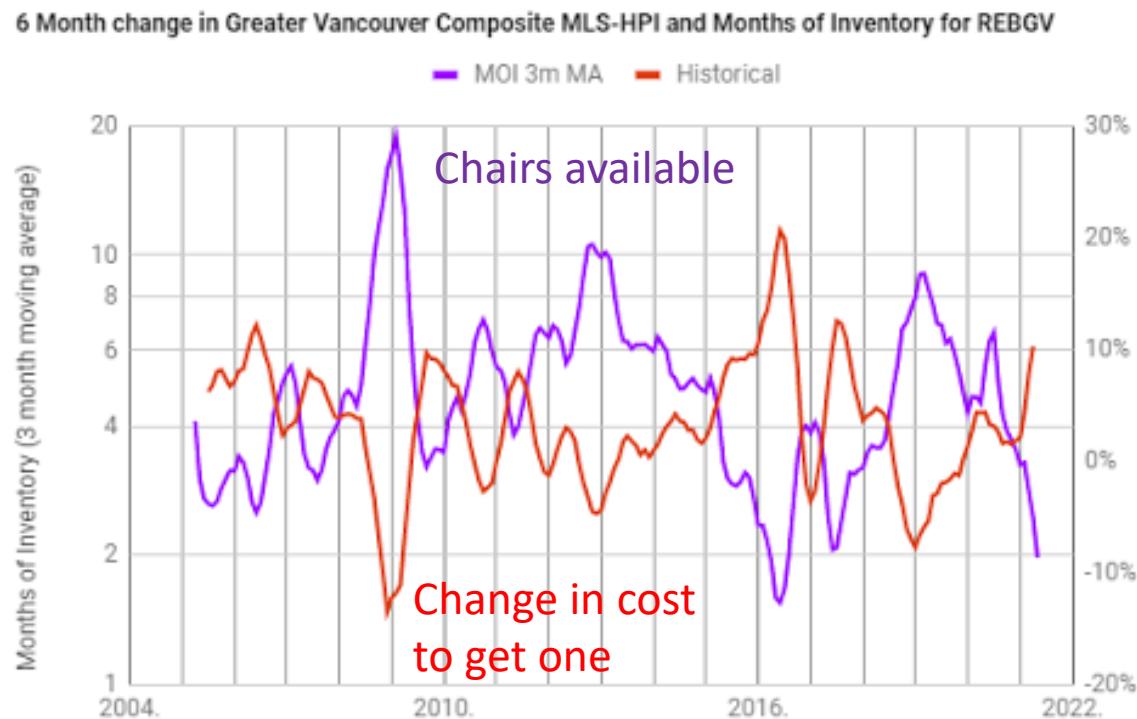


uLove 2 Shiatsu Full Body Massage Chair

**RESERVED**

# Building enough to be an inclusive city?

NO: But adding more housing (chairs) would help reduce prices & rents



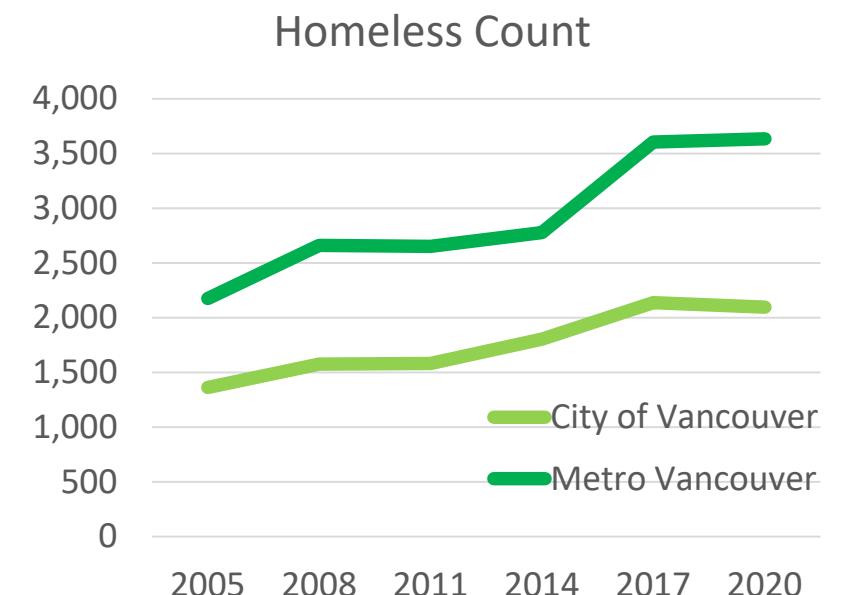
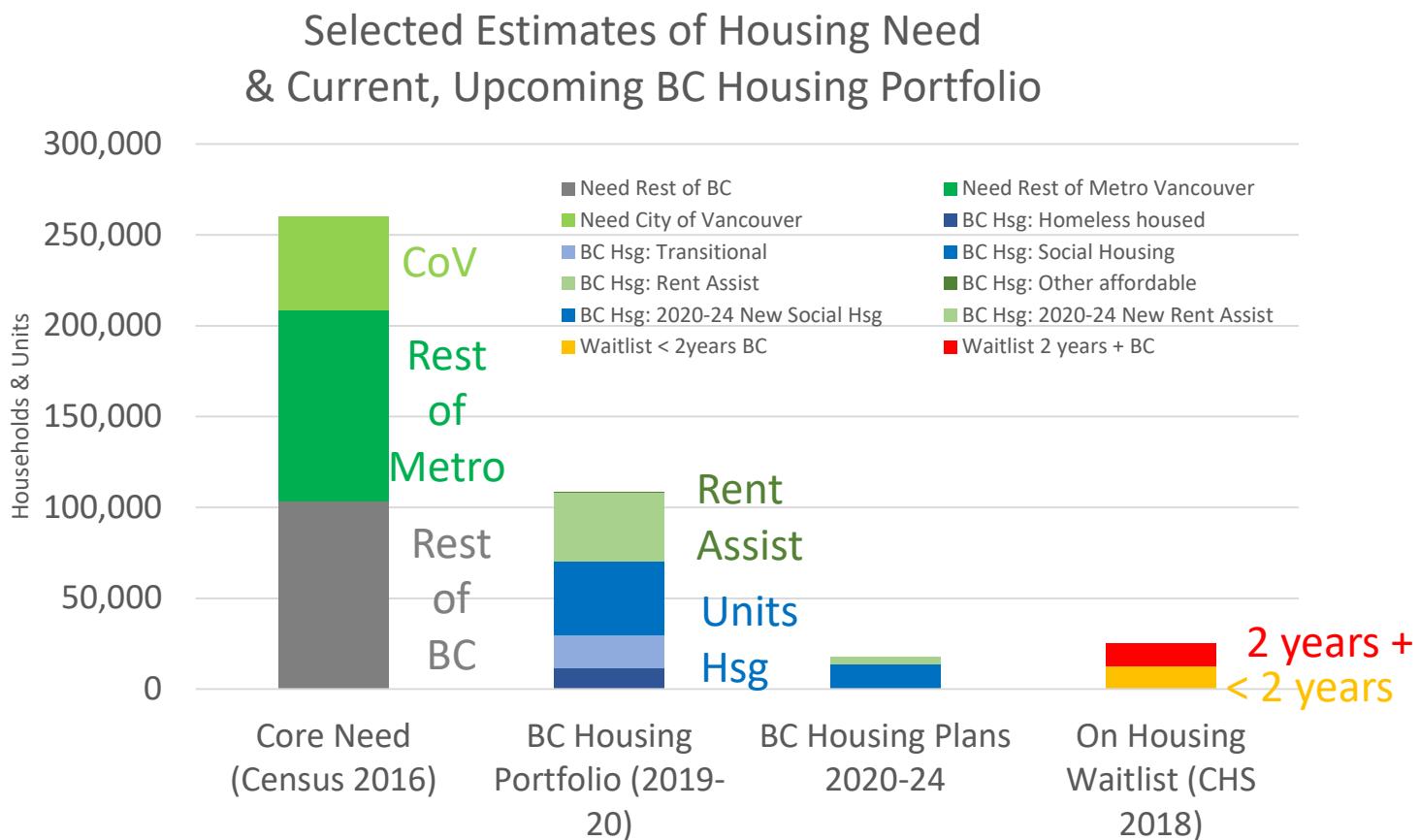
MLS data from <http://housing-analysis.blogspot.com/>

Series — Primary vacancy rate — Fixed sample rent change (inflation adjusted)

Data: CMHC Rms & StatCan v108785713

# Reserving enough for right to housing?

NO: not even enough reserved for housing seekers already here

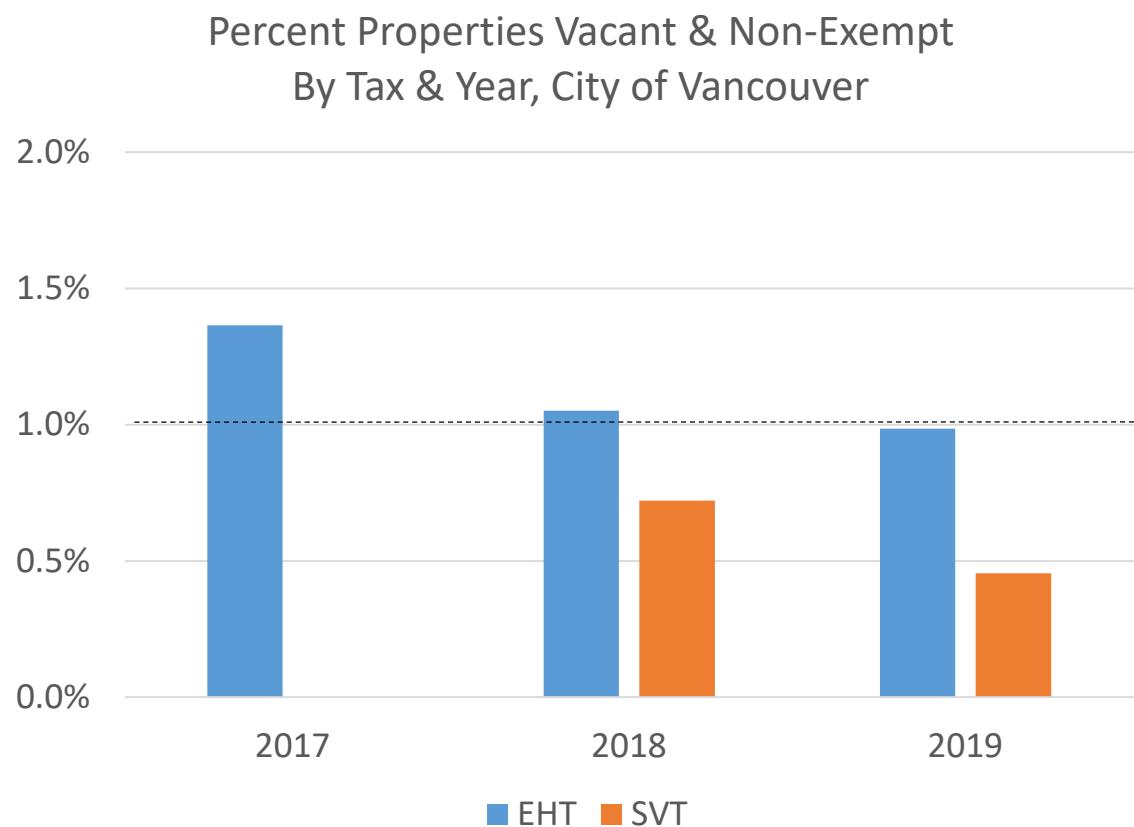


## SOURCES

- <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/chn-biml/index-eng.cfm>
- <https://www.bchousing.org/about/our-organization>
- <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=4610004201&pickMembers%5B0%5D=1.11&pickMembers%5B1%5D=2.1>
- [https://www.vancouvercommunityfoundation.ca/sites/default/files/uploads/2020HomelessCount\\_MetroVan\\_PreliminaryDataReport.pdf](https://www.vancouvercommunityfoundation.ca/sites/default/files/uploads/2020HomelessCount_MetroVan_PreliminaryDataReport.pdf)

# Do the chairs we add actually get sat upon?

YES: Low vacancy rates & Empty Homes (EHT) & Vacancy (SVT) taxed



SVT 2019  
**Table 2: Top Ten Exemptions Claimed in Vancouver**

Exemption	Count
Principal residence	183,580
Occupied by a tenant	89,542
Recently acquired or inherited	3,691
Construction or renovation	2,428
Rental restrictions	993
Death of an owner	569
Strata accommodation	481
Property with no residence	250
Vacant new inventory	209
Separation or divorce	175
Other exemptions	762
<b>Total</b>	<b>282,680</b>

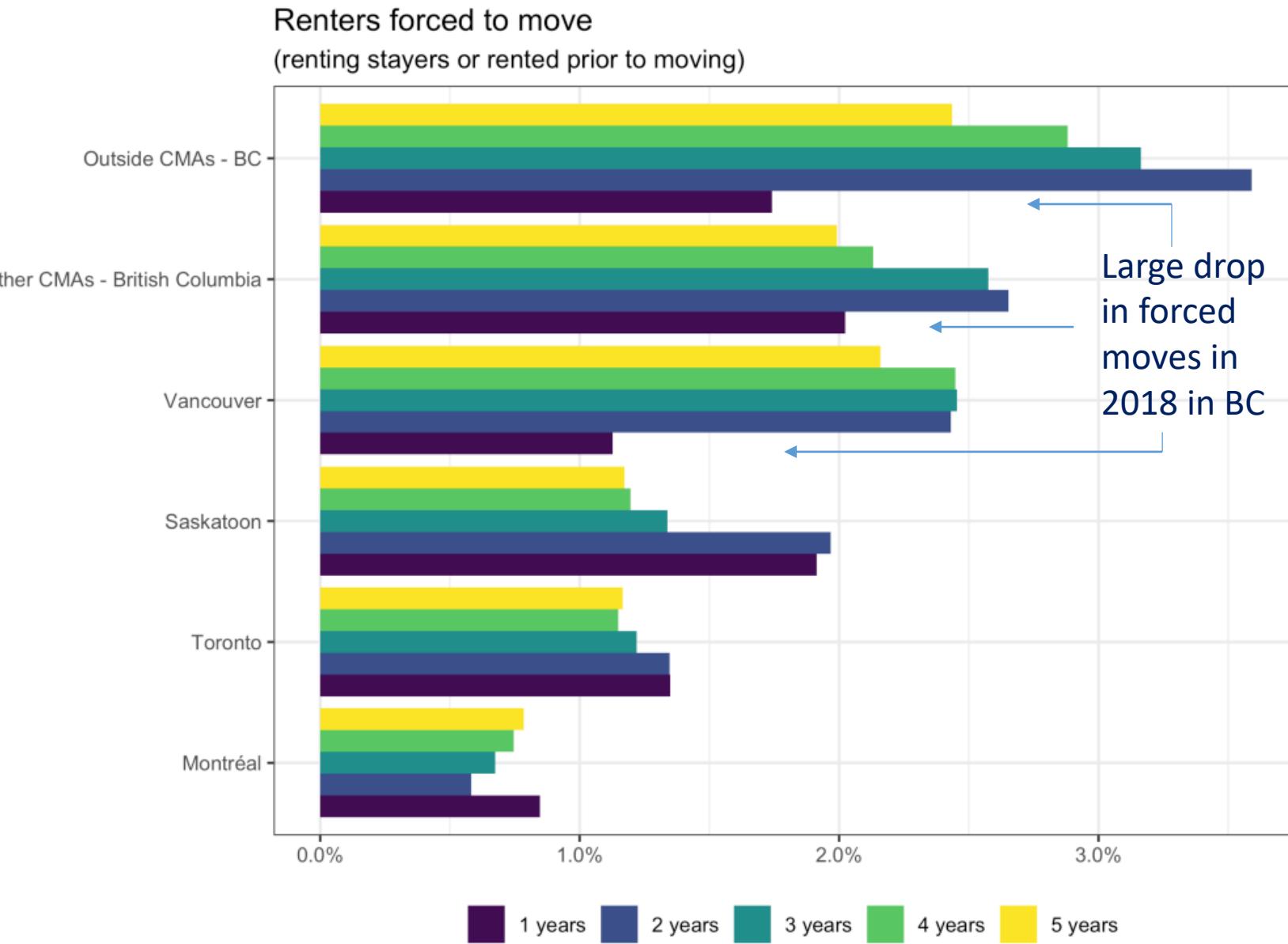
## SOURCES

- [https://news.gov.bc.ca/files/SVT\\_2019\\_Data.pdf](https://news.gov.bc.ca/files/SVT_2019_Data.pdf)
- [https://news.gov.bc.ca/files/SVT\\_Consultation\\_All.pdf](https://news.gov.bc.ca/files/SVT_Consultation_All.pdf)
- <https://vancouver.ca/files/cov/vancouver-2020-empty-homes-tax-annual-report.pdf>

# Free to Move?

Scarcity of chairs can lead to higher forced moves & lower voluntary moves, esp. for renters

Recent reforms in BC appear to have greatly reduced landlord powers to force moves

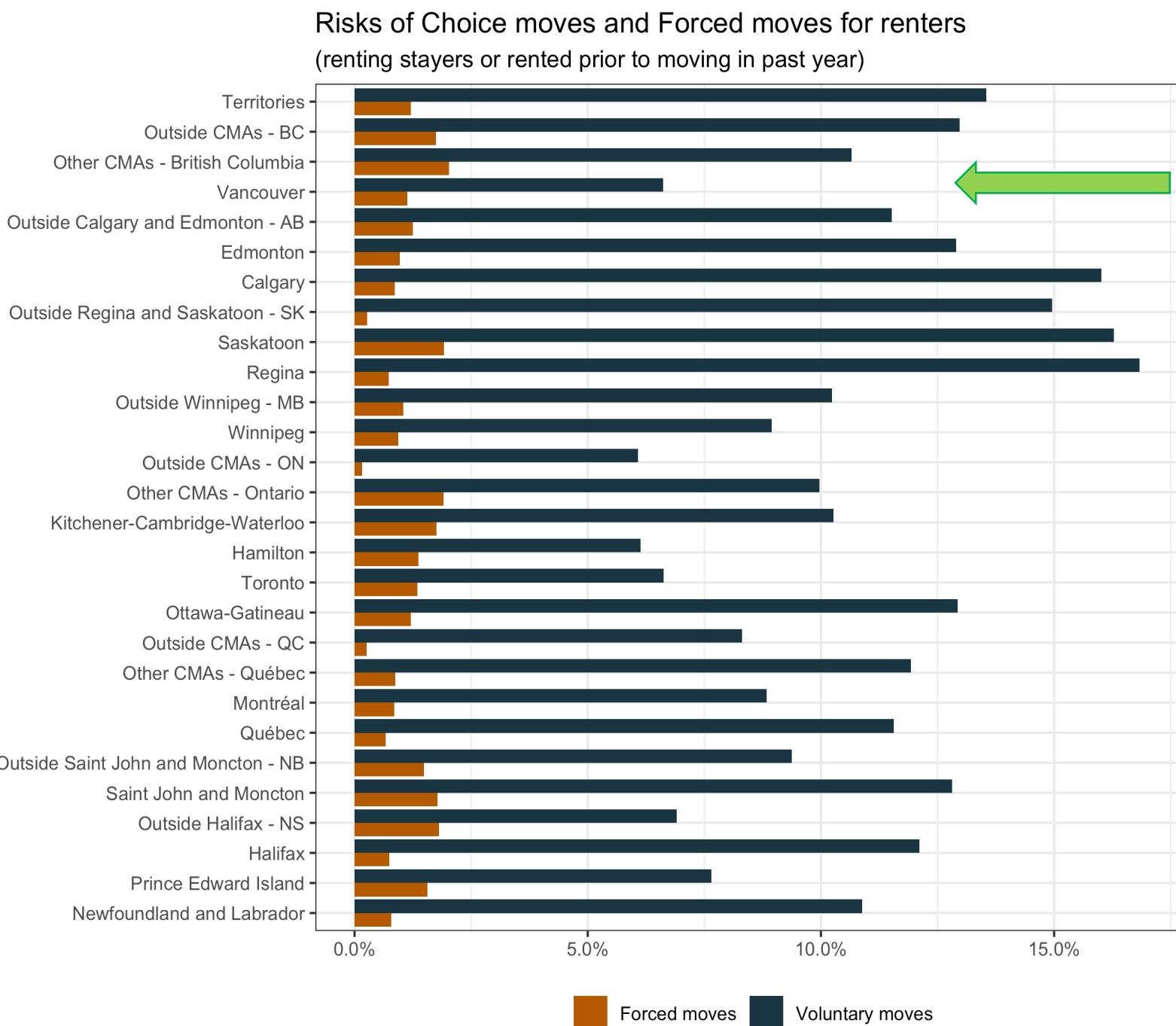


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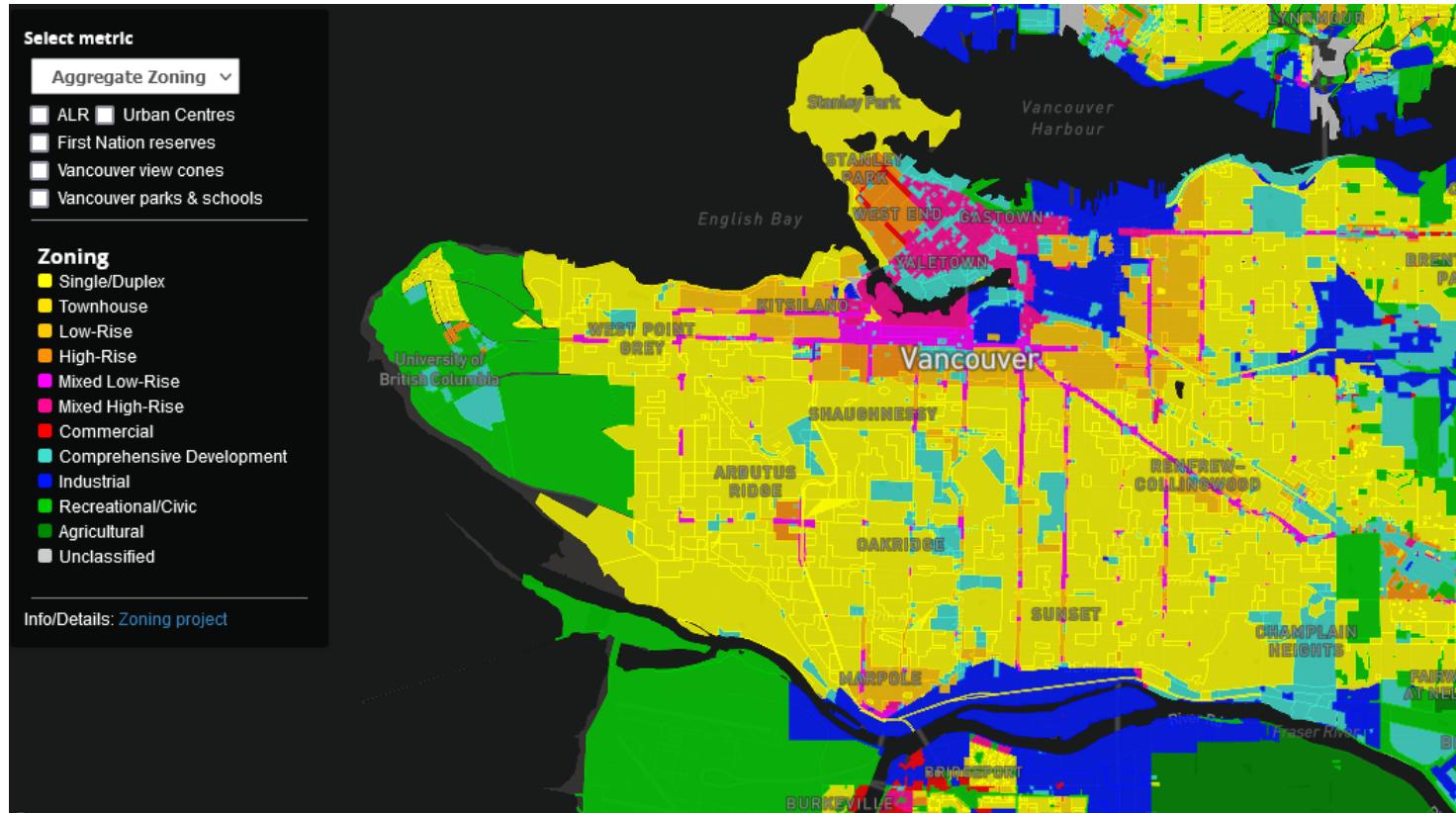
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But we still have a long way to go to enable more voluntary moves!



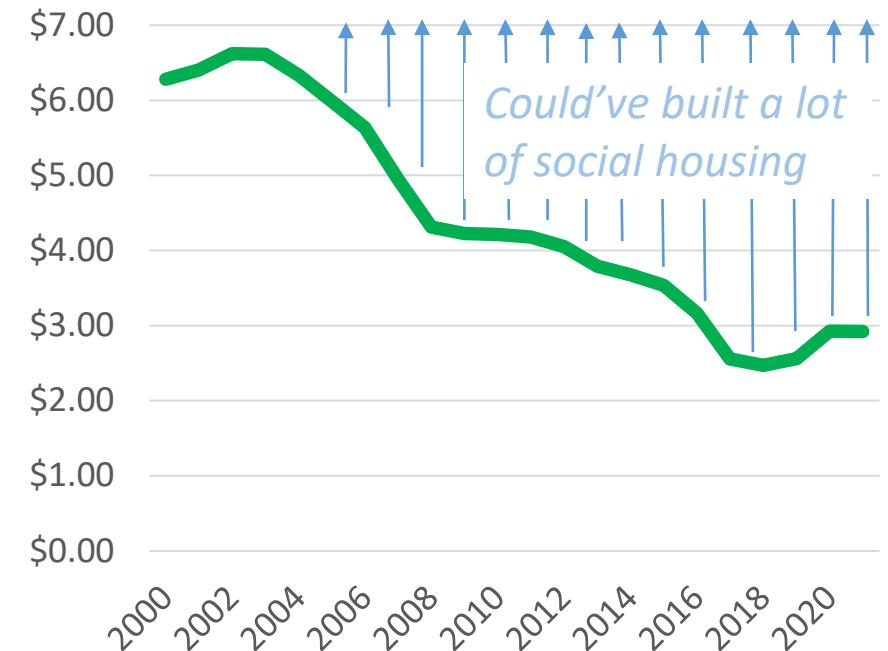
# What's preventing adding more chairs?

Mostly municipal policies (e.g. zoning) constraining building more housing



& sufficient funding & scaling up of social housing

City of Vancouver residential property tax paid per \$1,000 assessed value\*



# Housing as Musical Chairs

All net additional chairs help us become a more inclusive city

We can & should fit a lot more chairs

Fancy chairs can help, but diversity is good.  
Beware mandating massage chairs & outlawing  
milking stools if it limits chairs overall

Adding reserved chairs works best **alongside**  
adding more market chairs to build inclusion



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