

Rent Levels in Vancouver's New Social Housing Projects

Development Address	Number of units counted by City	Units guaranteed available for people on welfare	Units with maximum rents at HILs or above	Notes on project and rent levels (where available)¹	Stage of Development
311 E. 6th Ave.	14	0	0	BC Housing further subsidizes units.	Approved
2305 W. 7th Ave.	15	0	0	Housing for seniors.	Completed
728 W. 8th Ave.	5	0	0	Studios and (1 BR) units at \$769 - \$972. ²	Completed
706 W. 13th Ave. (Heather Place)	144	0	101	Initially 23% of units must rent for less than HILs. After 5 years, 30% of units must rent for less than HILs.	Approved
650 W. 41st Ave. (Oakridge)	290	0	0	"the extent to which shelter rate units can be delivered will depend upon the availability of funding from other sources" ³	Approved
3090 E. 54th Ave. (Firehall No. 5)	31	0	0	15 (2 BR) units at \$500, 13 (2 BR) units at \$980, 3 (3 BR) units at \$1,085. ⁴	Approved
502 Alexander St.	12	6	0	Shipping container housing.	Completed
626 Alexander St.	5	5	0		Construction
4255 Arbutus St. (Arbutus Centre)	100	??	??	25 (1 BR) units and 25 (2 BR/3 BR) units ranging from shelter rates to average market rent. 50 (1 BR) units for seniors at \$765 - \$825. ⁵	Approved
557 E. Cordova St. (Cordova)	5	5	0		Completed
211 Gore Ave. (Former jail)	96	24	0		Completed

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41 E. Hastings (United We Can site)	68	0	68	"Housing Income Limits (HILs) rates or CMHC market rents, whichever is lower". Plus 52 units counted in the City's supportive housing tally.	Completed
138 E. Hastings (Sequel 138)	18	9	9		Completed
933 E. Hastings (Strathcona Village)	70	23	47	"[non-shelter rate] units will range from rents geared to income (maximum of 30% of [HILs]) to market rent."	Construction
4899 Heather St.	9	0	6	Housing for retired priests.	Completed
1171 Jervis St.	27	??	??	"rents will range from the shelter component of Income Assistance to a maximum of the CMHC average market rent for the local area." Project involves demolition of 42 low-cost housing units.	Construction
2910 E. Kent Ave.	90	0	90	35 (2 BR) units at \$2,093-\$2,124. 55 (3 BR) units at \$2,214-\$2,304. ⁶	Construction
1700 Kingsway	48	0	0	48 (1 BR) units at \$897-972.	Construction
3484 Kingsway (Ramada hotel)	11	??	0	Plus 109 replacement units for the demolition of the old Continental Hotel. ⁷	Completed
179 Main St.	9	9	0		Approved

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601 Main St.	22	11	5	11 units at shelter rate, 6 units at \$850, and 5 units at market rates.	Construction
1847 Main St.	30	0	21	30 units designated for artists. Project involves demolition of 21 low-cost rental units.	Approved
2780 SE Marine Dr.	124	0	0	108 (1 BR) units at \$914-987, 16 (3 BR) units at \$1,236.	Construction
2800 SE Marine Dr.	96	0	50	20 (1 BR) units at \$932, 50 (2 BR) units at \$1,296-\$1,353, 26 (3 BR) units at \$1,236 - \$1,591.	Construction
1551 Quebec St.	137	0	82	40% of units: \$913 - \$1,400. 60% of units: \$1,000 - \$2,000. ⁸	Construction
1077 Richards St.	75	0	75	34 (studio) units, 41 (1 BR) units. Average rent: \$1,164. Project also contains 87 units of replacement social housing.	Construction
1107 Seymour St.	81	??	??	"It is contemplated that up to fifty percent of the units would be affordable to those on social assistance and that the remaining fifty percent would be for lower end of market and rent geared to income levels."	Construction
1155 Thurlow St.	45	0	9	18 units \$498-\$906, 18 units \$797-\$1,449, 9 units \$896-\$1,630.	Construction
1723 Victoria Dr.	6	0	0	Plus 20 units counted in the City's supportive housing tally.	Construction
Totals	1683	92	563		

Footnotes

1. The City of Vancouver does not publish a full list of the projects included in their tally of new social housing units, let alone any aggregated rent data. We tracked down information on rent levels to the extent it is available, but, as can be seen in the table, some data are missing and/or necessarily provisional. All rents are given per month and are projected averages for the entire project unless otherwise stated. Quotes are sourced from the links in the left hand column. BR = bedroom.
2. "Maximum housing charge based on 85% of average rents for bachelor and one-bedroom suites pursuant to the Canada Mortgage and Housing Corporation ("CMHC") Fall 2011 Average Market Rent, escalated annually by the City CPI rate or 2%, whichever is the lesser" ([Rezoning application](#)). We calculated approximate rents from this statement based on documents [here](#), [here](#), and [here](#).
3. The developer has [stated](#) that development plans will be scaled back. This could result in a reduction in the number of social housing units provided.
4. The rezoning application states this development will contain 15 supportive housing units and 16 social housing units. The 2014 and 2015 report cards however count this project entirely as social housing.
5. We assumed this [statement](#): "50 units for seniors (one bedrooms with rents in line with the SAFER program)" to mean maximum rents under the [SAFER program](#).
6. The City is considering the four Community Land Trust Foundation sites in aggregate, therefore allowing this site to have 100% of units rent at higher than HILs rates.
7. The manager of this project verbally informed us of the following rent levels: 60 units at shelter rate, 15 units at \$425 - \$550, 48 seniors units at \$700. It is unclear which of these units the City counts as the "new" social housing units and which they count as replacement units for the demolished Continental hotel.
8. "60% of the units will be rent at modest market rents for the area... 40% of the homes in this building are targeted to people with an annual income ranging from \$36,500 up to \$56,000" ([City press release](#)). Because the City targets a 30% contribution of tenant's income to rent, the general rent levels can be calculated from these statements. This City's definition of "modest market" can be found [here](#).