Vancouver is a city brimming with potential. Nestled in a shockingly beautiful vista of mountains & beaches, our city represents the hope for all cultures to weave a shared community.

Progress Vancouver aims to unlock that potential.

We’ll have to move quickly. Vancouver is collapsing under the weight of a housing crisis, drug poisoning crisis, and public safety crisis. Climate change looms amid rising sea levels & record heats. Yet the last 4 years of sluggish leadership offered only empty promises.

In the coming weeks, Progress Vancouver will release its plans to address each crisis.

At the centre of it all lies housing. We face a massive shortage of housing. We need to build more. Not housing for profits, but housing for people. Housing for students, children, and seniors. Housing for workers. Housing for families.

We. Need. Housing.

With Mark Marissen as mayor, Progress Vancouver will waste no time.
Here’s our **12-Point Housing Plan:**

1) **Replace outdated land use policies with modern, common-sense zoning**
   a) Immediately allow family-oriented multi-unit housing around schools, playgrounds, and transit
   b) End the ban on affordable multifamily rental units in 75% of the city’s residential land; allow 6-storey rental buildings & 4-storey strata buildings throughout the city
   c) Stop forcing construction of rental housing on noisy & polluted major roads, which reduces quality of life for renting families and displaces local small businesses

   *The current council requires “spot rezoning,” which inflates costs & delays. Ending this practice is key to an affordable, growing 21st-century city.*

2) **Create the Vancouver Civic Housing Corporation (VCHC) to build mixed-income housing**
   a) Create a city owned agency to build and manage mixed income housing: the Vancouver Civic Housing Corporation (VCHC).
   b) Use revenue from a portion of market rate homes in each VCHC project to pay for below-market homes, providing a robust model of budget-neutral housing
   c) Initiate public VCHC developments in the very first year of office
   d) Require 2 & 3-bedroom family housing to comprise at least 50% of VCHC developments
   e) Explore opportunities to incorporate multi-generational, affordable housing into VCHC projects
   f) Review all city owned (non-park) land for suitability towards new mixed-income and social housing developments.
   g) Rename the VAHA to the Vancouver Non-Profit Housing Agency and focus its mandate to partner with and support non-profit housing societies.

   *Let’s have Vancouver take the lead on building an affordable future.*

3) **Allow seniors housing to be built in all neighbourhoods, enabling seniors to remain near their children & grandchildren.**

   *Vancouver should be a city for families – and our elders are a part of that family.*
4) **Increase housing targets to 15,000 per year with 50% being rentals**
   a) Waive select fees for purpose-built market rental developments
   b) Provide greater FSR & building size allowances for rental housing

There’s a record housing shortage, so let’s construct a record amount of homes. Incentivize rental construction; bring down rents.

5) **Support co-ops, collectives, & multigenerational homes as alternatives to market housing**
   a) Renew co-op leases and explore opportunities to expand the number of co-op homes as part of the lease renewal process.
   b) Advocate for the insurance industry and provincial regulators to create standardized insurance coverage for collective living and co-housing rentals
   c) Explore opportunities for multi-generational housing in new developments

Not only do these alternatives use space more efficiently... They create affordable rents and forge tightly-knit communities. City Hall should actively promote them!

6) **Secure new commitments from Ottawa & Victoria on social housing**
   a) Buy private SROs and renovate them into public long-term social housing
   b) Secure senior government funding for deeply affordable housing and social and supportive housing

Private SROs enforce the cycles of poverty. Let’s remake them into housing we can all be proud of.

7) **Enact a progressive Luxury Homes Surtax on the top 1% of properties**

Luxury homeowners should pitch in on solutions to the housing crisis. With their help, we can ease the burden on middle class homeowners & renters.

8) **Maintain the empty homes tax; support all federal & provincial anti-speculation policy**

Let’s make life hard for speculators.
9) **Protect renters**
   a) Require tenants to be offered the right of first refusal to return to the new or renovated building at the lesser of the rent they were paying or 20% below market rents.
   b) Require that tenants be compensated for expenses related to finding new housing when their unit is under renovation or when their building is being redeveloped.
   c) Prioritize developments which avoid renter displacement
   d) Support pet owners with pet-friendly rental policies in VCHC units

*Many of Vancouver’s families, workers, & students rent. We deserve protection from uncertainty.*

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10) **Streamline the Permitting & Approvals Process**
   a) Create pre-approved missing middle designs, including standardized laneway homes.
   b) Immediately launch a comprehensive review of the permitting application process.
   c) Set binding permitting time limits and hold city staff accountable to meet them
   d) Remove micromanagement from the permitting process, reprioritizing city staff away from redundant tasks
   e) Enforce goals to achieve the quickest permit processing times in Metro Vancouver

*City Hall micromanagement limits critical infrastructure. Let’s refine our process and challenge the forces which hold democracy hostage.*

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11) **Reform Community Amenity Contributions [CAC]**
   a) End the secretive practice of one-off, closed-door negotiations
   b) Set a transparent public schedule of CAC fees
   c) Direct revenue into a central fund, allocated for maximum public-good amenities

*Inconsistencies in CAC negotiation invite corruption & political interference. Community funds end up squandered on things like chandeliers. Reforms will provide transparency & certainty, while putting small builders on a level playing field with mega-developers.*

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12) **Support Indigenous-led housing developments as a respectful, collaborative partner.**

*Projects such as Señákw and the Jericho Lands are inspiring examples of reconciliation in action. Vancouver should support the Musqueam, Squamish and Tsleil-Waututh as they invest in their nations’ future.*