

Housing and Homelessness

Downtown Eastside Community Fair – June 2019



**HOUSING
VANCOUVER**

Today's Purpose

- **Update on DTES Plan implementation on Housing & Homelessness**
- **Hear from residents about:**
 - **what is working,**
 - **what isn't,**
 - **and where we should focus in the next 5 years.**

Ground Rules/Guidelines

- **Listen respectfully, without interrupting.**
- **Listen actively and with an ear to understanding others' views.**
- **Critique ideas, not individuals.**
- **Allow everyone the chance to speak.**
- **Staff are here to provide updates and listen to you!**

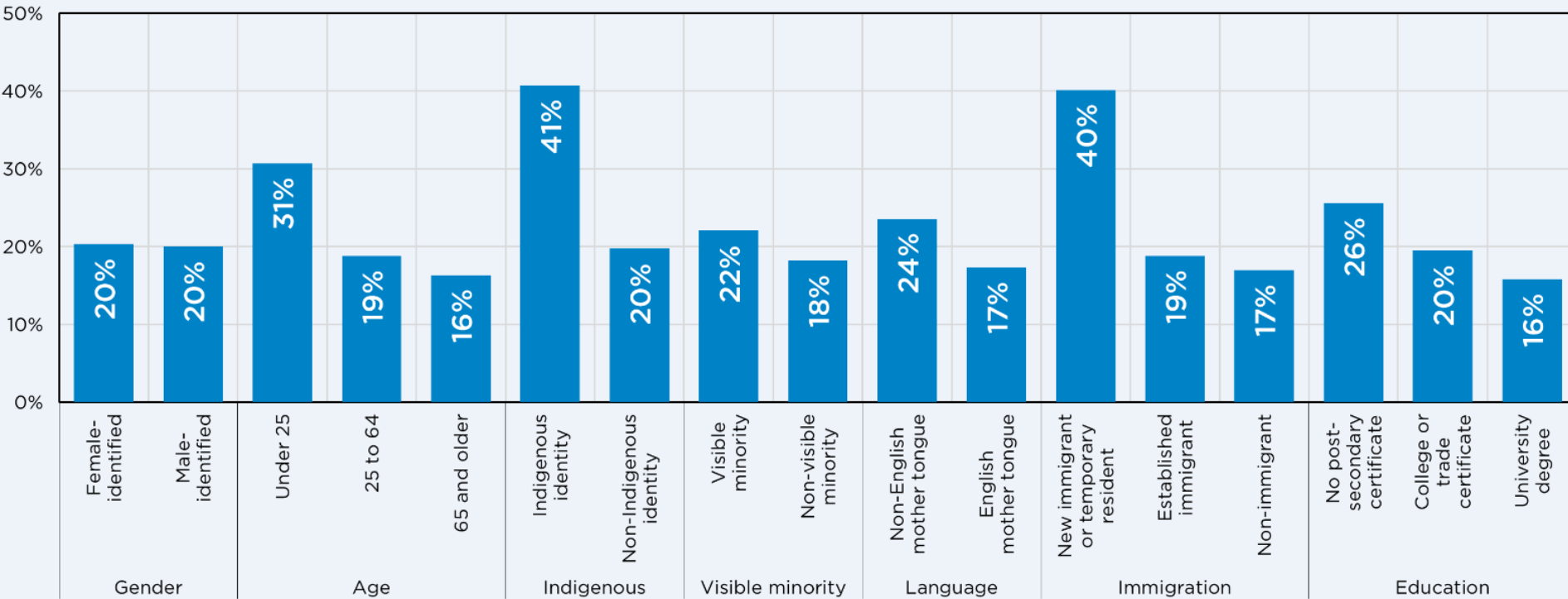
2019 VANCOUVER HOMELESS COUNT





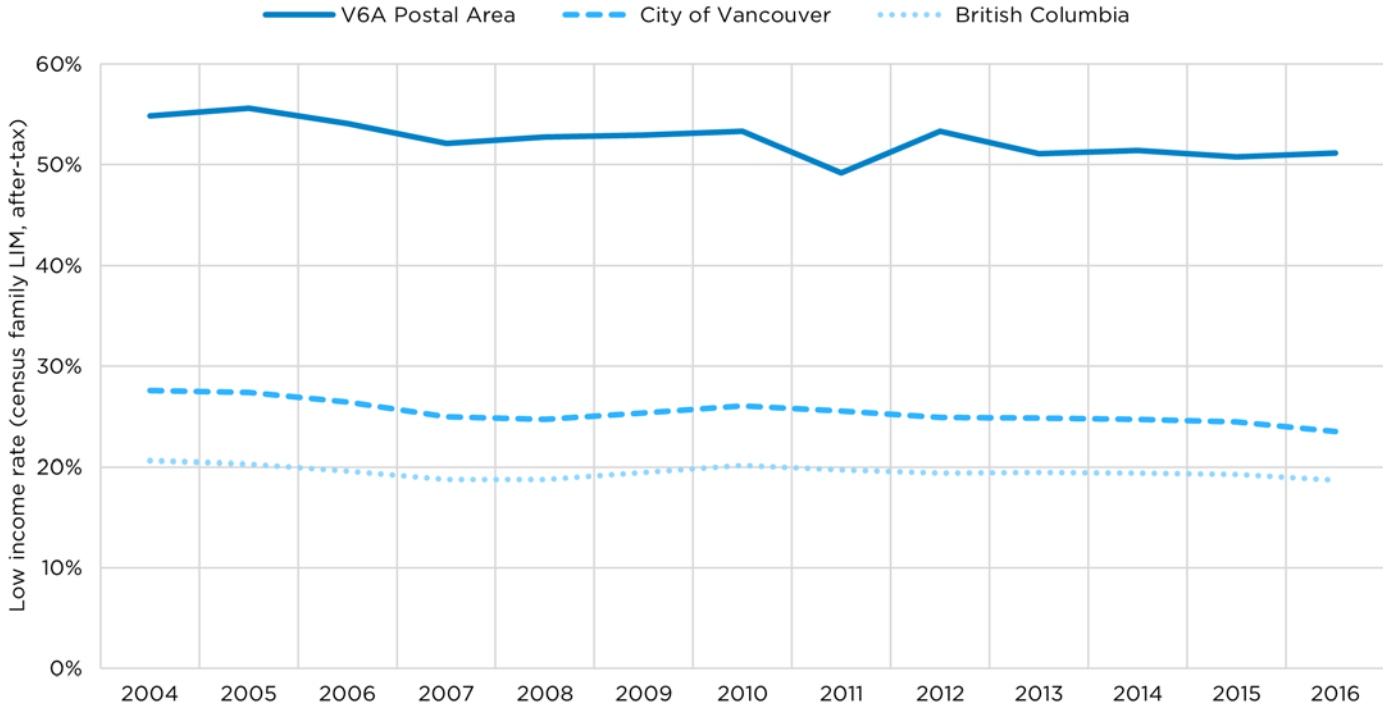
Poverty Rate by Selected Demographic Groups, 2016

Percentage of Persons with Family Income Below Market Basket Measure



Data Source: Statistics Canada, 2016 Census of Population
 Target group profile accessed through Community Data Program, Canadian Council on Social Development

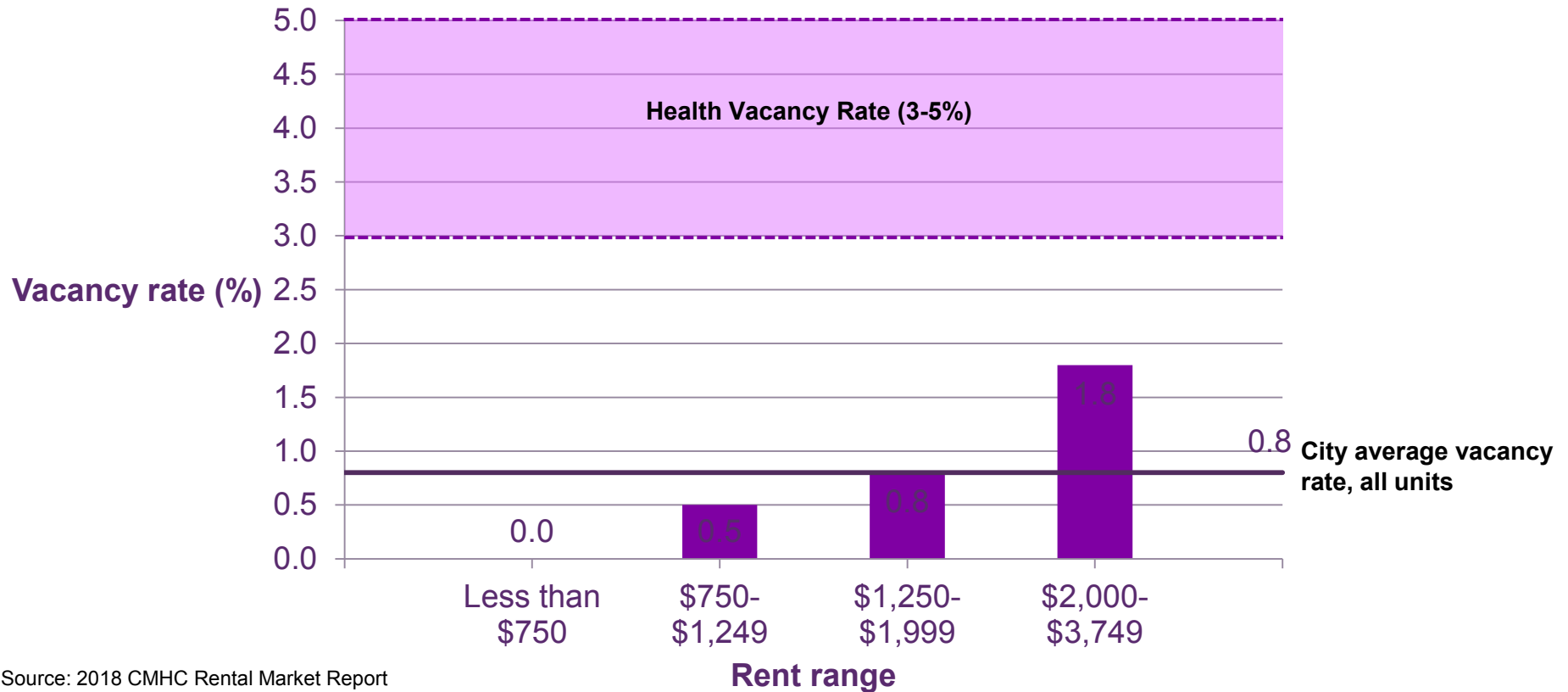
Low Income Rate, 2004 to 2016



Data Source: Statistics Canada, T1 Family File (Income Tax Returns) accessed through Community Data Program, Canadian Council on Social Development

No Housing for Very Low Income

Vacancy rate of private market rental universe by rent range, 2018



Source: 2018 CMHC Rental Market Report

Note: Includes private market rental apartment and rowhouse stock.

Group Question:

Are there causes of homelessness in this community that you think need to be highlighted?

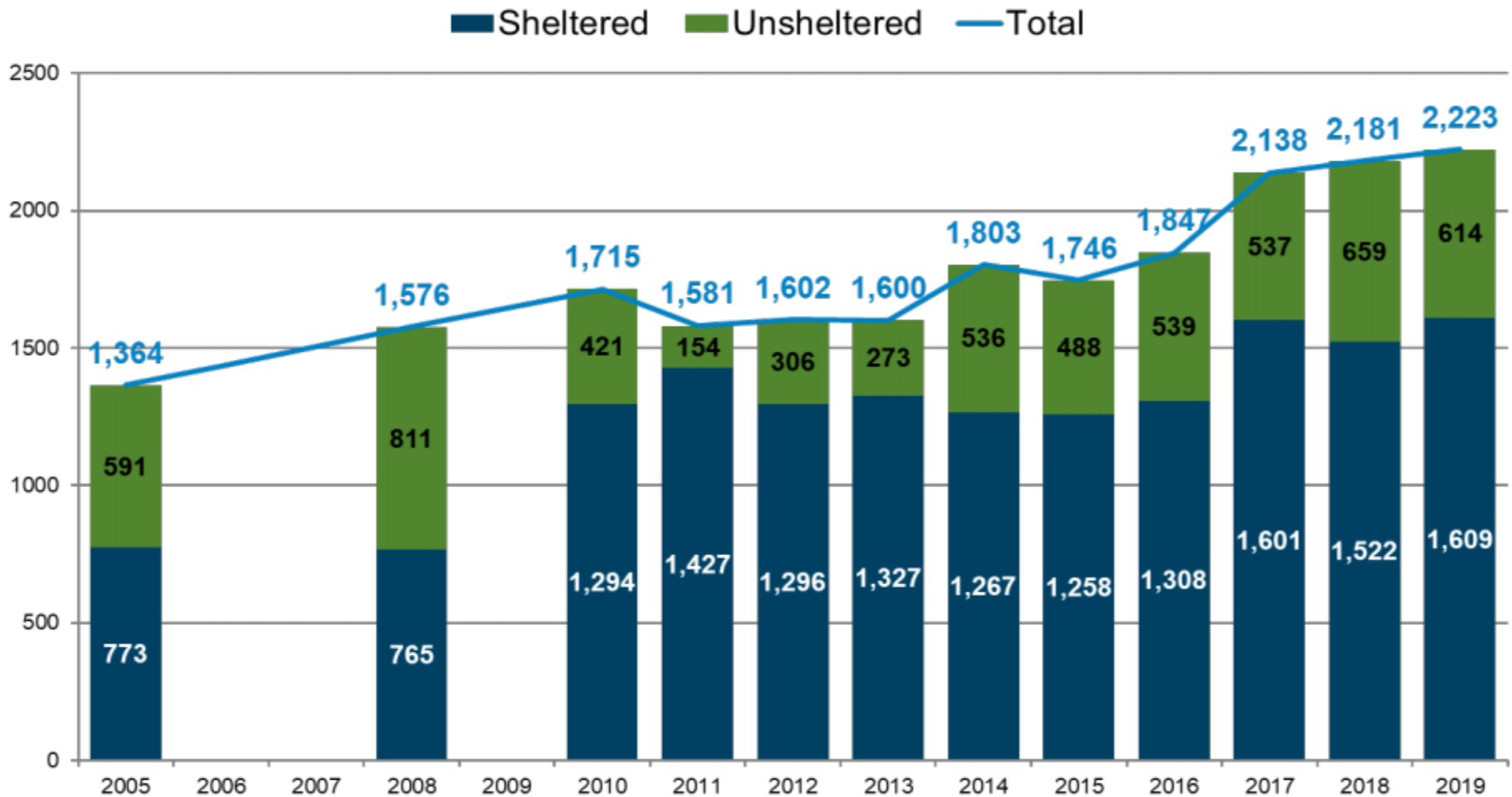
2,223

**PEOPLE IDENTIFIED AS HOMELESS IN
VANCOUVER ON MARCH 13, 2019**

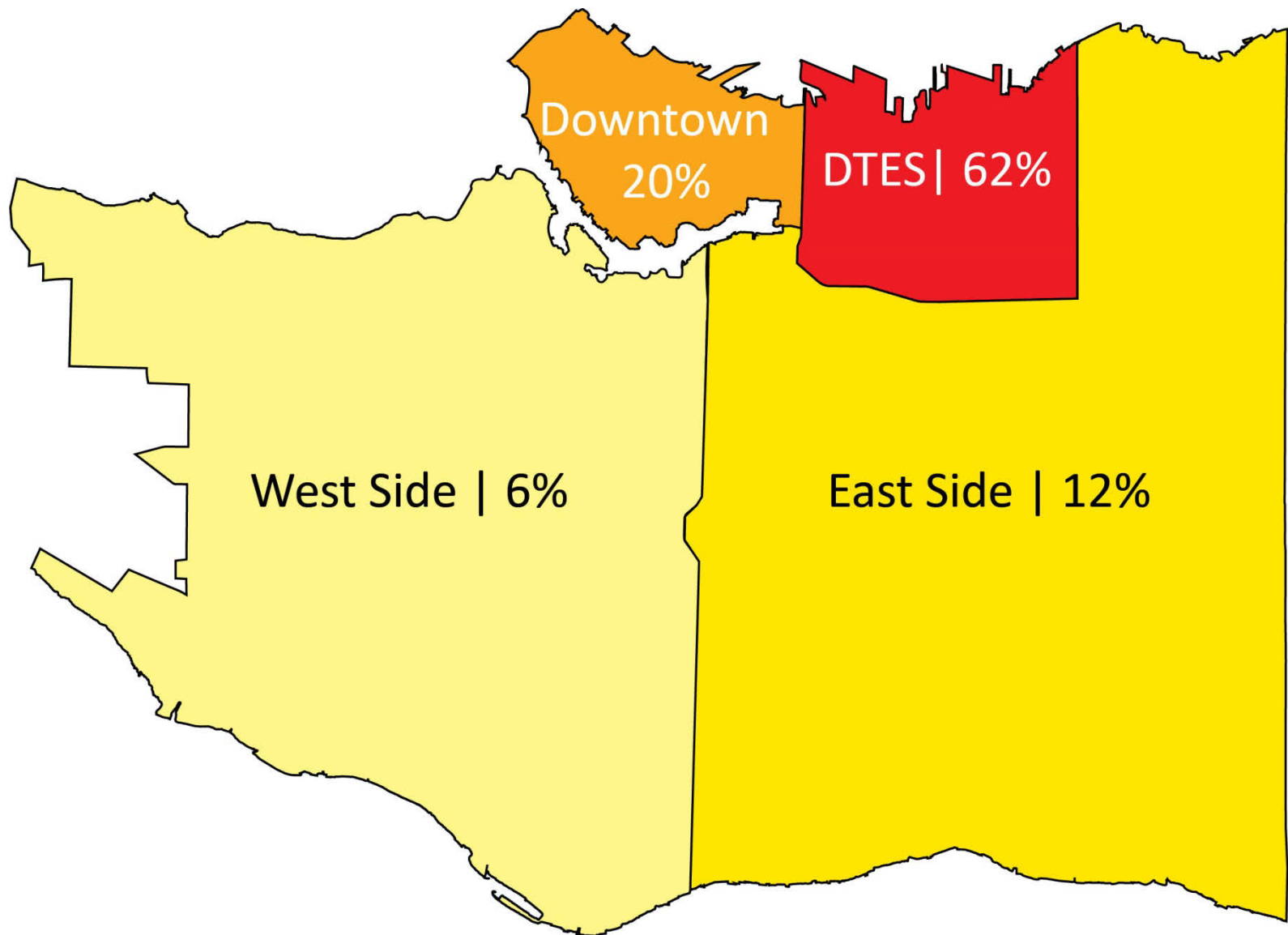
614 UNSHELTERED

1,609 SHELTERED

2005 – 2019 Trend in Vancouver

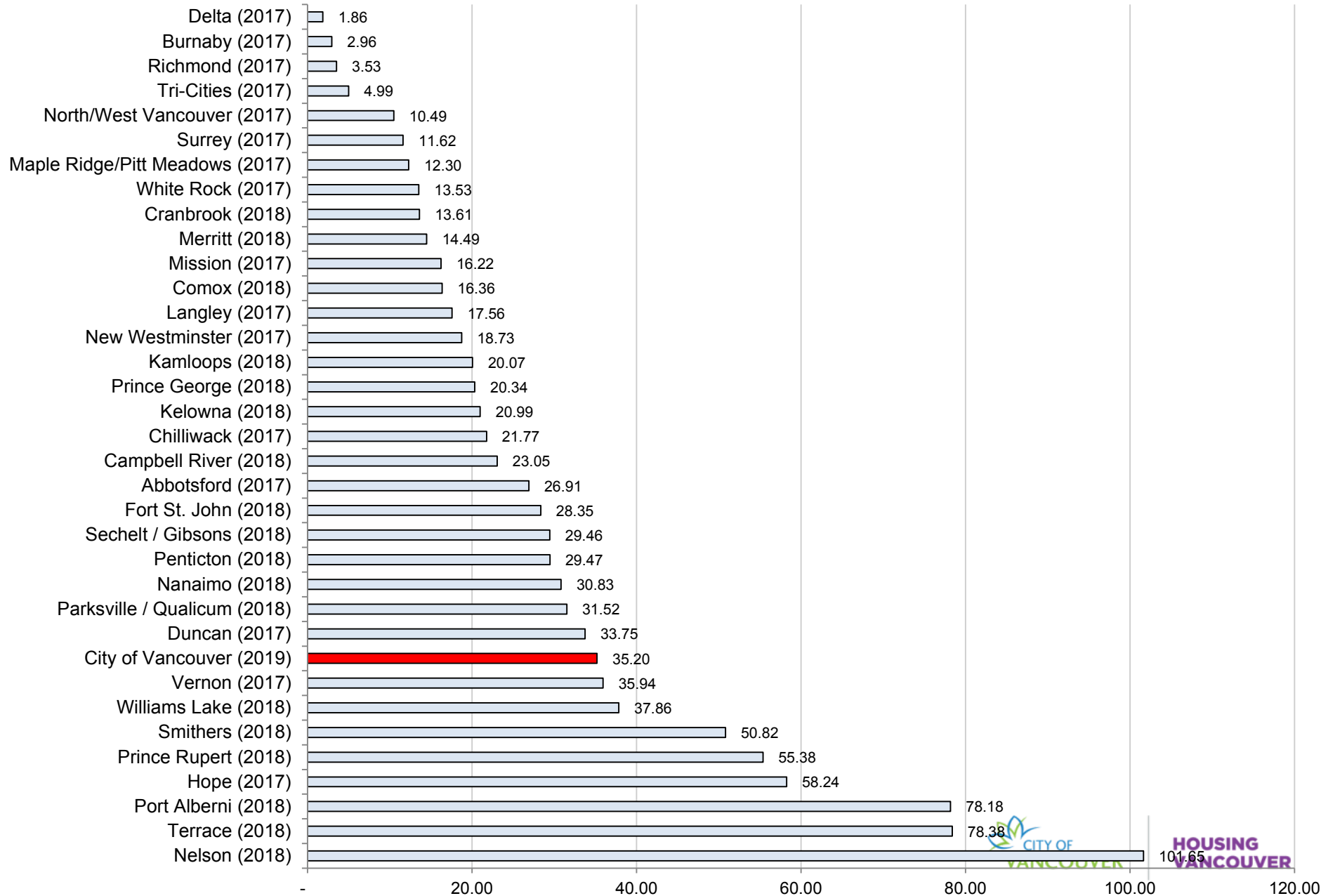


Unsheltered Individuals by Homeless Count Areas



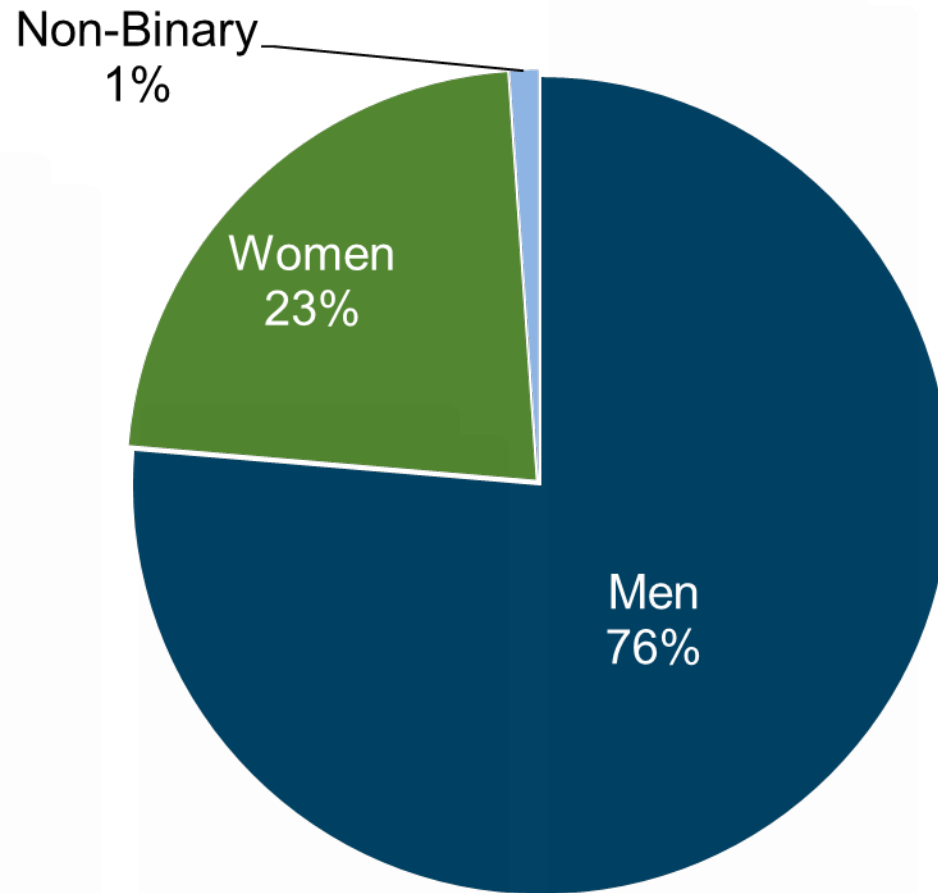
Homeless population / per 10,000, BC municipalities

Courtesy of Nathan Lauster



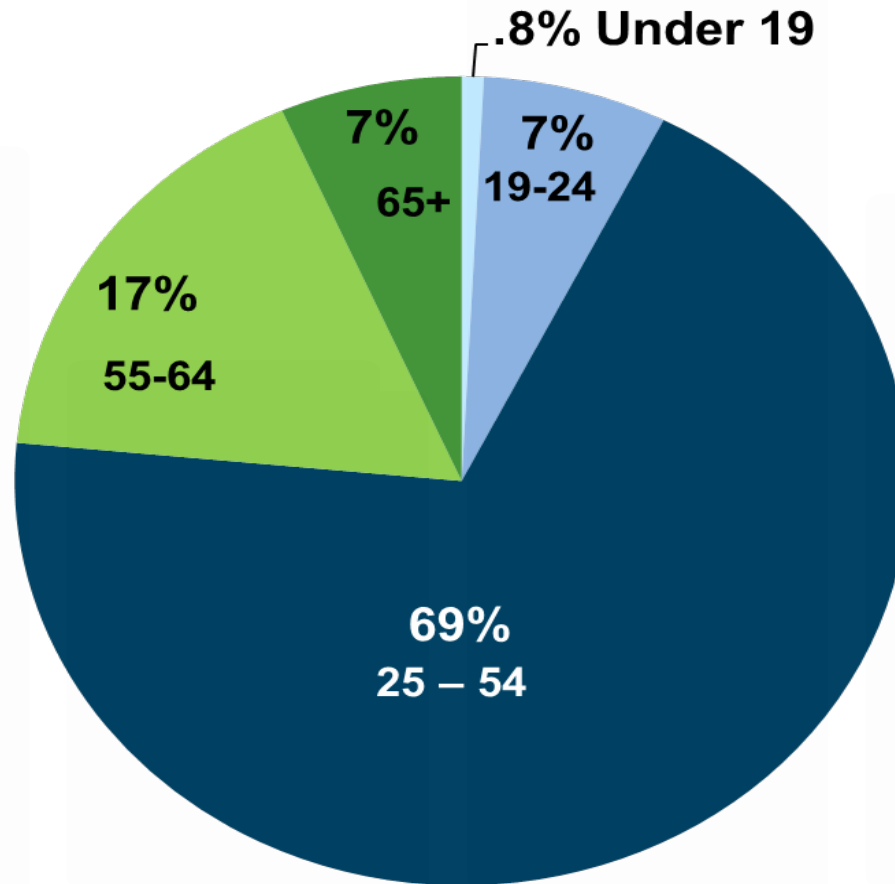
2019 CoV Count: Gender

Total Homeless Population by Gender (n=1,256)

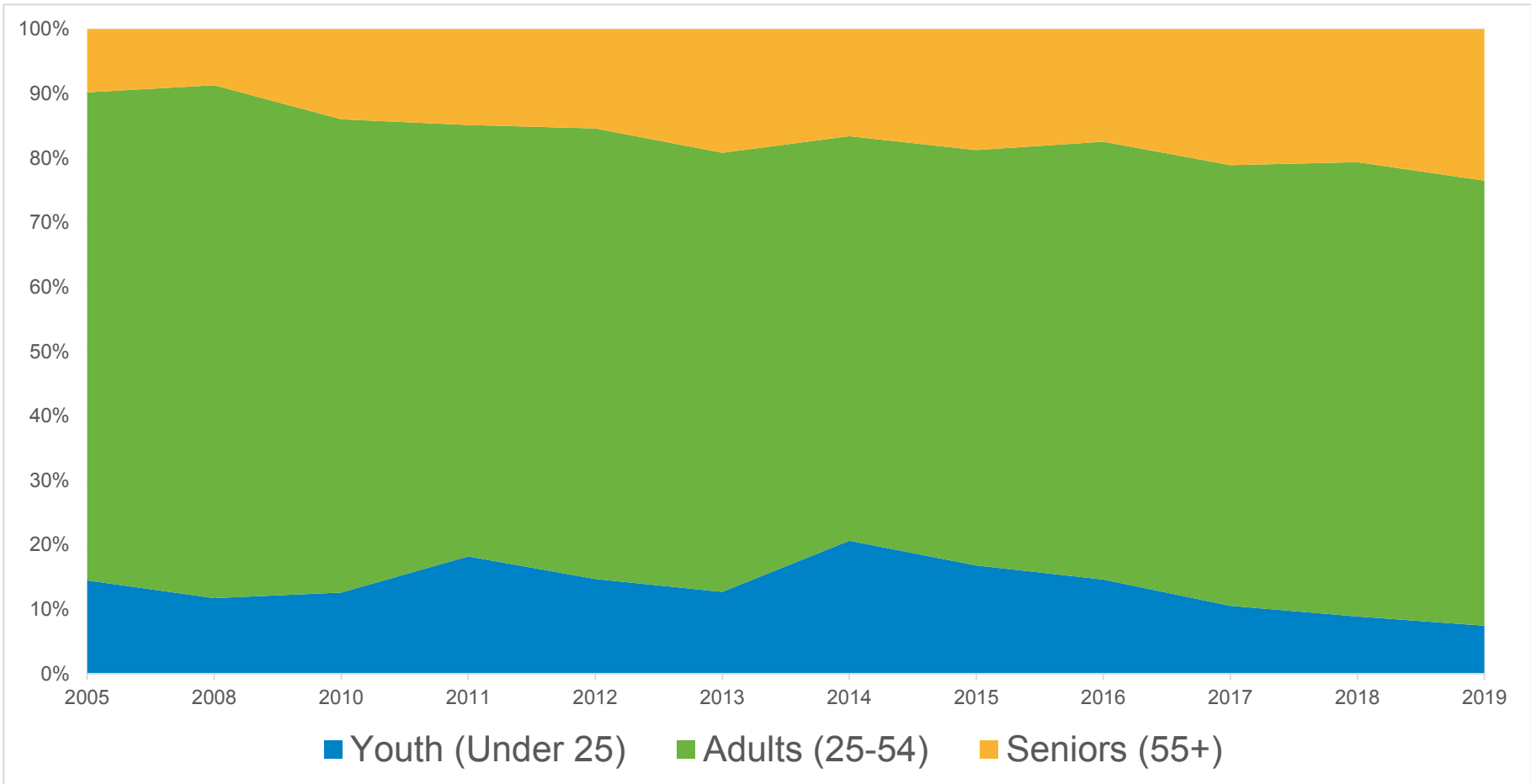


2019 CoV Count: Age

**Total Homeless Population by Age
(n=1,260)**

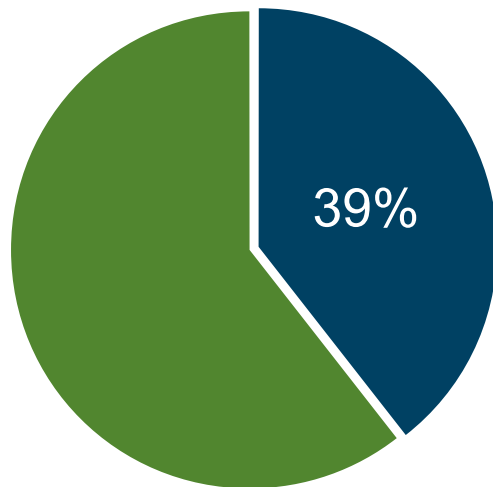


Number of Seniors 55+ experiencing homelessness is growing.

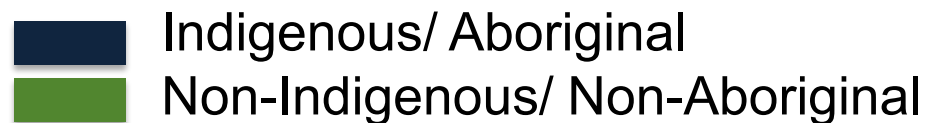
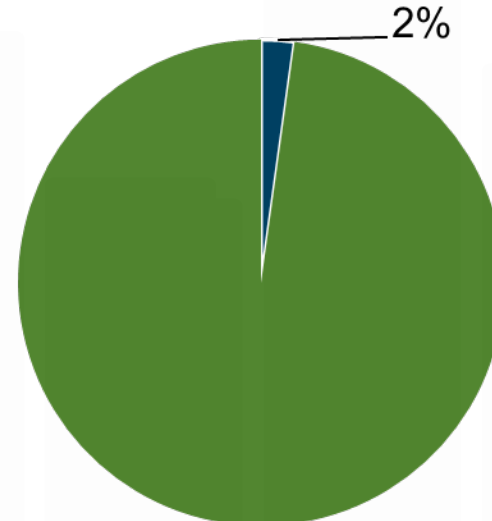


Indigenous people over-represented among those experiencing homelessness

% Indigenous/Aboriginal in Homeless Population (n=1,255)



% Indigenous/Aboriginal in General Population



City Responses: Homelessness Services



Temporary Shelters



Partnership between COV, BC Housing, and non-profit operators

- COV provides space and carries out renovations
- BC Housing pays operating costs
- Non-profit organizations operate the shelters

2018/2019 season: Almost 300 shelters spaces opened and some have had their seasonal openings extended effectively making them available on a year round basis

Warming Centres

- 5 sites (200 spaces)
- Warming Centres are activated when temperatures drop to “feels like” -5C
- Guests can come and go; bring their belongings and pets; warm drinks and snacks are provided
- 2 provided overdose prevention support



Homeless Outreach Team

- 
- A photograph showing two people from a homeless outreach team walking away from the camera on a paved path under a large concrete bridge. The person on the left is wearing a red jacket and a brown beanie. The person on the right is wearing a red puffer vest over a blue long-sleeved shirt, blue jeans, and a grey beanie. In the background, several tents are set up under the bridge, and a city skyline with tall buildings is visible. The scene is set in an urban environment with a mix of concrete structures and greenery.
- **Housing, Housing Loss Prevention**
 - **Access to Income**
 - **Connections to Support Services**

Temporary Modular Housing in the DTES

- 3 Sites opened in the DTES:
 - 1131 Franklin (39 Units)
 - 525 Powell (39 Units)
 - 258 Union (52 Units)
- Delivered housing quickly
- Provided temporary housing while permanent housing is being built
- Made use of vacant or underused land awaiting redevelopment
- Offered tenants supportive housing



Group Question:

- Which of the homelessness services initiatives (temporary shelters, warming centres, outreach, temporary modular) do you think are the most important?
- What should we be doing more of? What should we be doing less of?

HOUSING AND DTES PLAN



DTES Housing Objectives

30-Year Objectives:

1. Create 4,400 new social housing units in the DTES
2. Additional 3,350 social housing units for DTES residents outside the DTES
3. Request 1,650 ongoing rent subsidies from the Province for DTES residents
4. Achieve partnership funding for 1,900 scattered sites (income and health supports) for DTES residents with mental health and addictions and 150 residential beds in the DTES
5. Encourage 2,200 upgrades to SRO rooms
6. Create 3,000 new units of secured market rental housing
7. Accommodate estimated 8,850 new affordable home ownership units

DTES Housing Objectives

First 10-Years:

1. Create 1,400 new social housing units in the DTES
2. Request 1,650 new rent subsidies from the Province for DTES residents to increase affordability in existing social housing and private market rental housing
3. Achieve partnership funding for 1,300 scattered sites (income and health supports) for DTES residents with mental health and addictions and 150 residential beds in the DTES
4. Encourage 1,900 upgrades to SRO rooms
5. Create 1,650 new units of secured market rental housing

Housing in the Downtown Eastside – Progress towards Targets

Downtown Eastside Housing Targets Progress Update– as of March 31st, 2019

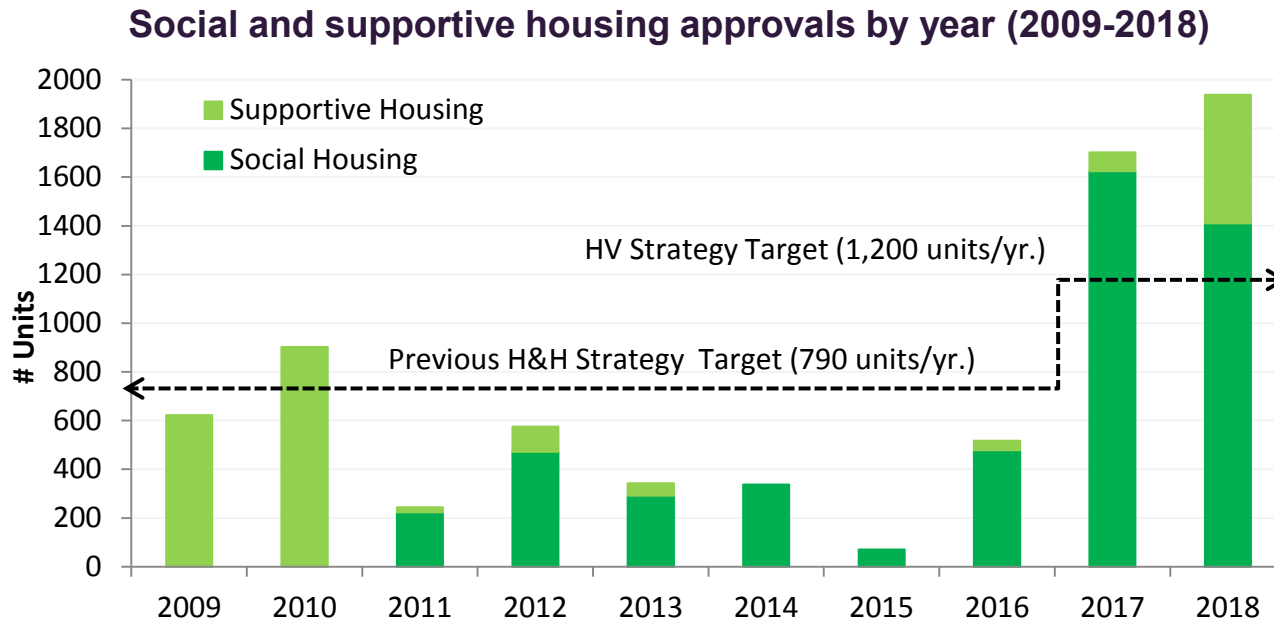
	10-Year Target	30-Year Target	Achieved	Gap	Gap
				(10-Year)	(30-Year)
Social Housing (inside DTES)	1,400	4,400	1,664	264 (over target)	2,736
Secured Market Rental (inside DTES)	1,650	3,000	596	1,054	2,404

* DTES housing targets are measured from 2014 onwards

OBSERVATIONS

- 10 year DTES social housing unit goal met and exceeded in 2018 (264 units over target)
- 10 year secured market rental target is lagging
- SRO renovation and replacement is lagging

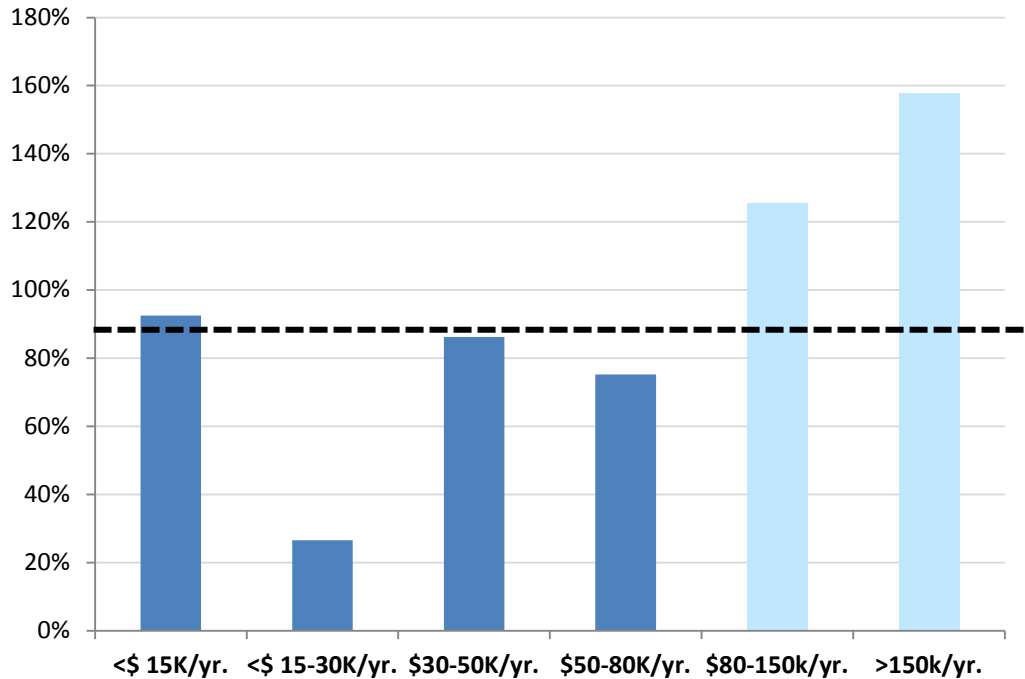
Social/Supportive Housing: Exceeding supply targets with the highest approvals in past decade in 2018



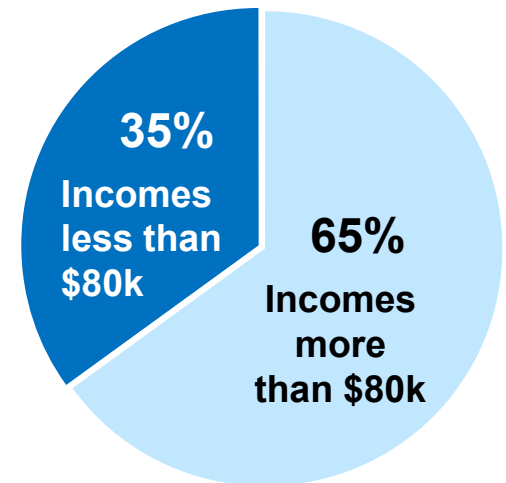
- 2018 had highest levels of social/supportive housing approvals in the past decade
- Of the units approved in 2018, 31% were family-sized (2- or 3- bedrooms)
- 528 of the units approved were temporary modular homes renting at the shelter component of income assistance (\$375)

Progress Toward Targets: Not meeting targets for homes affordable for very-low to moderate income households after two years (2017-2018)

% of 2-Year Unit Targets by Income Diversity



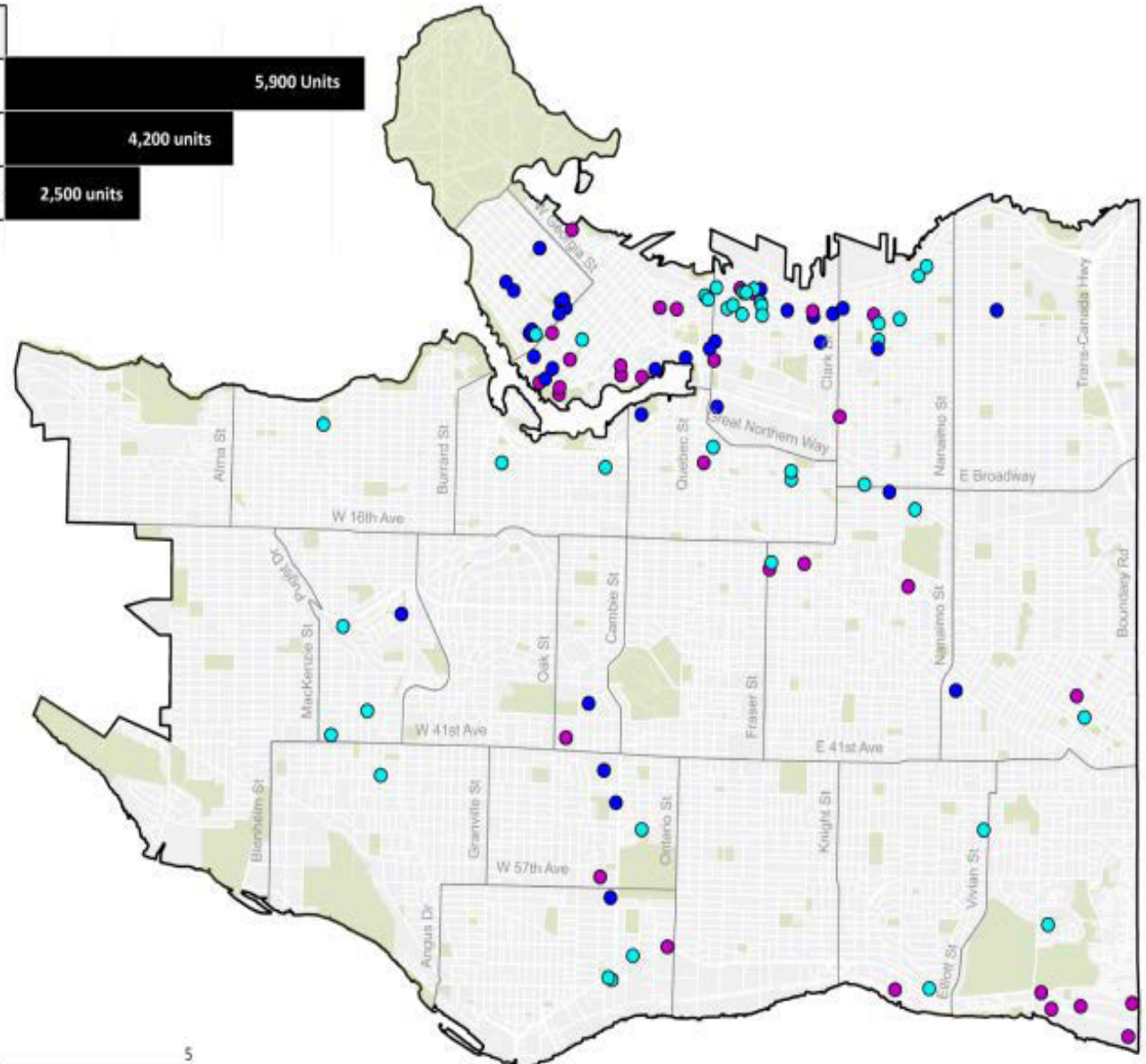
Income Diversity in new units approved



13% below affordability target of 48% of new homes for incomes <\$80k/year

Social & Supportive Housing Delivery

Legend	Financial Delivery Model
●	City Land Contribution
●	Inclusionary Housing
●	Supporting Non-Profit Led Projects



5,900 Units
4,200 units
2,500 units

- 1) **Deteriorating Building Condition**
 - Structural, plumbing, electrical issues
 - Intensified by poor management and maintenance practices
 - Increased risk of building closure and tenant displacement (ie: Balmoral Hotel)

- 2) **Loss of Affordability**
 - Rising Rents – 44% increase since 2007 (avg. rents at ~\$545 in 2017)
 - Shelter welfare rates frozen at \$375 since 2007

- 3) **Lack of Supports for Vulnerable Tenants**
 - Health and safety compromised



Balmoral and Regent Closures

- Decades of underinvestment and mismanagement by owners, the structural and life-safety at both buildings were determined to be unsafe living conditions for residents.
- Chief building official posted orders to cease occupancy in June, 2017 and June, 2018 respectively due to building violations.



Group Question:

Supply targets and affordability metrics are important, but do not tell the whole story.

Q. What trends and experiences are you seeing as a resident of the DTES that you think are important to consider as we look forward to the next 5 years of implementation?



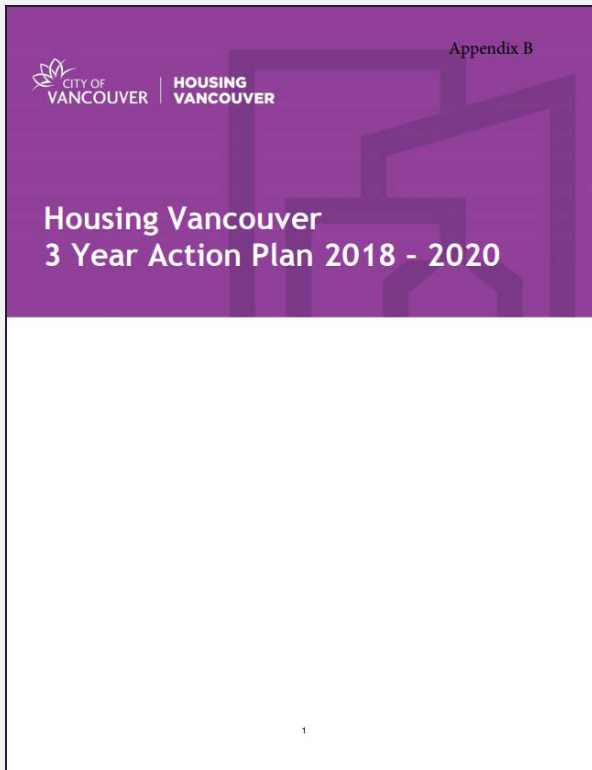
Since the Plan ... Housing Vancouver

Housing Vancouver aims to foster a diverse and vibrant city.

1. Create the 'Right Supply' and address speculative demand
2. Protect existing affordable housing for the future
3. Support vulnerable residents



Housing Vancouver Action Plan



Select Key Actions in 2018:

- \$38M in revenue announced from first year of Empty Homes Tax
- Affordable Housing Delivery and Financial Strategy approved; work underway on new Vancouver Affordable Housing Endowment Fund
- 404 Temporary Modular Homes opened and tenanted with a further 202 homes in development process
- Over 900 affordable homes expedited through the SHORT pilot program
- 20 proposals under Moderate Income Rental Housing Pilot Program
- Opened 100 additional warming centre overnight spaces at Powell Street Getaway

DTES New Housing

Oliva Skye, 41 E Hastings

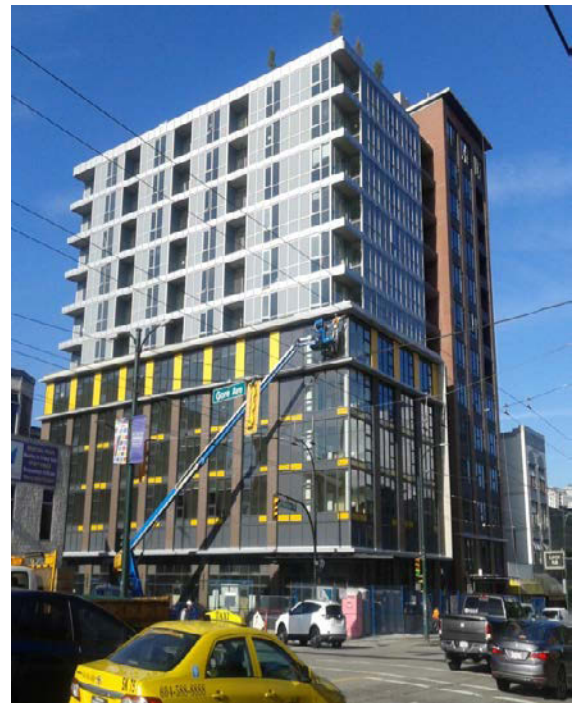
- Opened spring 2018
- 198 unit mixed-income building
 - 52 supportive units, 68 social housing units, and 78 market rental units
 - 72 units of housing for single women and women-headed couples
 - 20 units to older women who are eligible to receive a Shelter Aid for Elderly Renters (SAFER) rent supplement
- Delivery model: Facilitating community-based partnerships
 - Partnership between Atira, CoV, BC Housing, Streethome Foundation and a private developer on private land
- Supporting Tenants, Enabling Pathways (STEP)



DTES New Housing

The Anjok, 288 E Hastings

- Non-market component (**104 Units**)
 - 35 units @ \$375 per month
 - 69 units up to \$800 per month.
- Market component rents (**68 Units**)
 - Studio:\$1,242 per month;
 - 1 Bed: \$1,561 per month;
 - 2 Bed: \$1,972 per month
- Redevelopment based on requirements of the DTES Local Area Development Plan
 - 60% social housing, 40% market housing
- Supporting Tenants, Enabling Pathways (STEP)



Ownership Structure - Completed Building

Wall Financial Corporation
Rental Component (68 units)
Floors 6 – 11

Provincial Rental Housing Corp.
Non-Market Component (104 units)
Floors 2 – 5

Provincial Rental Housing Corp.
Commercial Component (6,000 sq.ft.)



Current Actions:

606 New Temporary Modular Supportive Homes

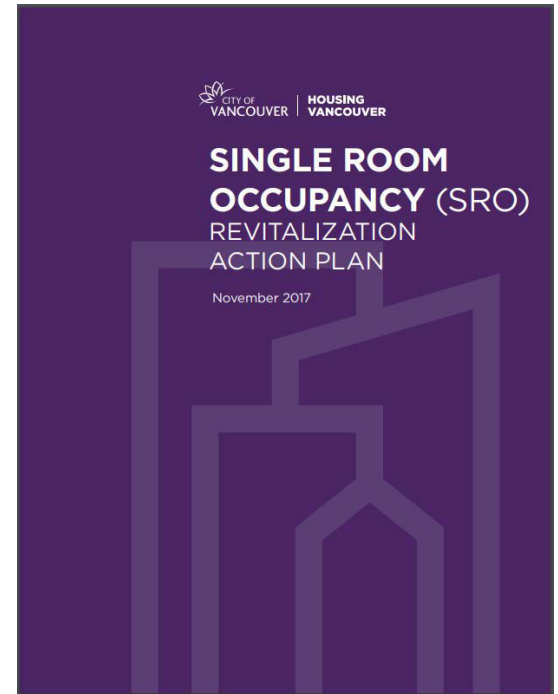


Since the Plan ...

SRO Revitalization Action Plan (2017)

Accelerate SRO replacement while improving the existing stock to enhance affordability, livability and supports for SRO tenants

- Replace SROs with self-contained social housing – convert 50% of remaining private SROs in the next 10 years
- Work with senior gov't to initiate a \$200m SRO Revitalization Fund; proactive enforcement and regulatory approach
- Build capacity among SRO tenants
- Collaborate with province for supports and tenant protections



Housing Work in Process

- **Changes to the Tenant Relocation and Protection Policy & Creation of a Renters Office**
- **Regent and Balmoral Expropriation Process**
- **New BCH and Non-profit partner projects in development in DTES**
 - **shelter, supportive and social housing**
 - **Hastings Corridor projects**
 - **Indigenous Housing**
 - **Replacement of SRO's with self contained social housing**
- **TMH – Province offered support for an additional site and future modular projects being explored with other levels of government**
- **Expanding STEP – more units in more buildings, diverse housing opportunities**

Group Question:

What do you think is working well (building types, projects, etc.)?

What isn't working well?

Final Group Question:

What should be the housing priorities in the DTES over the next 5 years?

Thank you