

CARNEGIE COMMUNITY ACTION PROJECT

NEWSLETTER

JUNE 2016



We need more social housing at welfare & pension rents and we need it at 58 W. Hastings. That was the message from about 200 Downtown Eastside residents and friends at a Paint-in held on May 21 at the community garden across from Army Navy on Hastings St.

A large group of people, including students and staff, posing for a group photo in front of a wall covered in colorful graffiti. The graffiti includes phrases like "ARE EQUAL", "REVOLUTION FOR ALL", "HOME LESS", "PEOPLE OVER PROFIT", and "END HOMELESSNESS". Many people are making peace signs, and a small dog is visible in the foreground.

“Government owns this land,” said Martin Steward of the Vancouver Area Network of Drug Users (VANDU). “We need affordable housing for everybody, housing to support people who have low incomes.”

Thanks to the Carnival Band, Culture Saves Lives (for letting us use the wall), and to everyone who came out to send the message that we need more social housing at shelter rate!

Another gentrifying monster coming to Downtown Eastside



Westbanks'
vision for 33 W
Cordova

The current
location of the
Stanley Hotel and
the New Fountain
Shelter

Henriquez Partners Architects have applied to the city to build an 11 story tower at 33 W. Cordova to replace the Stanley New Fountain Hotel. Currently the site hosts 70 shelter beds, 78 SRO rooms as well as low income spaces like the Sacred Circle Society.

The new building would have 134 market rental units on the top floors, 80 social housing units on the 2-4th floors, commercial on the ground floor and a cabaret underground. The social housing units will rent at welfare shelter rate.

The development is part of a plan to “revitalize” Blood Alley. The development application says that the New Fountain Shelter will

be moved to another location but doesn't say where or when. There is no mention of where services that are in the building now will go or if they will be able to afford to move back into the new building. The new building will create new zones of exclusion for low-income people and push up rents.

OPEN HOUSE

An open house will be held on June 14, 5-8 pm in the Woodward's Atrium. Here you can see what the proposed project will look like and ask questions of city staff and the developer. The public hearing is slated for September 6 at 3 pm at City Hall.

New St. Paul's hospital in the Downtown Eastside threatens to displace low-income residents

Last year the BC government announced that it will be going ahead with its \$1.2 billion relocation of the St. Paul's Hospital, only two years after promising to renovate the old location. The 700 bed hospital-campus is set to be built on a 18.5 hectare piece of land on Station Street in the southern part of the Downtown Eastside.

A few years ago when the "super-hospital" McGill University Health Centre (MUHC) in Montreal was being built adjacent to the low-income neighbourhood of St. Henri, land values skyrocketed, speculation went rampant and gentrification accelerated. What will happen when a mega-hospital is built in the Downtown Eastside in close proximity to several hundred SRO rooms on Main Street and in Chinatown?

The new hospital site will be up to three times the size of the current hospital. The hospital currently has 452 beds and last year the hospital had 383,000 total patient encounters with approximately 60% of the patients coming from outside of Vancouver. With expanded facilities, it is likely that the number of out of town patients will drastically increase, and with it, the demand for new accommodation.

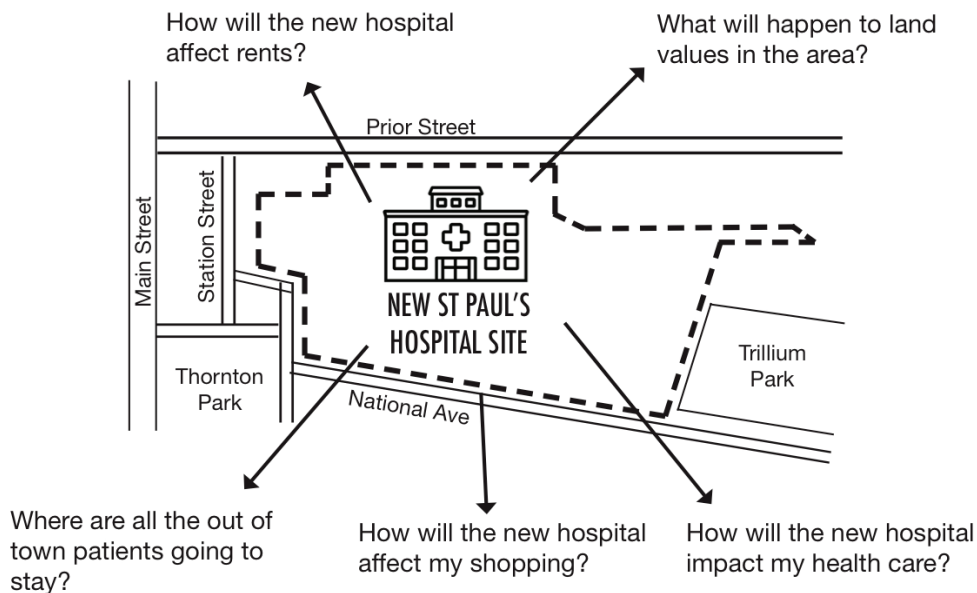
While there are over a dozen hotels within a 1km radius of the current Burrard Street site, there is only one hotel (the Patricia Hotel) and one backpackers hostel (C & N-

Backpackers Hostel) in a 1km radius of the new site on Station Street. The False Creek flats are zoned industrial, which means that most of the new accommodation will have to be provided in the Downtown Eastside in new developments or through the redevelopment of already existing housing.

When the Woodward's development was built, property values, taxes and rents increased and about 400 affordable SROs were lost to low-income residents in a one block radius of Woodward's. Some of the hotels are now renting SRO rooms for over a \$1000 a month and listed on Airbnb for \$100/night. Without measures to regulate renovations and evictions of low-income tenants, it is likely that the new St. Paul's hospital will repeat this pattern.

The new St. Paul's hospital is close to the highest concentration of low-income housing in the City. Nearly 500 SRO rooms are in the vicinity of the new hospital on E Georgia, Keefer, Prior, Union and Main Streets.

Owners of these hotels and others could find excuses to evict or buy out current residents and rent at higher prices to patients, hospital workers and workers in businesses that will serve the new hospital. Unless the City takes immediate measures now to protect low-income SRO hotels in the Downtown Eastside, we are going to see effects similar to those experienced in St. Henri.



These are some of the questions we will discuss at CCAP's:

NEW ST PAUL'S HOSPITAL TOWN HALL

Be part of this attempt to identify the social impacts of this site. Will St. Pauls have the same effect on the low income neighbourhood as Woodwards? Learn about the probable impact of St. Pauls and tell us about your concerns, fears and what needs to be done to address them.

JOIN US FOR DISCUSSION AND BREAKFAST!

10am to Noon

Thursday, June 16th, 2016

Carnegie Community Centre Theatre

Only 5% of new social housing units built since 2012 guaranteed to rent at shelter rate (\$375)

In their annual Housing and Homelessness Report Card, the City of Vancouver reports that 1,683 units of new social housing are in development or have been built since 2012 (this number does not include new supportive housing built since 2012).

Yet based on research by CCAP under 6% of the new social housing is guaranteed for people on welfare, including homeless people and low-income people most at risk of homelessness. A third of these new social housing units have maximum rents capped at average market rents and some even above.

The lack of social housing units for people on welfare, can partly be explained by the fact that in 2014 the Vision Vancouver City Council passed by-laws to strike the old definition of “low-cost housing” and replace it with a new definition of social housing. According to a city report, the old definition of low-cost housing which guaranteed housing for people on income assistance and old age pension was “outdated.”

The new definition means that not a single unit of “social housing” outside the DTES will be required to rent at the welfare shelter rate. Worse still, according to the City’s definition, the majority of units do not even have to be affordable to low-income people.

The new definition stipulates that social housing is any project that is all rental, is owned and operated by a nonprofit or government agency, and rents at least 30% of the units to people below BC Housing Income Limits (HILs). HILs represent the income required to pay the average market rent for an appropriately sized unit in the private market if no more than 30% of a household’s income is devoted to rent.

To afford the average market rate for a studio (\$962.50) in Vancouver, you need to be making \$38,500/year. So for a studio \$38,500 is the BC Housing Income Limit. This means that a large proportion of the new social housing is even out of reach for the 51,000 renter households who make below \$30,000 per year and who are experiencing the brunt of the housing crisis.

These rental rates are essentially market rates and change with the market conditions. For example, in 2014, the HILs rate for a bachelor was \$875 and two years later it was almost \$100 more.

So to recap, under the new definition of social housing, 30% of units in any given social housing project have to rent just below market rents, while the other seventy per cent of units can be rented for much higher. All of these units are counted in the City’s tally of 1,683 units of new social housing.

WHERE DO YOU BUY FOOD?



Come to a CCAP Town Hall to talk about
what makes a store or a service
low-income friendly.



We will also be voting for the best,
most affordable and friendliest stores
in the Downtown Eastside. Come decide
which store will win the best low-income
retail store!

2-4PM
SAT, JUNE 11TH
CARNEGIE THEATRE

Beedie's 發展商位於奇化街105號的開發項目申請不夠好! Beedie's development proposal for 105 Keefer is not good enough!



Photo from Save Chinatown Block Party on May 16th, 2016

在過去的星期,加拿大國家信託登出他們第12屆所準備的十大地方受威脅排行榜。溫哥華唐人街是其中被列出的地方。還有,溫哥華古蹟會最近在他們的十大溫市地方受威脅及要關注的排行榜,排唐人街在第三位。他們認為華埠是受不斷及高速發展的威脅。這土地用途更改發展項目只會繼續及加速這危機。

被有些人認定為華埠的核心地塊,奇化街105號這幅地必須適當地為社區發展。現在項目申請所計劃的25個長者社會房屋單位根本是不足,不夠好,尤其是這重要的地方。我們在這幅地想見到的發展就是100%社會房屋低收入人群真正可負擔的。

齊來反應我們對這土地用途更改申請的反對! Beedie發展商的申請根本就不夠好,該幅地可以有為更好的方法為社區開發。

Called by some as the heart of Chinatown, the 105 Keefer site must be developed appropriately for the community. The 25 social housing units for seniors in the proposed development at 105 Keefer is simply not good enough for such an important site. We want to see 100% social housing units that are truly affordable to the community developed at that site.

Join us in making a stand in opposition to this rezoning application! Beedie's application is simply #notgoodenough and the site can be developed in a much better way for the community.

UNCEDCED COAST SALISH TERRITORIES