



CARNEGIE COMMUNITY ACTION PROJECT'S
2015 HOTEL SURVEY AND HOUSING REPORT

OUR HOMES CAN'T WAIT

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This report is dedicated to the memory of Richard Cunningham, Bea Starr and Sam Snobelen, who all worked for housing justice in the Downtown Eastside and who passed away in 2015. This report is also dedicated to all the people who have lost their lives in SRO hotels, shelters, and on the streets because they have been systematically denied dignified, safe, affordable housing.

CCAP acknowledges that our neighbourhood lies on the Unceded Territories of the Coast Salish People: Musqueam, Squamish and Tsleil-Waututh.

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CCAP is a project of the board of the Carnegie Community Centre Association, which has about 5,000 members, most of whom live in the Downtown Eastside (DTES) of Vancouver. CCAP works on housing, income, and land use issues in the DTES so that the area can remain a low income friendly community. CCAP works with DTES residents in speaking out on their own behalf for the changes they would like to see in their neighbourhood.

If you find any inaccuracies in this report please contact Jean Swanson at jean.swanson@gmail.com

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The Vancity logo, featuring the word "Vancity" in a bold, red, sans-serif font.

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INTRODUCTION

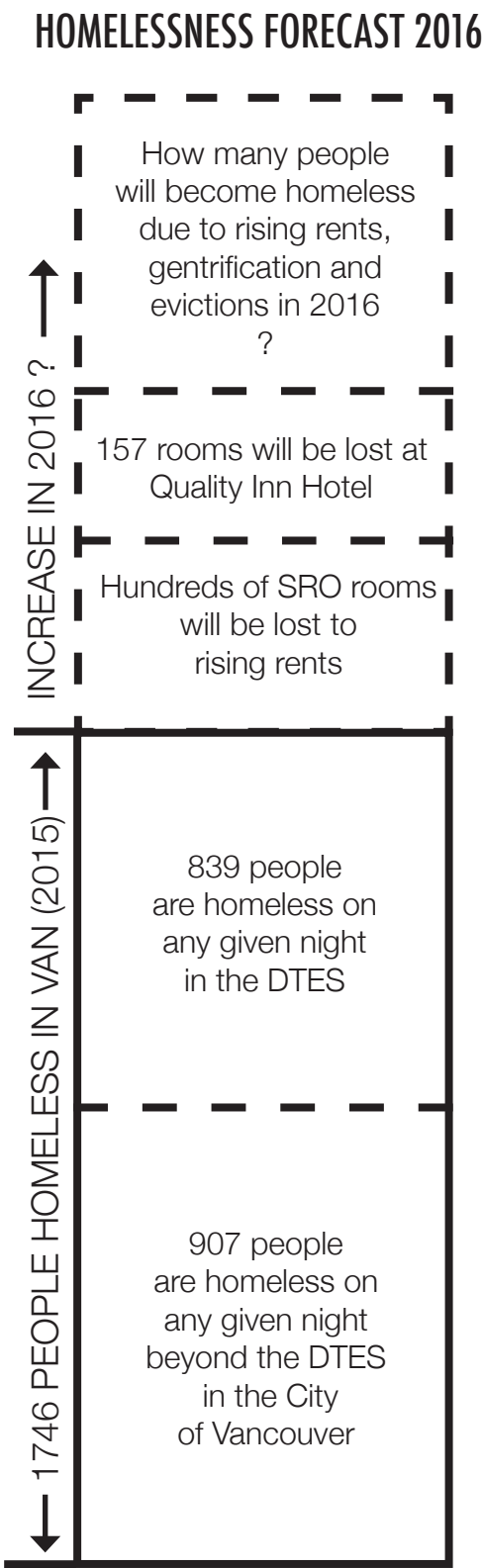
It is now two years since the Downtown Eastside (DTES) Local Area Plan (LAP) was approved, and two years since the City stated that “the primary purpose of the LAP Process is to ensure that the future of the Downtown Eastside improves the lives of all those who currently live in the area, particularly low-income people and those who are most vulnerable...” [1]

This 7th annual Carnegie Community Action Project (CCAP) Hotel and Housing report shows that the housing situation for low-income and homeless residents in the DTES has not improved since the LAP was approved. Since CCAP’s last hotel and housing report, released in 2015, the DTES has experienced the highest homeless count ever, reaching 836.[2]

SRO rooms continue to be lost at an alarming pace as gentrification pushes up rents and land values. The traditional low income neighbourhood continues to be filled with high rise market housing and a growing number of “areas of exclusion” catering to new high-income residents.

One important fact in particular should be at the top of every policy maker’s mind when it comes to the DTES: homeless people have about half the life expectancy as other BC residents. According to a 2014 Megaphone report, the median age of death for a homeless person in B.C. is between 40 and 49 years, almost half the life expectancy of 82.65 years of the average British Columbian.[3] A third of homeless people in the City of Vancouver are Indigenous.

Far from being inevitable, homelessness can easily be prevented if all levels of government took measures to protect and improve the existing low-income housing stock and invest in the mass construction of social housing that low-income people can afford. If immediate actions are not taken, CCAP predicts that homelessness in the neighbourhood will increase by hundreds in the coming years, causing people to continue to die prematurely on the streets of our city.



HIGHLIGHTS OF CCAP'S 2015 HOTEL REPORT



Community painted Pantages to protest condo development, 2011.

CCAP's annual Hotel Survey and Housing report measures whether low income people can afford to remain living in their community. With about 8,500 low income people in the community surviving on welfare and disability, and about 4,000 on seniors' pensions, most residents have only about \$375-\$403 a month for rent.^[4]

- Between 2009 and 2015 the average lowest rents in hotels surveyed increased from \$398 to \$517.
- Between 2014 and 2015 the average lowest rents increased from \$495 to \$517.
- The vast majority of privately owned and run hotels now charge more than \$425 a month for rent.
- Residents surviving on social assistance of \$610 a month and paying the average lowest rent of \$517 a month have a mere \$93 a month left for food and everything else.
- The rate of change of proposed and approved residential buildings for 2014 to 2015 is 1633 to 1664 new market units to 205-220 units at welfare rate, or about 8 market units for every one unit affordable to people on social assistance or pension.
- Average rents in the eight fastest gentrifying hotels have virtually doubled from \$444 a month in 2009 to \$905 a month in 2015.
- Average rents in 3 hotels are above \$1000 a month and one hotel is advertising a SRO unit on Craigslist for \$1500 a month.

HOUSING UPDATES

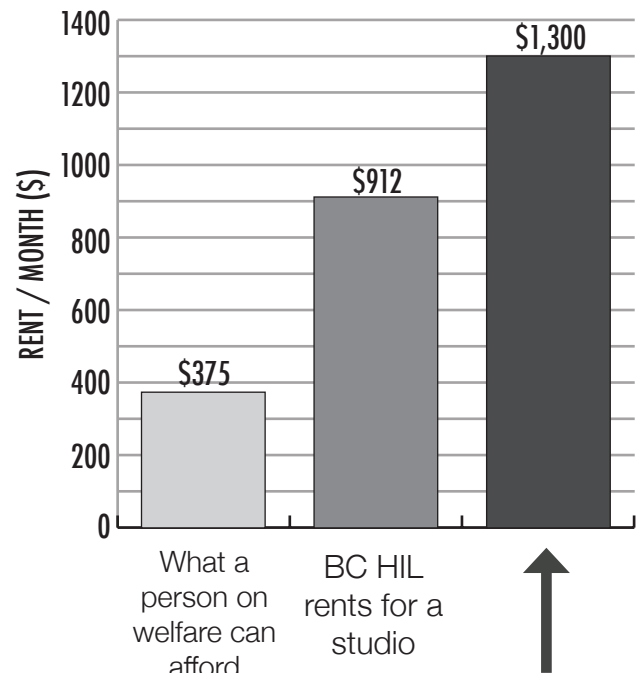
New definition of social housing excludes low-income residents

At the end of January, the City approved the development of two new Aboriginal social housing buildings, one at the city-owned site at 946 and 950 Main Street (30 units) and the other at 1015 E Hastings (175-220 units). They also announced the development of a permanent Aboriginal shelter at 1015 E Hastings to replace the Central Aboriginal shelter. [7]

A few days later, on February 2nd, 2016, Vancouver Mayor Gregor Robertson asked the federal government for half a billion dollars to build social housing on \$250-million worth of city-owned land. However because the City changed the definition of social housing in 2014, it is likely that many of these buildings, including the aboriginal social housing buildings, will largely exclude homeless and low-income people on fixed income: the very people who need housing the most.

The City's definition of social housing used to be, "residential units... for housing senior citizens, handicapped persons or individuals or families of low income." The new city-wide definition of social housing is weaker and states that social housing is rental housing where only 30% of tenants have to have incomes below the BC Housing Income Limits (HIL's). In the DTES the new definition is slightly stronger than the city-wide definition, and it stipulates that one third of the units have to rent at welfare shelter rate and one third at BC HIL's rates. [5]

HILs represents the income required to pay the average market rent for an appropriately sized unit in the private market. In Vancouver, the income required to afford a bachelor apartment is \$36,500. [6] This means that if an affordable rent is deemed to be one third of a person's income, the HIL's market rent for a bachelor can be up to \$912 a month. The HIL's change with the market conditions. In 2014, the HIL rate for a bachelor unit was \$875 and by 2015 it had risen to \$912.



According to the new definition, a new social housing studio could rent for \$1,300 or more.

The only requirement for the other two third of units is that they are rental units owned by a non-profit and governed by a housing agreement with the City. There are no upper caps on rents for these units.

The City's proposal for 20 sites of housing would only provide 225 housing units in the Downtown Eastside over the next 6 years. If only a third of the units in the proposed social housing buildings in the DTES rent at shelter rate, only 74 units of the 225 proposed units would have to be at welfare rate. That's a mere 12 units per year to house the 836 already homeless people in the neighbourhood.

Even if one third of the 175-220 units at 1015 E Hastings and 946-50 Main Street were for low-income Aboriginal people, it is far from enough to address the desperate need for Aboriginal housing. Persons of Aboriginal identity are over-represented among the city's homeless population and nearly a third (32%) of Vancouver's homeless population identified as Aboriginal compared to 2.5% of the Vancouver population.[8]

HOUSING UPDATES



288 E Hastings site, at the intersection of Gore and Hastings. Photo: Jakub Jerzy Markiewicz

“60/40” requirement in the Downtown Eastside Oppenheimer District not enough to slow down gentrification

The first new Downtown Eastside “60/40” project, where 60% of the building is social housing and the other 40% is market rental, was approved at the end of January, 2016. The tower which will be developed through a partnership between BC Housing and Wall corporation at 288 E Hastings highlights the weaknesses of these zoning requirements. It shows that the 60% social housing, 40% rental requirement won’t provide enough social housing units to meet the neighborhood’s need or to deter the further loss of affordable housing in the area.

The 288 proposal is for an 11-storey building with 172 rental housing units. According to the current plan, which could still change, only 34 of the 104 social housing units will rent at the welfare rate of \$375. The remaining 70 so-called social housing units will rent at the Housing Income Limits rate which is currently \$912 a month for a bachelor, but the rate is not fixed and can rise over time. The

remaining 68 units will be privately owned market rental units, with no upper caps on rents.

The new proposal also requires eliminating several small businesses, like the Golden Wheat Bakery, Lee Loy BBQ meats, the Ferry Market, and a barbershop that served the low-income and Chinese community. The new retail spaces will also create new zones of exclusion for low-income residents in the neighborhood.

The new St. Paul’s Hospital on Station Street will lead to displacement

At the end of January, 2016, the City approved a new site for St. Paul’s Hospital on Station Street, right next to the Ivanhoe and Cobalt SRO Hotels. When Woodward’s condos opened, 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.^[9] Nearly 500 SRO rooms are in the vicinity of the new hospital on E Georgia, Keefer, Prior, Union and Main Streets.

HOUSING UPDATES

The biggest are the Cobalt (98 rooms) and the Ivanhoe (104 rooms) which both rent for less than the average Downtown Eastside SRO hotel (about \$450 a month).

The new St. Paul's development is much larger than the Woodward's development, and there is no doubt that the incoming hospital will increase property values, taxes and put an immense pressure on rents in the area. Taken together this will provide owners of these hotels and others with strong incentives to evict current residents and upgrade their buildings slightly to rent at high rents to hospital workers and workers in businesses that will serve the new hospital.

Without adequate protection of SRO hotels, hundreds of low income residents will be at risk of losing their homes.

The City's changes to the Single Room Accommodation (SRA) bylaw in July of 2015 are insufficient

The most important change to the bylaw requires SRO landlords to get a special permit for renovations if the tenants have to move in order for renovations to take place. This permit will allow the City to negotiate the relocation of the tenant. Unfortunately, the old bylaw prior to the amendment actually gave the city the power to stop these changes, even if the tenant didn't move.

However, in the vast majority of cases, landlords will use various excuses such as disturbing other tenants, having bugs, needing the room for a caretaker to evict low-income tenants before any permits are required for renovations. Sometimes landlords even give tenants hundreds of dollars to move.

The second major change in the SRA bylaw was to raise the "conversion fee" that the city may

charge landlords who apply to convert their SRO units to condos, hostel rooms, or rental units over 320 sq/ft. They increased the fee from \$15,000 to \$125,000 .

This sounds important, but Geoffrey Howes who works with Stephen Lippman, the biggest renovict in the Downtown Eastside, said it wouldn't affect their buildings because they don't convert their units and take their rooms out of the SRA bylaw.^[10] In most cases this is true, and often when landlords renovict low-income tenants they aren't changing the size or use of the SRO hotel rooms, they are simply raising the rents.

Provincial and federal investment in social housing lacking

The 13th of the 14 provincially-funded social housing buildings opened in 2015, a staggering eight years after they were announced. It was recently announced that the fourteenth site, initially planned for 1050 Expo Boulevard, is off the table. And the federal Liberals despite campaigning on the promise to increase investment in social infrastructure, have not yet made any federal commitment to low income housing.

The BC government recently announced that it would spend \$355 million over the next 5 years to build up to 2,000 "affordable" housing units. With rapid gentrification and high housing prices causing more homelessness in places like the Downtown Eastside, Victoria, Maple Ridge, and Abbotsford, and with homeless people having half the life expectancy as others in BC, we need a housing program that builds at least 10,000 units a year in order to meet the real need and end homelessness. \$355 million over 5 years is a pittance compared to the dire need.

SAMPLE INFORMATION



The Balmoral Hotel at 159 E Hastings Street still rents rooms for below \$500. The SRO hotel won the crummy cockroach haven award in 2014 and has a notorious reputation as one of the worst maintained hotels.

CCAP checked 85 privately owned and run hotels for rent information. About 3350 people live in these hotels, often considered the last resort before homelessness. CCAP got rent information from 67 of the hotels with 93% of the rooms in the hotels checked.

Most hotels have rooms that rent at different rents within the building. CCAP does not have access to the owners’ books. Instead CCAP surveyors use the “mystery shopper” method. Investigators posing as prospective tenants ask managers and desk clerks questions about rents and vacancies in each hotel. We complement the information we get from managers with information from tenants and Craigslist. CCAP checked only hotels that are privately owned and run.

For most of this report CCAP has conservatively grouped hotels by the lowest rent in the rent range. This means that it is likely that hundreds of people actually pay higher rents than it appears by looking at most of our data. For example, in some cases CCAP has classified a hotel as having rents that begin at \$425 even though we know some rooms in the building rent for \$550 or more. This also means that there might be longer term tenants who pay a lower rent than reflected by our data.

Vacancies

CCAP surveyors obtained vacancy information from 42 hotels. Of those, 13 had vacancies that day. None of the vacant rooms rented for less than \$425. Eleven hotels rented at more than \$425.

SAMPLE INFORMATION	2013	2014	2015
Number of hotels checked	81	79	85
Number of hotels that provided rent information	64	68	67
Number of rooms in hotels that provided rent information	3071	3004	3156
Percentage of rooms in hotels that provided rent information	93%	96%	93%

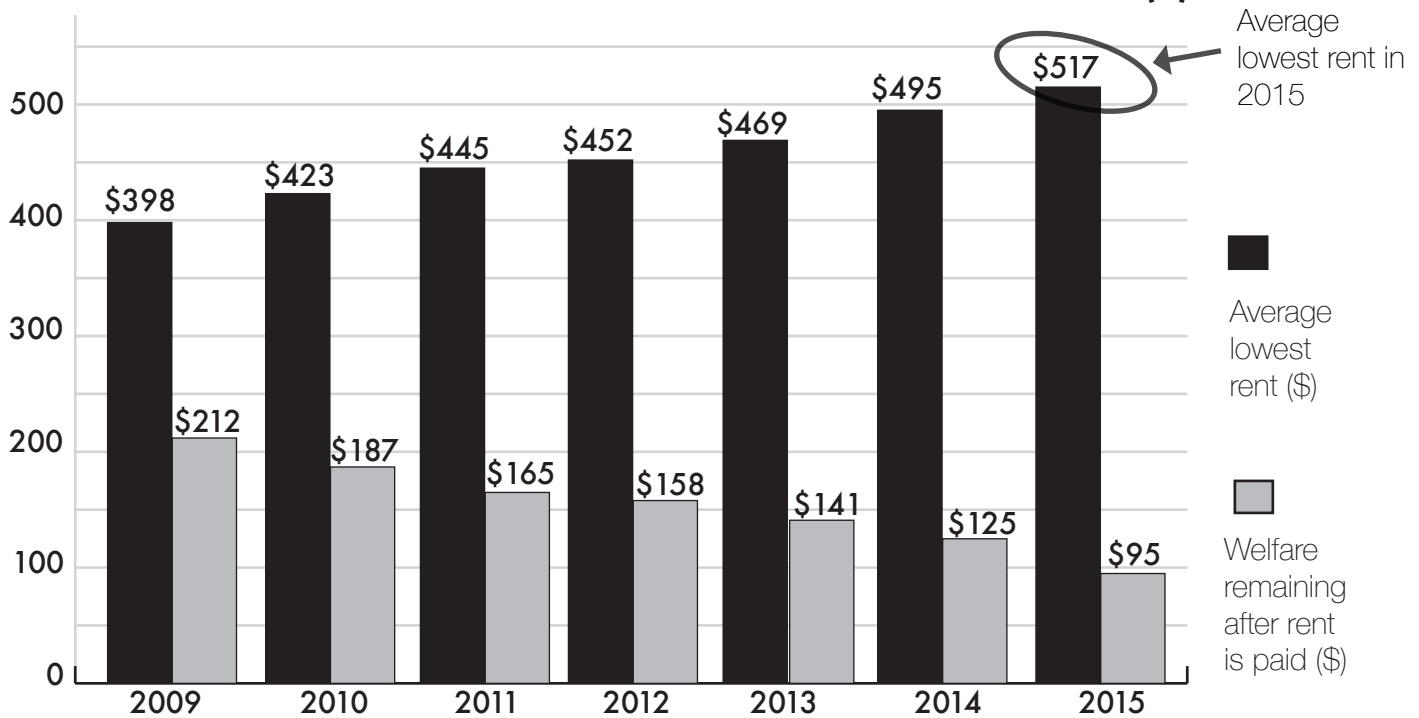
If rooms have rents above the welfare shelter rate (\$375), low income people who depend on welfare, disability or basic pensions can't afford to rent them. For the first time in the seven years that CCAP has been doing this survey, average lowest rents have escalated above \$500 per month. Meanwhile welfare and disability rates have remained frozen.

As you can see from the table below average rents have increased from \$398 in 2009 to \$517 in 2015. If rents had increased by only the rate of inflation since 2009, they would only rent for \$447. CCAP also found that there were 132 fewer rooms with rents

under \$425 in 2015 compared to 2014. This means that people on welfare who pay the average DTES privately owned SRO rate of \$517 a month for SRO rooms, the last resort before homelessness, have only \$93 a month left for food, bus fare, clothes, personal hygiene, etc.

No wonder residents have to vend on the street, risk getting tickets by riding the bus for free to look for work and go to appointments, and spend hours every day waiting in food line-ups to get enough to eat.

AVERAGE LOWEST RENT AND WELFARE REMAINING AFTER RENT IS PAID (\$)

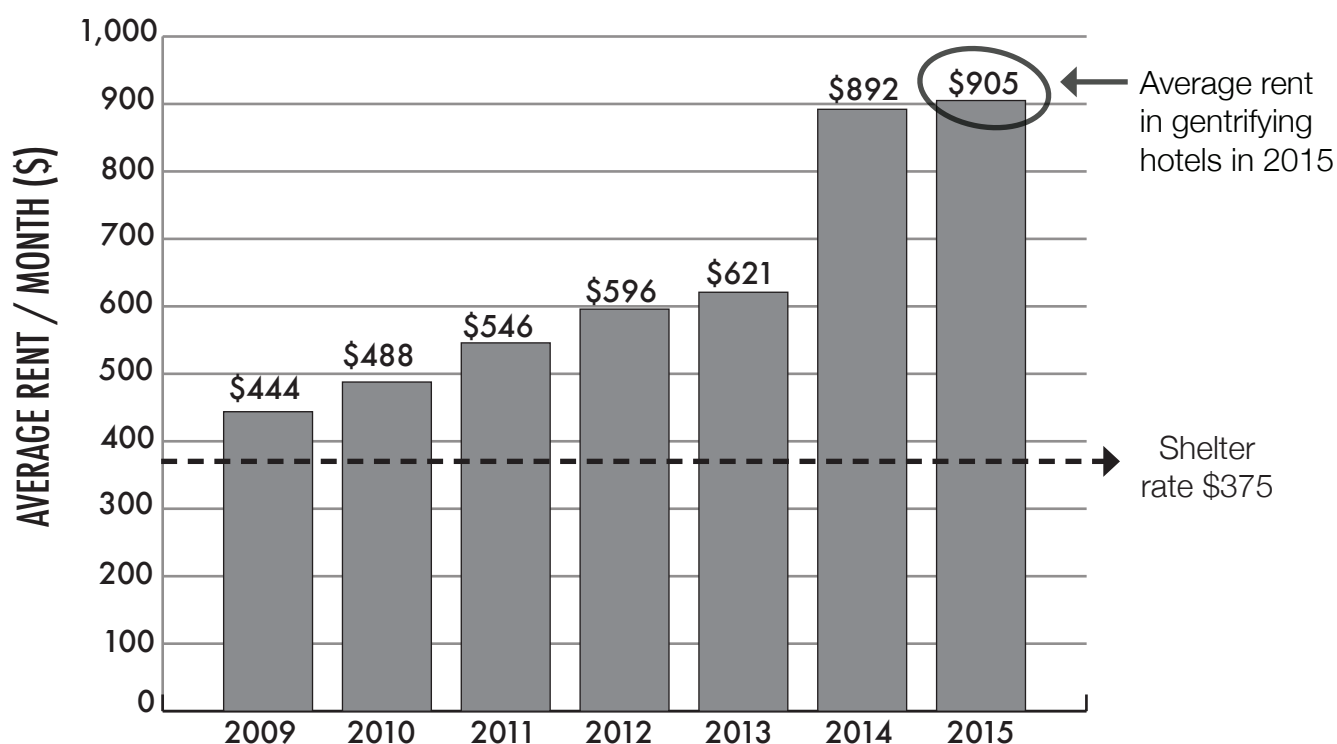


SEVEN YEARS OF HOTEL SURVEY FINDINGS	2009	2010	2011	2012	2013	2014	2015
Percentage of hotel rooms where all rooms rent for \$375 or less	29%	12%	7%	5%	4%	9%	5%
Number of rooms in hotels where all rooms rent for \$375 or less	777	365	235	159	126	283	155
Vacant hotel rooms renting for \$375 or less	4	2	2	1	0	2	0
Number of rooms in hotels where rents starts at \$425	1416	1689	1567	2042	2278	2444	2576

GENTRIFICATION

This year CCAP looked at rent increases in eight of the fastest gentrifying hotels. Average rents in these eight hotels have more than doubled from \$424 in 2009 to \$905 in 2015, and average rents in three of these hotels are now over \$1,000 a month.

Although the Woodward's development included 125 units of welfare-rate social housing, the climate of investment and gentrification it produced destroyed at least 404 privately-owned SRO hotel rooms in a one block radius of Woodward's. One of the hotels, the Golden Crown, located across the street from Woodward's, is now advertising an SRO unit for a staggering \$1,500 a month on Craigslist. Golden Crown is an extreme example of the impacts of gentrification on the neighbourhood, but we can expect a similar pattern in the coming years with the development of new condo projects, such as 955 E Hastings.



Hotel	Units	2009	2010	2011	2012	2013	2014	2015
Alexander Court	59	400	725	420	430	500	700	1050
Golden Crown	28	575	NA	NA	772.5	762.5	1000	1225
Lotus	110	430	440	800	700	762.5	787.5	1150
Metropole	60	500	550	600	700	800	750	1000
New Columbia	70	NA	499	800	800	810	925	825
Station	32	NA	400	400	400	410	600	725
Thornton Park	22	375	375	400	400	400	687.5	590
York rooms	34	385	425	400	562.5	525	562.5	675

GENTRIFICATION

One person's story of living in a rapidly gentrifying SRO

Tom (the name is changed to protect him from possible eviction) has lived at the Alexander Court SRO for about 3 years. Tom pays about \$600 a month for two little rooms; they haven't been painted and there are big holes in the walls. His electrical outlets don't have covers on them. The shoddy carpet in his room hasn't been replaced and he hasn't been allowed to remove it.

One window is broken and the ceiling has water marks on it. There is no ventilation for his stove, and he didn't have water for 6 months. But he has only complained half-heartedly. "If you complain, you open a can of worms. I know they want my suite," says Tom, adding that when tenants leave, the rooms and apartments are upgraded and rented out at hundreds more dollars per month. "I was offered a smaller, renovated room for \$300 more," he says.

When Tom first moved in he says the building was infested with bedbugs, cockroaches and mice. Now there is only the odd mouse. While his room has not been renovated, the halls have been renovated with hardwood floors and painted nicely. Mailboxes are at the front entrance. Bathrooms have been renovated and are reasonably clean. "Only about half a dozen of us have survived the reign of terror with the last manager," says Tom.

The old manager, he says, asked him to lie about another tenant so he could get them evicted. He accused Tom of bringing in sex workers, and smoking in the building even though smoking was ok when he moved in. Tom says the old manager told him, "You're on our list (for eviction)" so that he constantly worried about being kicked out and didn't feel at home.

There were also constant renovations going on without respect for the tenants, including sanding of floors and tearing down of walls. Tom says the old manager told him that he would never get into the building now because he is low-income and on disability.



Character Loft in Gastown

Vancouver, BC, Canada



A studio apartment at the Steven Lippman owned Golden Crown Hotel at 116 West Hastings is renting for \$99/night on Air BnB.

★ \$995 / 250ft² - * * Living in Gastown Studio



Area: Downtown Vancouver

Address: 455 Abbott Street

Size: Varies, between 200 and 250 sq ft

Bathrooms: 1

Storage: No

Rent: \$1250 Fully Furnished (Next Available April 1st)

Rent: \$995 Unfurnished (Next available May 1st)

Term: 6 months minimum, fixed term only, bookable up to 60 days

Vacancies: April

Rooms at the Lotus Hotel (455 E Abbott) rented for \$430 in 2009. Rents now start at \$995. Which hotel is next?

RATE OF CHANGE

In its 2005 Downtown Eastside Housing Plan the City of Vancouver called for keeping the rate of market housing development to social housing development to 1:1.^[11] At the same time, the City's motto was "revitalization without displacement." Planners recognized that if the rate of change is too fast, and market housing dominates, low income people can be forced out of their neighbourhood through gentrification.

However, since the adoption of the Local Area Plan in 2014, the City has changed its policy about rate of change. It now allows and encourages market development even when not enough social housing is being built to keep the rate of change 1 to 1. This is especially true in Chinatown, where

the new zoning doesn't require developers to build a single unit of social housing as part of their new developments. As a result of a high rate of change with market housing dominating, land values have been skyrocketing in the neighbourhood, pushing up taxes and rents.

The rate of change for new units that opened in 2015 is 312 units at above welfare rate to 165 units at welfare rate or 1.9:1. This rate of change is almost double what the 2005 Housing Plan called for but is better than most previous years (and likely future years) because the Budsey building, funded by the province, opened late in the year with 146 units.

The rate of change for new units approved and proposed but not built for 2015 is as follows:

Development	Name Developer	Condos	Market Rental	Social housing above welfare rate	Social housing units at welfare rate
955 E Hastings	Wall Corp	282		35	35
720 E Hastings	Cause We Care House			21	
633 Main Street	Blue Sky	193			
150 E Cordova	Concord Pacific	61	61		
179 Main Street		47		4	5
41 E Hastings	Atira	81	78	68	52
231 E Pender	Framework	60			
137 Keefer		14			
105 Keefer	Beedie		125	25	
450 Gore			61		
288 E Hastings	BC Housing/Wall Corp		68	70	34
Glen and Hastings	Arlington Group	98		25	
424/454 W Pender	Onni		141		
946/950 Main St.	City of Vancouver			20	10
1015 E Hastings St.	City of Vancouver			175-220	58-73
Total		755	534	349-374	205-220

RATE OF CHANGE



Sequel 138 opened at the end of 2015. The two six-storey buildings are comprised of 79 condo units and 18 non-market rental units, half of which will rent for BC Housing Income limits (\$912) and the other half at the welfare rental allowance rate (\$375). Some condominium units have been purchased as investment vehicles and have already been advertised on Craigslist as “\$1,500/1br Bedroom Condo.” In addition to the residential space, there are also 10 high-end retail spaces on the ground floor. The spaces are priced between \$500,000 and \$1.36 million. Given the selling prices, these new retail spaces are not going to be affordable or inclusive to low-income residents, instead creating so called “zones of exclusion” for low-income residents. Photo: Jakub Markiewicz

The rate of change looking into the future, with DTES developments proposed or under construction as of the end of February 2016, is about 8 units above welfare rate for every one unit at welfare rate, or 1,663 unaffordable units to 205 units at welfare rate.

Considering that there are at least 836 homeless people in the DTES, along with over 3,350 living in inadequate privately-owned SRO hotel rooms, this rate of change is completely inadequate to meet the desperate need for affordable housing.

While a few units of welfare rate social housing, in addition to the Budsey building, are in the works, they are in so-called social mix buildings planned for 955 E Hastings, 41 E. Hastings and 288 E. Hastings. Two of these buildings (41 E. Hastings and 288 E. Hastings) have provincial funding but a large part of that funding is going towards units that will exclude people on welfare.

CHINATOWN

Over the past year, a growing number of groups and individuals have voiced concern over how the essence of Chinatown is changing as a result of gentrification. Many of the shops serving the low-income Chinese community are closing and being replaced with new luxury market housing and high-end retail stores catering to higher income “urban professionals.” With no policy changes addressing the rapid gentrification of area, the housing situation for low-income people in the Chinatown remains dire.

Since the last report, Chinatown has seen the completion of the Keefer Block (189 Keefer St.). Other approved developments such as Blue Sky Chinatown (633 Main St., at E. Georgia St.) are also expected to open in 2016. One other development project just outside the Chinatown zoning sub-district has also been approved since the last hotel report, located at 288 E. Hastings (at Gore Ave).

In total as of February 2016, for the six developments proposed or under construction in the Chinatown sub-district, there are 604 units of housing at above welfare rate (including condos, market rental, and social housing renting above welfare rate) and only 11 units of welfare rate housing being built. The rate of change in the Chinatown sub-district is 55:1.

This rate of change in Chinatown will continue to worsen because the current zoning policies do not require social housing to be included in new development applications in the Chinatown sub-district.

Furthermore, even if the Community Amenity Contributions (CACs) from a rezoning application were to be allocated towards social housing, the definition of social housing in the Chinatown district stipulates that none of the units are required to rent at shelter rate (\$375). In other words, none of the social housing built in Chinatown will be required to be affordable to people with low and fixed incomes.

In the Chinatown sub-district, most of the SRO units are owned and managed by Chinese Family Clan Associations. As benevolent associations, they have been keeping their rents relatively low for new and current tenants. Although the rents in benevolent association buildings have remained relatively stable, the rents in privately owned SRO hotels in Chinatown continue to rise.

While this hotel survey does not collect information on the ethnicity of tenants living in each building, it is generally acknowledged that most of the Chinese SRO tenants in Chinatown are currently living in benevolent association buildings, not privately owned SRO hotels. These benevolent association buildings were built a long time ago.

For example, the largest SRO building in Chinatown, the May Wah Hotel on 258 E. Pender, owned by the Shon Yee Benevolent Association, was built in 1914. Given the age of these buildings, maintenance and upgrades are critical to ensuring that these units remain habitable until it can be replaced with self-contained units, while maintaining the affordability of rents.

The City of Vancouver has established the Chinese Society Buildings Matching Grant Program and the Chinese Society Legacy Program to provide rehabilitation funds for society buildings with heritage status. [12] The amount of funds, however, falls severely short of what is needed to rehabilitate the 12 society heritage buildings in Chinatown, let alone the buildings without heritage designation in Chinatown and society buildings outside of Chinatown. For those societies that have housing units and are financially unable to upgrade their buildings, the Chinese tenants in those buildings will be at a high risk of homelessness.

在華埠發展計劃 | APPROVED AND PROPOSED DEVELOPMENT PROJECTS

狀況 Status	大廈名字 (層數) Name of Building (No. of Stories)	地址 Address	發展商 Developer	住宅單位的數量 Number of Units				
				私人 柏文 (賣) Condo	市價 出租 Market Rental	「社會房屋」(不同租金) "Social Housing" (Different Rent Levels)		
						「可負擔」 市價出租 (按照加拿 大按揭和房 屋公司) "Affordable Market Rents" (based on CMHC)	「廉價房 屋」(卑詩 省房屋入息 限額: 最高 月租到\$912) "Affordable Housing" (BC Housing Income Limits: up to \$912/mo)	低收入房 屋 (福利 金額: 月 租\$375) Low- income housing (Welfare- rate: \$375/mo)
被市議 會批准 Approved	188 Keefer (17)	奇化街 188 號 188 Keefer St.	Westbank	134	5 ^a	-	6	11
	Blue Sky Chinatown (15)	緬街 633 號 633 Main St.	Bosa Blue Sky Propertie	-	192	-	-	-
	Framework (8)	片打東街 231 號 231 E. Pender St.	Porte Dev.	61	-	-	-	-
	----- (9)	佐治東街 245 號 245 E Georgia St.	GMC Projects	-	40	-	-	-
發展計 劃申請 Proposed (Develop- ment)	----- (9)	奇化街 137 號 137 Keefer St.	James Schouw & Associate	14	-	-	-	-
土地更 改申請 Proposed Rezoning	----- (13)	奇化街 105 號 105 Keefer St.	Beedie	127	25 ^b			
總數 Total				336	262	0	6	11
總數 (不可負擔住屋的住屋) Total Unaffordable Housing				604 ^c				
總數 (可負擔住屋) Total Affordable Housing								11
不可負擔住屋同可負擔住屋的比例 Ratio of Unaffordable to Affordable Housing					55:1 ^c			

^a 【社會房屋】 "Social housing" // ^b 租金未定 Rents undetermined //^c 包括租金未定的單位 Includes units where rents are undetermined

RECOMMENDATIONS

All levels of government must take immediate action to prevent homelessness from continuing to escalate in Vancouver. Below is a list of needed actions divided by level of government responsible.

MUNICIPAL GOVERNMENT

- Buy or lease SRO hotels near the location of the new St. Paul's Hospital at the South end of the DTES to prevent them from gentrifying and pushing out low income residents.
- Use City powers to impose non-profit management on hotels with outstanding Standards of Maintenance complaints, ensuring that tenants have the protection of the Residential Tenancy Act.
- Lease SROs to keep them from being gentrified and to ensure decent management.
- Designate enough land for 5000 units of social housing in the Downtown Eastside to show senior levels of government that the City is serious about solving the housing crisis.
- Restore minimum unit size to 320 sq. ft, so people have a home that feels permanent.
- Do not provide incentives to profit or non-profit SRO owners to upgrade their units unless rents are maintained at welfare/pension rate.
- Amend the SRA bylaw to define SRO hotel "conversion" to mean raising rents above welfare and pension level shelter rates. Include zero-eviction conditions in all renovation and building permits.
- Stop market housing development in the DTES to keep property values low and preserved for social housing until SRO hotels have been replaced with safe, secure, self-contained, resident-controlled, and low-income social housing and no one needs to sleep on the streets or in shelters.
- Develop and support SRO resident organizer structure to educate, support and liaise between tenants and bylaw and Residential Tenancy Branch. Also, fund community organizers to prevent illegal rent increases and renovictions due to longterm building neglect.
- Embrace a women-centred philosophy in hotels with policies and practices that ensure women's access and safety in all spaces, especially for Aboriginal women and women of colour.
- Revisit Downtown Eastside zoning regulations to ensure that they require more social housing at the welfare rate.
- Change the city's definition of social housing so that low income people are not excluded from social housing.

RECOMMENDATIONS

PROVINCIAL GOVERNMENT

- Raise welfare, disability and minimum wage rates substantially.
- Reform the Residential Tenancy Act to provide effective rent control by the rental unit rather than the tenant. This will stop giving landlords an incentive to evict low-income people and end renovations.
- Legislate the right of all tenants to organize tenant unions.
- Ensure that residents of all non profit social housing, including hotel rooms, supportive housing projects and emergency shelters, have full tenant rights under the Residential Tenancy Act.
- Provide funds to build 10,000 units a year of low income affordable social housing throughout the province. Replace 1000 SRO units with self-contained, resident controlled social housing every year for five years in the DTES.
- Amend the BC Human Rights Code and Residential Tenancy Act to make it illegal to discriminate on the basis of social condition including class, poverty and drug use.
- Ensure that immigration status is not a barrier to social housing.
- Provide funds to Chinese societies in the Downtown Eastside that have housing units and are financially unable to upgrade their building to remain habitable.

FEDERAL GOVERNMENT

- Enact a national housing program immediately. Provide funds to build low income social housing in the DTES to replace 1000 SRO units per year for the next five years.
- Provide funds to Chinese societies in the Downtown Eastside that have housing units and are financially unable to upgrade their building to remain habitable.
- Restore the Residential Rehabilitation Assistance Program (RRAP) where hotels can get federal money for renovation and repair if they agree to strict rent control.

APPENDICES

Appendix 1: Which hotels were surveyed?

CCAP started with the City's 2013 SRO list for the DTES. We deleted buildings run by non-profits because they are generally subsidized by the government and have housing agreements that control the rents. Even though we did not survey these buildings, CCAP recognizes that these buildings are not 100% secure units of low-income housing because their leases with non-profits can expire. We added the Argyle, Burns Block, Winters and 71-77 West Hastings because they are all privately run SROs. We accessed rent information from 67 buildings with 3157 rooms.

Appendix 2: How does CCAP do the hotel survey?

For the hotel survey part of this study CCAP went door to door in privately owned and run hotels within the boundaries of the DTES. CCAP approached each hotel posing as a prospective tenant looking for a room. The CCAP surveyor usually spoke to the desk clerk or manager and asked about vacancies, rent levels, daily/weekly rentals, and student only rentals. The surveyor looked to see if there was a sign asking for guests to pay fees to visit residents and asked if there were any vacant rooms that were not being rented. In contrast to the city, CCAP does not have the resources or the authority to properly inspect buildings, so this survey does not include maintenance aspects of the hotels. This information is as good as what was told to CCAP surveyors by desk clerks, managers, and in a few cases, tenants, as CCAP has no way of looking at hotel records. CCAP also analyzed City and Provincial statistics about new housing being built and provincially owned hotels.

Appendix 3: Why is it important for rents to be lower than \$375 a month?

About 8,500 DTES residents rely on welfare and disability income. \$375 a month is all single people have received since 2007 to pay for their rent, utilities and phone. If people on income assistance have to pay more than \$375, this money must come out of their support allowance of \$235, leaving them with not enough money to eat and pay for other necessities. The DTES also has about 4,000 seniors. Many of them rely on a basic pension of only about \$1,344 a month. For these seniors, rents at or below \$403 a month (30% of their income) are considered affordable.

Appendix 4: Why are SRO rooms not adequate accommodation?

The City's DTES Housing Plan (p. 5) recognizes that the SROs are not good quality housing and calls for them to be replaced "with new self-contained social housing for singles," with supports for some residents. CCAP believes that DTES SRO hotel rooms are not proper housing because they are too small, about 10 by 10 feet. Residents usually have to share bathrooms with everyone on their floor and people do not have kitchens. How can low-income people eat cheaply without the means to cook? In addition, the buildings are old and don't meet current earthquake standards. Many are poorly managed, unsanitary, and pest ridden. Although not all DTES residents have health issues, many have told CCAP that the poor housing conditions have had a negative impact on their health.

SRO hotels are also fundamentally unsafe spaces for women. A woman resident of the Regent Hotel explained, "When women leave their rooms at night to take a leak in the common bathroom we wonder if there is a man behind our door. We wonder if there is a man in the bathroom. And when we come back we wonder if there is a man waiting for us in our rooms. We feel locked up in our own rooms."

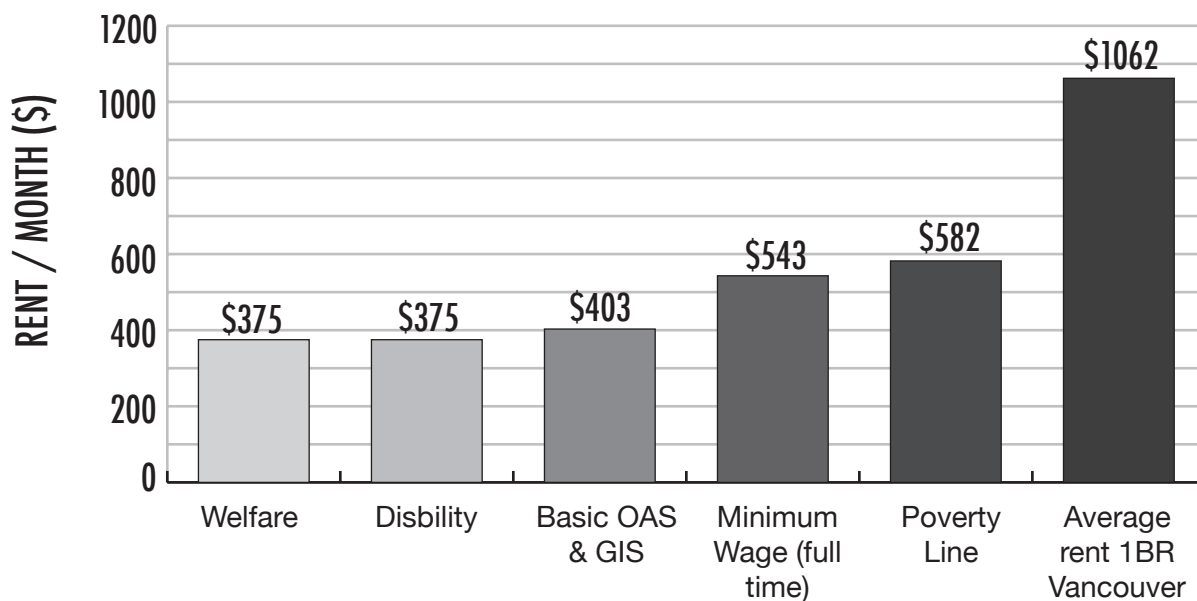
Appendix 5: Why must SRO's be retained as an affordable last resort?

While hotel rooms are not proper places to live, they are the housing of last resort for low-income people. Even though CCAP wants all the rooms replaced, it is crucial that they are open and available at \$375 a month until replacement housing is available and until the homeless people in the DTES have homes. If the hotel rooms don't stay open and available to low-income residents, homelessness will increase.

Appendix 6: What can current DTES residents afford to pay for rent?

The vast majority of current DTES residents are far below the Statistics Canada Low Income Cut Off (2013), in which a single person is considered low-income if they earn less than \$23,298 a year. Of course, many low-income people earn much less than \$23,298 a year. A person on welfare receives only about \$7,320 a year; on disability, \$10,872; on basic old age pension and guaranteed income supplement, about \$16,128; on full-time minimum wage of \$10.45, about \$21,691 a year. According to CMHC's definition of what is affordable, shelter costs are not supposed to take up more than 30% of income.

WHAT CAN CURRENT DTES RESIDENTS AFFORD TO PAY FOR RENT?



Not everyone in the DTES is on welfare or disability, and it is crucial for the City and Provincial government to recognize that people working at minimum wage and pensioners also cannot afford average rents for even bachelor apartments. Someone making \$10.45 an hour can only afford rent at \$543 a month, which is the rate hundreds of SRO hotel rooms are now renting for.

APPENDIX 7: LOWEST RENTS

HOTELS WHERE LOWEST RENT IS \$900 OR MORE:

Burns Block	Golden Crown	Metropole
The Lotus Hotel		

HOTELS WHERE LOWEST RENT IS BETWEEN \$700 AND \$899:

American Hotel	Argyle Hotel	Alexander Court
Grand Trunk		

HOTELS WHERE LOWEST RENT IS BETWEEN \$500 AND \$699:

Star Beach Haven	York	Cathay Lodge
Georgia Manor	Station	New Columbia
Laurel Apartments	Heathley Apartments	Danny's Inn
Woodbine	Thornton Park	Keefer Rooms

HOTELS WHERE LOWEST RENT IS BETWEEN \$425 AND \$499:

Afton	Arno	Astoria
Balmoral	BC Rooms	Belmont
Brandiz	Chelsea	Cobalt
Decker	Empress	Glory
Grand Union	Hildon	Ivanhoe
Keefer Lodge	Lucky Lodge	King Rooms
New Sun Ah	Main Rooms	Pacific Rooms
Palace	Pender Lodge	Persepolis
Regent	Ross House	St. Elmo
Travellers	United Rooms	Vernon
Vet's Rooms	West Hotel	Wonder Rooms
Lion Hotel		

*Many of these hotels have units renting above these rates.

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