

DISPLACED

RENTS AND THE RATE OF CHANGE IN THE DOWNTOWN EASTSIDE

CARNEGIE COMMUNITY ACTION PROJECT'S

2018 HOTEL SURVEY & HOUSING REPORT

BY FIONA YORK, KING-MONG CHAN, LAMA MUGABO, ELLI TAYLOR

“Harold was committed to making radical politics real: they believed radical left and anti-colonial ideas are the political heartbeat of the streets, and that only revolutionary anti-capitalist politics held solutions to the problems that press so violently on our people every day.

We are weaker for having lost Harold, but stronger for having known them.”

Ivan Drury, *The Volcano*, September 2018



IN MEMORY OF HAROLD LAVENDER



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IN MEMORY OF HAROLD LAVENDER

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Thanks to Chris Puzio and Jasmine Tranter (City of Vancouver) for providing information on new housing developments, Fiona York, Jade Ho and Lenée Son for photos, and Laural Gaudette for editing.

This report is dedicated to Harold Lavender who passed away in 2018. Harold fought tirelessly for social justice, better housing and against gentrification in the Downtown Eastside.

The Carnegie Community Action Project is located on the occupied, unceded traditional territory of the Coast Salish peoples, including the territories of the x^wməθkwəyəm (Musqueam), Skwxwú7mesh (Squamish), and Səlílwətaʔ/Selilwitulh (Tsleil-Waututh) Nations.

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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 community that centres on low income people. 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: info@carnegieaction.org

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PLEASE LAP

唐人街 注組

SHEPHERD NOW

End the War on the Poor

INTRODUCTION

Federal, provincial and city housing policies, austerity and inaction over the past decades have caused a housing crisis that has displaced the most vulnerable, hard to house, under-employed and newcomers. Temporary modular housing provides a short-term solution – but where will residents go when they close?

2018 saw widespread displacement through rising rents, renovations and so-called “affordable” housing that is affordable only to the very few. The year also saw the beginning of a tent city at Oppenheimer Park that has spanned three seasons – from August 2018 through the coldest February on record, and into spring 2019. CCAP counted an average of 42-50 tents per day over the winter months.

Oppenheimer Park is unceded traditional territory of the Tsleil-Waututh, Musqueam and Squamish First Nations. The park has been a safe haven, and hub, for the social justice world. But even this safe space is at risk. Oppenheimer tent city residents are displaced and dehumanized with daily and weekly raids, lack of supports and no clear plan to transition into housing.

CCAP is calling on the City of Vancouver, the province, and the feds, to provide shelter for



the displaced and unhoused. We demand that all levels of government invest in permanent, long-term affordable housing for all.

Government officials talk about shelters and short term warming centres as solutions to homelessness. But these are not an option for many, because they can't bring partners or pets, can't stand being in a room with lots of people and no privacy, get bed bugs or have their stuff stolen.

The city, province, and feds seem to have stopped building housing that is 100% for people on welfare and disability except for modular housing that is temporary. They only build public private partnerships like the new building at Gore and Hastings, where only a handful of low-income residents can afford to live, or social mix buildings where only 30% of the units are for low income people. This means the government has to build over three times as many units to house the people who need housing the most.¹

SROs rents continue to climb while housing developments targeted to the most wealthy crowd the market, and homelessness is at its highest level since 2005, with a 2% increase over 2017.² For many, there is really nowhere left to go.



SUMMARY / LOWLIGHTS



CCAP's annual Hotel Survey and Housing report measures whether low income people can afford to remain living in their neighbourhood. With about 9,000 low income people in the community surviving on welfare and disability and about 4,000 on seniors' pensions, most folks have only \$375 to \$480 a month for rent.

This year CCAP found:

- Average rents in privately owned and run hotels were \$663 per month — \$24 less than last year, and \$115 more than 2016. While it is a welcome respite from the brutally high \$687 last year, it is still well above what someone on social assistance can afford, and the second highest average since CCAP began doing these reports 11 years ago. This year, we collected information from some of the benevolent associations we didn't get last time, and that brought the overall average rent down slightly. As well, we didn't record a range of rents for many of the buildings in 2017, but we did in 2018. Since we base our calculations on the low end of the rent range, this impacted the
- average rent.
- The \$663 average rent for 2018 is on a continuum of increases from 2008 when we first started doing the Hotel Report. Since "shelter rate" is still \$375, an immediate 77% increase would be required for someone receiving social assistance to attain even the simplest, one-room, washroom-less residence in hotels that are often poorly maintained and run by slumlords
- About 1 in 18 people who live in the DTES is homeless. Homelessness increased by 2% in 2018 and was the highest number since the homelessness count started in 2005. There were 2181 homeless people in Vancouver in 2018 including 659 people on the street.³
- Residents surviving on social assistance of \$760 per month (increased from \$710 per month in 2018) and paying the SRO rent of \$663 have \$97 left for food and everything else for a month. This is an increase from last year, but still only \$24 per week for food and necessities. By comparison, the Market Basket Measure

SUMMARY / LOWLIGHTS

suggests that an individual living in BC needs \$257 per week for non-rent expenses in order to have a modest, basic standard of living.⁴

- The top ten hotels with the fastest-increasing rents had an average rent increase of \$160 per unit over last year — a 28% hike in rent, while shelter rate amounts increased by 0%.
- Hotels with an average rent of \$600-\$799 increased from 12 to 21 this year - almost double the number from last year.
- 119 units of permanent welfare rate housing were built in the DTES in 2018, compared to 21 in 2017. Although it's an increase from last year, at this rate, it would take over 10 years to house those currently homeless in the Downtown Eastside — not accounting for any increase in homelessness each year.
- 78 units of temporary modular housing opened in the Downtown Eastside (and a further 150 just outside the DTES). These have been included in the calculation of units lost and gained in 2018, but not in the overall Rate of Change for the Downtown Eastside. The Rate of Change is based on a commitment in the 2005 Downtown Eastside Housing Plan to replace social housing units at a rate of 1:1.⁵ This presumed that units would be permanent, not temporary units that release tenants back into the housing market or the streets in five years.
- Downtown Eastside residents lost 191 affordable units in 2018 and gained 78 temporary modular units and 190 permanent units (see Table C on page 11). While modulares are filling a much needed quick response to the homelessness and housing crisis in Vancouver and in the DTES, these short term units may be moved, uprooting people from the only home they know after a short number of years.
- The rate of change of new unaffordable housing (condos, market housing and social housing with rents above welfare shelter and pension rates) in the DTES in 2018 was 721:119 or about 6 unaffordable units to 1 affordable, permanent unit.
- The rate of change going forward into the foreseeable future with proposed and approved new DTES developments is 1,972:640 new unaffordable housing (condos, market housing and social housing with rents above welfare shelter and pension rates) to social housing or about 3 to 1. The new units could take up to 7 years to build.
- Chinatown: this year, no new social housing units at welfare/pension rate opened in Chinatown. No new market-rate housing (condo or rental) opened this year so the rate of change for 2018 was 0:0. Looking into the future, the rate of change in Chinatown is 170 condos units to minus 3 affordable units.



YEAR IN REVIEW



HOUSING ACTION, CITY HALL, FEBRUARY 27, 2019

HOUSING PROVIDERS AND “SOCIAL MIX”

2018 saw two non-profit supportive housing providers enter the “social mix” marketplace. Atira Development Society opened Olivia Skye at 41 E. Hastings, with about one quarter of units being rented at shelter rate and the others at non-market and low-end market rates.

Lookout Housing and Health Society is the operator of Belcourt Residence, part of the Wall Financial project with 280 condos at 955 East Hastings and marketed by “condo king” Bob Rennie. Of the 70 units in Belcourt Residence, 24 studio apartments will rent at shelter rates, 23 one-bedroom and two-bedroom apartments will rent at housing-

income-limit (HIL) RGI rates of approximately \$950 to \$1,215, and 23 units will rent at low-end market rates.⁶

545 E. Cordova St. Lookout’s new development at 545 East Cordova Street, includes just four units at shelter rate, along with ten at RGI and six at HILS rates.⁷

REGENT HOTEL CLOSES DOWN

The Regent Hotel, owned by the notorious Sahota slumlord family was finally closed down by the city in 2018. Former tenant Jack Gates launched a class action suit against the Sahotas. The BC Supreme Court declined to consider it, stating that landlord-tenant disputes must go through the



Residential Tenancy Branch except in rare circumstances. The City of Vancouver began expropriation proceedings, and settled on a minor fine for nearly 600 housing infractions.

58 WEST HASTINGS

Activists from the Our Homes Can't Wait Coalition occupy city hall in May 2018 and briefly took over the lot at 58 West Hastings in October 2018. Negotiations dragged over the rest of 2018, with the city and funders eventually increasing shelter-rate units from 30% to 50%. This is still well below the "promise of 58": 100% welfare and pension rate tenant-controlled units, to counter the gentrifying impacts of Woodward's and social mix developments in the Downtown Eastside.

THE LAP TURNS FIVE

The Downtown Eastside Local Area Plan turns five years old in 2019. City planners say the plan diminishes runaway development, particularly in the Oppenheimer District of

the Downtown Eastside — but it enshrines "mixed income" communities and provides zero protection in Chinatown and other areas vulnerable to out of control gentrification.

CHINATOWN CONCERN GROUP VS CITY HALL

The Chinatown Concern Group pushed back against the city's zoning policy review, demanding better-defined social housing and zoning policies promoting the interests and rights of low-income people. Despite their activism, the plan remained a vehicle for gentrification of the neighbourhood.

NO PILL FOR THIS ILL

CCAP released a report describing a community vision for mental health, and housing as a crucial social determinant of mental health. The vision centers on the voices and experiences of community members and understanding that "there are political determinants of mental health", inseparable from the society we live in, not as an individual 'disorder' that can be cured with a pill.

MING SUN BUILDING

In November, the Development Permit Board approved the demolition of a historic building across from Oppenheimer Park and a new "social housing" project by the Ming Sun Benevolent Society in its place. The new building at 439 Powell will have 55 micro-units for seniors with rents in accordance with the Downtown Eastside Local Area Plan, (meaning only 20% of units are guaranteed at shelter rates), and two retail units on the ground floor. The site is known as the "Uchida Building" or the "Ming Sun Benevolent Society Building" and although not technically on the Vancouver Heritage Register, it is one of the 20 oldest buildings in Vancouver.

FLATS ARTERIAL

The City of Vancouver convened the Flats Arterial Community Panel starting in late 2018, to recommend an arterial road from downtown to Clarke Drive after the Georgia and Dunsmuir Street Viaducts are removed and the new St. Paul's Hospital opens near Main and Terminal. The planning process focused on arterial routes to navigate traffic. Still a concern are the community impacts of this major new development, its gentrifying effects and new market housing in the area.

RECONCILIATION FUNDING FOR HOUSING

In late 2018 and early 2019, the provincial and federal governments rolled out modest new reconciliation-based housing plans: Building BC: Indigenous Housing Fund, which will see the provincial government invest \$550 million to build social housing on and off-reserve, and a federal plan to spend \$638 million on housing for Indigenous people living in cities and urban areas. About two-thirds of the money is meant for programs that serve people who are currently homeless. In Vancouver, the Aboriginal Mother Centre was awarded provincial funding to build 42 homes. Vancouver has the third largest urban Aboriginal population in Canada.⁸

"HOME STREET HOME"

Homelessness increased by 2% in 2018. The City of Vancouver 2018 homeless count found 2,181 people homeless, with 1,522 people sheltered and 659 on the street. This is the highest number since the first homeless count in 2005. Those who identify as Indigenous continue to be vastly overrepresented in homelessness, at 40% — despite making up 2.2 per cent of the general population of Vancouver. This is up from 34% in 2017.⁹

OPPENHEIMER PARK TENT CITY

In a new low for Vancouver, a tent city in Oppenheimer Park appeared in late summer 2018 and continued increasing through the

entire winter of 2018-2019. Numbers range from 80-100 residents.

RENOVICTIONS AND RENT CONTROL

Both the City of Vancouver and the BC government heard massive calls for rent control in 2018. Threats of eviction and fear of homelessness are part of daily life for many renters. Because rents are tied to the person and not the unit, the landlord can jack up the rents once low-income tenants are evicted. When pushed out, if the person is very low-income, it is easy for them to become homeless. Wait lists are long and few affordable units exist. Rent control and vacancy control are desperately needed to stem the tide of displacement and skyrocketing rents.

RENTAL HOUSING TASK FORCE'S RENTAL HOUSING REVIEW

The BC government launched a task force to review the rental environment in the province, and released a report in late 2018. The task force refused to endorse rent control tied to the unit not the tenant, which would deter out-of-control rents and renovictions, and in several instances sided with landlords by supporting penalties for renters and ensuring profitability for landlords. CCAP members pointed out that the task force claimed to be "balanced" by equally involving landlords and renters in the consultation process, even though it was aimed at fixing a broken rental environment. "If you're writing laws for murder, why include the point of view of the murderer?" said one CCAP member.



RATE OF CHANGE: 2017 TO 2018

In total, 840 housing units (including market and social housing) opened this past year — which is almost 14 times higher than the number of units that opened in 2017.

The rate of change of new unaffordable housing (condos, market housing and social housing with rents above welfare shelter and pension rates) in the DTES in 2018 was 721:119 or about 6 unaffordable units to 1 affordable, permanent units. It is worth noting that the low end of market rates for “social housing” (which fall under “social housing”) are starting at \$1,000 for a studio (as of February 2019).¹⁰

The rate of change going forward into the foreseeable future with proposed and approved new DTES developments is 1,972:640 new unaffordable housing (condos, market housing and social housing with rents above welfare shelter and pension rates) to social housing or about 3 to 1. The new units could take up to 7 years to build.

No new social housing units at welfare/pension rate opened in Chinatown in 2018. No new market-rate housing (condo or rental) opened, so the rate of change for 2018 was 0:0. Looking into the future, the rate of change in Chinatown is 170 condos units to minus 3 affordable units.

After years of opposition, Beedie Living's plans to build a gentrifying market housing project of 111 condo units at 105 Keefer have been halted. The Development Permit Board rejected the proposal in November 2017, and Beedie appealed to the Board of Variance. That meeting was supposed to be in March 2018 but eventually the Board said they didn't have authority to hear an appeal of an outright rejection.¹¹

78 units of temporary modular housing opened in the DTES this year (Aneki Housing for Women operated by Atira and Chartrand Place operated by PHS). While welcome, these units are not included in the rate of change. Given that new developments may take up to seven years to complete, these temporary units may be closed or moved by the time many of the developments currently proposed, approved or under construction are actually complete.

Two additional modular housing buildings opened just outside the Downtown Eastside: Larwill Place, operated by MPA Society, just outside Victory Square in Downtown Vancouver and Nora Hendrix Place, operated by PHS and located in the Northeast False Creek (NEFC) zoning.

Note: It was very hard to get information on new proposals and percentage of social housing and shelter rate housing. Several meetings with city housing staff needed to be arranged, and much of the information wasn't available online or through communication with developers and architects. It is important for the city to make this information available and clearly differentiate the units at welfare rate and other non-market rates.



Table B DTES developments announced, proposed, approved, or under construction as of May 2019

Site	Developer/ Applicant	Condos	Market Rental	Social housing above welfare rates ¹²	Social housing units at welfare rate (\$375)	Comments
955 E. Hastings	Wall Financial Corp	282	0	47	23	New container condos
129 Keefer	Rendition Developments, Inc.	32	0	0	0	Vacant lot
946-950 Main	Lu'ma Native Housing Society	0	0	17	9	Construction lot
21-53 W. Cordova		0	62	0	80	Old bulding locked down
227 Main		3	0	0	0	No changes
124 Dunlevy	City of Vancouver	0	0	73	140	Under construction. Roddan lodge, Evelyne Saller Centre
128 Powell	MPA Society	0	0	0	20	Vacant lot
179 Main		0	47	0	9	Complete new building, occupancy permit received in 2019
41 E. Hastings	Atira	0	0	146	52	Olivia Skye Building, new
9 W. Cordova		0	8	0	0	Building locked, under construction
137 Keefer	James Schouw and Associates	14	0	0	0	Vacant lot, narrow
303 E. Pender	GMC Projects	0	56	0	0	Complete, new building
215 Main		6	0	0	0	Complete, new building
420 Hawks	Atira	0	0	0	21	Garden development proposal
288 E. Hastings	Wall Financial Corp. & BC Government	0	68	69	35	New building
424 W. Pender		0	72	0	0	Smile Diner
454 W. Pender		0	68	0	0	Parking lot
679 E. Cordova		0	4	0	0	Old building
95 W. Hastings	W East Holdings Limited	0	132	0	0	Parking lot
239 Keefer	Rendition Developments	25	0	0	0	Vacant building

Site	Developer/ Applicant	Condos	Market Rental	Social housing above welfare rates ¹²	Social housing units at welfare rate (\$375)	Comments
325 Carrall St.	Human Studio Architecture + Urban Design	0	38	0	0	Restoring 2-storey heritage building (McConnell), adding 3-storey addition and 7-storey infill
728 - 796 Main	Bonnis Properties	0	99	14	5	Site contains the old building
835 E. Hastings, Lee Building	Terra Housing	0	0	13 HILS or below; 13 below market	13	
616 E. Cordova	NSDA Architects	0	0	*42	at least 21*	
58 W. Hastings	Vancouver Chinatown Foundation	0	0	115 HILS	115	Vacant lot
124 Powell	NSDA Architects, MPA Society	0	0	0	20*	
1102 E. Georgia	Ekistics Architecture	0	30*	0	7*	
800 Quebec St., 801 & 898 Main	City of Vancouver	N/A	N/A	N/A	N/A	
439 Powell	Boni-Maddison Architects	0	0	37*	18*	Site contains the old building
545 E. Cordova	Lookout Housing and Health Society	0	0	10 RGI, 6 HILS	4	
177 W. Pender	City of Vancouver	0	0	60 HILS up to affordable market rate*	30*	
41 E. Pender	Metric Architecture	0	16	0	0	
1220-1298 E. Hastings	Onni Group	152*	0	37 HILS up to affordable market rate*	18*	Rezoning application
560 Raymur	Onni Group	59	0	0	0	Rezoning application
Totals		573	700	699	640	

* Rents are not finalized yet

** Temporary modular housing is not included in this list

*** There has been a call for development proposals for 301 E. Hastings (Salvation Army building) but we do not know the number of units or affordability yet.

PHYSICALLY LOST OR GAINED UNITS

Temporary modular housing, and ramped up construction, significantly impacted the net loss or gain of shelter rate housing this year. In 2018, 838 units opened, with a total of 268 shelter-rate units, and 191 shelter-rate units were lost. This resulted in a net gain of 77, which partly addresses the 500 units lost in 2017. However, 78 of these units are considered “temporary”.

In addition to units actually lost in 2018, there are a number of buildings that CCAP researchers have identified as precarious or lost in 2019:

- Tenants at the non-profit owned May Wah Hotel report that a significant number of units are being allowed to remain vacant after the previous tenants leave. There is speculation that this may be connected with possible additional renovations that will take place in the future

- The Arlington Hotel closed in January 2019, with 29 units lost
- Ross House and Vernon Apartments are on the market for sale.
- The Grand Union is on edge of evacuation order and may be closed down
- Our researcher was told that Chinese Freemasons have closed their hotel/rental service; but on a second visit we were informed that the tenants were just “out”.

The closure of the Regent Hotel is the end of an era - both relief of trauma and despair for the many residents who suffered under abuse and neglect in its walls, and the loss of 153 homes and neighbours for many long-term residents. CCAP calls on the City of Vancouver to expropriate the Regent and the Balmoral Hotel (closed in 2017) and build clean, maintained, dignified shelter-rate housing in their place.

Table C Low income units physically lost or gained in the DTES in 2018

Building Name	Building Address	Number of Units	Reason
Regent	160 E Hastings	-153	City closed building due to unsafe conditions
Ross House Annex	Alexander	-38	Closed in 2016 or 2017, but not previously included in list of units lost
Jubilee Rooms	235 Main St	80	Re-opened by RainCity in 2018
Olivia Skye	41 E Hastings	52	Atira Development Society
Chartrand Place	1131 Franklin	39	Temporary modular housing, PHS
	955 E Hastings	23	
Aneki Housing for Women	525 Powell	39	Temporary modular housing, Atira
	292 E Hastings / 288 E Hastings	35	
	Total	77	However, 78 units are temporary. Without these, there would be a net loss of 1 unit. ¹³

CHINATOWN RATE OF CHANGE



CCG MEMBERS GATHERING FOR CHRISTMAS, WINTER SOLSTICE, AND HOLIDAYS

CHINATOWN RATE OF CHANGE IN 2018

This year, no new social housing units at welfare/pension rate opened in Chinatown. No new market-rate housing (condo or rental) opened this year so the rate of change for 2018 is 0:0.

Although the City of Vancouver has built 52 units of temporary modular housing at 258 Union St. (previously 898 Main St.), this has not been included in the rate of change as this project lies in the Northeast False Creek (NEFC) zoning and these units are also temporary housing units.

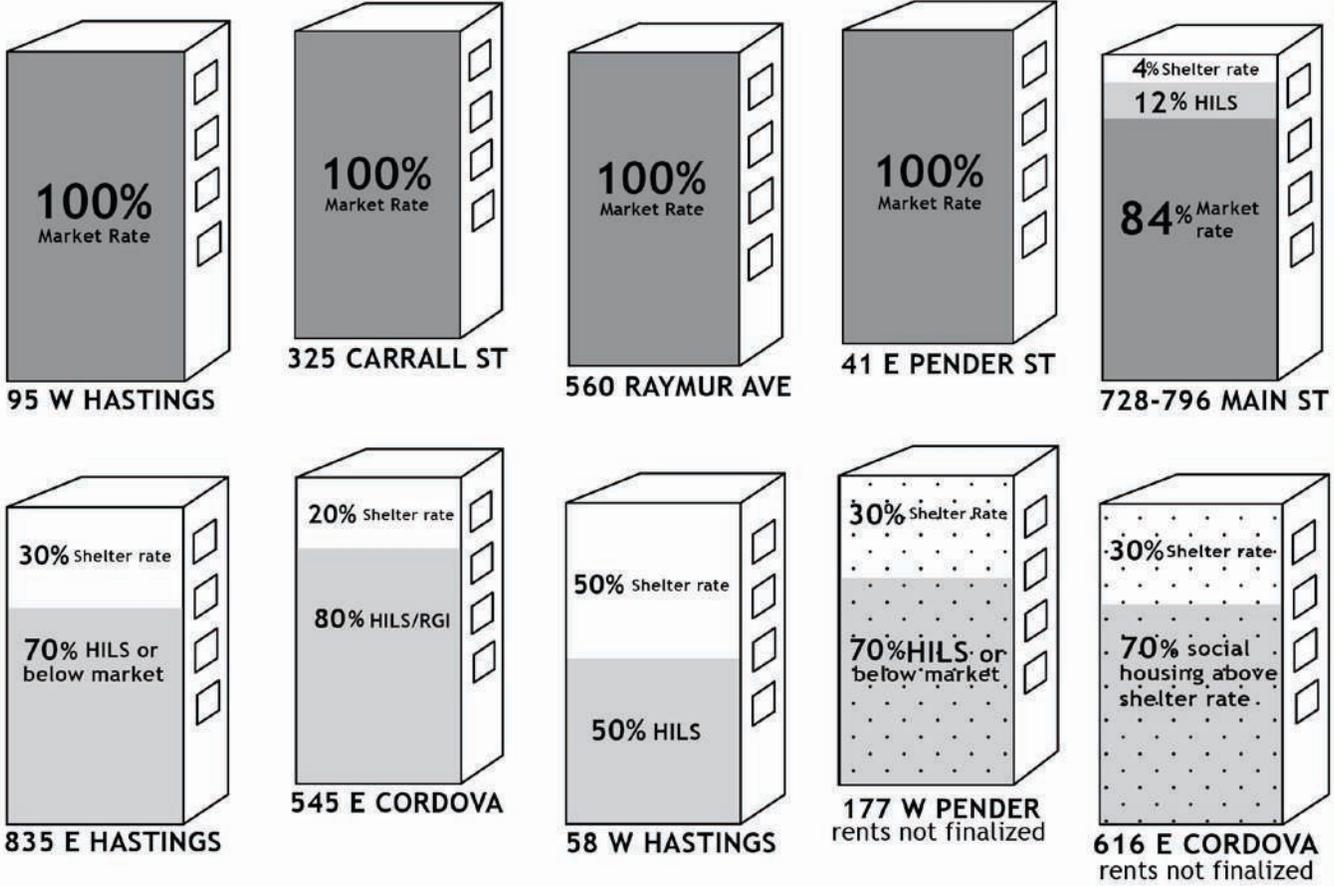
Note: The report's authors recognize that Chinatown is not defined or limited by the physical boundaries designated by the City of Vancouver. Those boundaries, however, refer to the City's zoning districts for Chinatown, and therefore have direct implications on the rate of change. For the purposes of this section, the authors refer to Chinatown as the two Chinatown zoning districts designated by the City of Vancouver.

CHINATOWN RATE OF CHANGE GOING INTO THE FUTURE

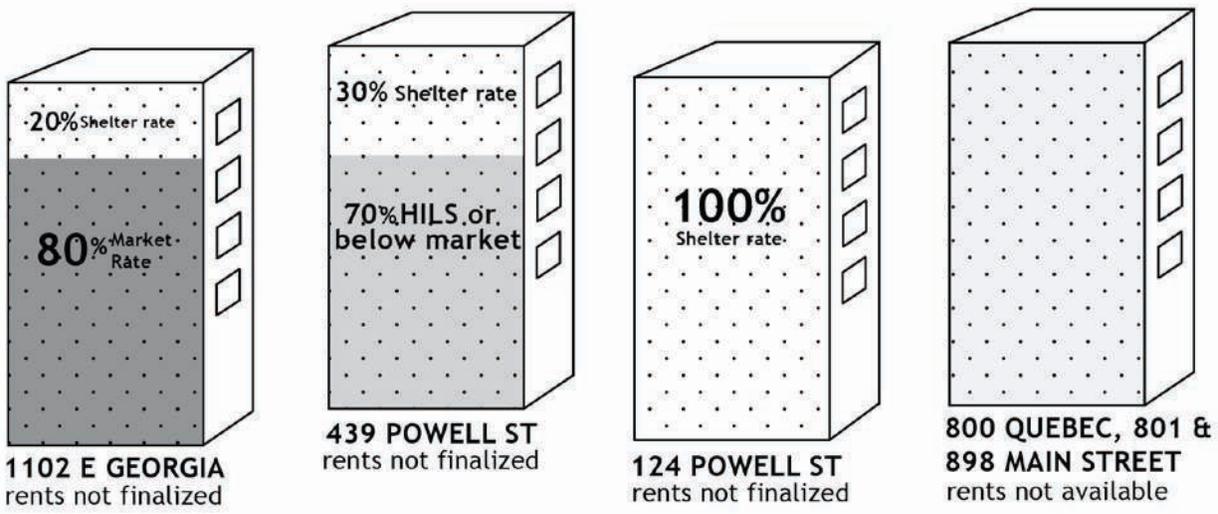
After years of militant community organizing led by DTES Chinese-speaking residents of 唐人街關注組 Chinatown Concern Group (CCG) and 華埠行動小組 Chinatown Action Group as well as relentless and determined advocacy from other Chinatown community members, Beedie Living's plans to build a gentrifying market housing project of 111 condo units at 105 Keefer, next to the Chinatown Memorial Square have been halted.

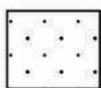
In July 2018, the previous City Council had the opportunity to improve Chinatown's zoning policies to build social housing. Over the two year process of this policy review, CCG continually advocated for policies that would push back against the gentrification of the neighbourhood and improve the lives of low-income people including:

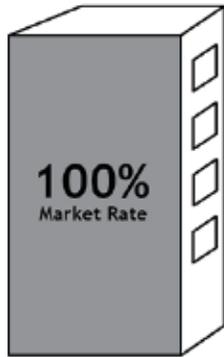
- The government using land use policies and zoning to ensure that Chinatown's development is for the interests and rights of low-income people



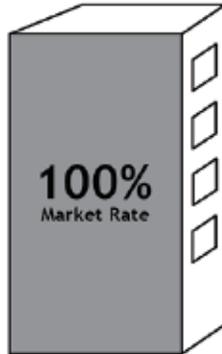
DTES developments proposed or approved as of June 2019 HOW DO THEY STACK UP?



 rents not available or not finalized
  Shelter rate: \$375/month
  HILS: Housing Income Limits
RGI: Rent Geared to Income
LEM: Low end of market rate
  Market rate or condos



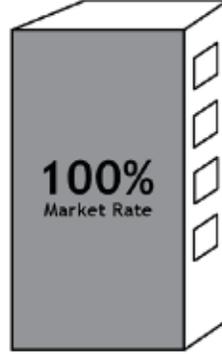
137 KEEFER ST



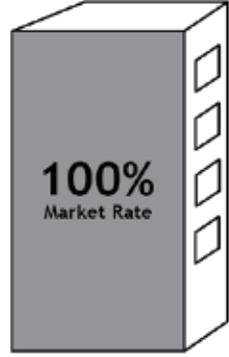
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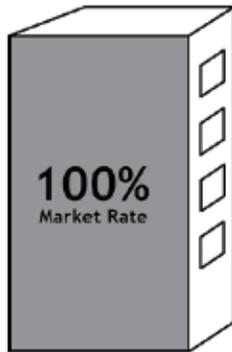
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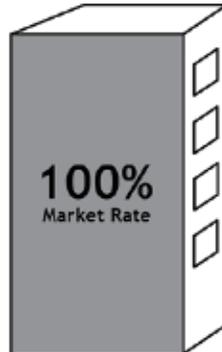
227 MAIN ST



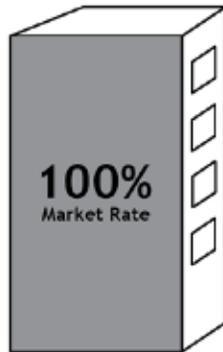
9 W CORDOVA



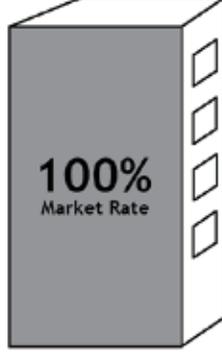
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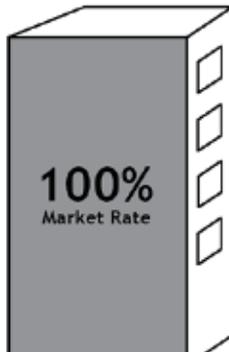
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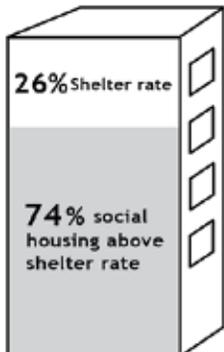
215 MAIN ST



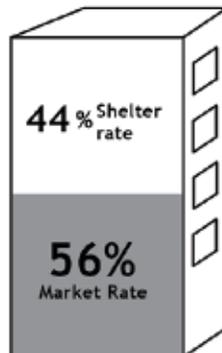
424 W PENDER



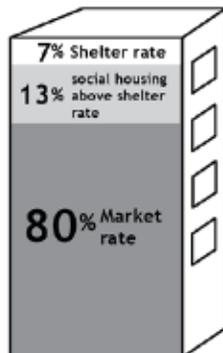
454 W PENDER



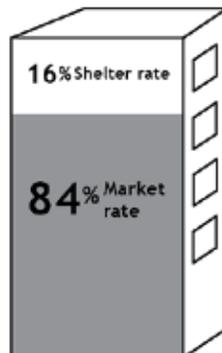
41 E HASTINGS



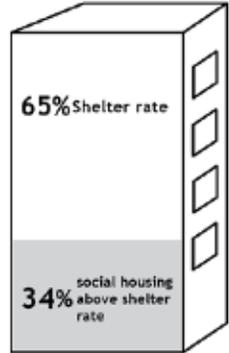
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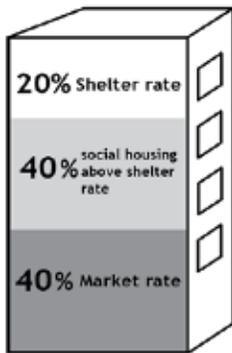
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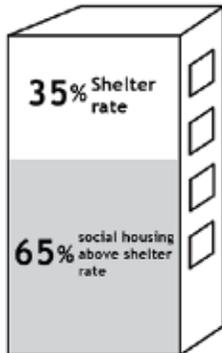
179 MAIN ST



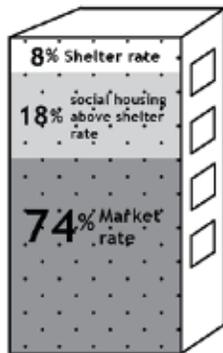
124 DUNLEVY AVE



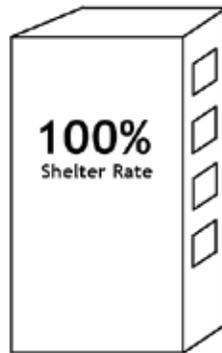
288 E HASTINGS



946-950 MAIN ST



1220-1298 E HASTINGS ST

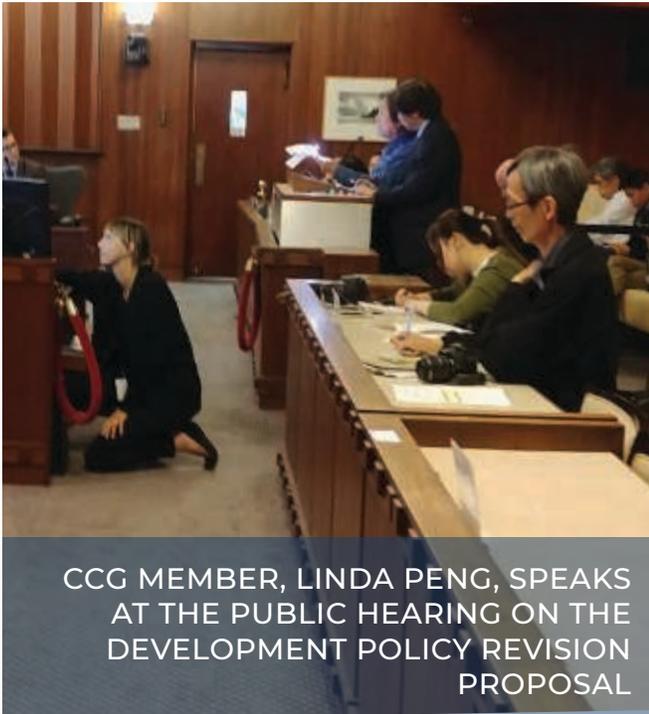


128 POWELL ST



420 HAWKS AVE

CHINATOWN RATE OF CHANGE



- A pause on new market-rate developments in Chinatown until the number of social housing units at welfare-pension rates in the neighbourhood matches the current number of market-rate housing units
- Define social housing in Chinatown as units rented at no more than the maximum welfare or pension shelter allowance or 30% of OAS/GIS income
- Limit building heights to a maximum of 50 feet tall (with 100% social housing projects considered separately)¹⁴

In those two years, CCG was only successful in improving the policy that was presented to City Council in order to scale back market-rate housing in Chinatown. But the policy proposal remained a plan to gentrify the neighbourhood without any plans to build affordable housing and so CCG opposed the proposal at the public hearings. However,

City Council approved the policy proposal in July 2018 without any amendments for affordable housing.¹⁵

The scaling back of market-rate housing was basically a reversal of the upzoning in 2011 during the Historic Area Heights Review,¹⁶ thus eliminating the possibility of rezoning to heights above 90 ft in the Chinatown South zoning district (HA-1A). The City however “grandfathered” the 728-796 Main application by Bonnis Properties based on the development policies when the developer initially applied. There appears to be no update on the status of application. As reported in last year’s hotel report, the Bonnis development results in a net loss of three low-income housing units. The redevelopment plan includes only 19 units of social housing units, replacing the current 22 single room accommodation (SRA) units.

Looking into the future, the rate of change in Chinatown is 170 condos units to minus 3 affordable units.

Since the publication of the last hotel report, the authors have received reports from tenants living at May Wah Hotel (258 E. Pender St.) that a significant number



CHINATOWN RATE OF CHANGE

of the units are empty as new tenants are not moved into these units after the previous tenants leave. There is speculation that this may be connected with possible additional renovations that will take place in the future. The researchers for this year's report also found that the lowest rent in the building has increased by 37.5% compared with last year's survey (the May Wah was not included in calculations for this year's average rent, because it is now non-profit owned). This increase, along with reports of units sitting empty, raise worrying concerns for the future of low-income tenants living at the May Wah Hotel.

As discussed above, Chinatown's current development policies do not require any development applications to include social housing. With the removal of the viaducts through the North East False Creek plan and the relocation of St. Paul's hospital to the south of Chinatown, gentrification pressures on Chinatown will continue to build unless there is opposition and the political pressure to further improve Chinatown's housing policies to prioritize low-income housing over market-rate housing, to prevent displacement, and to stabilize the neighbourhood from gentrification.

Table D Chinatown developments announced, proposed, approved, or under construction as of March, 2019

Site	Developer	Condos	Market Rental	Social housing above welfare rate (\$375)	Social housing units at welfare rate (\$375)	Comments
239 Keefer	Rendition Developments Inc.	25				Existing building, previous retail was supermarket
728-796 Main	Bonnis Properties	99			19*	
129 Keefer	James Schouw and Associates	32				Vacant lot
137 Keefer	James Schouw and Associates	14				Vacant lot

* These 19 units are to replace existing units being destroyed by the new development for a net loss of 3 units

CASE STUDY: RODDAN LODGE

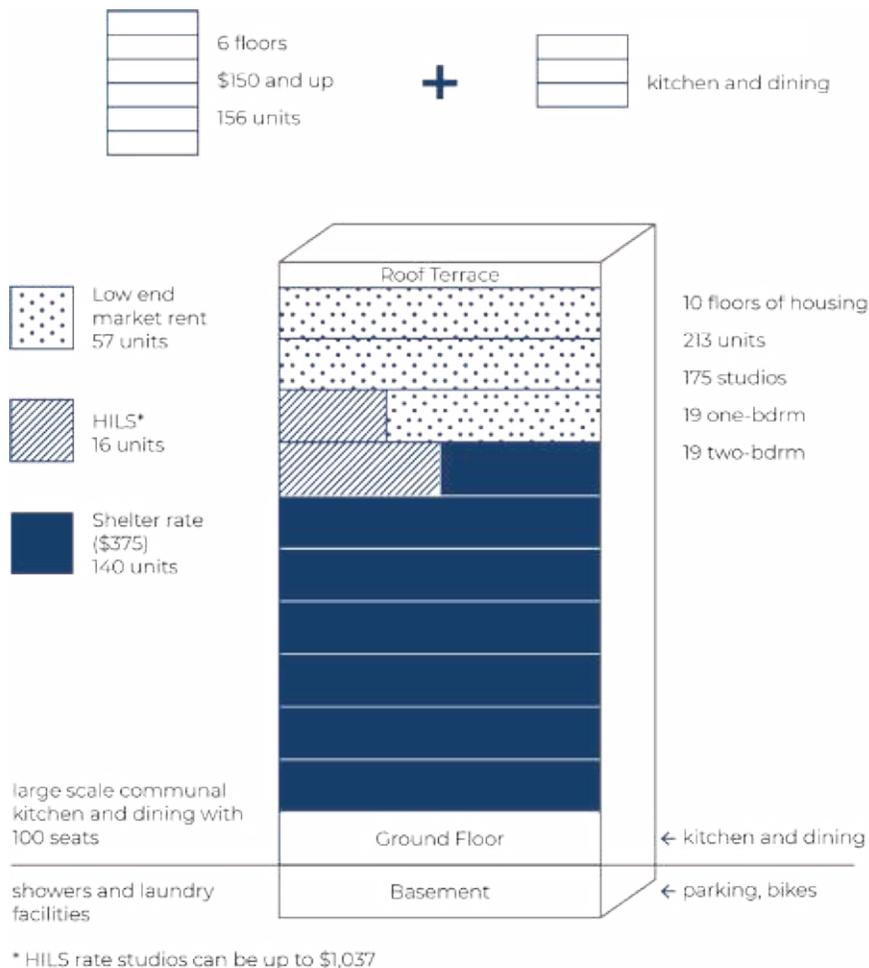
What is “affordable”? What does “social housing” mean? By interchanging these poorly-defined terms, politicians and social planners can obscure the fact that affordable housing may actually be decreasing, not increasing.

The Roddan Lodge, demolished in 2018, was part of a trio of seniors’ lodges in the Downtown Eastside (Roddan, Oppenheimer and Antoinette Lodges) with deep affordability and rents as low as \$150 per unit. The newly-built Roddan Lodge will include the community kitchen and dining facilities of the Evelyne Saller Centre (the 44) in an 11-storey, 217-unit building.

Vancouver mayor Kennedy Stewart is quoted as saying, “Roddan Lodge will create new homes for hundreds of people in the Downtown Eastside where housing is so needed.”. But in fact, the building has a net loss of 16 affordable units and includes rentals of \$800 and upwards, that are out of the range most DTES residents can afford.¹⁷

The need for pension rate housing for seniors’ in the DTES is clear: 23% of homeless people in the DTES are currently over the age of 55. Yet, this building reduces the overall number of affordable units, and increases the gentrifying impacts of market-rate housing in an area that is already seeing high-end restaurants move in.

Roddan Lodge and Evelyne Saller (44)



IT'S TIME TO NIX SOCIAL MIX

THE DISPLACEMENT OF A NEIGHBOURHOOD



The term “social mix” is usually used to describe a feel-good idea of socially and economically diverse tenants residing in one building and mutually uplifting one another. In reality, it is a housing policy to make new buildings financially self-sustaining with a mix of higher end rents, to encourage more spending power and gentrified shops and businesses in a low-income neighbourhood. Ultimately, this planning theory displaces and discourages those who can't afford the higher costs.

Social mix theory supports an austerity model that dictates that each new building must be financially self-supporting. Revenue generated by higher-end rents is used to cover the operating costs for the buildings — rather than government or public funding.

We need a dramatic shift to rapidly house individuals who are experiencing or at risk of homelessness. But governments and housing funders say they don't believe that low-income people should all live together –

except in “supportive” housing or temporary modular housing. The Downtown Eastside Local Area Plan approved by Vancouver city council in 2014 articulated a vision for mixed income dwellings and neighbourhoods. “Social mix” has been the housing strategy adopted in the Downtown Eastside since Woodward's was built in 2010, even though evolving housing data and research show that the theory doesn't stand up to practice.

“The evidence in terms of the potential benefits for poorer folk is really thin,” says Nicholas Blomley, Professor of Geography at Simon Fraser University. “And if anything, some of the literature suggests that there are real costs. It becomes social homogeneity. Well, it actually becomes worse. It becomes social homogeneity predicated on the displacement of poor people.”¹⁸

Lisa K. Bates, Associate Professor of Urban Studies and Planning at Portland State University, says the study of housing unaffordability and displacement should take into account changes in the neighborhood as a whole. “These neighborhood changes can result in a neighborhood's inability to provide basic services that make it impossible to continue residency as a “voluntary” response.”¹⁹

Samuel Stein, author of *Gentrification and the Real Estate State*, says, “There is a lot of ideology around how poor people need to learn from wealthy people's social school. Why don't we think of wealthy white neighbourhoods as pathological? Why do we pathologize poor people's neighbourhoods, when poor people are just trying to get along in their neighbourhood?”²⁰

IT'S TIME TO NIX SOCIAL MIX

THE DISPLACEMENT OF A NEIGHBOURHOOD

CCAP members talked about how language is used to re-define an idea or a concept and can change the perception of an ideological or a philosophical principle. We used our own language to redefine “social mix”:

- Income mix
- Class mix
- Economic mix
- Gentrification
- Segregation
- Market subsidies
- Social exclusion
- “Neither social nor a mix”
- Displacement
- The semantics of city hall

City Manager Sadhu Johnson calls buildings that are socially diverse, yet uniformly low-income, “ghettos”.²¹ “Ghetto” is usually meant as a pejorative and to reject the idea that low-income people can all live together while stabilizing their lives and making choices for themselves and their families. The alternative definition is “a place where people who have been excluded from other areas build a community”.²²

CCAP members came up with our own language for this idea:

- Community
- Community control
- Neighbours
- Local residents
- Non-segregation
- Inclusion
- Compassion
- Peers
- Core values and principles in DTES
- Resources, services helping each other
- Sanctuary

“There is also a concern about placing a high number of marginalized and vulnerable individuals within one building, which may contribute to negative social impacts within the development and the community.”

- BC Housing²³

“Feedback from non-profit operators and the police, on the challenges experienced in these buildings, led Streethome to search for a better housing model than congregating marginalized and vulnerable people under one roof.”

- Streethome Foundation²⁴

“We believe that the best social housing projects are those with a mixture of income levels.”

- Vancouver Chinatown Foundation

“By allowing a mix of ownership and rental housing, by having different income groups living there, it would mean that new shops could come into the neighbourhood.”

- Michael Geller, local real-estate consultant²⁵

LET'S HAVE HOUSING JUSTICE AT 58 W HASTINGS AND RECOGNIZE HOUSING AS A HUMAN RIGHT



For more than a decade, residents of the Downtown Eastside (DTES) have been fighting for housing justice to ensure that low-income residents are not displaced by constant rental hikes and gentrification. Uniting as the Our Homes Can't Wait Coalition (OHCW), DTES residents and over 20 grassroots organizations have campaigned to raise public awareness on the impact of the housing crisis in their community.

The Coalition calls on the three levels of government to build housing that low-income residents can afford. Constructing and operating 100 percent welfare and pension rate housing projects across the

DTES is a concrete step toward meeting Canada's international-treaty obligation to respect the right to adequate housing and to respect the spirit of section 7 of the *Canadian Charter of Rights and Freedoms*.

On August 2016, Mayor Gregor Robertson capitulated to the demands of DTES residents and the mounting political pressure of tent cities that were springing up across the city. He conceded to build 58 West Hastings as a 100 percent welfare and pension rate, community-controlled residence. Shortly after the signing, representatives of OHCW began meeting with the mayor to figure out how the community vision for 58 West Hastings could be made into a reality.

The city offered the land and invited the provincial and federal governments to put money on the table. The Vancouver Affordable Housing Agency (VAHA) estimated that the project will require \$65 million to build. The City brought in the Vancouver Chinatown Foundation as a partner. The Vancouver Chinatown Foundation promised to raise \$30 million to build and operate the facility.

At that time, the BC Liberal government in Victoria did not want to have anything to do with the project. After the NDP came into power, ministers responsible for housing and poverty reduction came to visit the area. The housing minister put on the table the \$30 million required to develop the residential building with two floors for Vancouver Coastal Health. OHCW would like to see Vancouver Coastal Health provide a cash contribution to deepen the affordability.

LET'S HAVE HOUSING JUSTICE AT 58 W HASTINGS AND RECOGNIZE HOUSING AS A HUMAN RIGHT

On January 16, 2018, when the provincial government announced its contribution to the project, OHCW learned that the construction cost has gone up. The gap was not \$30 million, but a whopping \$60 million deficit. We were told that instead of building the facility to house 100 percent of residents at welfare and pension rates, it will only house 30 percent of the tenants. \$1,200 a month. * The amount has since increased to 50 percent at welfare and pension rates, and 50 percent paying higher rates.

How on earth can someone earning \$760 on welfare afford to pay \$1,200 a month for rent? People feel that the city is dangling housing like a carrot before their eyes, and every time they try to grab it, it's out of reach.

SOCIAL MIX AND GENTRIFICATION

The call for 100 percent community-controlled, social housing at welfare and pension rate raises a red flag among some who experienced growing up in a "ghettoized" housing project in the '50s, '60s, and '70s. They fear that housing poor people under one roof might be a magnet for crime and chaos.

To the contrary, OHCW organizers argue that in addition to housing, the three levels of government should provide a package that includes: employment opportunities, community support services, and meeting space for community groups. They see stable, dignified, and rent-controlled housing as fundamental, especially for people who have been homeless for an extended period of time. When people's housing needs are stable, their mental health remarkably

improves, they are able to take back their lives, find work, and live again.

The rejection of the "social-mix" model is a reaction to the fact that since the 2010 Olympic Games, developers have been buying single-room-occupancy (SRO) hotels and flipping them to replace low-income renters with yuppies who want to live closer to where they work and play. The 2005 DTES Housing Plan called for "revitalization without displacement" by proposing to keeping the rate of market housing development to social housing development to 1:1.

Ten years later, the city dropped the rate-of-change model and opened the gates for gentrification to spread like a bushfire, causing massive rental hikes. In 2018, the average rent for a SRO unit was \$662/month, leaving tenants on welfare with only \$98 per month to spend on food, transport, hygiene, and sanitation.

When Vancouverites talk about the housing crisis, residents of the DTES see their neighbourhood as being at the epicentre. The solution to this problem requires all three levels of government to work together and restore housing as a human right.

If the city of Vienna can reserve 60 percent of its housing stock as social housing with a strong rent control where people regardless of class live together in harmony, there is no reason that Vancouver cannot do it. It all begins with the political will to act.

By Lama Mugabo, part of the Our Homes Can't Wait Coalition (Published in the Georgia Straight on November Nov 30, 2018 with editorial updates from this reports' authors)

HOGAN'S ALLEY

A HISTORY OF RESISTANCE AND PERSEVERANCE IN CITY BUILDING

Displaced and dispossessed, but undiminished. A century ago, a Black community grew and thrived in Hogan's Alley, located on the edge of Chinatown in Strathcona, in the Downtown Eastside. Hogan's Alley was a working-class community that was home to a diverse cultural community, the majority of whom were of African descent. The city deliberately allowed Hogan's Alley to fall in disrepair and by 1972, the area was declared a "blight" and the city used urban renewal policy to build the Georgia and Dunsmuir viaducts and displace the community. In 2015, when the city council voted to tear down the viaducts, the Black community seized the opportunity to remind the city that the Black that was displaced and the need to revitalize it.

1858 — BC's first black settlers arrived. About 600 families were invited by the Governor James Douglas who happened to be bi-racial. His mother was from Guyana and his father was Scottish. Douglas was sympathetic to the plight of Black people south of the border and he invited them to settle in British Columbia, just before the gold rush. They settled in Victoria, Salt Spring Island and eventually some of them came to the mainland. In Vancouver, they settled in what was then known as Hogan's Alley, from Main and Union all the way to Jackson St, where they had a church.

1916-1972 — At the time, Canadian Pacific Railway hired Black men to work as car porters, on the train from Halifax to Vancouver. The porters were able to rent homes near the railway terminal in Strathcona. In time, Hogan's Alley became the entertainment district of Vancouver. People came to enjoy soul food, jazz and

dancing. Nora Hendrix, grandmother of Jimi Hendrix and a vaudeville dancer from Georgia, was among those who moved north, with her husband and six children. Nora Hendrix was a community organizer. She was instrumental in getting the community to purchase a church on Jackson St; the African Methodist Episcopal Fountain Chapel. Ms. Hendrix sang in the choir, and worked at Vie's Chicken and Steak House. Today, the City of Vancouver recognized her home as a heritage house and can be seen on 827 E Georgia St, in Strathcona.

1959-1972 — Although Blacks who immigrated to Vancouver from San Francisco and Oklahoma came here in search for freedom and escape from Jim Crow racist laws, Vancouver was not completely devoid of racism. White supremacist policies prevented Black people to thrive. The city deliberately allowed the neighborhood to fall in disrepair; garbage wasn't picked up, home owners were denied bank loans to improve their homes, unemployment was high. If a house was for sale, the city would buy it and allow it to fall apart. Then, in 1972 the city brought the



HOGAN'S ALLEY

A HISTORY OF RESISTANCE AND PERSEVERANCE IN CITY BUILDING

bulldozers and displaced more than 3,000 residents.

1972 — Chinatown and Strathcona residents mounted a strong resistance fight and prevented the city from building a major highway that would have destroyed Strathcona, Chinatown and Stanley Park. However, they did not put up a strong resistance to prevent the city from building the viaducts. By the time the bulldozers arrived in 1972, almost everyone had left. The city was more interested in building a roadway to bring commuters from the suburbs into the city. Viaducts were used as a justification to remove what they felt to be undesirable segments of the community. Homes and cultures were destroyed. The construction of the Dunsmuir and Georgia Street viaducts destroyed part of Chinatown and destroyed the only Black community the city ever had.

2015 — Forty years after the construction of what the Black Vancouverites consider the monuments of their oppression, Vancouver City Council admitted the viaducts were a bad planning idea and voted to tear them down. Community members and organizations began mobilizing around a vision for neighbourhood revitalization and a rebirth of Hogan's Alley including housing, businesses and a cultural centre.²⁶

2018 — The City Council approved the Northeast False Creek Area Plan, that embedded the plan to revitalize Hogan's Alley by building affordable housing, a cultural centre and retain spaces for black entrepreneurs. The condo-heavy plan references the viaducts removal and the new St. Paul's Hospital site at Main and Terminal. It recognizes the cultural redress to

the Black community that was displaced by the viaducts. It also recognizes the cultural heritage of Chinese and First Nations people who live in the area. Last June, BC Housing and the City of Vancouver selected PHS Community services to manage a 52-unit temporary modular housing on Hogan's Alley block. Hogan's Alley Society and PHS work together to implement a temporary modular housing project that provides supportive housing to Black and Indigenous homeless. HAS hopes to transition the current residents into permanent housing once the viaducts are removed and the society builds the community assets that were identified in the revitalization application proposal.

2019 — Hogan's Alley Society works with Portland Hotel Society, Vancouver Coastal Health and Carnegie Outreach to find residents for Nora Hendrix Place culturally supportive housing for 52 tenants who deserved a new home. Nora Hendrix Place, operated by PHS, opened in February 2019. The project is designed for five years, while the viaducts are removed and new housing is built to house them permanently.

By Fiona York and Lama Mugabo

RENTS

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 available from tenants. CCAP checked only the hotels that are privately owned and privately managed.

For the Hotel 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 \$450 even though we know some rooms in the building rent for \$600 or more. This also means that there might be longer term tenants who pay a lower rent than reflected by our data.

The average rent of all privately owned and run hotels in 2018 is \$663. This is less than last year's average rent, but a \$115 increase over 2016's average of \$548 — a whopping 21% increase in two years.

The increase means that people who live on welfare of \$760 a month have the same amount left after paying rent that they did in 2015 — even though welfare increased by \$100 in 2017 and another \$50 in 2019.

Average lowest rent and welfare remaining after rent is paid



TOTAL NUMBER OF BUILDINGS CHECKED PER YEAR

For 2018, CCAP checked 73 privately owned and run hotels for rent and other information. We got rent information for 66 of those hotels with 2,569 units. There are 2,785 units in the 73 hotels that we tried to

get information from. So we succeeded in getting information from hotels with 92% of the privately-owned, privately-managed SRO rooms in the DTES.

Table E Hotel sample information 2013 — 2018

Sample Information	2013	2014	2015	2016	2017	2018
Number of hotels checked	81	79	85	84	84	73
Number of hotels that provided rent information	64	68	67	68	68	66
Number of rooms in hotels that provided rent information	3071	3004	3156	3170	2919	2569



VACANCIES

CCAP surveyors got vacancy information from most of the hotels we checked. Of those, only four had vacancies that day. In the hotels that had vacant rooms, rents ranged from \$550 a month to \$1,350. None of the hotels had vacancies in rooms that rented for the welfare shelter rate (\$375).

Table F DTES hotels with vacancies

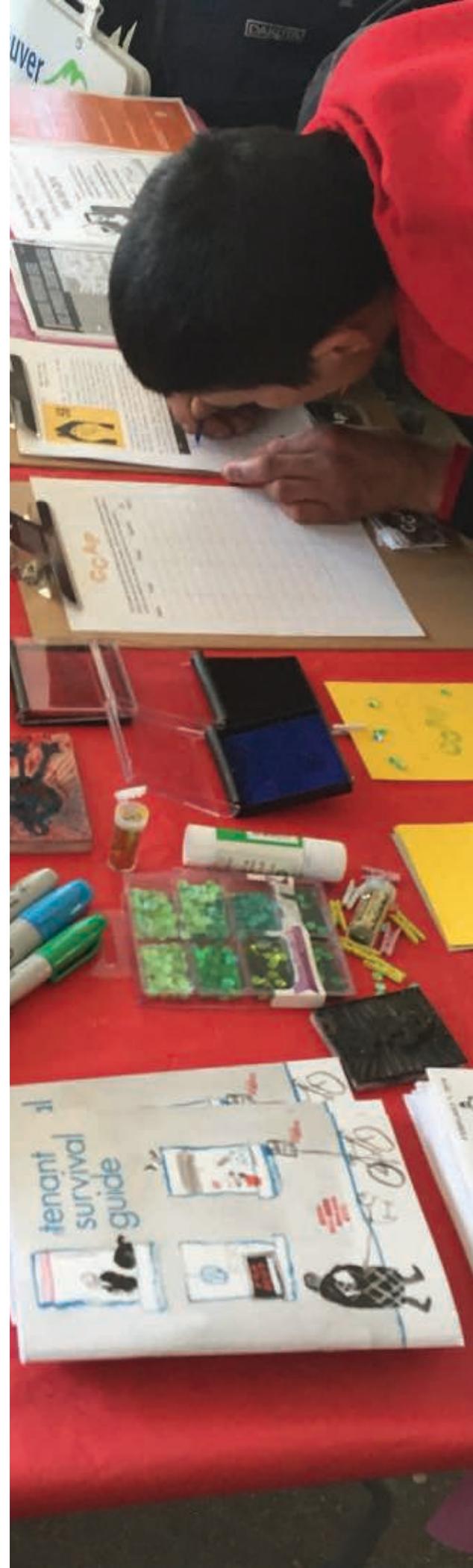
Hotel	Total Number of Units	2018 Lowest Rent
Brandiz	104	\$750
Burns Block	30	\$1,350
Ivanhoe	104	\$550
Ross House	24	\$650

GENTRIFICATION

These 10 hotels rent at an average of \$1,126 for a single room, and are gentrified to such a degree that they can really no longer be considered traditional housing for low-income people. This means losing over 300 rooms from the already-dwindling SRO stock.

Table G 10 most expensive hotels

Hotel	Average Rent in 2018
Georgia Manor	\$1,550
Golden Crown	\$1,400
Burns Block	\$1,350
Lotus	\$1,150
Argyle	\$1,100
Metropole	\$1,100
71-77 E Hastings	\$1,000
Thornton Park	\$890
Pender Place	\$870
American Hotel	\$850



RECOMMENDATIONS

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

MUNICIPAL GOVERNMENT

1. Expropriate the Balmoral and Regent hotels, and prosecute the owners to the fullest extent under the law, for outstanding bylaw infractions in any of their properties.
2. Strengthen bylaws and bylaw enforcement, to prevent losing more SROs due to inhabitability and disrepair.
3. Use City powers to impose non-profit management on hotels with outstanding Standards of Maintenance violations, and ensure that tenants have the protection of the Residential Tenancy Act.
4. Buy or lease SRO hotels, especially 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
5. Designate enough land for 6,000 units of social housing in the Downtown Eastside to show senior levels of government that the City is serious about solving the housing crisis.
6. Restore minimum unit size to 320 sq. ft. so people have a home that feels permanent.
7. Do not provide incentives to profit or non-profit SRO owners to upgrade their units unless rents in upgraded units are guaranteed to not exceed the welfare/pension rate.
8. 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.
9. 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 until no one needs to sleep on the streets or in shelters.
10. Support an SRO resident organizer structure to educate, support and liaise between tenants and bylaw and Residential Tenancy Branch.
11. Embrace a women-centred philosophy in hotels with policies and practices that ensure women's access and safety in all spaces, especially for Indigenous women and women of colour.
12. Revisit Downtown Eastside zoning regulations to ensure that they require new developments to include more social housing that low income people can afford.
13. Change the City's definition of social housing so that low income people are not excluded from any social housing.
14. Adopt and implement the People's Vision for Chinatown.
15. Increase investment in both capital and operating costs for shelter-rate housing,

RECOMMENDATIONS

including through the Empty Homes tax, borrowing, reducing the annual police budget, and taxing homes worth over \$5,000,000. Invest specifically in permanent new Indigenous housing. Promote family reunification by providing family-sized, culturally-safe units in new permanent shelter-rate and social housing.

16. Stop requiring social housing and shelter/pension-rate housing to be self-sustaining. The concept of self-sufficiency and austerity around affordable housing needs to change otherwise will not be able to get people out of poverty.
17. Aggressively lobby the provincial government to raise welfare to the Federal government's Market Basket Measure (about \$1,675 a month for a single person in 2017) and implement rent control so that any social assistance increase does not go directly to landlords.
18. Recognize the right to housing at the local government level and making it a "rights-based city" like the City of Montreal.²⁷

PROVINCIAL GOVERNMENT

1. Raise welfare to the Federal government's Market Basket Measure (about \$1,665 a month for a single person in 2016).
2. Raise disability to at least \$300 more than welfare.
3. Immediately increase the shelter component of social assistance to at least \$525 a month.
4. Raise minimum wage to at least \$15 an hour with regular increases after that up to a Living Wage (about \$19.50/hour in Vancouver).
5. 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 renovictions. The Province should also implement a rent freeze and end the annual allowable rent increase (2.5% in 2019).
6. Ensure that residents of all non-profit social housing, including SRO rooms, supportive housing projects and emergency shelters, have full tenant rights under the Residential Tenancy Act.
7. Provide funds to build 10,000 units a year of low income social housing throughout the province. Replace 1,000 SRO units with self-contained, resident controlled social housing every year for five years in the DTES.
8. 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.
9. Ensure that immigration status is not a barrier to social housing.
10. Provide funds to Chinese societies in the Downtown Eastside that have housing units and are financially unable to upgrade their building to remain habitable on the condition that the rents in upgraded units are guaranteed to not exceed the welfare/pension rate.
11. Ensure that women and children fleeing violence have priority for decent social housing.

RECOMMENDATIONS

12. Increase funding for permanent new Indigenous housing. Promote family reunification by providing family-sized, culturally-safe units in new permanent shelter-rate and social housing.
13. Immediately build another 6,000 units of modular housing across BC and make a plan to transition those living in modular housing into permanent social housing.
14. Move from “supportive housing” models to tenant- and peer-controlled housing and housing that responds to resident-identified mental health needs.
15. Stop requiring social housing and shelter/pension-rate housing to be self-sustaining. The concept of self-sufficiency and austerity around affordable housing needs to change otherwise we will not be able to get people out of poverty.
16. Increase access to RTB services and provide proactive, door-to-door education and information about renters’ rights and early warning signs of renovations. Provide support for a penalty-free “rent strike” or withholding rents for units that have poor maintenance, and landlords not doing anything to improve it. Have a real Renters’ Taskforce, from the point of view of renters, not landlords.
17. Update the Poverty Reduction Plan to prevent, not “reduce”, dislocation and homelessness.
18. Recognize the right to housing at the provincial government level and declare BC a “rights-based” province.

FEDERAL GOVERNMENT

1. Provide funds to build low income social housing in the DTES to replace 1,000 SRO units per year for the next five years.
2. Provide funds to Chinese societies in the Downtown Eastside that have housing units and are financially unable to upgrade their building to remain habitable on the condition that the rents in upgraded units are guaranteed to not exceed the welfare/pension rate.
3. Rather than just stating in the National Housing Strategy a goal of reducing chronic homelessness by 50% over the next decade, provide funds to build enough social housing to end homelessness now.
4. Return Housing First as the key strategy of the National Homelessness Strategy and implement the Indigenous Definition of Homelessness.²⁸
5. Increase federal funding for urban Indigenous and on-reserve housing.
6. Take concrete steps toward meeting Canada’s international obligation to respect the right to adequate housing and to respect the spirit of section 7 of the *Canadian Charter of Rights and Freedoms*.

APPENDICES

APPENDIX 1: WHICH HOTELS WERE SURVEYED?

CCAP started with the City's 2013 SRO list for the DTES. We deleted privately-owned buildings run by non-profits because they are generally cleaner and cheaper. Even though we did not survey these buildings, CCAP recognizes that these buildings are not secure units of low income housing because their leases with non-profits can expire. We added the Argyle, Burns Block, and 71-77 W. Hastings because they are all privately run SROs. We deleted Winters Hotel because it is now run by a non-profit. We accessed rent information from 66 buildings with 2,569 rooms. In most cases the information was provided by a manager or desk clerk but sometimes we had to rely on a tenant because managers or desk clerks were not available after several visits to survey.

APPENDIX 2: METHODOLOGY

CCAP's annual Hotel Survey and Housing report measures whether low income people can afford to remain living in their neighbourhood.

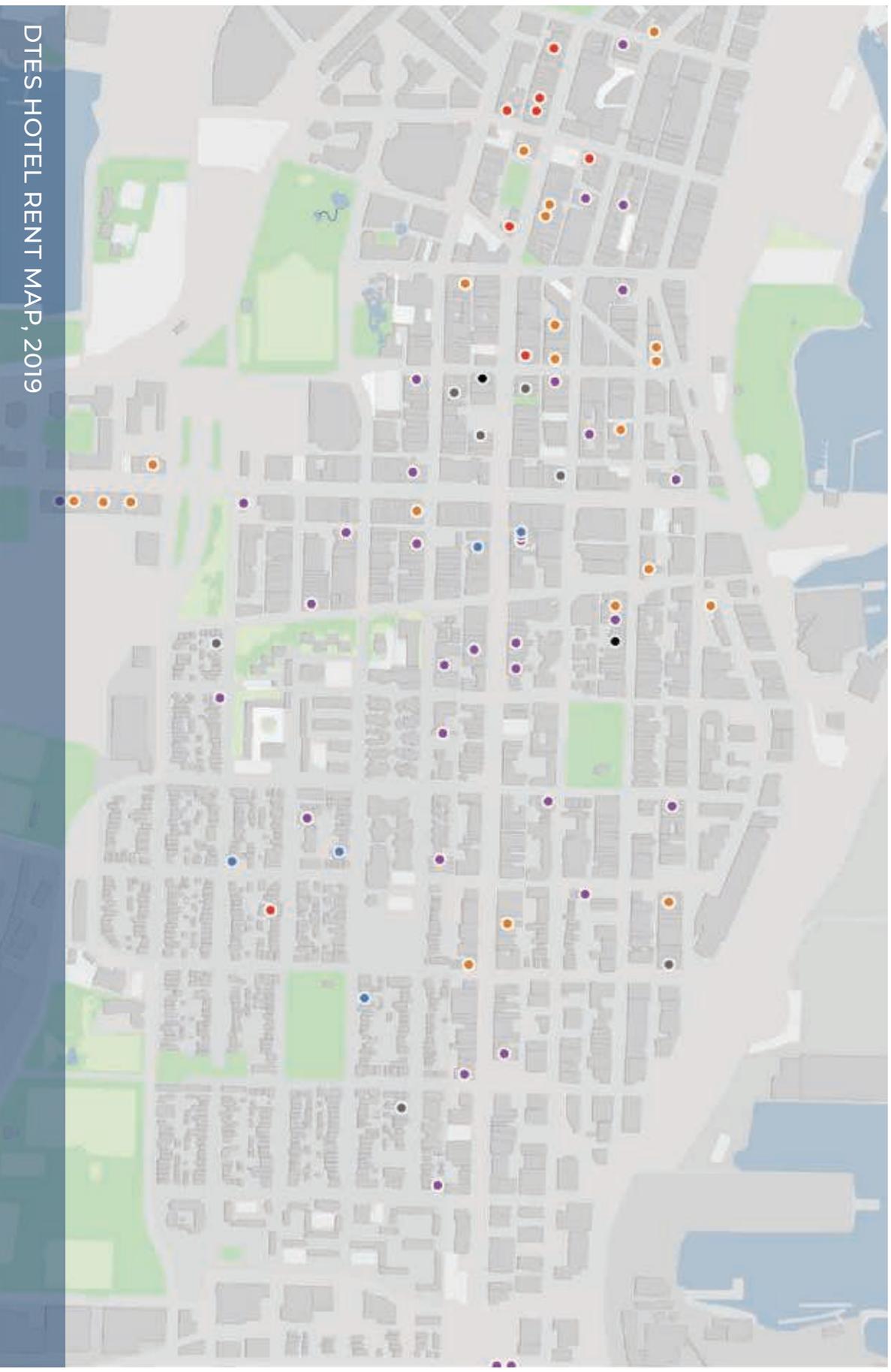
For the hotel survey, CCAP surveyors went door-to-door to privately-owned and privately-managed hotels within the DTES boundaries. CCAP approached each hotel like a prospective tenant looking for a room. The CCAP surveyor usually spoke to the desk clerk or manager and asked about rent levels, vacancies, 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. CCAP (unlike the City) does not have the resources or the authority to actually 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 some 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.

For the rate of change, we included buildings that were completed in 2018. We did not include temporary modular housing. The rate of change is based on the current year and the foreseeable future, and most temporary modular housing has a lifespan of only five years.²⁹

Temporary modular housing is included in the calculation of physically lost and gained housing, as it reflects changes that actually took place in 2018.

APPENDIX 3: WHY IT'S IMPORTANT FOR RENTS TO BE LOWER THAN \$375 A MONTH

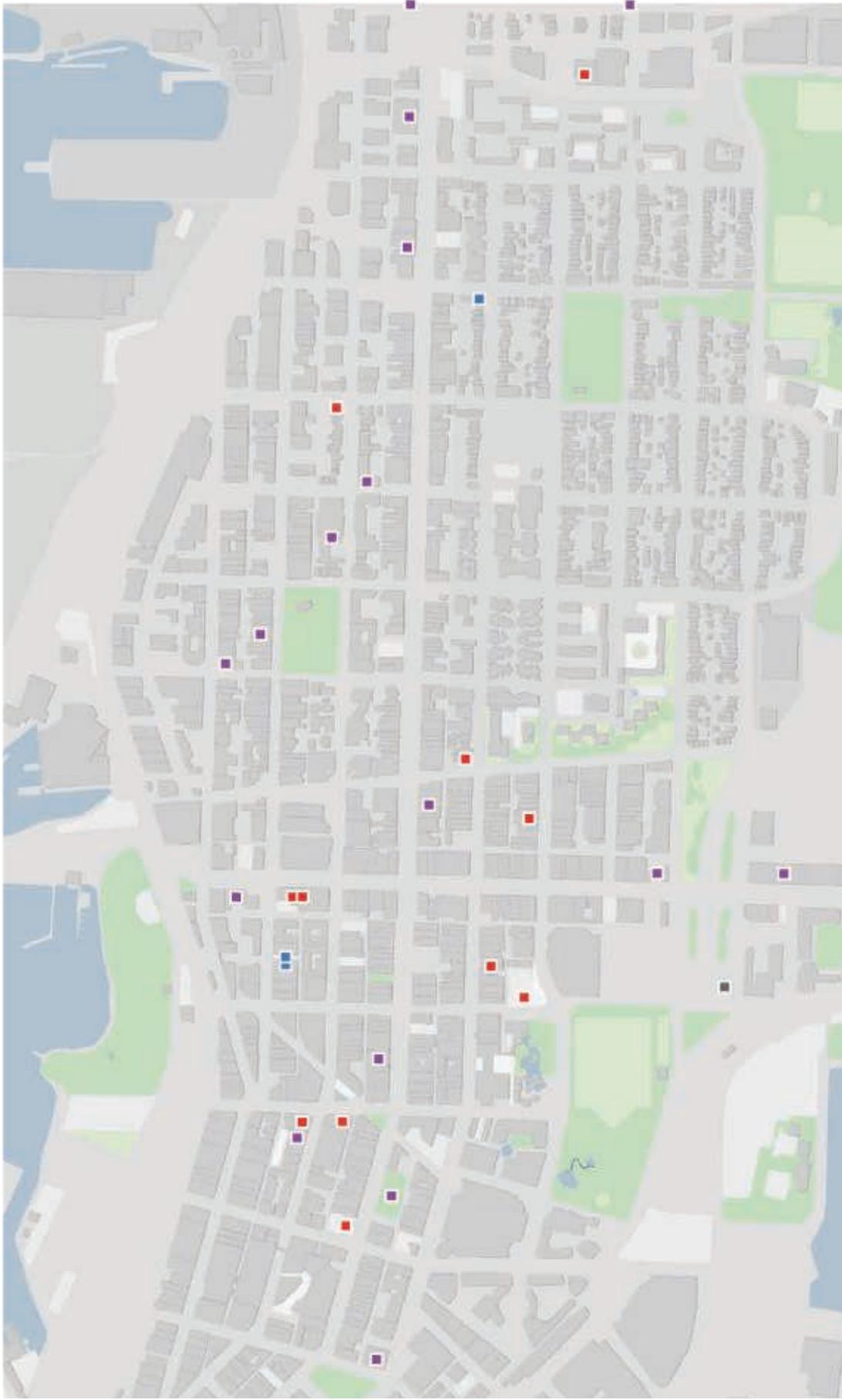
About 9,000 DTES residents rely on welfare and disability income. Since 2007, \$375 a month is all single people have to pay for their rent, utilities and phone. If people on income assistance have to pay more than \$375, this money must come out of their support allowance of \$385, leaving them with 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 \$1460 a month. For these seniors, rents at or below \$480 a month (30% of their income) are considered affordable.



DTES HOTEL RENT MAP, 2019

LEGEND

- > \$1,000
- \$601 - 999
- \$376 - 600
- < \$375
- Closed
- No Data



MAP OF DEVELOPMENTS ANNOUNCED, PROPOSED, APPROVED, OR UNDER CONSTRUCTION, 2019

LEGEND

- Market rates
- Mixed rates
- Shelter rates
- No data

REFERENCES AND NOTES

- 1 <https://www.bchousing.org/partner-services/asset-management-redevelopment/redevelopment-process-principles>, conversation with Eliza Li, BC Housing, Supportive Housing Advisor, on May 13, 2019, conversation with city councillor Jean Swanson on May 6, 2019
- 2, 3 <https://vancouver.ca/files/cov/vancouver-homeless-count-2018-final-report.pdf>
- 4 <https://www12.statcan.gc.ca/nhs-enm/2011/ref/dict/pop165-eng.cfm> and https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/tab/t4_5-eng.cfm and email from Trish Garner, Community Organizer, BC Poverty Reduction Coalition, May 28, 2019
- 5 <https://vancouver.ca/files/cov/housing-plan-for-the-downtown-eastside-2005.pdf>
- 6 http://redbookonline.bc211.ca/service/59023231_59023231/belcourt_residences, <https://www.straight.com/news/1099651/mix-income-social-housing-project-begins-moving-tenants-east-hastings-900-block>
- 7 <https://atira.bc.ca/what-we-do/housing/olivia-skye/>
- 8 <https://www.bchousing.org/partner-services/funding-opportunities-for-housing-providers/building-BC-indigenous-housing-fund>
<https://aptnnews.ca/2019/03/19/feds-promise-4-5b-in-new-spending-on-indigenous-peoples-in-pre-election-budget/>
<https://www150.statcan.gc.ca/n1/daily-quotidien/171025/dq171025a-eng.htm>
- 9 <https://vancouver.ca/files/cov/vancouver-homeless-count-2018-final-report.pdf>
- 10 <https://vancouver.ca/people-programs/rental-units-at-1105-seymour-street.aspx>
- 11 <https://www.vancourier.com/real-estate/city-scraps-hearing-for-chinatown-condo-proposal-1.23184055>
- 12 Defined as HILS, RGI, below market rate, low end of market
- 13 In addition to the 78 units of modular housing in the Downtown Eastside, another 150 units have been built nearby. Nora Hendrix Place at Union and Gore is in North East False Creek Area, and Larwill Place on Cambie Street is in Downtown Vancouver.
- 14 Email dated June 26, 2018 from 唐人街關注組 Chinatown Concern Group. Accessed at <https://us12.campaign-archive.com/?u=1f21764d35038c2bca92884a7&id=4cb9665dde>
- 15 City of Vancouver (2018). Agenda of July 10 City Council Meeting. Accessed at <https://council.vancouver.ca/20180710/regu20180710ag.htm>
- 16 City of Vancouver (2011). Agenda of April 19 City Council Meeting. Accessed at <https://council.vancouver.ca/20110419/regu20110419ag.htm>
- 17 <https://vancouver.ca/news-calendar/city-breaks-ground-on-more-than-200-affordable-homes-and-new-community-services-centre.aspx>
- 18 <https://thethunderbird.ca/2019/04/02/decade-long-battle-over-dtes-property-appears-close-to-an-end/>
- 19 https://pdxscholar.library.pdx.edu/cgi/viewcontent.cgi?article=1082&context=usp_fac
- 20 Interview with Samuel Stein on May 21, 2019
- 21 Meeting on January 22, 2019
- 22 Award-winning documentary filmmaker Greg Masuda
- 23,
- 24, 25 RTS 12864_Memo to Mayor and Council_Shelter Pension Rate Housing - 58 West Hastings_March 25 2019
- 25 <https://thethunderbird.ca/2019/04/02/decade-long-battle-over-dtes-property-appears-close-to-an-end/>
- 26 <http://www.carnegieaction.org/wp-content/uploads/2017/09/CCAP-NL-Sept-2017-Final-Copy.pdf>
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UNCEDDED COAST SALISH TERRITORIES