

MEMORANDUM

September 11, 2008

File: 3416

TO: Mayor and Council
 J. Rogers, City Manager
 J. Ridge, Deputy City Manager
 J. Andrews, Deputy City Manager
 D. McLellan, General Manager of Community Services
 C. Gray, Managing Director of Social Development
 L. Best, Director of Communications
 J. Young, Assistant Director of Communications
 B. Toderian, Director of Planning
 J. Davidson, Senior Housing Planner

FROM: Dan Garrison, Planner, Housing Centre

SUBJECT: Clarification of Non-Market Housing Unit Numbers, 2005-2010

This memo provides an accounting of the number of non-market housing units completed, under construction and in development in the city. The memo clearly identifies the number of non-market units to be completed between 2005 and the end of 2010, which of these units are new construction and which of these units are conversions of private market rental housing (usually SROs) to non-market housing.

This memo also responds to an article in the Vancouver Courier dated August 20, 2008, titled *Homeless Issue Numbers Game*, in which the author claimed that only 521 new units of non-market housing are being created in the city. This number was taken directly from a June 4, 2007 article in The Tyee (*Province's Boasts of "New" Homeless Units Don't Add Up*). This article was published prior to the City and Province signing the MOU to develop the 12 City-owned sites, and is now out of date.

Table 1 summarizes the gross number of housing units to be added to the non-market stock between 2005 and the end of 2010.

Table 1: Gross Non-Market Housing Additions, 2005-2010 (as of August 21, 2008)¹

	New Construction	Converted Units	Gross Addition of Units
Complete 2005-2008	357	401	758
Under Construction	733	934	1667
In Development	1371 ²	17	1388
TOTAL	2461	1352	3813

1. In addition to non-market housing, these numbers include 114 SNRF units that target low-income residents.
2. 100 units have been subtracted to reflect existing low-income units that will be lost in the redevelopment of the Drake Hotel (24) and Maria Gomez Place (76). At least 200 units will replace these units when the projects are completed.

From 2005 to the end of 2010, 3,813 units will be added to the non-market housing stock. Of these units, 2,461 are new construction and 1,352 units are conversions from the private rental market.

Projects are included in this summary if they involve non-market units generated through Provincial non-market housing programs or housing agreements with developers. Some SNRF projects are included if they target low-income residents, and these projects are identified in the attached table. This memo reports only on the number of units being produced through recent projects. It does not reflect the net change in the low-income housing stock, which is monitored through the biennial Survey of Low-Income Housing in the Downtown Core.

There has been significant discussion in the community about the value of converting units to non-market housing. Conversion of private market units is consistent with Council policy expressed in both the DTES Housing Plan and the Homeless Action Plan. Conversion is an important method of increasing the non-market stock. Converted units help to stabilize the stock of low-income housing, contributing to City objectives to maintain the stock of low-income housing in the downtown core. In addition to stabilizing low-income units, conversion to non-market results in a new management structure that is more supportive of low-income tenants. Rents are lowered to match the shelter component of Income Assistance (currently \$375 per month), significant renovations are usually undertaken, regular maintenance schedules are implemented, and staff support is increased. These measures both assist tenants and extend the life of the stock. In most cases, it is also easier to link to support services in the community in non-market housing than it is in private rental buildings.

To provide as much information and clarity on this issue as possible, we provide quarterly progress reports on the Housing Centre website with details on all new non-market projects. In addition, we will now provide a memo summarizing the unit numbers included in the quarterly reports. We will use 2005 as the base year, as this was the year that Council adopted the City's two principle housing policy documents, the Homeless Action Plan and the Housing Plan for the Downtown Eastside.

The attached table provides the list of all the projects from which this analysis is derived. If you would like to discuss this issue further, please contact Jill Davidson (7670) or me.

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Attachment: Non-Market Projects (including SNRFs serving low-income residents), 2005-2010

Appendix A - Non-Market Projects (including SNRFs serving low-income residents), 2005-2010

Project Name	Address	New Construction	Converted Units	Total Non-market Additions
Completed (2005-2008)				
Beulah Gardens	3355 5 th Ave.	89		
Dany Guincher	1436 W 71 st St.		11	
Doug Story	768 Richards St.	45		
Tamura House	396 Powell St.		110	
The Londonderry	5550 Yew St.		22	
Helping Spirit Lodge	1495 Kingsway		36	
Watson House	1125 Pendrell St.		8	
Fraser Place*	5616 Fraser St.	30		
Performing Arts Lodge	581 Cardero St.	111		
Onsite*	137 E. Hastings	30		
Grace Mansion	596 E. Hastings		85	
Granville Residence	1261 Richards St.		82	
The Vivian	512 E. Cordova		24	
Jackson Ave. Coop	231 Jackson Ave.		23	
Smith-Yuen Apts.	475 E. Hastings	52		
Completed Sub-total		357	401	758
Under Construction				
Arco Hotel	81-3 Pender St		63	
Carl Rooms	575 E Hastings St		44	
Drake Hotel ¹	606 Powell St		24	
Gastown Hotel	110 Water St		110	
Kindred Place	1321 Richards St	87		
The Marble Arch	518 Richards St.		150	
The Marr	401 Powell St		24	
Olympic Village #1	1699 Ontario	67		
Olympic Village #2	199 W 1 st Ave.	84		
Olympic Village #3	125 W 1 st Ave.	99		
Orange Hall	341 Gore St.		27	
Orwell Hotel	456 E Hastings		55	
Park Hotel	429-33 W Pender St		50	
Pender Hotel	31 W Pender St		40	
Pennsylvania Hotel ²	412 Carrall St	44		
Ranier Hotel	307-15 Carrall St		46	
Roosevelt Hotel	166 E Hastings		42	
Savoy Hotel	258 E Hastings		25	
Shaldon Hotel	52-60 E Hastings		55	
St Helens Hotel	1161 Granville St		89	
St Vincents	4875 Heather St	60		
The Lux	65 E Hastings	92		
The Rice	404 Hawks Ave		42	
Walton Hotel	261-5 E Hastings		48	

Woodwards Family	122 W Cordova St	75		
Woodwards Singles	131 W Hastings	125		
Under Construction Sub-total		733	934	1667
In Development				
Station St	1005 Station	80		
Expo Blvd	1050 Expo Blvd	100		
Burrard	1134 Burrard St	100		
Howe	1237 Howe St	110		
Seymour	1338 Seymour	108		
7 th /Fir	1601 W 7 th	62		
16 th /Dunbar	3595 W 17 th	51		
1 st /Main	188 E 1 st Ave	129		
2 nd /Alberta	215 W 2 nd Ave	100		
Abbott/Pender	505 Abbott	108		
Bdwy/Fraser	675-91 E Broadway	100		
AHI Lu'ma	2960 Nanaimo	20		
AHI Mothers	2019 Dundas St	10		
AHI Circle of Eagles	1470 E Broadway		17	
Drake Hotel ¹	606 Powell St	100		
Maria Gomez Place	590 Alexander St	100		
Coast on Pender	337 Pender St	100		
Trio ^{3*}	TBD	54		
Union Gospel ⁴	601 E Hastings	39		
In Development Sub-total		1371⁵	17	1388
TOTAL		2461	1352	3813

* indicates SNRF projects that serve low-income residents, totalling 114 units.

1. Drake Hotel's 24 rooms will be used through the 2010 Winter Games after which the site will be redeveloped for a mix of social/supportive housing and other uses.
2. The Pennsylvania Hotel is a complete renovation and heritage upgrade converting 72 rooms into 44 new self contained units. It is considered 'new' due to the scale of the renovation and the transformation from rooms to studio units.
3. Trio is a partnership project modelled on the Dr. Peter Centre that will include a drop in centre for Aboriginals with HIV/AIDs, the offices of Vancouver Native Health as well as housing. Funding has been allocated for the housing component but not yet for the services component and a site needs to be found.
4. UGM's project will provide a continuum of housing from shelters, through transitional housing to independent housing. 94 beds will be provided in addition to the 39 units of housing for a total of 133 beds/units.
5. 100 units have been subtracted to reflect existing low-income units that will be lost in the redevelopment of the Drake Hotel (24) and Maria Gomez Place (76). At least 200 units will replace these units when the projects are completed.