CITY OF
VANCOUVER

COMMUNITY SERVICES GROUP
Social Development Department

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# MEMORANDUM

TO: Mayor and Council

CC: Dr. P. Ballem, City Manager
J. Ridge, Deputy City Manager
D. McLellan, General Manager of Community Services
B. Prosken, Deputy General Manager of Community Services
C. Gray, Managing Director of Social Development
B. Toderian, Director of Planning
M. Coulson, A/City Clerk
L. Best, Director of Communications

FROM: Andrea Gillman, Planner, Housing Centre

SUBJECT: Housing Stock in the DTES, 2005-2012

In September 2008 staff committed to providing regular updates to Council on housing in the Downtown Eastside including data on housing applications and completions as well as an update on the mix of housing in the DTES. This memo provides updated numbers on market and low-income housing stock and a detailed project list. 2005 is used as the base year as this was the year that Council adopted the Housing Plan for the DTES and the Homeless Action Plan. The Housing Plan discusses the 1-for-1 replacement policy as well as housing mix for the DTES.

**Low-income Housing Stock Changes:**
*2005-2009*
From 2005 to the beginning of 2009, 565 non-market units were added to the low-income housing stock. The overall stock figure decreased by 363 units from 10,253 units in 2005 to 9,890 units as of January 1st, 2009. The bulk of the loss is due to a decrease in the SRO stock of 928 units. Additions to the non-market housing stock during this time period are comprised mainly of conversions to the SRO stock through government purchase and renovation of hotels, securing units at welfare rates, upgrading building conditions and improving access to supports for tenants.

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*2009-2012*
From 2009 to the end of 2012 a total of 1,321 units will be added to the non-market housing stock, of which nearly 750 will be new construction (assuming all projects receive funding) and the remaining conversion of privately owned hotels. Conversion of SRO hotels in addition to projected losses will account for a loss of 396 units over this time period. Looking ahead to the end of 2012 the 1-for-1 replacement policy will be more than achieved.

*2005-2012*
Examining the full time period from 2005 until the end of 2012, this 1-for-1 replacement policy will be more than met. The total low-income stock was 10,253 in 2005 and is projected to be 10,815 at the end of 2012. The gain of 1,886 non-market units offsets the loss of 1,324 SRO units.

**Market Housing Stock Changes:**
*2005-2009*
Updated market housing figures show that between 2005 and the beginning of 2009 a total of 860 units were added to the DTES stock. (This compares to the 565 non-market units added to the stock during the same time period.)

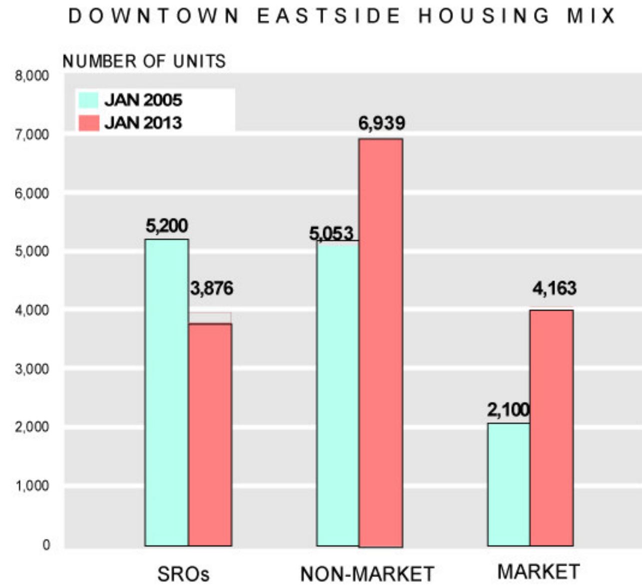
*2009-2013*
From 2009 to the end of 2012 a total of 1,203 market units will be added to the stock. This figure assumes all approved projects (381 units) will complete by the end of 2012. While it is likely the majority of small scale market projects will complete by the end of 2011, there are a small number of projects either on hold or of a larger scale that are assumed here to complete by 2012. Given the current economic climate this assumed timeframe may be overly optimistic and further permit extensions may be requested as projects are placed on hold.

*2005-2013 Overall market stock picture*
The current market housing stock is nearly 3,000 units. The total stock at the end of 2012 would be 4,163 units, adding all units currently under construction or approved. Market development has proceeded at a faster pace than estimated by the Housing Plan (2005) which suggested a demand of 100-120 units/year over the next 20 years. The units coming on stream over the next two years result from the peak of the development cycle. Under current economic conditions, the City has seen a drop in the number of development applications and at this time there are only 10 market units are under review.

**Housing Mix**
A summary of the data in Table A1 & A2 together with the following graph, show a total low-income housing stock of 10,815 units at the end of 2012. The low-income stock will be composed of 6,939 non-market housing units and 3,876 SRO units. The total market housing stock is projected to be 4,163 units. There will be more market additions than non-market additions to the stock during this time period (2,063 market and 1,886 non-market units) bringing the total market figure slightly ahead of what the Plan projected for 2014. (Plan projections for 2014 are 4,000 SRO units; 5,900 non-market housing units; 4,000 market units) However the total projected amount of non-market housing at the end of 2012 is over 1000 units higher than the figure projected by the Plan after 10 years time (2014) based on historical levels of development.

As part of the implementation of the DTES Housing Plan, staff will continue to monitor development in the DTES and report back regularly. Should the need arise staff will investigate possible mechanisms to control the rate of change.

If you have any questions about the above information please do not hesitate to contact me.

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## Table A1: Downtown Eastside Housing Stock

STOCK FIGURES ARE FOR JAN 1 EACH YEAR; CHANGE FIGURES ARE FOR THE CHANGE DURING THAT YEAR

| YEAR (Jan. 1) | HOUSING STOCK | | | NET ANNUAL CHANGE | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | LOW-INCOME STOCK | | | MARKET STOCK | |
| | Total Non-Market | SROs | TOTAL | Non-Market | SROs | TOTAL | CONDOS | TOTAL |
| **2003** | 4,708 | 5,292 | **10,000** | 324 | -136 | 188 | 63 | 63 |
| **2004** | 5,032 | 5,156 | **10,188** | 21 | 44 | 65 | 27 | 21 |
| **2005** | 5,053 | 5,200 | **10,253** | 52 | -45 | 7 | 289 | 371 |
| **2006** | 5,105 | 5,155 | **10,260** | 0 | -129 | -129 | 159 | 158 |
| **2007** | 5,105 | 5,026 | **10,131** | 249 | -342 | -93 | 168 | 200 |
| **2008** | 5,354 | 4,684 | **10,038** | 264 | -412 | -148 | 153 | 131 |
| **2009** | 5,618 | 4,272 | **9,890** | 863 | -246 | 617 | 822 | 822 |
| **2010** | 6,481 | 4,026 | **10,507** | 37 | -50 | -13 | 0 | 0 |
| **2011** | 6,518 | 3,976 | **10,494** | 176 | -50 | 126 | 7 | 78 |
| **2012** | 6,694 | 3,926 | **10,620** | 245 | -50 | 195 | 303 | 303 |
| **2013** | 6,939 | 3,876 | **10,815** | | | | | |

## Table A2: Downtown Eastside Housing Stock - Net Annual Change Summaries

| | LOW-INCOME STOCK | | | MARKET STOCK | |
|---|---|---|---|---|---|
| **January 1st, 2005 - December 31st, 2008** | 565 | -928 | -363 | 769 | 860 |
| **January 1st, 2009 - December 31st, 2012** | 1,321 | -396 | 925 | 1,132 | 1,203 |
| **January 1st, 2005 - December 31st, 2012** | 1,886 | -1,324 | 562 | 1,901 | 2,063 |

It is likely the majority of small scale market projects will complete by the end of 2011, however there are a small number of projects either on hold or of a larger scale that are assumed here to complete by 2012.

Net Annual Change figures for SRO stock are calculated as follows: 2003-2008 data is based on estimated losses; 2009 figures incorporate changes to April 30th, 2009; 2010-2012 data is based on an average annual loss figure calculated as 50 units based on a 5 year period(excluding conversions)

## DTES NON-MARKET HOUSING DEVELOPMENT 2003-2013 (April 30th, 2009)

| TYPE | YEAR | NAME | ADDRESS | DEVELOPER /OPERATOR | TOTAL UNITS | CHANGE IN UNITS PRODUCED BY PROJECT | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | NMH SINGLE | NMH OTHER | CONDO | SRO | OTHER MKT |
| **A) NON-MARKET PROJECTS** | | | | | | | | | | |
| **COMPLETED** | | | | | | | | | | |
| NEW | 2003 | GRACE MANSIONS * | 596 E HASTINGS | | 85 | 85 | | | | |
| CONV | 2003 | CENTRAL RESIDENCE | 42 E CORDOVA | | 65 | -66 | | | | |
| NEW | 2003 | YWCA CRABTREE CORNER | 533 E HASTINGS | | 12 | 12 | | | | |
| NEW | 2005 | SMITH -YUEN APTS | 475 E HASTINGS | | 52 | 52 | | | | |
| CONV | 2007 | THE VIVIAN | 512 E CORDOVA | | 24 | 24 | | | -24 | |
| CONV | 2007 | JACKSON AVE CO-OP | 230 JACKSON | | 23 | 19 | 4 | | -19 | -4 |
| CONV | 2007 | ROOSEVELT HOTEL(partial opening) | 166 E HASTINGS | ATIRA | 35 | 35 | | | -45 | |
| CONV | 2007 | ORANGE HALL(partial opening) | 329 GORE | S.U.C.C.E.S.S. | 20 | 20 | | | | -27 |
| CONV | 2007 | PARK HOTEL(partial opening) | 429 W PENDER | CITY CENTRE CARE | 25 | 25 | | | -56 | |
| CONV | 2007 | RICE BLOCK | 404 HAWKS | ATIRA | 42 | 42 | | | -43 | |
| CONV | 2008 | TAMURA HOUSE | 398 POWELL | | 105 | 105 | | | -110 | |
| CONV | 2008 | PHOENIX APARTMENTS | 514 ALEXANDER | LOOKOUT | 20 | 20 | | | -20 | |
| CONV | 2008 | PENNSYLVANIA HOTEL | 412 CARRALL | PHS | 44 | 44 | | | -70 | |
| CONV | 2008 | DRAKE HOTEL | 606 POWELL | ATIRA | 26 | 26 | | | -26 | |
| CONV | 2008 | SHALDON HOTEL | 60 E HASTINGS | RAINCITY | 54 | 54 | | | -55 | |
| CONV | 2008 | MARR HOTEL | 401 POWELL | ATIRA | 29 | 29 | | | -28 | |
| CONV | 2008 | GASTOWN HOTEL | 110 WATER | | 89 | 89 | | | -91 | |
| CONV | 2008 | ARCO HOTEL(partial opening) | 81 W PENDER | | 46 | 46 | | | -63 | |
| CONV | 2009 | CORDOVA RESIDENCE | 54 E CORDOVA | LOOKOUT | 34 | 34 | | | -34 | |
| CONV | 2009 | HAZELWOOD HOTEL | 344 E HASTINGS | | 112 | 112 | | | -110 | |
| CONV | 2009 | LONDON HOTEL | 700 MAIN ST | ATIRA | 72 | 72 | | | -72 | |
| CONV | 2009 | PHOENIX APARTMENTS | 566 POWELL ST | | 12 | 12 | | | -12 | |
| CONV | 2009 | RAINIER HOTEL** | 307 CARRALL | PHS | 21 | 21 | | | -47 | |
| NEW | 2009 | THE LUX | 65 E HASTINGS | RAINCITY | 92 | 92 | | | | |
| | | | **21** | | **925** | **921** | **4** | **-** | **(925)** | **(31)** |
| **UNDER CONSTRUCTION** | | | | | | | | | | |
| NEW | 2009 | WOODWARDS - ABBOTT | 122 W CORDOVA | WESTBANK PROPERTIES/AHS | 75 | | 75 | | | |
| NEW | 2009 | WOODWARDS - HASTINGS | 131 W HASTINGS | WESTBANK PROPERTIES/PHS | 125 | 125 | | | | |
| CONV | 2009 | ORWELL HOTEL | 456 E HASTINGS | VNH | 55 | 55 | | | -55 | |
| CONV | 2009 | BEACON HOTEL | 7 W HASTINGS | PHS | 40 | 40 | | | -44 | |
| CONV | 2009 | ORANGE HALL(partial opening) | 329 GORE | S.U.C.C.E.S.S. | 7 | 7 | | | | |
| CONV | 2009 | PARK HOTEL(partial opening) | 429 W PENDER | CITY CENTRE CARE | 25 | 25 | | | | |
| CONV | 2009 | ROOSEVELT HOTEL(partial opening) | 166 E HASTINGS | ATIRA | 7 | 7 | | | | |
| CONV | 2009 | ARCO HOTEL(partial opening) | 81 W PENDER | | 17 | 17 | | | | |
| CONV | 2009 | THE CORNERSTONE | 575 E HASTINGS | PHS | 44 | 44 | | | -45 | |
| CONV | 2009 | SAVOY HOTEL | 258 E HASTINGS | MPA SOCIETY | 25 | 25 | | | -28 | |
| CONV | 2009 | WALTON HOTEL | 261 E HASTINGS | LOOKOUT | 48 | 48 | | | -50 | |
| CONV | 2009 | DOMINION HOTEL | 210 ABBOTT ST | ATIRA | 63 | 63 | | | -67 | |
| | | | **11** | | **531** | **456** | **75** | **-** | **(289)** | **-** |
| **IN PROCESS/APPROVED (See note on BC Housing SRO projects)** | | | | | | | | | | |
| NEW | 2010 | UNION GOSPEL MISSION | 601 E HASTINGS | UGM | 37 | 37 | | | | |
| NEW | 2011 | | 1005 STATION | PHS | 80 | 80 | | | | |
| NEW | 2011 | | 341 W PENDER | COAST FOUNDATION | 96 | 96 | | | | |
| NEW | 2012 | DRAKE HOTEL REPLACEMENT*** | 606 POWELL | RAINCITY | 130 | 74 | 30 | | (net of demo) | |
| NEW | 2012 | MARIA GOMEZ REPLACEMENT*** | 590 ALEXANDER | PHS | 139 | 63 | (net of 2008 demo) | | | |
| | | | **7** | | **482** | **350** | **30** | **-** | **-** | **-** |

CONV = Conversion of existing building

* Grace Mansions actually opened with 89 units & a later change of program removed 4 units

** An additional 20 units at the Rainier have been reopened as a treatment program for women in recovery.

*** Project funding not yet confirmed by BC Housing

2003 completions are for info only,not included in calculations

**The figures and completion years for the Provincial SRO projects are estimates. In some cases, the final number of units has yet to be determined, and both the number of units and the completion dates may change as renovations proceed. Since December 2007, there are some buildings being managed for BC Housing by non-profit societies through management agreements, which will be replaced by operating agreements once the renovations are complete. All rents for units in these projects are based on social assistance shelter rates. The project year is shown as the year that the renovations will be complete.**

**In addition to the above hotels, BC Housing purchased the Pender Hotel at 31 W Pender. The hotel is currently vacant (36 units) and no scheduled renovation dates have been released.**

# DTES MARKET HOUSING DEVELOPMENT 2003-2013 (April 30th, 2009)

| TYPE | YEAR | NAME | ADDRESS | DEVELOPER /OPERATOR | TOTAL UNITS | CHANGE IN UNITS PRODUCED BY PROJECT | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | NMH SINGLE | NMH OTHER | CONDO | SRO | OTHER MKT |
| **B) MARKET PROJECTS** | | | | | | | | | | |
| **COMPLETED** | | | | | | | | | | |
| CONV | 2003 | THE WORKSHOP | 1220 E PENDER | | 41 | | | 41 | | |
| CONV | 2003 | TAYLOR BLDG | 310 WATER | | 22 | | | 22 | | |
| CONV | 2004 | GREENSHIELDS BLDG | 345 WATER | | 22 | | | 22 | | |
| CONV | 2004 | | 734 JACKSON | | 5 | | | 5 | | -6 |
| NEW | 2005 | TAYLOR/HARMONY HOUSE | 550 TAYLOR | | 251 | | | 218 | | 33 |
| NEW | 2005 | LEFT BANK | 919 STATION | | 59 | | | 59 | | |
| CONV | 2005 | | 47 WATER | | 58 | | | | | 58 |
| CONV | 2005 | | 708 HEATLEY | | 5 | | | 5 | | |
| CONV | 2005 | | 511 UNION | | 4 | | | 4 | | -8 |
| MIXED | 2005 | | 643 E GEORGIA | | 3 | | | 3 | | -1 |
| CONV | 2006 | KORET LOFTS | 93 E CORDOVA | | 118 | | | 118 | | |
| CONV | 2006 | BOWMAN LOFTS | 528 BEATTY | | 38 | | | 38 | | |
| MIXED | 2006 | | 714 UNION | | 3 | | | 3 | | -1 |
| NEW | 2007 | CREEKSIDE | 179 MILROSS | | 165 | | | 165 | | |
| NEW | 2007 | | 667 GORE | | 15 | | | | | 15 |
| NEW | 2007 | | 5 W PENDER | | 11 | | | | | 11 |
| CONV | 2007 | EMPRESS ROOMS | 440 RICHARDS | | 10 | | | | * | 10 |
| NEW | 2007 | | 250 E GEORGIA | | 3 | | | 3 | | |
| CONV | 2008 | TERMINUS | 36 WATER | SALIENT DEVELOPMENTS | 45 | | | 45 | | |
| CONV | 2008 | THE CRANE BLDG | 546 BEATTY | TOWNLINE HOMES | 57 | | | 57 | | |
| CONV | 2008 | TREMONT HOUSE | 210 CARRALL | RELIANCE HOLDINGS | 5 | | | | -27 | 5 |
| CONV | 2008 | PARIS BLOCK | 53 W HASTINGS | SALIENT DEVELOPMENTS | 29 | | | 29 | | |
| NEW | 2008 | EAST | 71 E PENDER | JAMESON GROUP | 22 | | | 22 | | |
| NEW | 2009 | 33 | 33 W PENDER | GEORGIA LAINE DEV. | 63 | | | 63 | | |
| | | | **20** | | **964** | **-** | **-** | **832** | **(27)** | **122** |
| **UNDER CONSTRUCTION** | | | | | | | | | | |
| NEW | 2009 | SMART | 168 POWELL | CONCORD PACIFIC | 90 | | | 90 | | |
| CONV | 2009 | GARAGE | 12 WATER | SALIENT DEVELOPMENTS | 34 | | | 34 | | |
| NEW | 2009 | GINGER | 718 MAIN | PORTE DEVELOPMENT | 78 | | | 78 | | |
| NEW | 2009 | WOODWARDS - ABBOTT | 351 ABBOTT | WESTBANK PROPERTIES | 170 | | | 170 | | |
| NEW | 2009 | WOODWARDS - WEST | 128 W CORDOVA | WESTBANK PROPERTIES | 366 | | | 366 | | |
| CONV | 2009 | | 595 E GEORGIA | MARK SHIEH | 5 | | | 5 | | |
| NEW | 2009 | | 47 W HASTINGS | SALIENT DEVELOPMENTS | 16 | | | 16 | | |
| MIXED | 2009 | | 133 KEEFER | SOY DEVELOPMENTS | 4 | | | 4 | | |
| NEW | | V6A** | 221 UNION | ONNI | 128 | | | 128 | | |
| | | | **8** | | **763** | **-** | **-** | **763** | **-** | **-** |
| **APPROVED** | | | | | | | | | | |
| NEW | | | 271 UNION | 669998 BC LTD | 6 | | | 6 | | |
| CONV | | | 190 PRIOR | PRIOR HOLDINGS | 10 | | | 1 | | 9 |
| CONV | | A. MACDONALD BLDG | 40 POWELL | WEST 8TH HOLDINGS | 32 | | | | | 32 |
| CONV | | | 239 KEEFER | PACIFIC CROWN INV. | 30 | | | | | 30 |
| NEW | | GREENWICH | 58 W HASTINGS | CRESTMARK | 154 | | | 154 | | |
| CONV | | BOULDER HOTEL** | 265 CARRALL | KING TIGER INVEST. | 21 | | | 21 | | |
| | | | **6** | | **253** | **-** | **-** | **182** | **-** | **71** |
| **REVIEW** | | | | | | | | | | |
| NEW | | | 245 E GEORGIA | HOMEWARD BOUND DEV. | 10 | | | 10 | | |
| | | | **1** | | **10** | **-** | **-** | **10** | **-** | **-** |

| | |
|---|---|
| * | SRO closed in the early 1970s |
| ** | Project on hold / Permit expired or extended |

CONV = Conversion of existing building

2003-2004 completed market developments are for info only, not included in the data calculations above.