

**From:** "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

**To:** "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>

**Date:** 5/16/2017 4:56:02 PM

**Subject:** Changes to Vancouver Rent Bank Council Report - RTS 11937

**Attachments:** CS - Memo to Mayor Council - Vancouver Rent Bank Report - 2017.pdf

Dear Mayor and Council,

Please see attached Memo from Kathleen Llewellyn-Thomas correcting inconsistencies between some figures reported in the body of the report and those in Appendix B "Rent Bank Evaluation" for information.

A short summary of the memo is as follows:

- An explanation of the changes made to the Council report to correct inconsistencies related to evaluation figures between the Council report and Appendix B "Rent Bank Evaluation"; The reason for the inconsistencies is the numbers within the body of the staff report were based on the original evaluation submitted by the UBC evaluators, which was later revised with an amended methodology.
- All of the figures have now been changed within the body of the Council report to correspond with the figures in Appendix B, which reflect the revised methodology used by the evaluators;
- The corrected numbers do not change staff conclusions about the effectiveness of the Rent Bank or the recommendation to approve the \$49,600 grant to NICCS for the 2017-2018 operating costs of the Vancouver Rent Bank.

Please contact Kathleen-Llewellyn-Thomas, General Manager, Community Services at 604.871.6858 if you have any questions.

Best  
Sadhu

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**MEMORANDUM**

May 16, 2017

**TO:** Mayor and Council

**CC:** Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Janice MacKenzie, City Clerk  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Rena Kendall-Craden, Director, Communications  
Kevin Quinlan, Chief of Staff, Mayor's Office  
Katie Robb, Director, Communications, Mayor's Office  
Naveen Girn, Director of Community Relations, Mayor's Office

**FROM:** Kathleen Llewellyn-Thomas, General Manager, Community Services

**SUBJECT:** Changes to Vancouver Rent Bank Council Report - RTS 11937

The Vancouver Rent Bank Council Report RTS 11937 has been updated and the revised version will be posted online in order to correct inconsistencies between some figures reported in the body of the report and those reported in Appendix B "Rent Bank Evaluation". The corrected numbers do not change the conclusions of staff about the effectiveness of the Rent Bank or the recommendation to approve the \$49,600 grant to NICCS for the 2017-2018 operating costs of the Vancouver Rent Bank.

The reason for these inconsistencies is that the numbers within the body of the staff report were based on the original evaluation submitted by the UBC evaluators in mid-April 2017. The original evaluation was based on a methodology that included a voluntary questionnaire that the 567 loan recipients were asked to complete about whether they had received an eviction notice or been homeless. The response rate to the questionnaire was 72% with 408 responses out of 567.

The original analysis extrapolated the 408 questionnaire responses to the total number of loans, but the evaluators subsequently decided to report actual numbers based on the 408 completed questionnaires instead. The final report, issued May 3, 2017, used actual numbers within a consistent time frame (to end of March, 2017) and does not use any extrapolated figures. **All of the figures have now been changed within the body of the Council report to**

correspond with the figures in Appendix B, which reflect the revised methodology used by the evaluators.

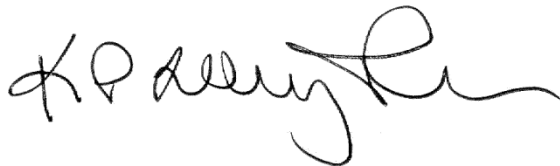
An explanation of the differences between the original Council report and Appendix B (based on original and revised evaluation methodologies) is provided in the table below.

	Original Council Report (pg. 5)	Appendix B (pg. 9 - now reflected in revised Council Report)	Explanation of difference
Data Source	Based on original methodology used by UBC evaluators	Based on revised methodology used by UBC evaluators	
# Individuals assisted	980	898	<p>The original Council report figure was based on data received to the beginning of May,, 2017.</p> <p>The Appendix B figure (and now revised Council Report) is based on data received to the end of March, 2017.</p>
# Children assisted	330	289	<p>The original Council report figure was based on data received to the beginning of May, 2017. This figure also included the # of dependents over the age of 19.</p> <p>The Appendix B figure (and now revised Council Report) is based on data received to the end of March, 2017. This figure does not include the # of dependents over the age of 19.</p>
# of individuals who were homeless at the time of application	57  (10% of all loan recipients - 567)	39  (10% of all loan recipients that provided information - 408)	<p>The evaluation indicates that the total number of loans issued to the end of March, 2017 was 567. Of the 567 loan recipients, 408 provided information on whether they were homeless or not at the time of application. The remaining 159 loan recipients did not provide any information on this.</p> <p>The Appendix B figure (and now revised Council Report) is based on the actual number of individuals who reported being homeless at the time of application(39 out of 408 individuals)</p> <p>The original Council report figure was an estimate based on the percentage derived from the actual number of individuals who reported being homeless at time of loan application</p>

	Original Council Report (pg. 5)	Appendix B (pg. 9 - now reflected in revised Council Report)	Explanation of difference
			(39/408 = 10%) and extrapolated to the total number of loan recipients (10% of 567).
# of individuals who received eviction notices at time of application	283 (50% of all loan recipients - 567)	205 (50% of all loan recipients that provided information - 408)	<p>The evaluation indicates that the total number of loans issued to the end of March, 2017 was 567. Of the 567 loan recipients, 408 provided information on whether or not they had received notice of eviction. The remaining 159 loan recipients did not provide any information on this.</p> <p>The Appendix B figure (and now revised Council Report) is based on the actual number of individuals who reported having received an eviction notice at the time of application (205 out of 408 individuals).</p> <p>The original Council report figure was an estimate based on the percentage derived from the actual number of individuals who reported having received an eviction notice at the time of application (205/408 - 50%) and extrapolated to the total number of loan recipients (50% of 567).</p>
Estimated cost savings of evictions to landlords	\$1.9 million	\$1.35 million	<p>The original Council report figure corresponded with cost of eviction to landlords for 283 evictions (\$6,600 x 283 individuals).</p> <p>The Appendix B figure (and now revised Council Report) corresponds with cost of eviction to landlords for 205 evictions (\$6,600 x 205 individuals).</p>
Estimated cost savings of evictions to tenants	\$632,222	\$457,970	<p>The original Council report figure corresponded with cost of eviction to tenants for 283 evictions (\$2,234 x 283 individuals).</p> <p>The Appendix B figure (and now revised Council Report) corresponds with cost of eviction to tenants for 205 evictions (\$2,234 x 205 individuals).</p>

	Original Council Report (pg. 5)	Appendix B (pg. 9 - now reflected in revised Council Report)	Explanation of difference
Estimated cost savings of shelter costs	\$656,880	\$396,060	<p>The original Council report figure corresponded with estimated monthly shelter costs associated with individuals remaining or becoming homeless. It included estimated monthly shelter costs for both the 57 homeless individuals and the 283 individuals who received notices of eviction (\$1,932 x 340 individuals).</p> <p>Appendix B figure (and now revised Council Report) corresponds with the estimated monthly shelter costs associated with individuals becoming homeless (those who had received eviction notices). The figure includes estimated cost savings based on shelter costs for those who had received eviction notices (\$1,932 x 205 individuals).</p>

Should you have any questions regarding the above information, please feel free to contact me directly.



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