

Actions needed to End Street Homelessness by 2015

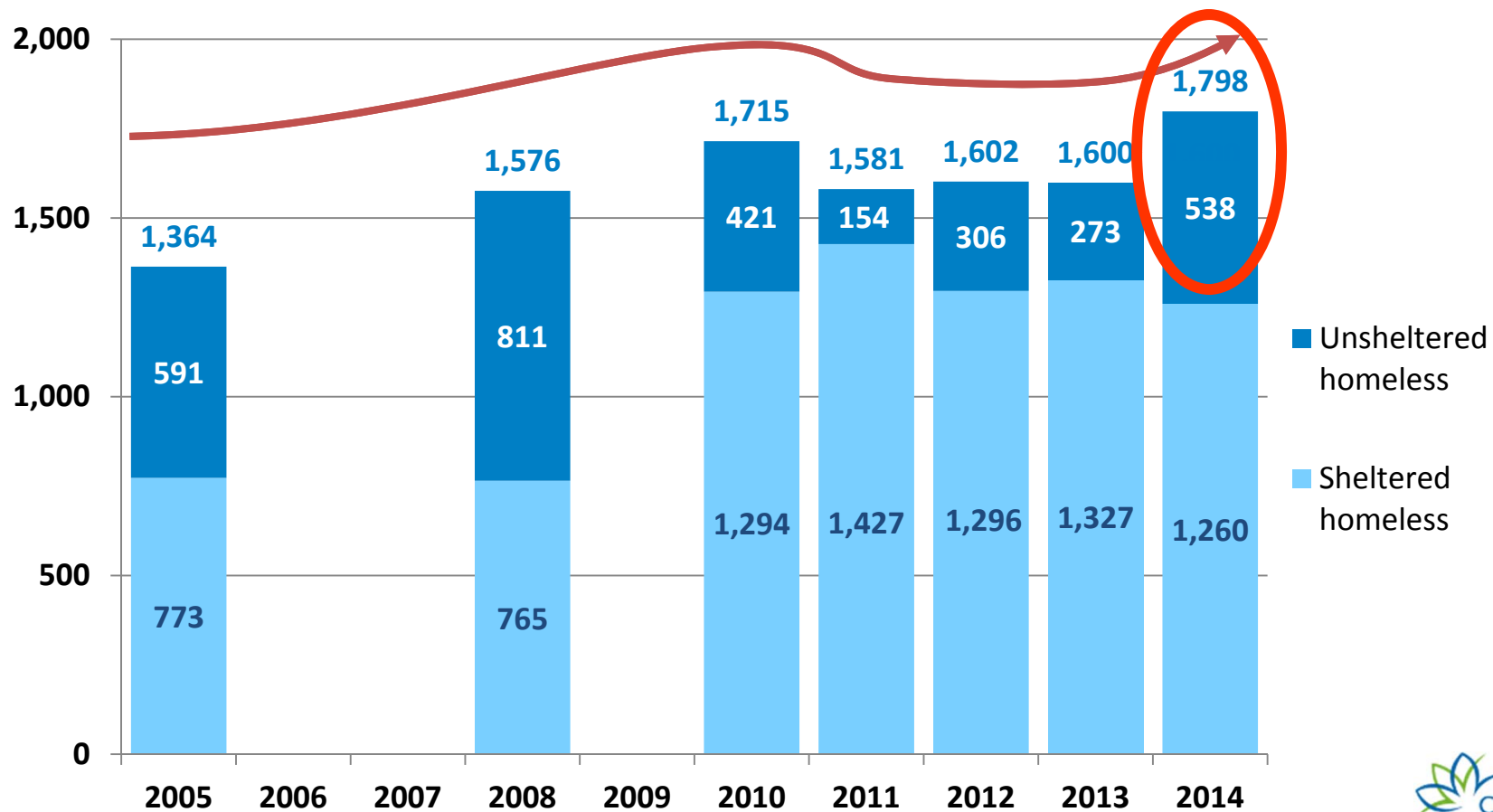


Penny Ballem, City manager
July 8, 2014

Key Council Goal

End Street Homelessness by 2015

Problem: Setback in March 2014 Street Homeless Count



Drivers of Homelessness

- Youth aging out of foster care
- Family violence and breakdown
- Lack of adequate treatment for mental health and addictions
- Prisons and hospitals discharging to street
- Poverty
- Lowest cost housing very old and in disrepair (SROs)



Getting to 2015 Goal: End Street Homelessness

Moving homeless off street requires:

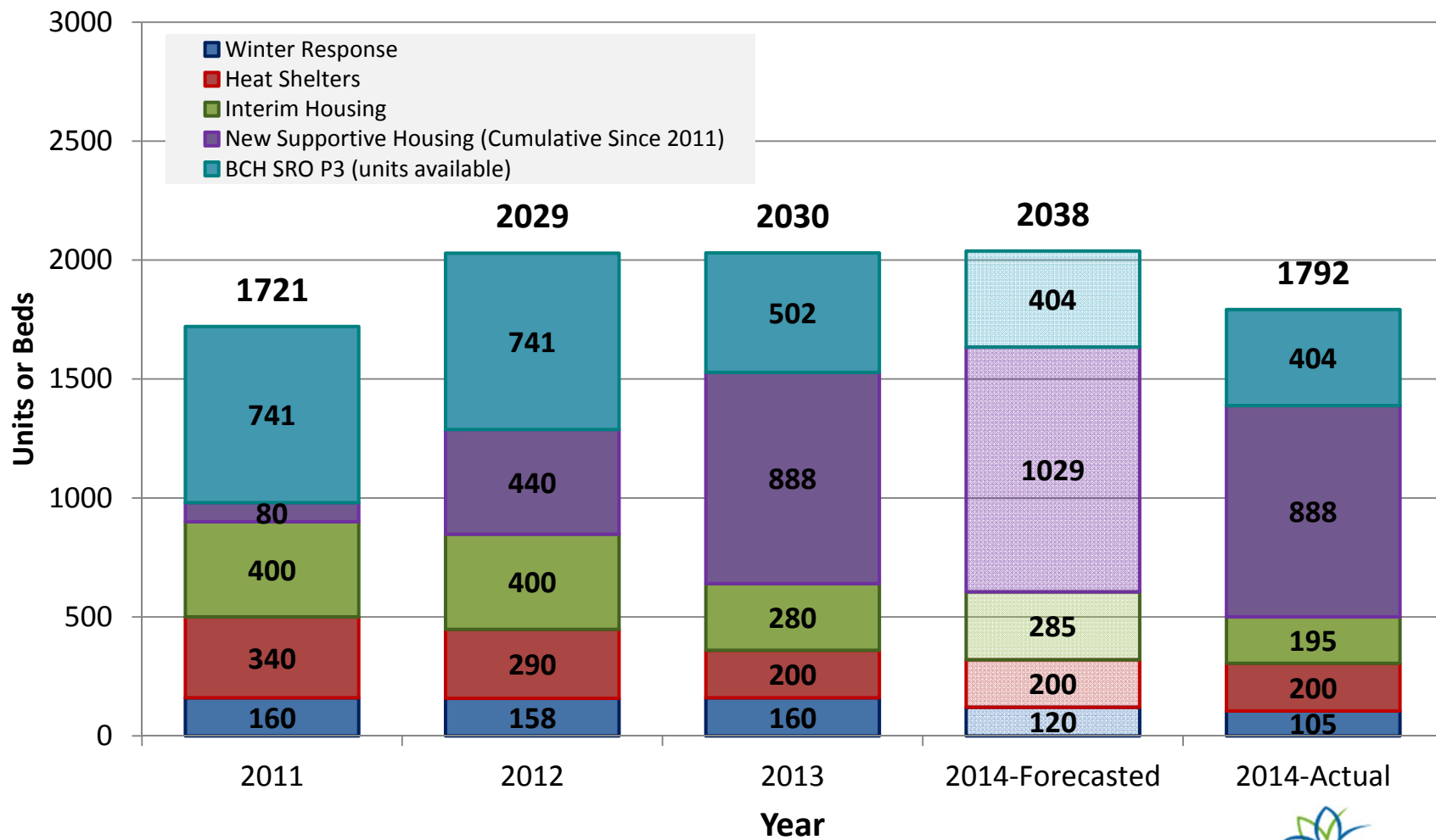
1. Strategies to **prevent** more people becoming homeless
2. Adequate pace of **incremental supportive housing** coming on stream - new or interim
3. **Sustained affordability and adequate maintenance of SROs** for very low income residents
4. **Adequate low barrier** shelter space to fill housing gap

Setback on 2014 Homeless Count: What happened?

Moving homeless off street requires:

- Strategies to **prevent** more people becoming homeless
 - *2013/14: no clear strategies in place*
- Adequate pace of **incremental supportive housing** coming on stream - new or interim
 - *2013/14: 14 sites significantly behind in bringing units onstream*
 - *2013/14: Existing interim housing closed (Chez Soi, Dunsmuir) and some replacement units delayed (Biltmore, E Hastings)*
- **Sustained affordability and adequate maintenance of SROs** for very low income residents
 - *2013/14 - continued erosion of affordability for lowest income residents*
 - *2013/14 - increased vacancy rate of existing SROs*
- **Adequate low barrier** shelter space to fill the housing gap
 - *2013/14 - shortfall of winter response shelters*

Summary Combined Capacity



14 BC Housing/CoV MOU Supportive Housing Sites - Key Dates

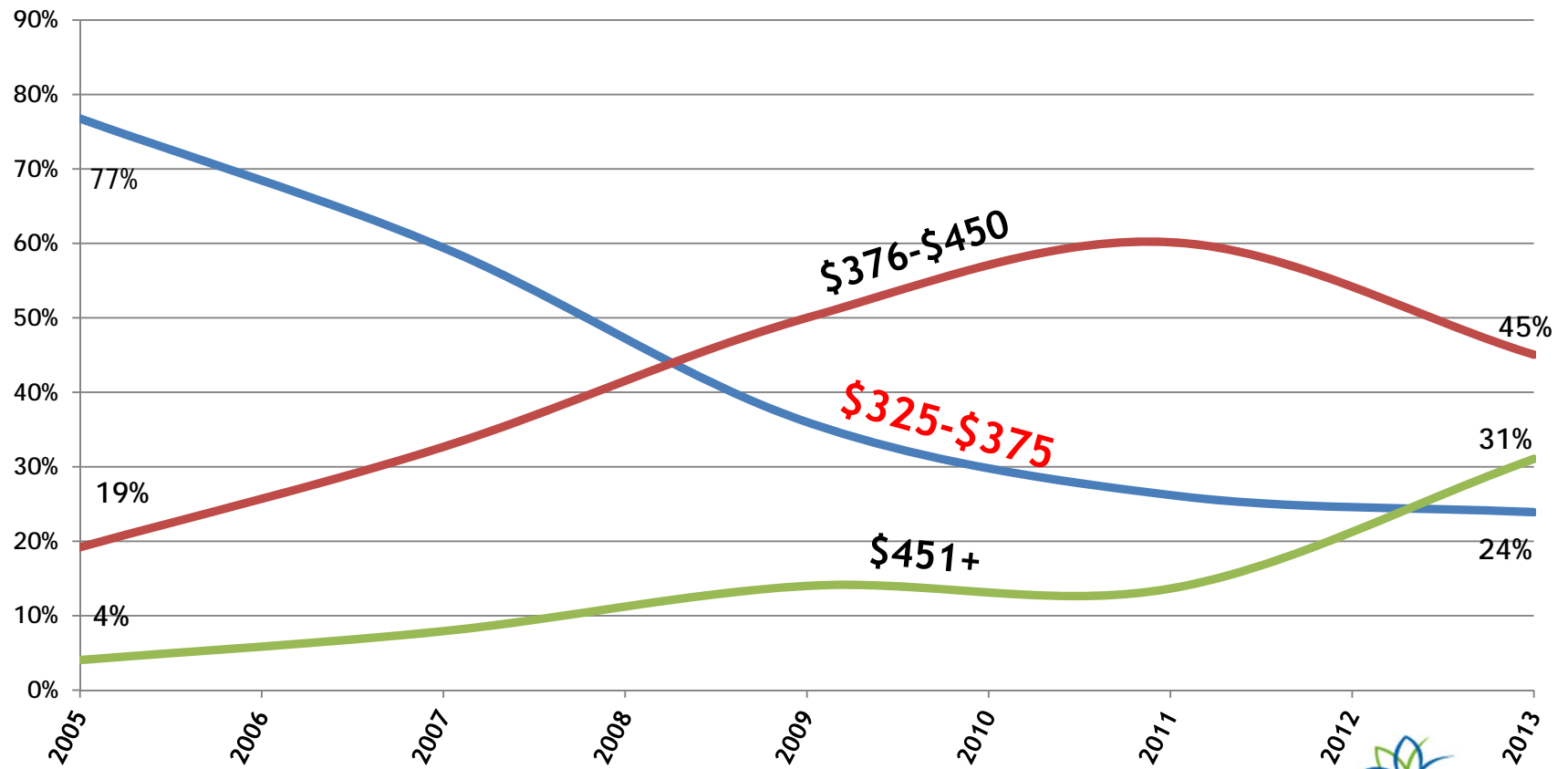
| Address and in order of opening | Service Provider | Units | MOU Occupancy Date | Revised BCH Estimated Occupancy Date | Actual Occupancy or estimated Occupancy Date @June 2014 | Fully occupied |
|--|---------------------------------------|-------------|--------------------|--------------------------------------|---|----------------|
| 1005 Station | PHS | 80 | | Jan-11 | Dec-10 | Yes |
| 1338 Seymour | More Than a Roof | 105 | | Jun-11 | Jun-11 | Yes |
| 337 West Pender | Coast | 96 | | May-11 | May-11 | Yes |
| 525 Abbott | Atira | 108 | Mid- 2010 | May-11 | May-11 | Yes |
| 3595 West 17 th | Coast Mental Health | 51 | Mid- 2010 | Dec-11 | Dec-11 | Yes |
| 188 East 1 st | Lookout Emergency Aid Society | 129 | | May-12 | May-12 | Yes |
| 1601 West 7th St at Fir | Katherine Sanford/MPA | 62 | Mid- 2010 | May-12 | Jul-12 | Yes |
| 215 West 2 nd | RainCity/Katherine Sanford | 147 | | Mar-13 | May-13 | Yes |
| 1237 Howe | McLaren Housing | 110 | | May-13 | Aug-13 | Yes |
| Total Completed by Homeless Count in 2014 | | 888 | | | | |
| 1134 Burrard | Kettle Friendship Society | 141 | Mid- 2010 | Jun-13 | May-14 | Yes |
| 1050 Expo Blvd | 127/St James Society | 89 | Mid- 2010 | Oct-13 | On Hold | No |
| 111 Princess (590 Alexander) | PHS | 139 | | Jun-13 | Aug-14 | No |
| 2465 Fraser (677 East Broadway) | Vancouver Native Housing Society/BYRC | 99 | Mid- 2010 | Dec-13 | Aug-14 | No |
| 220 Princess (606 Powell) | RainCity | 147 | | Jan-14 | Mar-15 | No |
| Total Under Development | | 615 | | | | |
| Total Completed and Under Development | | 1503 | | | | |

Progress to March 2014: Housing the homeless in the 14 sites

- 9 out of 14 sites occupied by March 2014
- 888 units total
 - 392 (44%) previously homeless
 - 496 (56%) previously housed (SRO or at risk of losing housing)
 - SRO tenants - CoV and BC Housing work to backfill SRO rooms with street and sheltered homeless

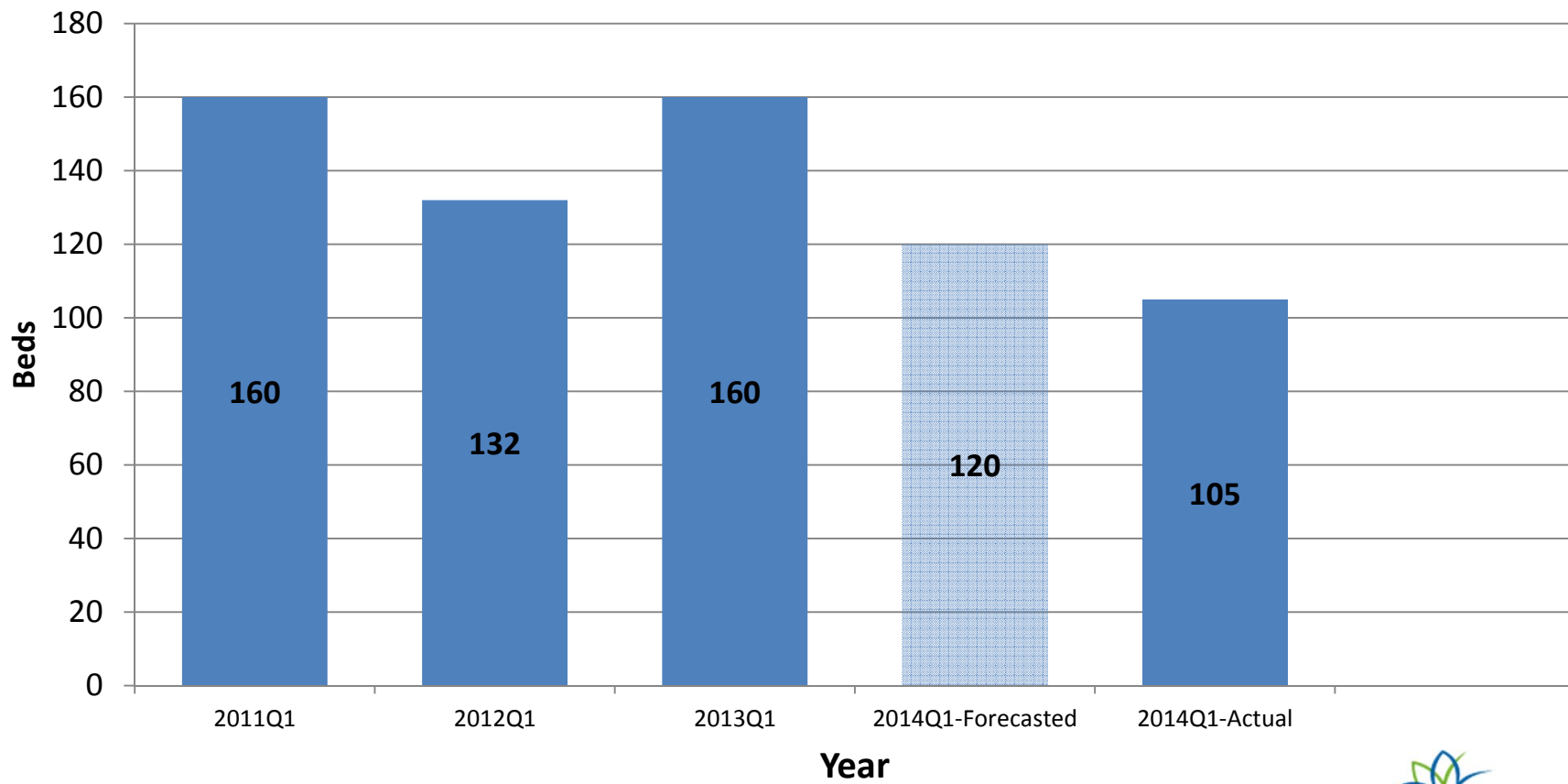
Rents increasing in Private SROs

DOWNTOWN CORE PRIVATE SRO RENTS 2005-2013



Winter Shelter Beds (at Annual March Homeless Count)

Temporary Winter Response Shelters



Getting to 2015 Goal: End Street Homelessness

Key Partners:

- City of Vancouver
- BC Housing and other Provincial Ministries:
 - Ministry of Social Services, MCFD, MOHS, Ministry of Justice
- Street to Home Foundation
- Non-profit Housing Associations
- Vancouver Coastal Health and PHSA
- Faith Groups
- Private Landlords

Getting to 2015 Goal: End Street Homelessness

Moving homeless off street requires:

1. Strategies to **prevent** more people becoming homeless
2. Adequate pace of **incremental supportive housing** coming on stream - new or interim
3. **Sustained affordability and adequate maintenance of SROs** for very low income residents
4. **Adequate low barrier** shelter space to fill the housing gap

Getting to 2015 Goal: End Street Homelessness

Key Strategies and Assumptions:

1. 2014/15 Strategies to **prevent** more people becoming homeless:
 - Mayors Task Force on Mental Health:
 - MOH 120 Day Plan:
 - Investment in new housing and homeless services for youth
 - Investment in ACT team for SRO tenants with severe mental health and addictions
 - COV \$40k investment in community based resources for RTA work in DTES re: evictions
 - COV, BCH Intensify the outreach to those at risk

Getting to 2015 Goal: End Street Homelessness

2. Adequate pace of **incremental supportive housing** coming on stream - permanent or interim
 - 1134 Burrard opened May 2014
 - 3 additional sites due to come on stream before March 2015 homeless count:
 - 111 Princess, 2465 Fraser on target
 - **220 Princess at risk** - need to work to confirm tenanted by March 1 2015
 - Taylor Manor: to open Fall 2014
 - E. Hastings Ramada: continue on as interim housing
 - 395 Kingsway (Biltmore): fully tenanted by September 2014
 - **Bosman Hotel - potential to continue as interim** - negotiations underway with VCHA, STH, COV, BCH to keep open; landlord willing for 3 year lease

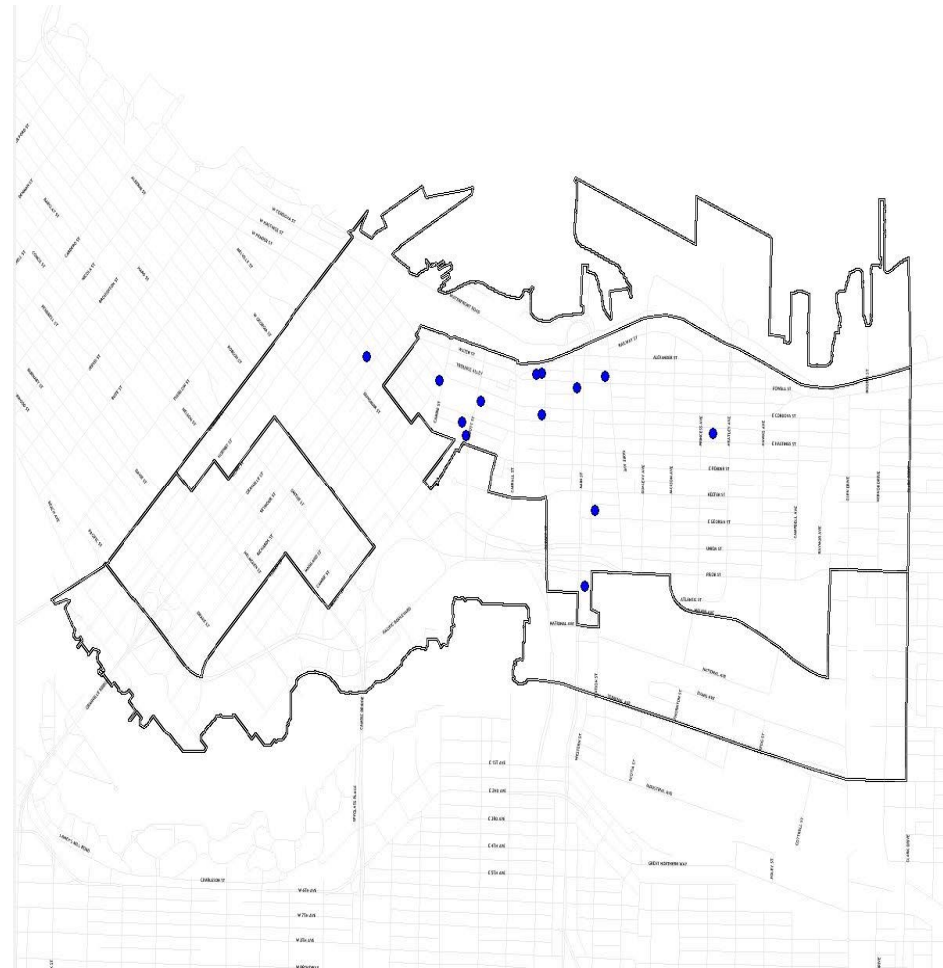
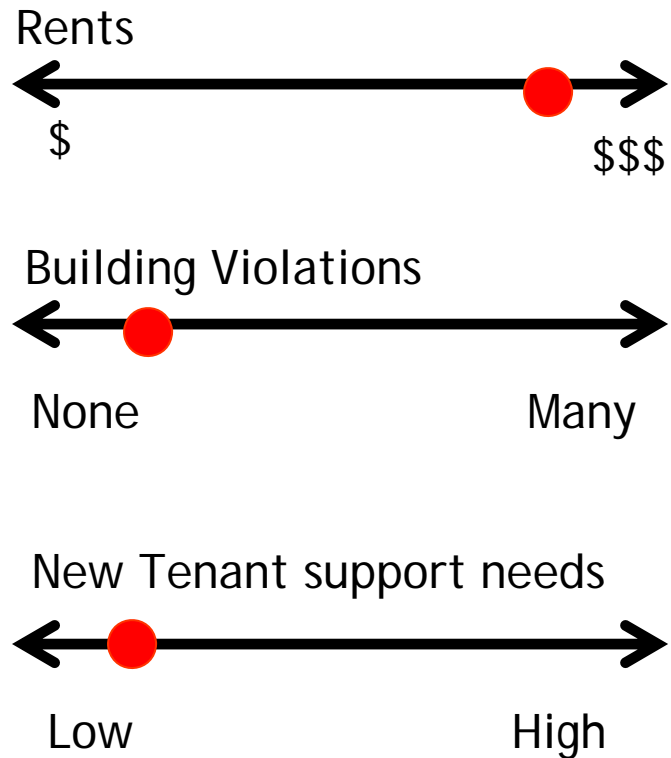
Total Units for 2015: 641 - of these 247 at risk to not be available

Getting to 2015 Goal: End Street Homelessness

Key Strategies and Assumptions:

3. Sustained affordability and adequate maintenance of SROs for very low income residents:
 - Target buildings at risk for evictions through strategic work with CCAP, Carnegie outreach, VPD
 - COV: strategic but aggressive approach to SRO standards of maintenance work - improvements with no evictions
 - Obtain Provincial Rent Supplements to ensure no evictions or vacancies in SROs due to renovations and/or make scattered sites available for those displaced
 - Request Province provide rent supps for 100 rooms (~\$250k per year)

New SRO Investors (600 + rooms renovated)

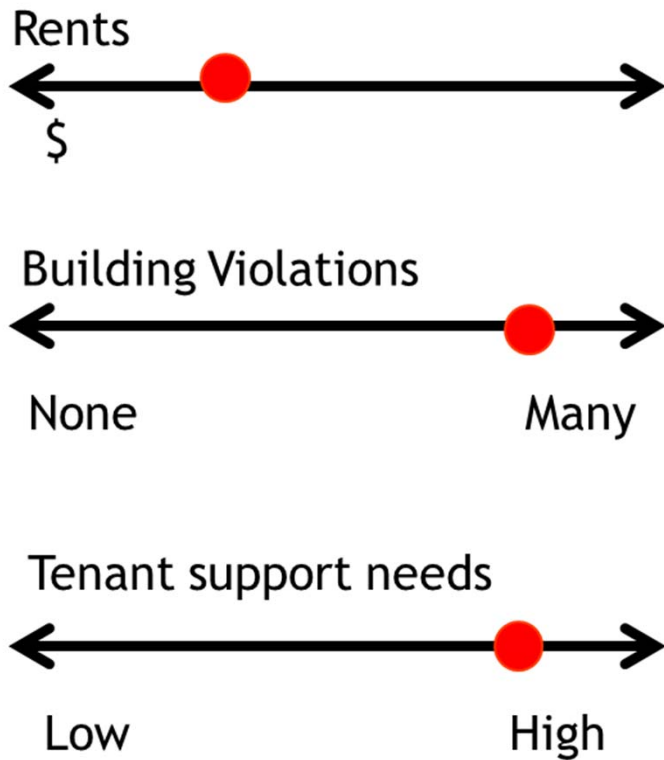


Getting to 2015 Goal: End Street Homelessness

Key Strategies and Assumptions:

3. Sustained affordability and adequate maintenance of SROs for very low income residents:
 - Use business license to leverage results:
 - Business license hearings for owners doing work without permit
 - Conditional Business license: Require non-profit management for owners not maintaining or properly managing their buildings
 - Expedite \$5k/door grants for upgrade of SRO rooms with cooking facilities and private bathrooms
 - Approved \$175k grant to Lookout Emergency Aid Society for upgrade of 38 rooms at 376 Powell Street (Sakura So)
 - More enquiries being reviewed

Private SRO (4,000 Units) - Long Term Owners



Currently over 500 rooms in vacant or closed buildings

Getting to 2015 Goal: End Street Homelessness

Key Strategies and Assumptions:

4. **Adequate low barrier** shelter space to fill housing gap
 - Minimum 160 Winter Shelter Beds (low barrier) partnership with BC Housing
 - Adjust number up depending on progress of permanent and interim supportive housing
 - Ensure shelter users housed at closure

Available Capacity to: End Street Homelessness by 2015

| | 2014 Count | 2015 - Best Case Scenario | 2015 - Worst Case Scenario |
|---|------------|---------------------------|----------------------------|
| New MOU Supportive Housing Units Available for Homeless | 358 | 492 | 374 |
| Other Supportive Housing units Available for Homeless | 0 | 45 | 45 |
| Interim Housing | 195 | 329 | 229 |
| Winter Shelters | 105 | 160 | 160 |
| Rent Supps | 25 | 100 | 100 |
| TOTAL | 683 | 1,126 | 908 |

Getting to 2015 Goal: End Street Homelessness

| | 2015 | 2015 |
|--|--------------|------------|
| 538 street homeless in 2014 + 1% annual growth | +542 | +542 |
| Supportive and Interim with Bosman and Princess <i>without Bosman and Princess</i> | - 513 | - 315 |
| Winter Shelters | - 160 | -160 |
| Rent Supps | -100 | -100 |
| Other prevention - SROs | 0 | 0 |
| TOTAL Street Homeless Count | 0 | 0 |
| TOTAL Homeless at 2015 Count | - 231 | -33 |



THANK YOU