



ADMINISTRATIVE REPORT

Report Date: February 8, 2016
Contact: Abi Bond
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VanRIMS No.: 08-2000-20
Meeting Date: March 8, 2016

TO: Vancouver City Council
FROM: Chief Housing Officer
SUBJECT: Grant Request - Streethome Foundation

RECOMMENDATION

THAT Council approve a grant of \$150,000 to Streethome Foundation for 2016, with the source of funds to be the Community Services 2016 Operating Budget for Street Homelessness.

REPORT SUMMARY

Streethome Foundation has requested that the City contribute \$150,000 towards their 2016 operating costs. Staff recommend approval of this grant request to support Streethome Foundation's efforts which support the City's Housing and Homelessness Strategy 2012-2021. The grant will come from the Community Services 2016 Operating Budget for Street Homelessness.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On July 28, 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021, which includes three strategic directions:

1. Increase the supply of affordable housing;
2. Encourage a housing mix across all neighbourhoods that enhances quality of life; and,
3. Provide strong leadership and support partners to enhance housing stability.

The 3-Year Action Plan 2012-2014 identified priority actions to achieve some of the Strategy's goals, including to optimize the City's use of land, capital grants, incentives, and other resources to leverage and support housing partnerships; and to focus our efforts with partners on preventing and eliminating homelessness.

Council policy is to maintain and expand housing opportunities in Vancouver for low and modest income households, with priority being given to families with children, seniors on fixed incomes or in need of support, SRO residents, and people with mental illness, physical disabilities, and others at risk of homelessness.

For five consecutive years, between 2011 and 2015, Council approved a grant of \$125,000 to Streetohome Foundation, with the source funds being the Community Services Operating Budget - Street Homelessness Budget.

The Vancouver Charter requires a resolution passed by eight affirmative votes of Council for the approval of grants.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

Streetohome Foundation is an important partner in delivering the City's priorities around preventing and eliminating homelessness. This request for operating dollars from the City of Vancouver reflects their commitment to expending donor dollars directly for homelessness prevention initiatives as well as new supportive housing for the homeless and those at risk of homelessness. The City Manager therefore recommends approval of this grant to support their operations which will, in turn, enable their strategy.

The Chief Housing Officer RECOMMENDS approval of the foregoing.

REPORT

Background/Context

Streetohome Foundation was established in 2008 through a partnership between the City of Vancouver, the Province of British Columbia and the Vancouver Foundation. Each partner contributed \$500,000 towards start-up funding at that time. Streetohome Foundation brings a community and collaborative approach to breaking the cycle of homelessness, bringing together a broad-based coalition of leaders and experts from business, service providers, government, and community sectors. In particular, it provides a key opportunity to engage the skills and resources of the private sector in our shared goal of preventing and eliminating homelessness in Vancouver. A condition of the City's seed funding in 2008 was that the City have the right to appoint a member to the board of the Foundation and that the Foundation report annually to City Council. The City Manager is the City's member on the Board.

Strategic Analysis

On March 25, 2015, Council approved \$125,000 to the Streetohome Foundation towards the second half of their operational funding model. This grant request for 2016 will also be applied towards the second phase of the 10-year plan.

The operational funding model for 2016 includes funding from each of the original partners as well as additional partners. These include:

Funding Partner	2011	2012	2013	2014	2015	2016 (Request)
BC Housing	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
City of Vancouver	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$150,000
Vancouver Coastal Health	-	-	-	-	\$25,000	\$50,000
Vancouver Foundation	\$200,000	\$200,000	\$125,000	\$125,000	\$75,000	\$25,000
Private Sector Operating Funding Donations	-	-	-	-	\$10,000	\$25,000
Total	\$575,000	\$575,000	\$500,000	\$500,000	\$485,000	500,000

The increased 2016 City grant amount request, up from \$125,000 in previous years to \$150,000 this year, is to make up for the shortfall in Vancouver Foundation funding. Originally, Vancouver Foundation contributed \$125,000, but the amount has been reduced to \$25,000 for this year and zero for next year. Vancouver Coastal Health and the private sector will also be contributing funding towards operational costs this year to make up for this shortfall.

In January 2010, Streethome Foundation released and began implementing its 10-Year Plan, in partnership with a wide range of community partners. This plan focuses on creating new supportive housing for individuals who are chronically homeless, youth, and families. The 10-Year Plan identifies initiatives to prevent homelessness and the need to build broad-based community support and awareness of homelessness as an issue. The table below summarizes the City's social and supportive housing goals that were established in the 2011 City of Vancouver Housing & Homelessness Strategy and the achievements to date. We are doing well, but we need to do more to accomplish our goals and reach our targets. Streethome is supporting the City in meeting its targets.

Non-Market Housing	Targets (2018)	Current Projects (Approved, Under Construction, or Completed)
Supportive Housing Units	2,700	1,844
Social Housing Units	3,500	1,863
Total Non-Market Housing Units	6,200	3,527

In addition to developing a 10-Year Plan, Streethome Foundation has committed funding to a number of projects across the City that directly impact homelessness, as shown in the table in Appendix A.

The April 19, 2011 report to Council stated that operational funding for 2012 to the Streethome Foundation would be based on performance outcomes of housing units created and individuals housed. To date these performance outcomes have proven useful in assisting the City to achieve its targets. Once again, funding for 2016 will be based on performance outcomes of units created and individuals housed.

Streethome Foundation is in Phase 2 of their fundraising campaign to help create new housing and support prevention programs aimed at breaking the cycle of homelessness in Vancouver. This campaign has received strong support from the community, with over \$29 million raised in total since 2009. All donor funds are directed to Streethome-supported

housing and prevention projects. Analysis of the 2015 outcomes, as presented in Appendix A, indicate Streetohome is performing well and significantly contributing to the City's progress towards achieving its housing goals.

Since 2009, Streetohome has played a significant role in the provision of affordable housing in Vancouver, providing funding to over 1200 new units of supportive housing, 200 emergency housing beds, and 100 temporary housing units, as well as various homelessness prevention initiatives. To date, 986 new supportive housing units have been opened, with an additional 221 units in various stages of development. Streetohome's contributions have helped house and stabilize over 2,100 vulnerable individuals, including over 250 youth and children. This number includes residents living in supportive housing, those who have moved on to independent housing and freed up units to house additional homeless, and those who have benefited from the Vancouver Rent Bank.

For the second half of the 10-Year Plan, Streetohome is shifting its emphasis from creating supportive housing to focusing on prevention initiatives to reduce the root causes of homelessness. In addition to maintaining the existing Vancouver Rent Bank, Streetohome is exploring new homelessness prevention strategies including a "Homeward Bound" grant stream for those who have recently migrated to Vancouver, a program for facilitating employment for individuals living in shelters or exiting correctional facilities, and various strategies to support individuals who are ready to move on to independent housing. Furthermore, Streetohome is looking at leveraging donations to build and operate a long-term, live-in, addiction recovery program for homeless and formerly homeless individuals, based on best practices from other successful organizations across North America.

The Foundation's work is essential in assisting Council's goals outlined in the Housing and Homelessness Strategy 2012-2021 as it leverages donor funds with other public sector investments in order to add value. The 2014 annual report highlights achievements and measurable results to facilitate solutions towards addressing homelessness in Vancouver. It also raises greater awareness at the business and community levels to create leveraging opportunities for further funding.

Implications/Related Issues/Risk (if applicable)

Financial

The funding source of the \$150,000 grant is the Community Services 2016 Operating Budget - Street Homelessness Budget.

CONCLUSION

The City of Vancouver has ambitious goals to increase the supply of affordable housing, as outlined in the Housing and Homelessness Strategy 2012-2021. Streetohome Foundation is committed to helping the City of Vancouver reach its targets by working with a coalition of local leaders from the community, government, and business. Approval is recommended for a grant of \$150,000 to Streetohome Foundation for operating costs for 2016 from the Community Services 2016 Operating Budget - Street Homelessness Budget.

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Streethome Committed / Funded Projects - 2008 - 2016

ID	Status	Project / Site	Building Name	Units	STHF \$	City of Vancouver Contribution	Leveraged Assets	Other Funding Partners	Neighbourhood/ Developer	Start Date	End Date	Tenanting Start	Full Occupancy	Official Opening Date
Buildings Under Construction and/Being Tenanted														
1	In Progress	730 E. Hastings (between Heatley & Hawks) Client: Women & Children Permanent Supportive Housing	Cause We Care House	21	\$1,000,000.00	\$15.3 million - library component and land	Total: \$24.5m	YWCA	DTES/ City Spaces Consulting	November 2014	July/August 2016	August 2016	September 2016	Fall 2016
2	In Progress	41 E. Hastings (between Carrall & Columbia) Client: Women Permanent Supportive Housing		52	\$1,040,000.00	\$1,200,000.00	Total: \$24.5m Land: Atira	Atira Women's Resource Society	DTES/ Atira & Cressey Development	December 2014	April 2016	TBD	TBD	TBD
3	On Hold	1050 Expo Blvd (between Nelson & Cambie) Client: Homeless/At Risk Permanent Supportive Housing	Expo Building	89	\$1,780,000.00	Land	Total: \$30.6m	127 Society/Bloom Group	Yaletown/ TBD	ON HOLD	ON HOLD			
Ongoing Projects: Not building related														
4	Ongoing	Semi-Independent Housing Program Client: Youth Homelessness Prevention		n/a	\$500,000.00		n/a	Covenant House Vancouver	n/a	January 2012	January 2018			
5	Ongoing	Vancouver Rent Bank Client: City of Vancouver Residents Homelessness Prevention		n/a	\$365,800.00	\$248,000.00	Total: \$667,042	Network of Inner City Community Services	n/a	September 2012	COV operational agreement ends February 2017.			
Completed Projects														
6	Completed	208 East Georgia (at Main) - London Hotel Client: Homeless Adults Permanent Supportive Housing	London Hotel	25	\$250,000.00	\$1,374 million: \$100,000 - Grant \$448, 171-Property tax exemption \$825,960 - Transferable bonus density	Atira: \$350,000 Land: Porte Development	Atira Women's Resource Society	DTES/Varos	2009	2009			
7	Completed	HEAT Shelter Program Client: Homeless Adults Emergency Housing		200* Beds	\$500,000.00	\$500,000 and land		Provincial government	n/a	2009	2009			
8	Completed	2299 Fir (at 7th Ave)- Sanford Apartments Client: Mental Health Permanent Supportive Housing	Sanford Apartments	62	\$1,240,000.00	Land	Total: \$13.4m	Sanford Housing/MPA Society	Fairview/ Leducor Construction	December 2010	June 2012			
9	Completed	2019 Dundas (at Wall St) Client: Women Transitional Housing	Aboriginal Mothers Centre	16	\$500,000.00	\$70,000.00		Lu'ma Native Housing/ Aboriginal Mother Centre	Hastings	October 2009	November 2011			
10	Completed	Non-Profit Shared Services Business Case Client: Non-profit service providers /Other		n/a	\$30,000.00		n/a	Raincity, St. James, and MPA	n/a	2011	2012			
11	Completed	1060 Howe (between Nelson & Helmken) - At Home/Chez Soi (Bosman Hotel) Client: Mental Health Temporary Housing	At Home/Chez Soi (Bosman Hotel)	100*	\$1,100,000.00	\$500,000.00	Land: Rented from private owner	Mental Health Commission of Canada	Downtown	December 2009	April 2012			
12	Completed	Portable Subsidy Rental Program Client: HIV/AIDS Homelessness Prevention		n/a	\$45,000.00		n/a	McLaren Housing Society	n/a	2011	April 2012			

13	Completed	31 West Pender (near Abbott) Client: Aboriginal Permanent Supportive Housing		24	\$500,000.00	\$240,000.00	Total: \$10.5m	Vancouver Native Housing	DTES/Van Mar Constructors	Completed	September 2012			
14	Completed	502 Alexander - Container Housing Client: Women Permanent Supportive Housing		12	\$240,000.00	\$92,000.00	Land: Atira	Atira Women's Resource Society	DTES/ James Weldon	September 2012	August 2013			
15	Completed	215 West 2nd (at Cook St.) Client: Mental/Health Addictions/Supportive Housing	Marguerite Ford	147	\$2,940,000.00	Land	Total: \$34.2m	Sanford Housing/RainCity Housing	Mount Pleasant/ Ledor Construction	July 2011	April 2013			
16	Completed	1249 Howe (near Davie) Client: HIV/AIDS Permanent Supportive Housing		110	\$2,200,000.00	Land	Total: \$22.3m	McLaren Housing Society	Downtown/ Performance Builders	July 2011	August 2013			
17	Completed	101 East Cordova - Bridge Housing Client: Women/Transitional Housing		8	\$160,000.00		Land: PHRC	Atira Women's Resource Society	DTES/ James Weldon	2013	July 2014			
18	Completed	1134 Burrard (near Helmken) Client: Youth (30), Mental Health (111) Permanent Supportive Housing		141	\$2,820,000.00	Land	Total: \$30.4m	The Kettle/Family Services of Greater Vancouver (Directions)	Downtown/ VanMar Constructors	March 2012	March 2014			
19	Completed	951 Boundary Rd (at Adanac) - Taylor Manor Client: Mental Health/Addictions Permanent Supportive Housing	Taylor Manor	56	\$1,400,000.00	Land		City of Vancouver, The Kettle (services)	Hastings Sunrise	April 2013	December 2014			
20	Completed	2465 Fraser Street Client: Youth (30), Aboriginal (69) Permanent Supportive Housing	Kwayatsut	99	\$1,980,000.00	Land	Total: \$28.3m	Vancouver Native Housing/Pacific Community Resources Society (BYRC)	Mount Pleasant/ Darwin Construction (Canada)	August 2012	December 2014			
21	Completed	111 Princess (at Alexander) Client: Mental Health/Addictions Permanent Supportive Housing		139	\$2,780,000.00	Land	Total: \$31.2m	PHS Community Services	DTES/ Darwin Construction (Canada)	October 2012	December 2014			TBD
22	Completed	220 Princess (at Powell) - Budzey Building Client: Women & Children Permanent Supportive Housing	Budzey Building	147	\$2,940,000.00	Land	Total: \$34.6m	RainCity Housing	DTES/ Stuart Olson Dominion Construction	November 2012	March 2015			TBD
Current Fundraising Projects														
23	Fundraising	Fire Hall #5 3090 East 54th Ave (at Kerr) Client: Women & Children Transitional Housing	FireHall #5	31	\$892,000.00	\$5,500,000.00		YWCA	Champlain Heights- Killarney/ City of Vancouver	tentative: June 2016	February 2017			
24	Fundraising	1723 Victoria Drive (at 1st Ave) - CoHERE Housing Client: Mental Health Permanent Supportive Housing	Co:Here	20	\$520,000.00	\$260,000.00	Land: Grandview Calvary Baptist	Co:Here Foundation, in partnership with Salsbury Community Society and Grandview Calvary Baptist Church	Grandview Woodlands	March 2014	March 2016			
25	Fundraising	101 Reality House 7516 Knight Street Client: Second-stage recovery house Transitional Housing	Reality 101	10	\$200,000.00			Vision Quest Recovery Society	East Vancouver	ON HOLD	ON HOLD			

Total number of units 1207*

* Emergency housing not counted in total number of units

Last Update: January 7, 2016 by Papinder Rehncy
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