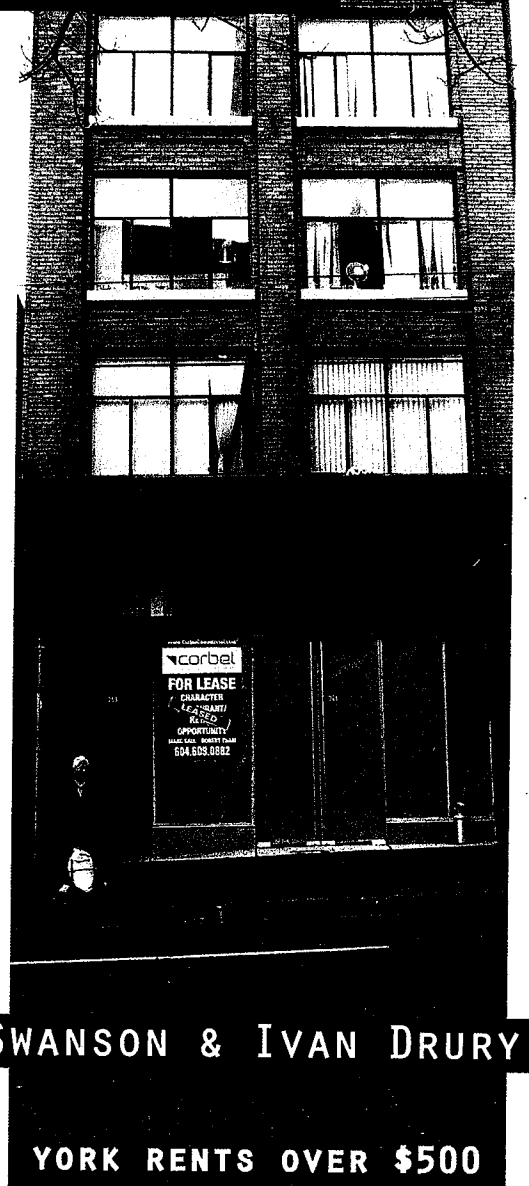
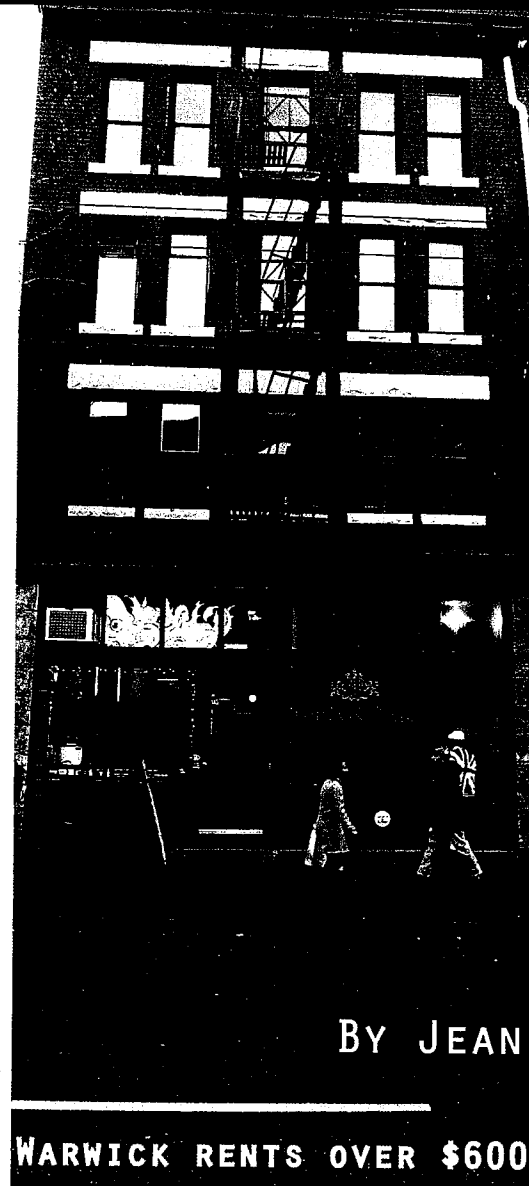
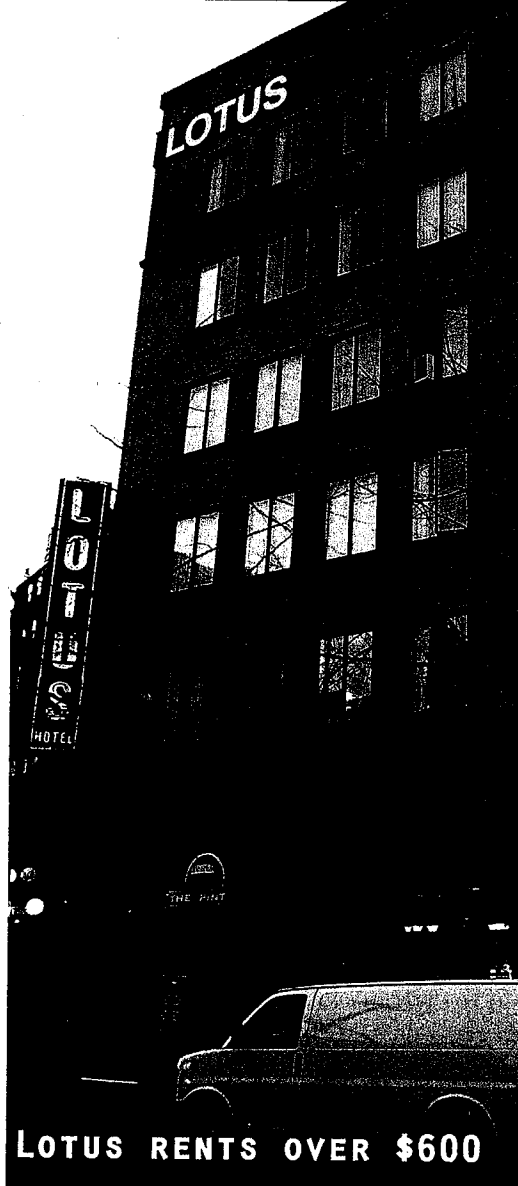


"WE'RE TRYING TO GET RID OF THE WELFARE PEOPLE"

CARNEGIE COMMUNITY ACTION
PROJECT 2012 HOTEL SURVEY
& HOUSING REPORT



BY JEAN SWANSON & IVAN DRURY

"WE'RE TRYING TO GET RID OF THE WELFARE PEOPLE"

CCAP'S 2012 HOTEL SURVEY AND HOUSING REPORT

By Jean Swanson and Ivan Drury

*Dedicated to Tina James, Danny Smith
and all who have lived & died in hotel rooms in the struggle for housing justice*



Carnegie Community Action Project
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ccapvancouver.wordpress.com

CCAP acknowledges that our neighbourhood lies within the
Unceded Territory of the Coast Salish People: Tsleil-Waututh, Musqueam, Squamish.

The Carnegie Community Action Project (CCAP) is a project of the Carnegie Community Centre Association, which has about 5,000 members, most of whom live in the Downtown Eastside (DTES) of Vancouver. CCAP does community-based research and organizing on social housing, income and gentrification issues. Its overall goal is to create a DTES that is safe, healthy and affordable to the low-income residents who live here now.

If you find any inaccuracies in this report please contact Jean Swanson at jean.swanson@gmail.com.

Thanks to Vancity and the Vancouver Foundation for supporting CCAP's work.

Vancity

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foundation

Odlum Fund, Windsor
Plywood Foundation

Support for this project does not necessarily imply that funders endorse the findings or contents of this report.

Printed in Vancouver (Unceded Coast Salish Territories)

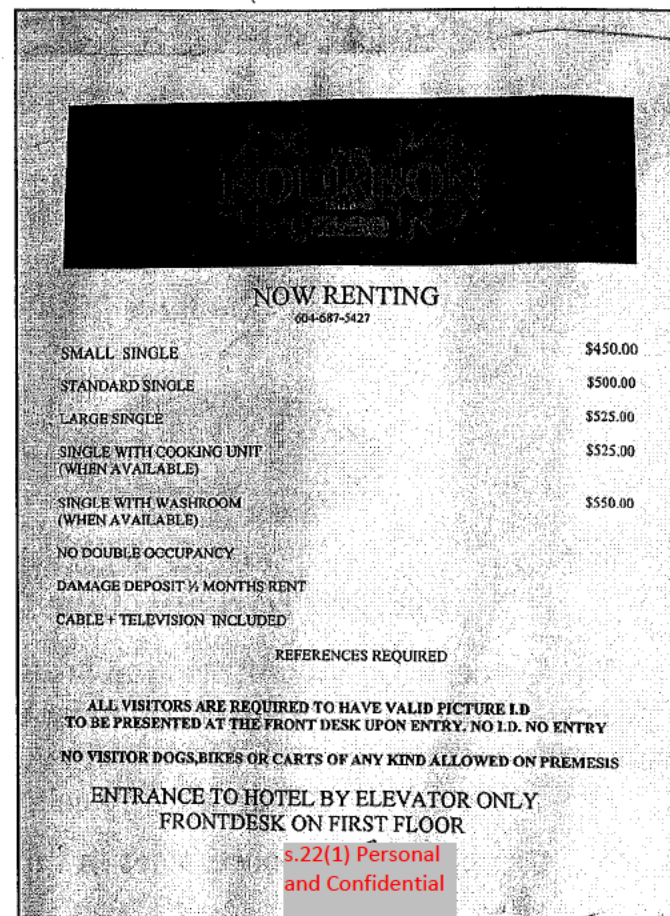
February 2013

All pictures & design: Ivan Drury

Cover: "We're trying to get rid of the welfare people," Metropole hotel desk clerk to CCAP researcher.

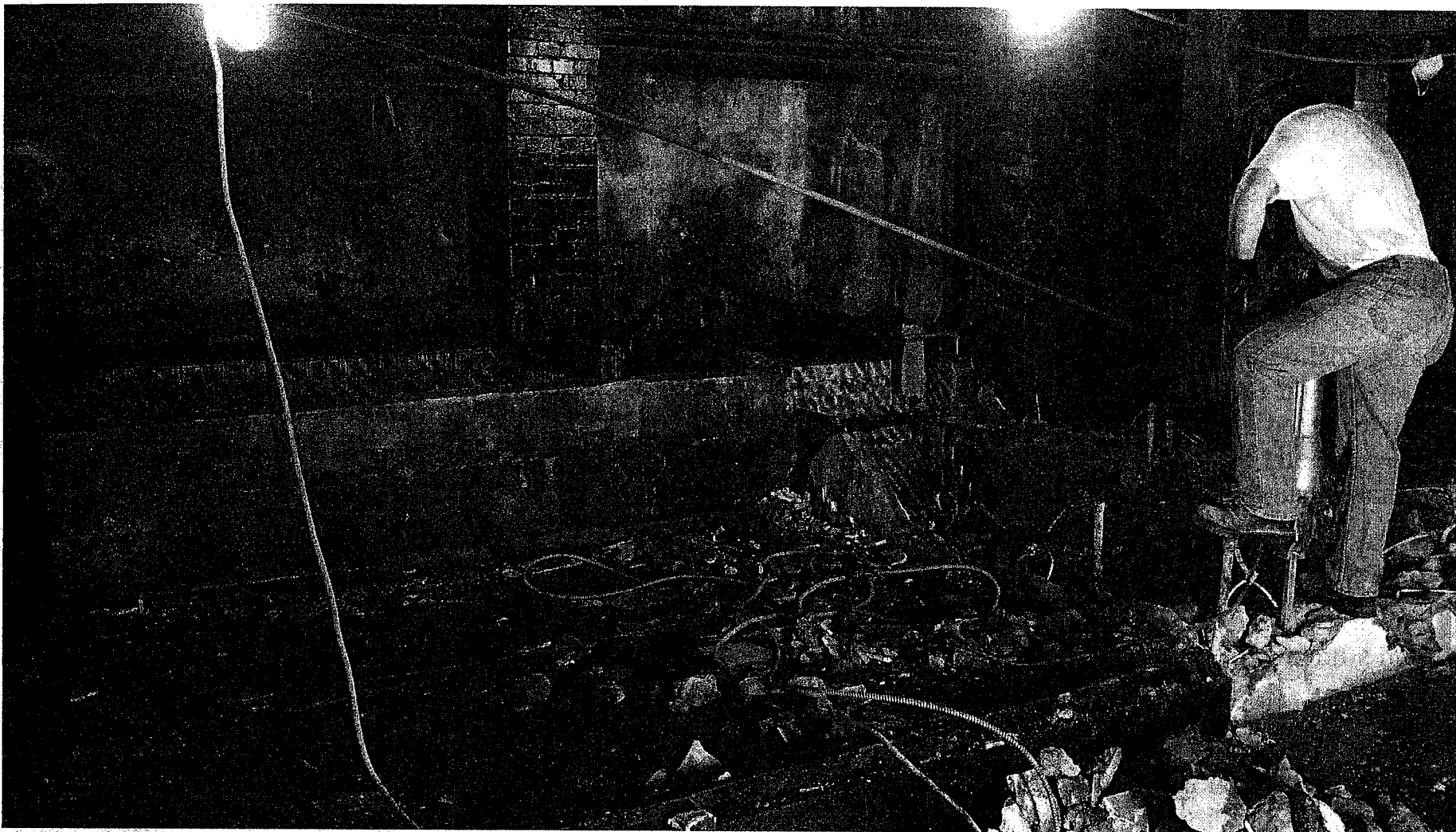
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*Sign posted on the door of the
Hildon / Bourbon hotel*

HOTEL SURVEY SUMMARY



Out with the old...

Stephen Lippman bought the York Rooms and upscaled it from a low-income hotel to housing for students, young workers, and other willing and able to pay more than \$500 for a room. He also renovated and redesigned the ground floor from an old Japanese community bath house to a high-end restaurant. This picture shows one of Lippman's construction workers demolishing the old Japanese community baths with a jackhammer.

INTRODUCTION

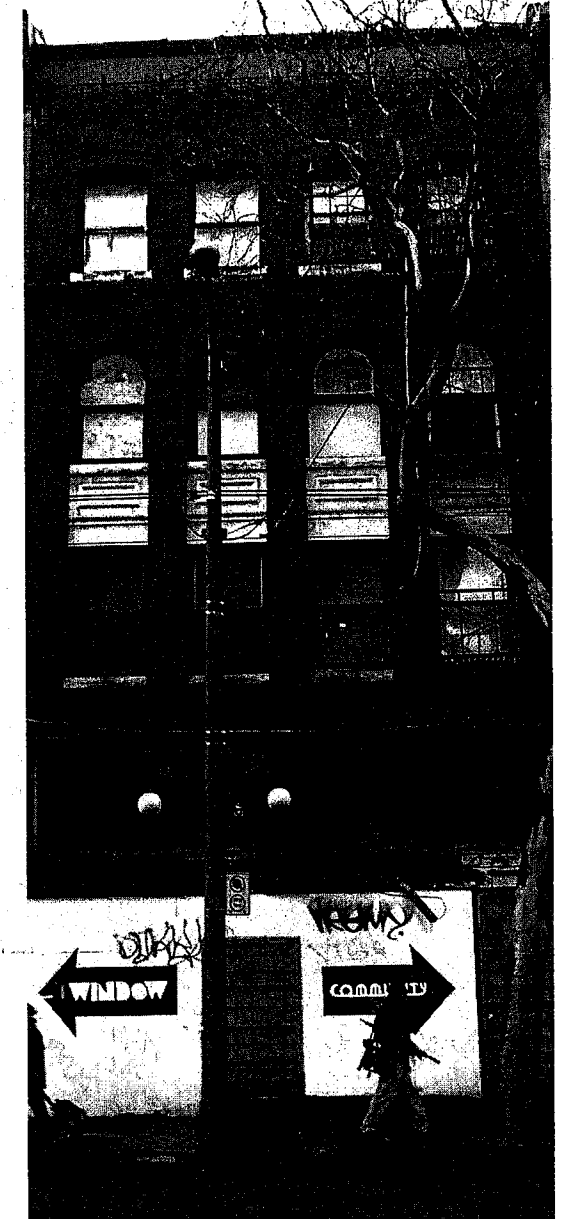
The Downtown Eastside housing crisis got worse in 2012. Not only were there about 850 homeless people in the neighbourhood, up from about 700 last year, at least 426 rooms went from being affordable to being unaffordable to people on welfare, disability and basic pension. Meanwhile, as the neighbourhood gentrifies, more landlords are refusing to rent to “welfare people” and trying to get workers and students as tenants.

The city treats the SRO hotel stock as the city’s last low-income housing stock and has bylaws meant to protect these rooms from being lost to office, condo or tourist conversions but they do not track the rental prices of these rooms. Because cost determines low-income tenants access to these spaces above all else, every year the Carnegie Community Action Project (CCAP) surveys the privately owned and run SRO hotels in the Downtown Eastside (DTES) to track the number of hotel rooms that are affordable to low-income people. In 2012 CCAP’s fifth annual survey of privately owned and run hotels found:

- In the last year at least 426 more rooms went from being affordable to people on welfare to being very unaffordable; renting for \$425 a month or more;
- More hotels are excluding people on welfare as tenants, and seeking workers and students;
- Only 5% of the rooms (159)* are in hotels where all the rents are \$375 or lower, down from 7% last year;
- Vacancies are minimal with only one vacant room found that rents for the welfare shelter rate of \$375;
- Some hotels are still charging between \$200 and \$375 extra when two people share a tiny room;

To offset these losses the government only opened 24 units of new welfare rate social housing this year. At this rate it will take 54 years for the city to accomplish its policy goal of replacing the SROs with self contained social housing.

**Totals exclude Creekside, which does not rent to local residents*



North Star hotel has been closed since 2001. It was bought by a mystery investor in 2012.

RENTS

Most hotels have rooms that rent at different rates. Because CCAP cannot look at a hotel's books, it is not able to find out how many rooms rent at which rate. So CCAP's surveyors asked what the rent range was in each hotel.

For this report CCAP has conservatively grouped rents by the lowest rent in the rent range. This means that many hundreds of people actually pay higher rents than it appears by looking at our data. For example, where CCAP has classified a hotel as having rents that start at \$425, some rooms in that hotel rent for \$425 but others could be \$450 or more.

HOTEL SURVEY FINDINGS				
	2009	2010	2011	2012
Percentage of hotel rooms where all rooms rent for \$375 or less	29%	12%	7%	5%
Number of hotel rooms where all rooms rent for \$375 or less	777	362	235	159
Hotel rooms where lowest rent is \$425 or more	1,416	1,689	1,567	2,042
Vacant hotel rooms renting for \$375 or less	4	2	2	1



VACANCIES

CCAP surveyors found only 1 vacant room renting for \$375 or less. There was one additional vacant room for \$300 but it had no outside window and was only slightly bigger than a single bed.

Number of hotels with vacancies: 16

The other hotels with vacancies rented rooms in the \$400 to \$650 range.

LOSING ROOMS

If we look only at the hotels where CCAP got rent information in both 2011 and 2012, there were 51 hotels with 1,953 rooms where the lowest rent was \$425 or more in 2012. In those same hotels only 1,527 rooms had rents at \$425 or more in 2011. In other words, in 2012 at least 426 rooms were lost to low-income people because of rent increases.



DOUBLE BUNKING

Double bunking is when two people share a tiny SRO room. This year CCAP found 18 hotels which allow two people to share a room. Some expensive places like the Golden Crown, Metropole and Pender Place had the same rent for two people as for one. But others charged hundreds more dollars a month for an extra person. At least two hotels, charged the full welfare shelter allowance of \$375 for each of two people sharing one room.

As we said in last year's report, cramming two people into one tiny SRO room is a way of disguising homelessness, especially for women. It adds another level of danger to SRO life because it pushes two people into a very small space, adding tensions to relationships already strained by poverty and, in some cases, existing abusive dynamics, contributing to violence against women.



Metropole hotel is "trying to get rid of the welfare people"

DAILY/WEEKLY RENTALS

Renting SRO rooms on a daily or weekly basis is illegal unless the hotel has exemptions from the city to do this. The Ivanhoe and Columbia are allowed to rent certain rooms daily or weekly. This year CCAP found only one other hotel that says it rents on a daily or weekly basis, the Astoria. Although the Shamrock Hotel desk clerk denied renting daily or weekly, it had tourist brochures in the lobby and is advertised on line as a tourist hotel (http://www.best4hostels.com/shamrock_hotel_canada.htm)

SAMPLE INFORMATION

- Number of hotels checked: 81
- Number of hotels CCAP got information from: 61
- Percentage of hotels CCAP got information from: 75%
- Rooms in hotels CCAP checked: 3,606
- Rooms in the hotels CCAP got rent information from: 3,135
- Percent of rooms in the hotels CCAP got information from: 87%

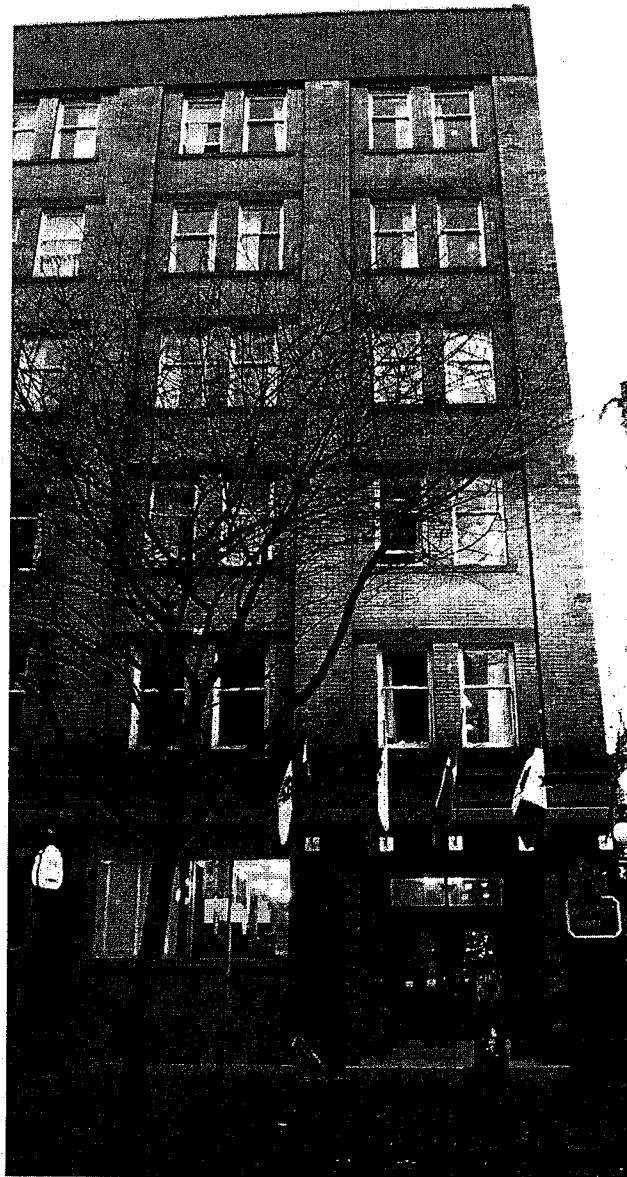
DISCRIMINATION AGAINST LOW-INCOME TENANTS

This year CCAP's surveyors found that the discrimination trend against low income tenants is getting stronger in the DTES. The trend is fueled by gentrification and the high rents it produces, which automatically exclude low income people. In addition, high rents in other parts of the city mean that people who have slightly more money than the welfare, basic pension or disability that many DTES resident have, come to the area looking for a place they can afford. As a result CCAP researchers heard desk clerks saying:

Burns Block: "You have to fill out a form on line and the office will contact you."

York: "We want to rent to students and people who work Downtown."

Grand Trunk: When the CCAP researcher said the room was for a social worker, the desk clerk said, "Good, it's people like you here. We don't have people sitting around drinking all day."



New Columbia Hotel has a "student rate"

Metropole: "We're trying to get rid of the welfare people. We want working types."

Columbia: CCAP's researcher, a young Aboriginal man, was asked for references from his employer and landlord.

Many more hotels are now renting to mostly students and workers. These include the Laurel Apts, Pender Place, American, Creekside, Columbia, Metropole, Lotus, Grand Trunk, Danny's Inn, Burns Block, and York plus the other hotels with high rents.

The Colonial, a huge 147 unit hotel, has 80 vacant rooms that are being renovated, signaling that it too will no longer be available to low income tenants in the future. Until last year it was leased and operated by the Portland Hotel Society and rented to low-income residents for \$375 a month. The story of the Colonial is a warning of the false security of all privately owned and leased SROs.

NEW CONSTRUCTION

2012 has been a terrible year for low income housing in the Downtown Eastside. Only 24 units of new welfare rate housing have opened (Skwachàys Healing Lodge at 31 W. Pender), while a minimum of 426 more SRO units are now renting for \$425 or more, beyond what people on welfare, disability, or basic pension can afford. Plus, 80 rooms at the Colonial are now vacant and not available to the low income community. This means low income people have either been displaced or are having even less of their meagre incomes available for food and other necessities.

The 24 welfare rate units at the renovated Remand Centre haven't opened yet. Two social housing buildings announced in 2007 are still slated for construction (Marie Gomez site with 139 units and Drake Hotel site with 148 units) Action has not happened yet on the site of the new library, which is supposed to have 15 to 20 new units.

CHANGES TO THE DTES LOW-INCOME HOUSING STOCK 2011-12	Gained	Lost
Provincially owned SRO rooms	0	0
Social housing at welfare shelter rate	24	0
Privately owned rooms at less than \$425	0	426
Totals	24	426

While the low income community has been begging the city to buy lots for social housing, none have been purchased for three years.

Meanwhile, this year 146 new market housing units have been opened, 524 were approved through rezoning or development permit application, and the application process was officially launched for 597 more.*

The measure of market condo developments compared to social housing developments is called the "rate of change." The City's 2005 DTES housing plan states that market and non-market housing should "proceed apace," which means condos should not be built in the DTES more quickly or at a greater number than social housing; to align with city policy the rate of change should be 1:1. The rate of change in 2012 alone was 6 market units to 1 social housing unit.

Because the city does not count rent increases or vacancies as lost low-income SRO units their official rate of change does not include these losses. But if we count the *real* rate of change low-income people experience (adding lost low-income units to new market units and comparing that to new social housing) then, in this year alone, it would be 27:1. And it promises to get much worse as very little new social housing is planned and many more condos are.

*Market projects built in 2012 (and unit count): Paris Annex (17); 60 W Cordova (108); 21 Doors (21).

Market projects approved in 2012: 189 Keefer (82); 955 E Hastings (328); 138 E Hastings (88); 217 E Georgia (26).

Market project applications launched in 2012: 611 Main (145); 633 Main (188); 557 E Cordova (24); 245 E Georgia (40); 41 E Hastings (120); 211 Gore (80).

COMPLETED HOUSING DEVELOPMENTS: 2005-2012 (RATE OF CHANGE CHART)

Housing developments built 2005-2012		
Development	Market	Social housing at welfare rate
1005 Station		80
360 Carrall	21	
33 W. Pender	63	
33 Water	58	
337 W Pender		96
36 Water	46	
528 Beatty	38	
540 Beatty	57	
60 W. Cordova	108	
71 E. Pender	22	
9 W. Pender	11	
919 Station	59	
Creekside	165	
Empress	10	
Garage	34	
Ginger	78	
Imoutu		12
Koret	118	
Lux		92
Macdonald	32	
Paris Annex	17	
Paris Block	29	
Smart	90	
Smith-Yuen		52
Sorella		108
UGM		37
V6A	130	
Woodward's	536	125
TOTALS	1,722	602

According to the City's 2005 Downtown Eastside Housing Plan the City is supposed to track the overall rate of change; they have not done this since 2008.

Even without counting the growing losses of SRO hotel-rooms, the rate of change is holding fast at 3

market units for every 1 welfare-rate social housing unit. Plus, the post-2012 rate of change is an underestimate because it includes about half the "14-sites" the province promised in 2007. Once these are done (about 2014) there are no plans for government funded welfare-rate social housing.

Housing developments under construction, approved or applied for as of December 2012			
Development	Market	Social housing at welfare rate	Non-market housing above welfare rate
138 E Hastings	79	8	8
Remand Ctr		25	80
611 Main	145	11	11
955 E Hastings	282	24	46
189 Keefer	81		
633 Main	151		
217 E Georgia	26		
557 E Cordova	24	3	2
Bottle Depot		49	120
Drake		146	
Marie Gomez		139	
245 E Georgia	40		
150 E Cordova	60		
TOTALS	888	405	267

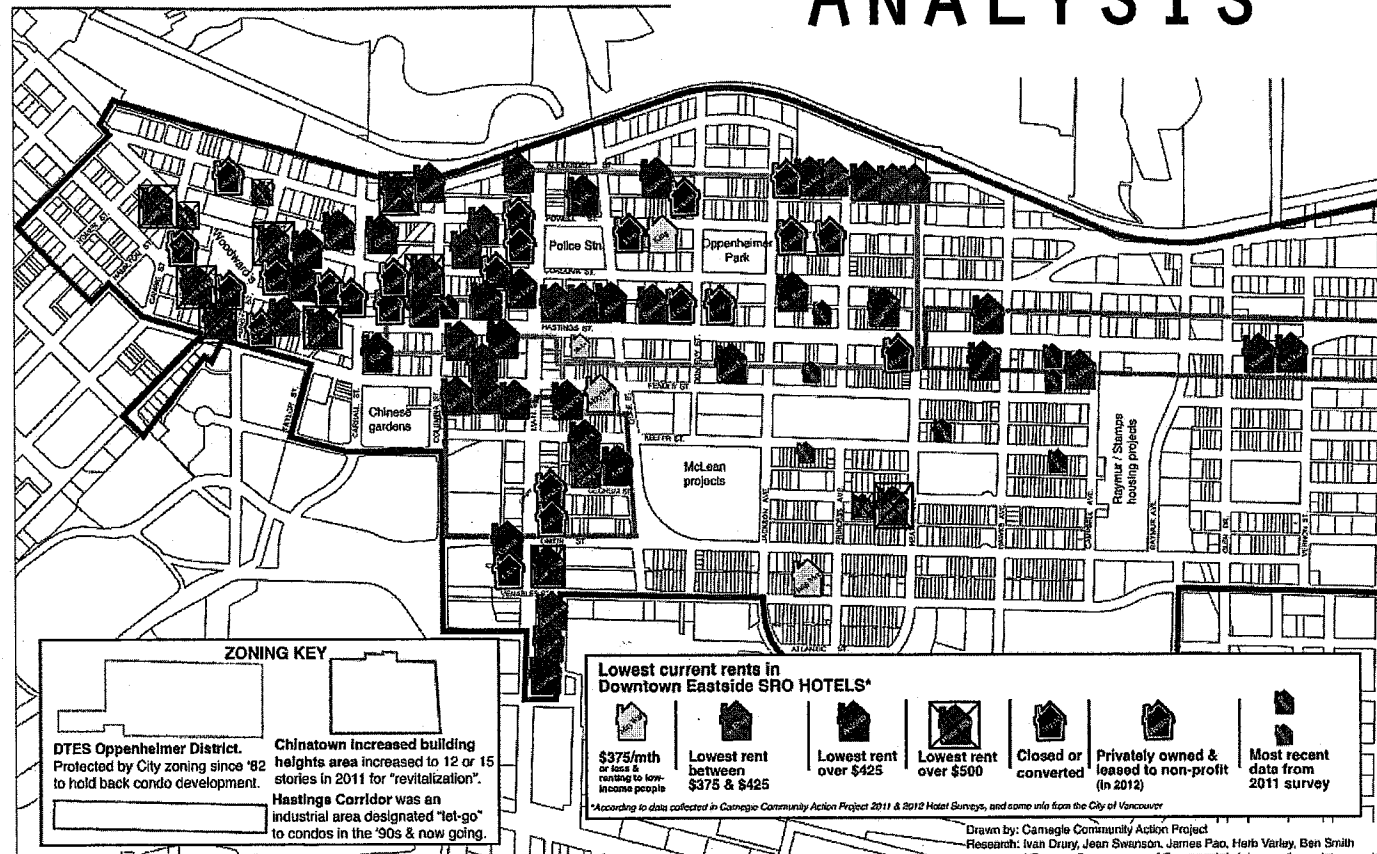
RATE-OF-CHANGE 2005-2012: 3 TO 1
RATE-OF-CHANGE PROJECTION 2012-14: 3 TO 1
... BUT 2015 ONWARDS: NO PLANS FOR GOVERNMENT FUNDED WELFARE RATE SOCIAL HOUSING

MAPS OF HOTEL LOSSES & GENTRIFICATION

The maps of gentrified SRO hotels included in this report show that the great majority of SRO hotels are unaffordable and insecure for low-income people. However, most of these hotels are still homes to thousands of low-income people. Many of the buildings coded red (where the lowest rent is over \$425) are still functionally low-income housing. But those coded red and crossed out are no longer functionally low-income peoples' housing. Concentrated in condo-fied and gentrified areas of the DTES, these hotels are now housing students and workers with some housing choices and excluding low-income people on welfare and pension.

It is also important to notice the leased buildings coded purple. Some of these buildings (Wonder, Palace, Colonial) were leased and managed by non-profits when this survey was conducted and are now back in private hands. These are not secure low-income housing.

ANALYSIS



See the full colour pull-out maps in this report or online at:
<http://ccapvancouver.wordpress.com/ccap-reports/>

HOMELESSNESS IS A CRISIS IN THE DTES

850 homeless people in the DTES need homes. Only 24 new units of social housing in the DTES opened this year. While 4 other projects are scheduled, they were announced years ago.* It is taking over 7 or 8 years for projects from announcement to completion. At this rate, projects that will open in 2017, 18, 19 and 20 need to be announced now. But there is no program in place to fund them and they haven't been announced.

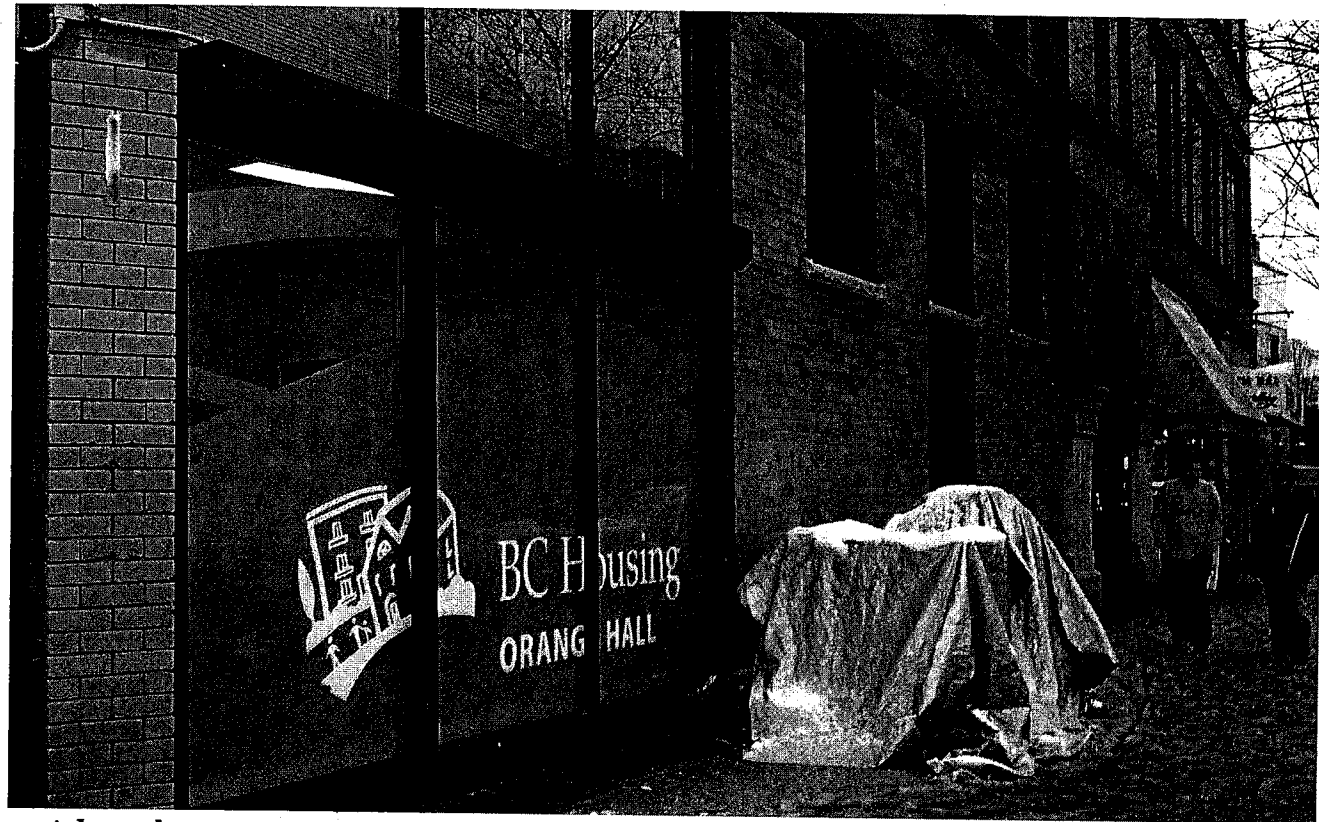
*SOCIAL HOUSING PROMISES

The four social housing projects announced but not yet built are Marie Gomez Place, the Drake, the Remand Centre and above the coming Hastings St. Library. There are also some new social housing units coming as part of new condo developments that have been approved this year: Sequel 138 (8 units) and 955 E Hastings (24 units).

The community is organizing against some of these projects, and others are promised but experience tells us not to count our chickens before they're hatched. So the amount of social housing coming is not a sure thing, just an estimate.

IT WILL TAKE DECADES TO REPLACE THE SROs

All the SROs should be replaced with good quality self-contained social housing. This is city policy. With only 24 units of social housing opening up in the DTES in 2012, the replacement of SROs has ground to a virtual halt. In 2005, the city's DTES Housing Plan said 5000 SROs needed to be replaced. To date, only 646 have been replaced, an average of 81 units per year through 2012. At this rate it will take 54 years to replace the SROs and most of the people who need decent housing will be dead.



A homeless camp in front of BC Housing's Hastings St. office during the first snow of 2012

WE NEED BETTER LAWS

Rent control should be based on the unit, not the person. As it is now, if a person moves out of a unit, the landlord can raise the rent as much as possible. This rule actually gives landlords an incentive to evict or buy-out low income tenants.

The city's SRO taskforce did workshops with low-income tenants this year and found most did not know about their rights or how to make complaints. To overcome this rights-gap SRO tenants need legal rights and supports to organize tenants unions to communicate their needs to the government bodies that are supposed to protect them.

PERFECT STORM OF GENTRIFICATION AND HOTEL LOSSES

The SRA (Single Rental Accommodation) bylaw was passed by city council in 1997 to stop residential hotels from being converted to budget tourist and backpacker hotels. The bylaw protects the tenancy-type, the use and size of thousands of privately owned SRO hotel rooms. It does not define or protect the most important quality that determines whether a room is low-income housing or not: the price.



Anti-gentrification poster pasted on the window of 21 Doors condos

In the last five years the gentrification spree started by the Woodward's condo project has brought about a perfect storm of conditions that is pricing low-income people out of SRO hotels.

First, cultural gentrifiers marketed the DTES as an exciting, hip place. Higher income people came to the DTES for foodie restaurants, boutiques and galleries. The areas replete with high end developments and shops felt comfortable to higher income people as places to live.

Second, pressure on the apartment and housing rental stock in the most unaffordable city in the world pushed lower-wage workers out of expensive 1-bedroom apartments in other parts of Vancouver. For the first time there are renters willing to pay \$800 for a tiny SRO hotel room.

Third, old SRO hotel landlords who have held the buildings as low-income tenements for years, are selling their buildings to a new breed of landlords. The new breed are investors who ask more for rooms than seems possible and often get those high rents.

These three factors make the old protections offered by the SRA bylaw ineffective as conversions happen in the loopholes of the bylaw. The new upscaling trend demands new regulatory measures: rent controls on SRO hotel units as a whole, to ensure the low-income housing stock remains low-income.

SOCIAL MIX HAS DISPLACED LOW-INCOME PEOPLE AT WOODWARD'S

Before Woodward's and accompanying condos were built the western section of the Downtown Eastside was a majority-low-income area. In the 2006 census the highest percentage low-income population area of the Downtown Eastside was Victory Square; with over 70% low-income residents.

When Woodward's condos were built the City called them the "social mix" future of development for the Downtown Eastside. "Social mix" is a euphemism for diluting the low-income community in the Downtown Eastside with more higher-income people. Woodward's was the city's model social-mix project because the plan included expensive condos, family housing with some subsidies, and welfare-rate social housing. It was also planned to have both higher-end retail shops and low-income community space too.

What has social mix meant for the low-income community?

The redeveloped Woodward's building was opened in 2009 and after three-years there is some evidence available about the real effects of this project and what social mix means for the Downtown Eastside low-income community.

1. Social mix is welfare for the rich. To incentivize London Drugs and Nester's Market to open in Woodward's the City gifted them ten-year tax holidays. Council also awarded the condo developers an unprecedented height increase to build a tower for condo buyers separate from the social housing.

2. Social mix is a poor-bashing philosophy. New residences exclude the poor with separate entrances and amenities. New businesses exclude low-income residents by price and culture. Security guards and higher-income shoppers and residents treat them with scorn. The unique sense of belonging low-income DTES residents have has been eroded in the Woodward's area.

3. Social mix covers for tax cuts. As the Federal and Provincial government have cut taxes and social housing programs City Hall seeks to use Community Benefit Agreements in the name of social mix to squeeze some social housing crumbs out of condo developments, but:

4. Social mix destroys more low-income housing than it creates. Although Woodward's includes 125 units of welfare-rate social housing the climate of investment and gentrification it produced destroyed at least 404 privately owned SRO hotel rooms. (See maps opposite)

THE LOW-INCOME COMMUNITY IS NOW FACING LIQUIDATION IN CHINATOWN!

Chinatown is home to the second largest concentration of privately owned SRO hotels still renting to low-income people. (See the pull-out map from this report)

There are currently 561⁺ condo units planned and proposed for the Chinatown-south area. Like at Woodward's these condos were incentivized by City Hall with major height increases passed at council in 2011. Also, like at Woodward's, retail shops are being incentivized with storefront and facade grants. But unlike Woodward's there is almost no social housing part of these developments; only 11 units at welfare-rate overall.

**HOUSING WITHIN
1-BLOCK RADIUS
OF WOODWARD'S
2005-2012**

LOW-INCOME UNIT-LOSS

Danny's Inn	18
Melville	09
Stadium	44
Golden Crown	28
Lotus	110
Argyle	43
Metropole	60
Winters	92

TOTAL LOST: 404

LOW-INCOME UNIT-GAIN

Woodward's	
Social Housing	125

TOTAL GAINED: 125

MARKET UNIT-GAIN

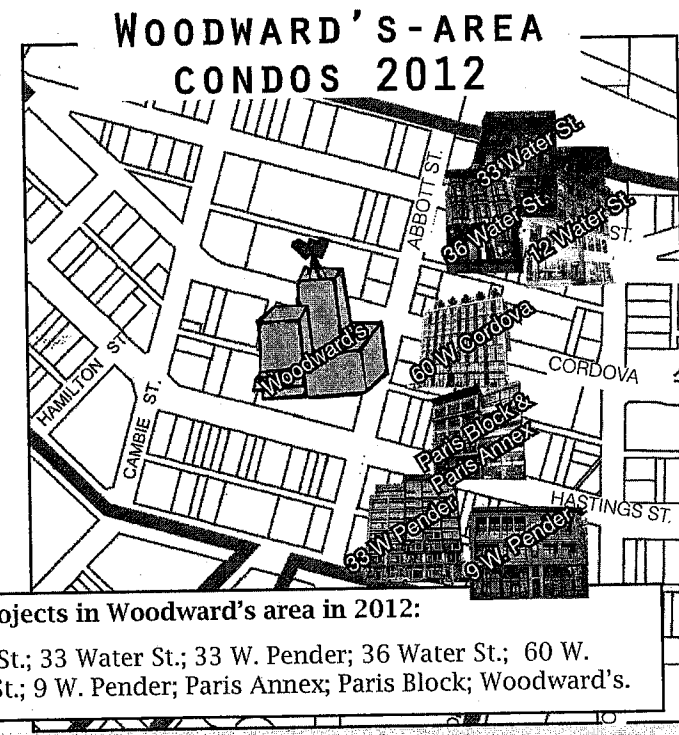
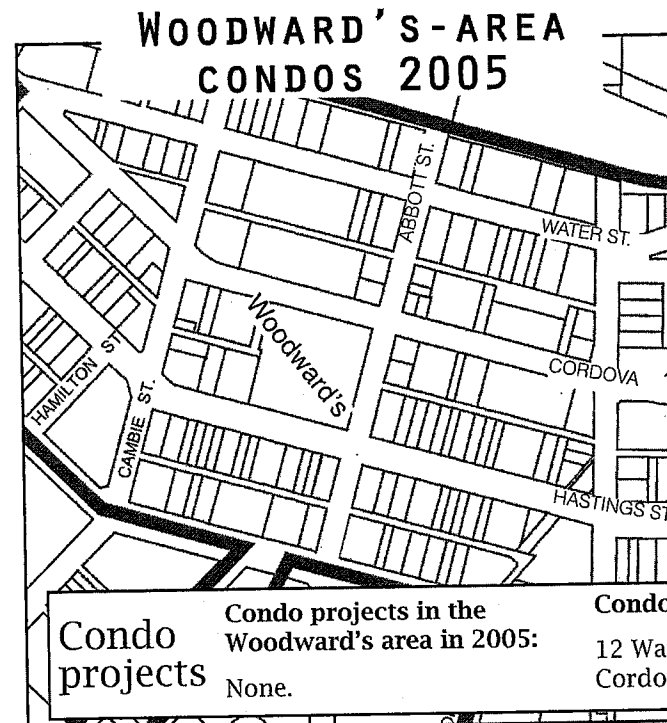
12 Water St.	34
33 Water St.	58
33 W. Pender	63
36 Water St.	46
60 W. Cordova	108
9 W. Pender	11
Paris Annex	17
Paris Block	29
Woodward's	536

TOTAL GAINED: 902

**Woodward's-area Rate of
Change: 902 to -279**



Privately owned hotels	Accessible to people on welfare & pension		Too expensive for welfare & pension		Excluding people on welfare (>\$500/mth)		Closed		Privately owned & leased to non-profit	
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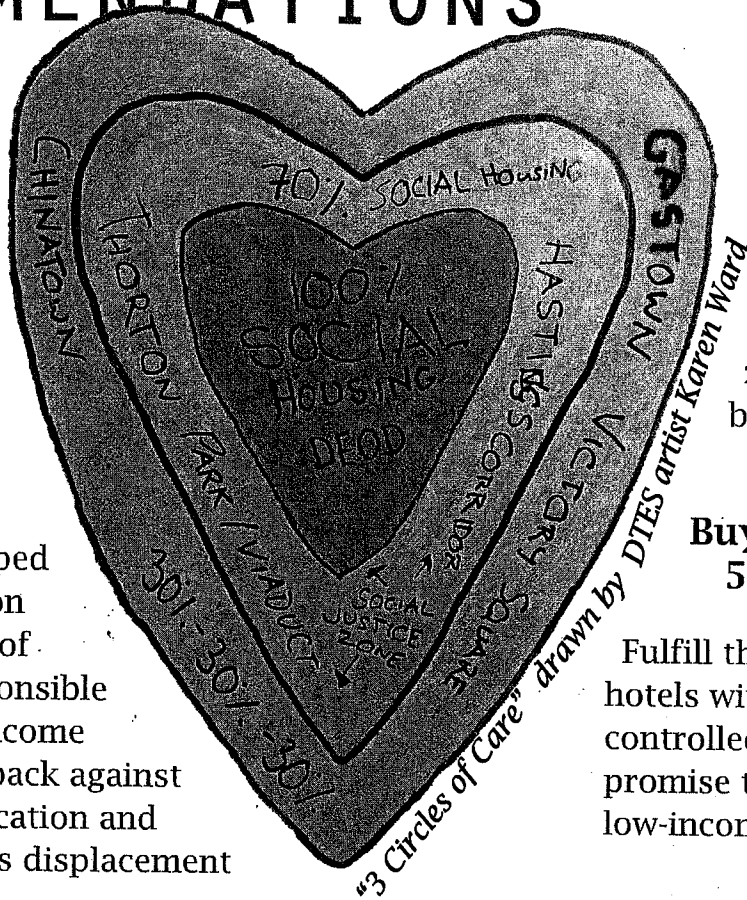


Condo projects	Condo projects in the Woodward's area in 2005: None.	Condo projects in Woodward's area in 2012: 12 Water St.; 33 Water St.; 33 W. Pender; 36 Water St.; 60 W. Cordova St.; 9 W. Pender; Paris Annex; Paris Block; Woodward's.
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RECOMMENDATIONS

The DTES low-income housing stock is being squeezed by condo development from the West, South, North, and now the East. The losses of hotel rooms and shrinkage of low-income majority spaces must be stopped with emergency action now. All three levels of government are responsible to support the low-income community to push back against the forces of gentrification and stop the coming mass displacement crisis.

CCAP wants to the city to declare the DTES Oppenheimer District and Hastings Corridor a "Social Justice Zone" where people come before profit, homes come before condo sales, and the unique low-income community can survive and thrive. There is more to a Social Justice Zone than housing alone, but without protecting the housing first the low-income community will be displaced. The first step is for the three levels of government to do the following to allow DTES residents to gain their basic right to decent housing.



CITY GOVERNMENT

(1)

Stop renovictions & upscaling

Amend the SRA bylaw to define SRO hotel "conversion" to mean raising rents above welfare and pension level shelter rates. Include zero-eviction conditions in all renovation and building permits.

(2)

Buy 10 sites a year for the each of the next 5 years for social housing in the DTES.

Fulfill the city policy and promise to replace the SRO hotels with safe, secure, self-contained and resident-controlled social housing. Fulfill the city policy and promise to end homelessness. Allocate funds now for low-income housing.

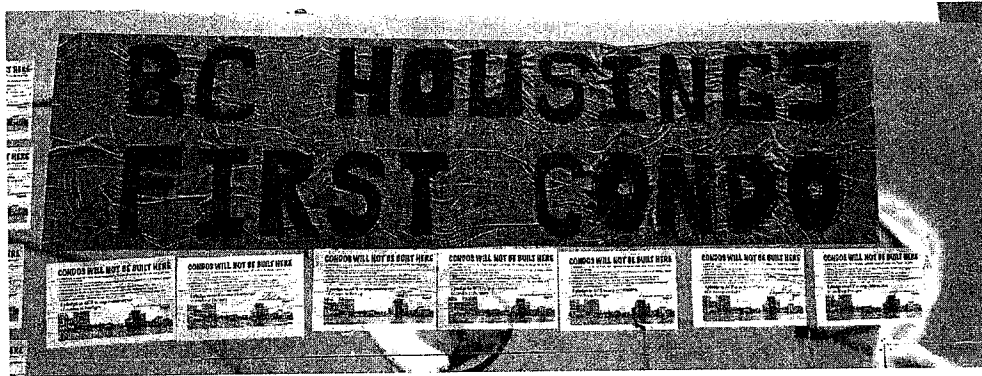
(3)

Declare a moratorium on condo development in the DTES

Act to keep property values low and preserved for social housing until SRO hotels have been replaced with safe, secure, self-contained and resident-controlled low-income affordable social housing and no-one needs to sleep on the streets or in shelters.

(4)
**Safe, secure, and healthy conditions
in SRO hotels**

Develop an SRO resident organizer structure to educate, support and liaise between tenants and bylaw and Residential Tenancy Act enforcement bodies. Embrace a women-centred philosophy in hotels with policies and practices that ensure women's access and safety in all spaces.



Sign at protest against this year's BC Housing bailout of Pantages / "Sequel 138" private condo development

PROVINCIAL GOVERNMENT

(1)
Raise the rates

Raise welfare, disability and minimum wage rates substantially. No-one in BC should live in poverty.

(2)
Tenant rights for all

Reform the Residential Tenancy Act to enact effective rent control by rental unit rather than tenant in order to

stop incentivizing landlords to evict low-income people and end renovictions. Legislate the right of all tenants to organize tenant unions. Ensure that residents of all non-profit social housing, including hotel rooms, supportive housing projects, and emergency shelters have full tenant rights under the Residential Tenancy Act.

(3)
Build social housing now

Provide funds to build 10,000 units a year of low-income affordable social housing throughout the province. Every year for five years in the Downtown Eastside replace 1,000 SRO units with self-contained, resident directed and controlled social housing. Immediately spend the \$250 million housing endowment fund on low-income social housing.

(4)
**End discrimination against low-income
people**

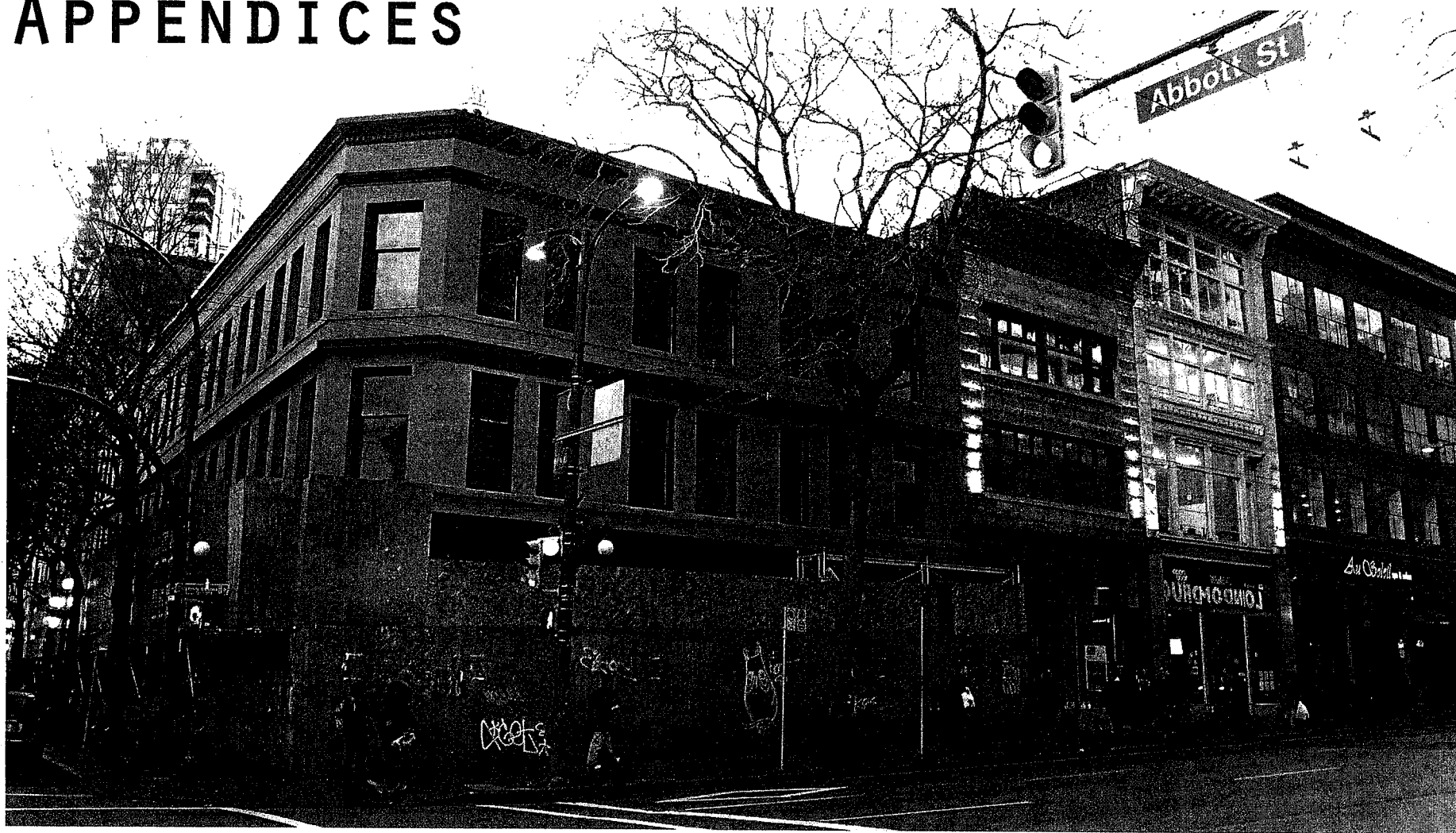
The BC Human Rights code and Residential Tenancy Act should be amended to make it illegal to discriminate on the basis of social condition; including class, poverty, and drug-use.

FEDERAL GOVERNMENT

Enact a national housing program

Provide funds to build low-income social housing in the DTES to replace 1,000 SRO units per year for the next five years.

APPENDICES



The Argyle Hotel, closed since 2009, was rumored to be reopening this year for low-income residents. There was a proud announcement from city councilor Kerry Jang that the city was supporting the owner with \$125,000 to help their renovation and the lease of the building to Aтира to operate it as non-market housing for low-income women. City Hall was less public when that deal fell apart. When the building renovations started the owners tore up their contract with Aтира and continued renovations for market rate (non-low-income) rentals. The Argyle is still not open but its gentrification will nearly complete the transformation of the Woodward's area from a low-income community home to a gentrified strip, the west coming east.

APPENDIX 1

WHICH HOTELS WERE SURVEYED?

CCAP started with the city's 2009 SRO list for the DTES. We deleted buildings run by non profits because they are generally cleaner and cheaper: Kye7e, Sereena's Place, Cosmopolitan, Dodson, Hampton Hotel, Jubilee Rooms, Powell Rooms, Palace Hotel, Wonder Rooms, Heatley Apartments, International Inn, The London, Holborn, Lion and Princess Rooms. Even though we did not survey these buildings, CCAP recognizes that these buildings are not secure units of low income housing because their leases with non profits can expire.

We added the Seaview, 358 Powell, the Golden Crown, the American, and Burns Block to our list for investigation because they are all open now. We also added the Shamrock (on the city's closed list) because it is not closed. That left us with 81 open buildings that we visited. We got rent information from 61 buildings with 3135 rooms. Usually, the information was provided by a manager or desk clerk but sometimes we had to rely on a tenant because managers or desk clerks were not available after several tries.

APPENDIX 2

HOW CCAP DID THE HOTEL SURVEY

For the hotel survey part of this study CCAP went door to door to privately owned and run hotels within the DTES boundaries. CCAP approached each hotel like a prospective tenant looking for a room. The CCAP

surveyor usually spoke to the desk clerk or manager and asked about vacancies, rent levels, daily/weekly rentals, and student only rentals. The surveyor looked to see if there was a sign asking for guests to pay fees to visit residents and asked if there were any vacant rooms that were not being rented. Sometimes hotels were surveyed more than once by different people to test the data.

CCAP does not have the resources or the authority, like the City does, to actually inspect buildings, so this survey does not include maintenance aspects of the hotels. This information is as good as what was told to CCAP surveyors by desk clerks, managers, and in a few cases, tenants, as CCAP has no way of looking at hotel records. CCAP also analyzed city and provincial statistics about new housing being built and provincially owned hotels.

APPENDIX 3

WHY IT'S IMPORTANT FOR RENTS TO BE LOWER THAN \$375 A MONTH

About 7000 DTES residents rely on welfare and disability income. Since 2007, \$375 a month is all single people have to pay for their rent, utilities and phone. If people on income assistance have to pay more than \$375, this money must come out of their support allowance of \$235, leaving them with not enough money to eat and pay for other necessities. The DTES also has about 3000 seniors. Many of them rely on a basic pension of only about \$1200 a month. For these seniors, rents at or below \$360 a month (30% of their income) are considered affordable.

APPENDIX 4

RESIDENTIAL HOTEL ROOMS ARE NOT HEALTHY OR ADEQUATE ACCOMMODATION

The city's DTES Housing Plan (p. 5) recognizes that the SROs are not good quality housing and calls for them to be replaced "with new self-contained social housing for singles," with supports for some residents. CCAP believes that DTES hotel rooms are not proper housing because they are tiny, about 10 by 10 feet. Residents usually have to share bathrooms with everyone on their floor and people don't have kitchens. How can low-income people eat cheaply without the means to cook? In addition, the buildings are old and don't meet current earthquake standards. Many are poorly managed, filthy, and pest-ridden. Although not all DTES residents have health issues, many have told CCAP that living in a decent self-contained apartment is part of feeling respected and can be an important part of managing health issues.

In addition, SRO hotels are fundamentally unsafe spaces for women. A woman resident of the Regent Hotel explained, "When women leave their rooms at night to take a leak in the common bathroom we wonder if there is a man behind our door. We wonder if there is a man in the bathroom. And when we come back we wonder if there is a man waiting for us in our rooms. We feel locked up in our own rooms."

APPENDIX 5

SROS MUST BE RETAINED AS AN AFFORDABLE LAST RESORT

While hotel rooms are not proper places to live, they are the housing of last resort for low-income people. Even though CCAP wants all the rooms replaced, it is crucial that they remain open and available at \$375 per month until replacement housing is available and until the homeless people in the DTES have homes. If the hotel rooms don't stay open and available to low-income residents, homelessness will increase as it has been increasing since City stats show street and sheltered homelessness has from 628 in 2002 to 1,602 in 2012.

APPENDIX 6

WHAT CAN CURRENT DTES RESIDENTS AFFORD TO PAY FOR RENT?

The vast majority of current DTES residents are low-income people according to the Statistics Canada definition of the Low Income Cut Off (2006) line where a single person is considered low income if they have less than \$21,199 a year. Of course, many people who have less than \$21,199 a year, really do have a lot less. A person on welfare gets only about \$7300 a year; on disability, \$10,800; on old age pension and guaranteed income supplement, about \$14,000, on full-time minimum wage of \$10.25, about \$21,320 gross. Shelter costs are not supposed to take up more than 30% of income, according to federal and provincial governments. This means that the amounts people in these categories have for rent are as follows:

INCOME SOURCE	AMOUNT OF RENT LOW-INCOME PEOPLE CAN AFFORD BASED ON 30% OF NET INCOME
Welfare	\$375/month allocated by the province
Disability	\$375/month allocated by the province
Basic OAP and GIS	\$360/month
Minimum wage (full-time)	\$533/month
Poverty line earnings	\$530/month
Average rent for 1 BR apt in Vancouver	\$943/month

While not everyone in the DTES is on welfare or disability, it is crucial for the city and province to recognize that people working at minimum wage and pensioners cannot afford average rents for even bachelor

apartments. Even someone making \$10.25 an hour could only afford rent at \$533 a month, which hundreds of single DTES rooms are renting for.

APPENDIX 7

HOTELS WHERE THE LOWEST RENT IS \$425 OR MORE

Afton	Georgia Manor	Regent
Alexander Court	Glory	Seaview
American	Grand Trunk (Warwick)	Shamrock
Arno	Hildon	Travellers
Astoria	Ivanhoe	Vernon
Balmoral	Keefer Rooms	Vets
BC Rooms	Laurel Apts	West
Burns Block	Lotus	Woodbine
Chelsea	Metropole	York
Cobalt	Pender Lodge	
Columbia	Pender Place	
Decker	Persepolis	

THANKS FOR YOUR HELP!

Thanks to Abi Bond and Dan Garrison the City of Vancouver Housing Centre.

Thanks to James Pao, Herb Varley and Ben Smith for surveying the hotels.

Thanks to Karen Ward for the "3 Circles of Care" zoning heart painting.

Thanks to Phoenix Winter for copy editing this report.

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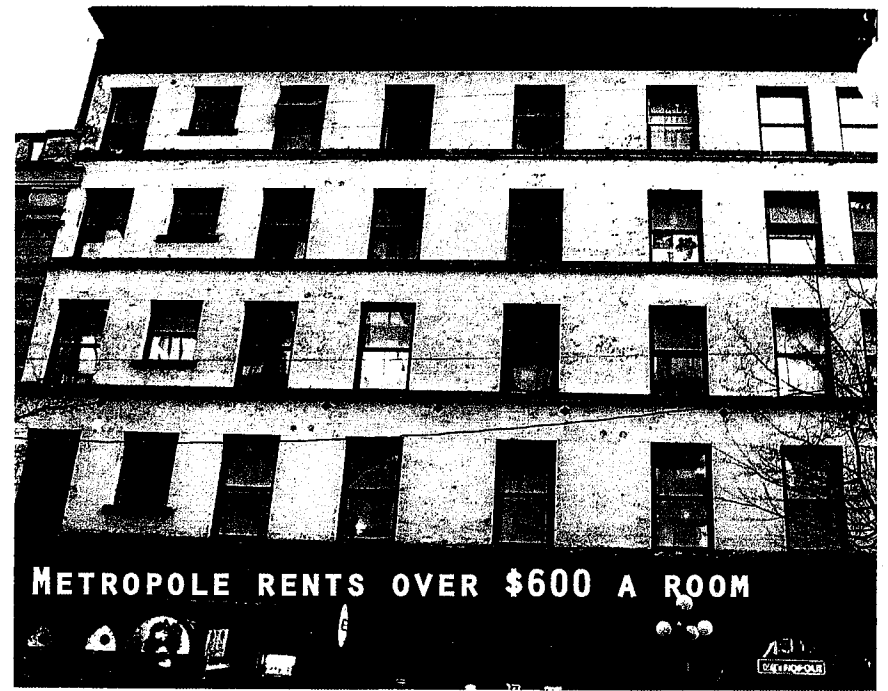
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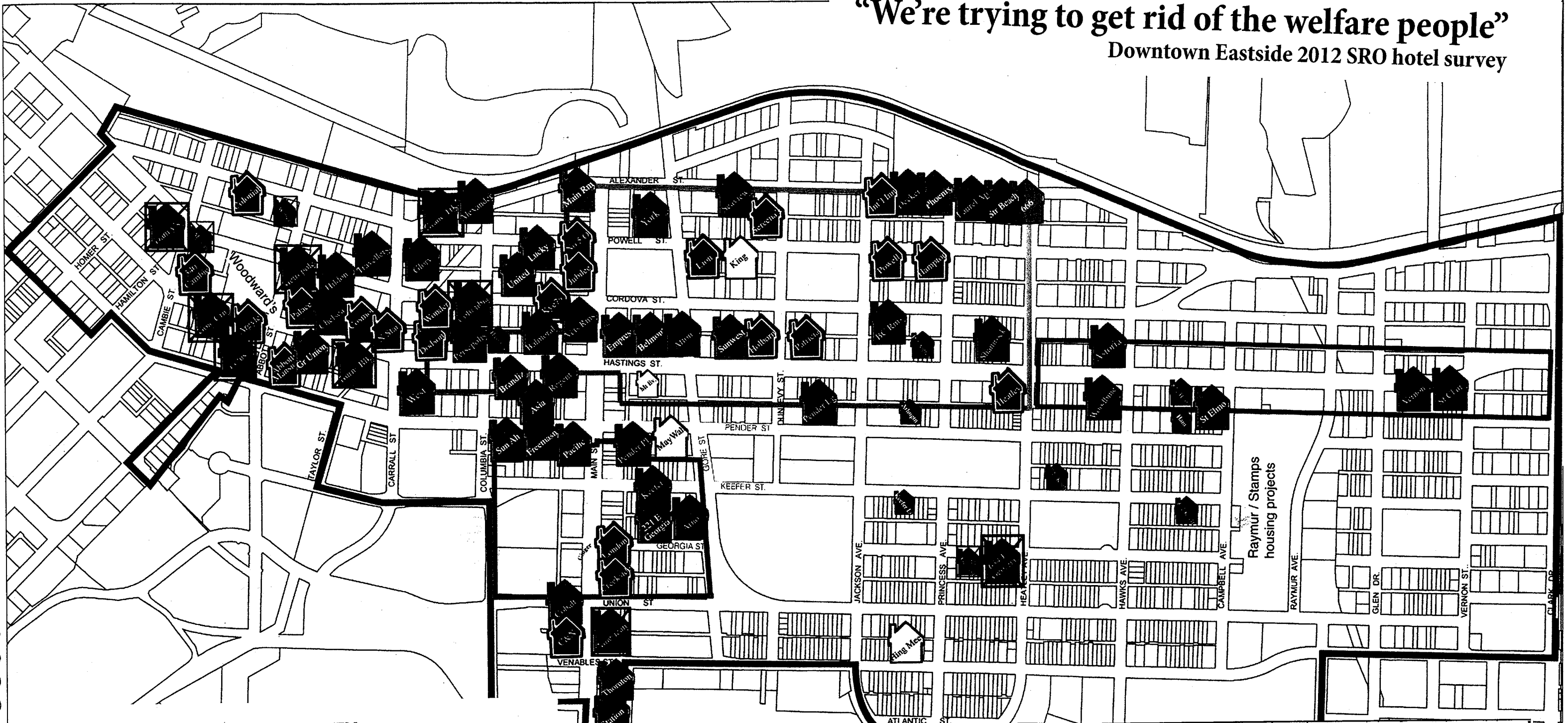
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"We're trying to get rid of the welfare people"

Downtown Eastside 2012 SRO hotel survey



ZONING KEY

DTES Oppenheimer District.
Protected by City zoning since '82 to hold back condo development.

Chinatown increased building heights area increased to 12 or 15 stories in 2011 for "revitalization".

Hastings Corridor was an industrial area designated "let-go" to condos in the '90s & now going.

Lowest current rents in Downtown Eastside SRO HOTELS*

						 
\$375/mth or less & renting to low-income people	Lowest rent between \$375 & \$425	Lowest rent over \$425	Lowest rent over \$500	Closed or converted	Privately owned & leased to non-profit (in 2012)	Most recent data from 2011 survey

*According to data collected in Carnegie Community Action Project 2011 & 2012 Hotel Surveys, and some info from the City of Vancouver

Carnegie Community Action Project (CCAP) Newsletter

Read CCAP reports: <http://ccapvancouver.wordpress.com> February 15, 2013

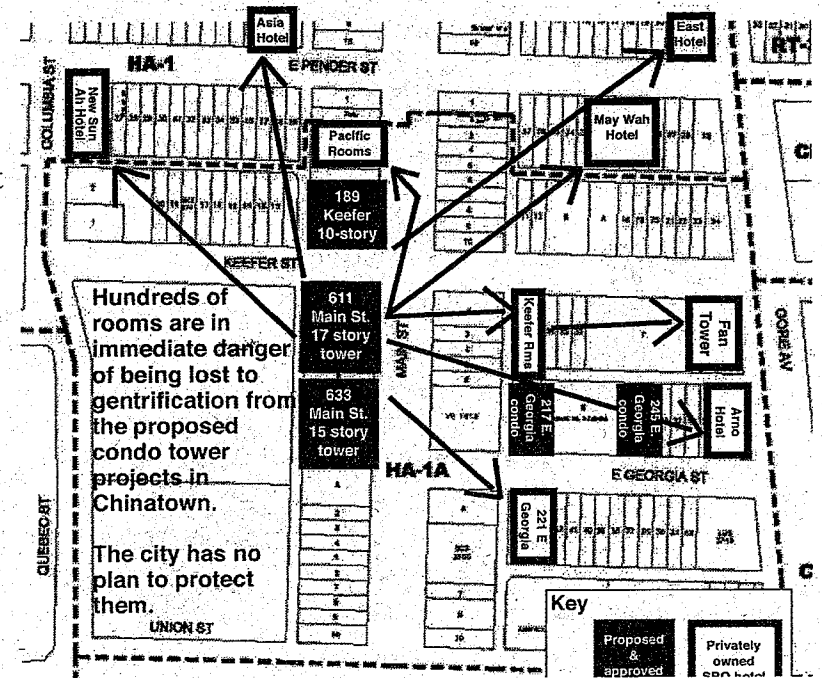
City ignoring displacement of low-income residents in Chinatown

By Jean Swanson

Chinatown is on the verge of getting more condos than Woodward's while the city does nothing to stop displacement of low-income residents. On February 21 a rezoning proposal for 145 market condos in a 17-storey tower at 611 Main is going to Council. On Feb. 27 another rezoning proposal for another tower with 188 market condos is going to another public hearing.

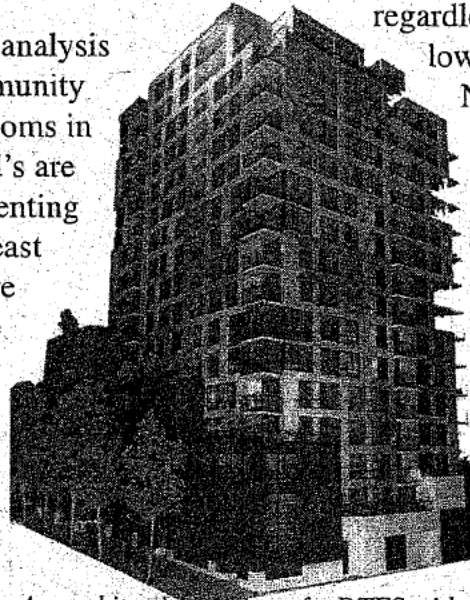
These two developments, plus others proposed for Chinatown recently will bring the total of new condos to 561... 25 more than Woodward's. But

Woodward's, at least, had 125 units of welfare rate housing. The Chinatown developments altogether have a grand total of 11 welfare rate units. What's worse, because condos increase land values, rents in 388 privately-owned SRO hotel units within blocks of the



proposed towers could go up, pushing out low income residents. The units at risk are in the Arno, 221 E. Georgia, Keefer Rooms, East Hotel, Fan Tower, Pacific Rooms, Asia Hotel, May Wah Hotel, and New Sun Ah Hotel. These buildings are some of the only ones left that provide housing at welfare rates.

According to a recent analysis by the Carnegie Community Action Project, 404 rooms in hotels near Woodward's are now either closed or renting for \$500 or more, at least \$125 above the welfare shelter rate. So, while Woodward's did provide 125 units of good housing for low-income singles, the overall of the development was the loss of 279 units of low-income affordable



An architect's drawing of a DTES without low-income people (611 Main St condo)

housing to gentrification through higher rents and speculation. "These 388 units of housing in Chinatown are at risk from the same forces that increased rents in hotel rooms near Woodward's," explained CCAP's Ivan Drury.

Even though the city claims its policy is "revitalization without displacement" there is nothing in Chinatown to

protect low-income residents from displacement and no indication that city hall even cares about this. The Local Area Planning Process is supposed to make recommendations to City Council on November 20th. But Council has already sent a strong message that it wants condos in Chinatown regardless of the impact on low-income residents. By November 20th, even more condos could be planned. If rezonings are not required there is nothing to stop them in Chinatown.

The City's own DTES Housing Plan says that market housing and social housing should "proceed apace" in the DTES. In other words, for every condo unit

we should have a social housing unit. The Housing Plan says if this doesn't happen the city should bring in "rate of change mechanisms" (like zoning laws that make building applications more difficult) to even out development. But in Chinatown there is no rate of change mechanism at all, and market housing seems to be proceeding at a rate of 51 condos to every one unit of welfare rate

social housing.

Housing for low-income people isn't the only problem either. With new condos come new storefronts with hefty rents. They attract businesses that serve the new condo residents, not current low-income residents. We've already seen this happening with hair cutting places that charge \$50 for a haircut instead of \$8; and expensive restaurants, and with the London Pub. Will Chinatown businesses that serve low-income residents be able to survive? Probably not with higher property values, taxes and rents.

Could City Council stop the rezoning? Yes. It could show some compassion

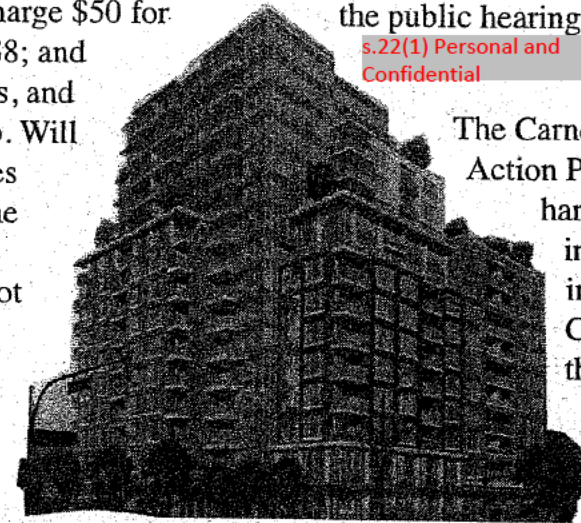
for low-income residents, some respect for its slogan of "revitalization without displacement" and its own DTES Housing Plan.

Will it stop the rezoning? Like a previous Council who presided over the obliteration of the Black community at Hogan's Alley in Chinatown, I suspect this council will betray the DTES low-

income community and its promise of no-displacement, and go full steam ahead with more gentrification.

If you'd like to go to City Council to speak about the rezoning of 611 Main St., call 604-829-4238 to get on the speaker's list. If you'd like help figuring out how to make a speech at the public hearing, call Jean at

s.22(1) Personal and Confidential



Another architect drawing of a DTES without low-income people (633 Main St condo)

The Carnegie Community Action Project has fought hard to save low-income housing in Chinatown but Council ignores the low-income community at every step. It may be that the only hope now is to try preserve the Oppenheimer

and Hastings Corridor neighbourhoods for low-income people so they will have some where to go when they are chased out of Chinatown Condoland.

*Additional new market housing developments in Chinatown have been approved at 189 Keefer (82 condos) and 217 E. Georgia (26) and have been proposed at 245 E. Georgia (40).

Eloquent speakers call for 10,000 units of social housing a year

The big room in Vancouver's main library was packed with about 200 people on Feb. 4th as the Social Housing Coalition launched its campaign for 10,000 units of social housing a year and rent control. Speaker after speaker used their own experience to document the need for governments to build more social housing and save existing rental housing.



Victoria Bull speaking at the Social Housing Coalition BC campaign rally

"The housing crisis is a human rights crisis," Ivan Drury told the crowd. It is also about "racism, sexism and colonialism. The people most at risk of homelessness are those who are most oppressed and least able to have rights in practice."

"Most people move out when the landlord decides to renovate," said Rachel Goodine of ACORN. "I chose to fight," she said. "Then the landlord can't jack up the rent."

We need to close the loopholes so landlords can't pull these things off."

Connor Donegan of the Renter's Union said that the government should give tenants the power to bargain with their landlords about rent levels so "people won't be gentrified building by building."

"Migrant rights are human rights, said Erie Maestro of Migrante BC. Erie explained that employers of live-in caregivers and temporary foreign workers also provide their housing. If one of these workers loses their job, they can also lose their housing.

Phoenix Winter talked of having a mental illness and having to live in a shelter. "It's very stressful to live in a shelter. There is a review meeting every three days. Things may go missing."

Stacey Bonenfant, a widowed mother of two, talked about the "dramatic difference in the stress level" that social housing can make. Getting into social housing, she said, "saved my custody and my family." "It makes a massive difference in what we are going to eat," she added, referring to the fact that rents are lower in social housing than in private housing, so families have money left that they can spend on food.

"I've been homeless with my partner and 2 daughters for 4 months," said Victoria Bull. "It's exhausting. I had to drag my grand daughter to the shelters. We have to take a stand for housing," said Bull.

Shurli Chan explained how she went from a Pt. Grey home to the Downtown Eastside

and lost 50-60 pounds in 6 months because she has bipolar illness. "There's always the possibility that someone will end up homeless," Shurli said. "What we need is social housing from Newfoundland to BC. Everyone of us has a voice and it means so much to stand together."

"We're not invisible. We are human beings and we need homes now," said Stella August.

Money for social housing is going into jails, explained Marlene Basil of VANDU. "People are tearing our community apart by building condos. The free social housing for us is to go to jail." "We work hard just as much as they do and still we are considered bottom of the barrel people."

"Housing is the greatest unmet need of people with AIDS," said Richard Marquez who works for AIDS Vancouver. "Building social housing is HIV care. It empowers people to defend themselves."

The Coalition plans to have STANDs for Housing every Saturday between noon and 1 pm in various locations around BC. At a STAND, a group of people hold a banner,

wear red scarves, and hand out flyers about social housing and rent control. If you would like to get involved in a STAND for Housing, call Jean at s.22(1) Personal and Confidential. The Coalition is also planning a big United we STAND on March 2 and a Province wide day of action for social housing on April 9th. For more information, check out <http://www.socialhousingbc.com/> ~JS



Phoenix Winter, Carnegie Assn.

Raise the Rates visits NDP leader's office

A delegation of twenty people from Raise the Rates told the NDP that they want an immediate commitment to increasing welfare rates. The group delivered this message by hand to Adrian Dix's office calling on the NDP to make a clear commitment to increase welfare rates substantially.

"Across the globe, popular movements of ordinary people have emerged, declaring in words

and actions that they are no longer satisfied with the status quo. People have grown restless with a leadership that serves the interests

of the political, social and economic elite while ignoring the needs of the majority," said part of the letter from Raise the Rates.

The letter reminded the NDP that over 70% of people in BC support a provincial poverty reduction strategy, raising welfare to cover real food and housing costs and a program to build social housing. A government that acted on these popular policies, paying for it by taxing the rich, would significantly reduce inequality

Poverty costs BC a fortune, said Fraser Stewart, a single person on welfare. The

cost of poverty in health alone is more than a billion dollars. And there are all the other costs to education, criminal justice system, and lost economic opportunities. At a time when politicians say money is tight it is astounding they waste so much money due to poverty. Fixing poverty would save money and make people happier and BC a better place.

Poverty forces women to survival sex work

stated Colleen Boudreau, a single parent on disability allowance. She reminded the NDP that BC has the worst poverty and child poverty and needs to act to end this

disgrace. Boudreau passionately demand that the NDP make a clear statement that it will raise welfare rates.

The Raise the Rates letter pointed out that peoples' "allegiance cannot be purchased by traditional political loyalties or mere election promises." It urged Adrian Dix and NDP to do "more than words alone. We insist on action with real change for the better [and to] align yourself with this movement of popular resistance and social change. Dare to envision and enact a future of equality and justice." ~ JS



"Families first" doesn't apply to families on welfare

"Even though the Premier says families are first, families on welfare are last." Stacey Bonefant was explaining why a group of about 15 people, including single parents on welfare, were at the Vancouver Aquarium 4 days before Family Day on Feb. 11th. "Families on welfare don't have enough money to eat and pay the rent, let alone take our kids to the Aquarium," Bonenfant said.

The mothers and grandmothers are part of Parents and Grandparents in Poverty, a group that meets in Strathcona and works to get higher welfare rates and better housing. A single parent with one child gets about \$1236 a month to live on from welfare and the Child Benefit. Rent for a 2 bedroom apartment in a cheaper area of Vancouver is over \$1000 a month, the group pointed out.

"Shouldn't low income kids get to see whales too?" asked Colleen Boudreau, a

single parent on disability. "It helps them learn and socialize. But welfare rates are too low for us to afford the Aquarium. "

"Where am I going to get \$57 for Aquarium admission for my two boys and me, plus transit fare to get here?" asked Bonefant. "I'd have to not buy milk or vegetables."

The group wants government to increase welfare rates to the federal government's market basket level, about \$1300 a month for a single person.

"One of the reasons BC has the highest or second highest poverty and child poverty rate in Canada is that welfare rates are too low to live on," added Paul Comeau.

"If families really are first in BC, the Premier should raise welfare rates so families on welfare can survive without harming children or their parents," added Sandra Pronteau.

~ JS

(CCAP Job posting - Continued from back page)

- Facilitating workshops
- Media/communications
- Developing campaigns for social justice with community groups
- Ability to work in a team and on own, and with a community board
- Research on housing, income, and/or planning issues
- Knowledge of city planning processes
- Experience working in the DTES

There may be a possibility of full time employment after September, depending on funding

Evaluations will happen at 6 weeks and 3 months. This job is 20 hours a week and may require work on weekends and evenings. Pay is \$1,800/month.

Only people who are to be interviewed will be contacted. Thank you to everyone else for your interest!

Please keep the entire application, including covering letter, in one email file.

People who are residents or community members of the Downtown Eastside, Indigenous and people of colour are encouraged to apply.

Applicants are encouraged to check out these websites before applying:

- <http://ccapvancouver.wordpress.com/>
- <http://www.socialhousingbc.com/>
- <http://raisetherates.org/>
- <http://dtesnotfordevelopers.wordpress.com/>

Job posting: Carnegie Community Action Project Organizer

The Carnegie Community Action Project (CCAP) is looking for an organizer to work with their researcher and co-ordinator to help low-income Downtown Eastside residents implement their Community Vision for Change and to ensure that decisions about the future of the community build on community assets. This includes working for more and better housing, higher welfare rates and to stop gentrification. This is a half-time and temporary position.

The job will start March 1st or when the candidate is available.

Please submit resumes by email with a half-page essay on the causes of homelessness and two references who are familiar with your work by Feb. 27, 2013 to:

Jean Swanson, Coordinator of Carnegie Community Action Project
email: [s.22\(1\) Personal and Confidential](mailto:s.22(1)@personalandconfidential.com)

Job tasks:

LOCAL AREA PLANNING COMMITTEE

- Supporting low-income LAPP Committee members
- Attending LAPP Committee and subcommittee meetings and events
- Helping implement actions decided on by CCAP and the Carnegie Association

ADMINISTRATION AND FUNDRAISING

- Monthly community relations committee reports
- Dealing with funders
- Budgeting and managing finances
- Keep CCAP media list current
- Keep CCAP friends list current and send out monthly news and events

CCAP PUBLISHING AND SPEAKING

- Maintain CCAP website
- Write and layout monthly newsletter re CCAP activities
- Maintain and use CCAP email and online bulletins (events and news)
- Organize gentrification and community walking tours for students as well as community groups
- Speak at meetings, events, classes, city hall, news events

CCAP VOLUNTEERS

- Facilitate CCAP volunteer meetings on Fri

- Implement actions arising from meetings
- Keep volunteer list, phone numbers, remind of meetings
- Ensure minutes get taken and reported to next meeting
- Support volunteers to act and speak out for their community, developing leadership capacities

GENTRIFICATION

- Organizing low-income residents to attend rezoning and development application hearings and to speak out through other venues like news conferences, organize town hall meetings

SOCIAL HOUSING COALITION

- Help implement social housing campaign

DESIRED EXPERIENCE

- Excellent verbal and written communication skills
- Ability to use computer for research, emails, formatting flyers, posters, etc.
- Web or blog design skills
- Good people skills
- Grant writing and reporting

(Continued on inside page)

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