



VANCOUVER
HOUSING
INITIATIVE

A CITY
EVERYONE
CAN CALL
HOME

Housing and Homelessness Report Card: Part 2

Celine Mauboules,
Senior Planner Housing Policy and Projects
May 31, 2016



2015 Housing Report Card Part 2

Presentation Outline



1. Background
2. Why do people become homeless?
3. Who is living on our streets on in our shelters
4. What actions have been taken?
5. What are we doing moving forward?

ENDING HOMELESSNESS



Shelters

Ensure shelter capacity to meet
then eeds of street homeless



SROs



Supportive
Housing

2,900
units

RENTAL HOUSING



Non-market
Rental
(Social
Housing)

5,000
units



Purpose-built
Rental

5,000
units



Secondary
Suites

6,000
units



Rented
Condos

HOME OWNERSHIP



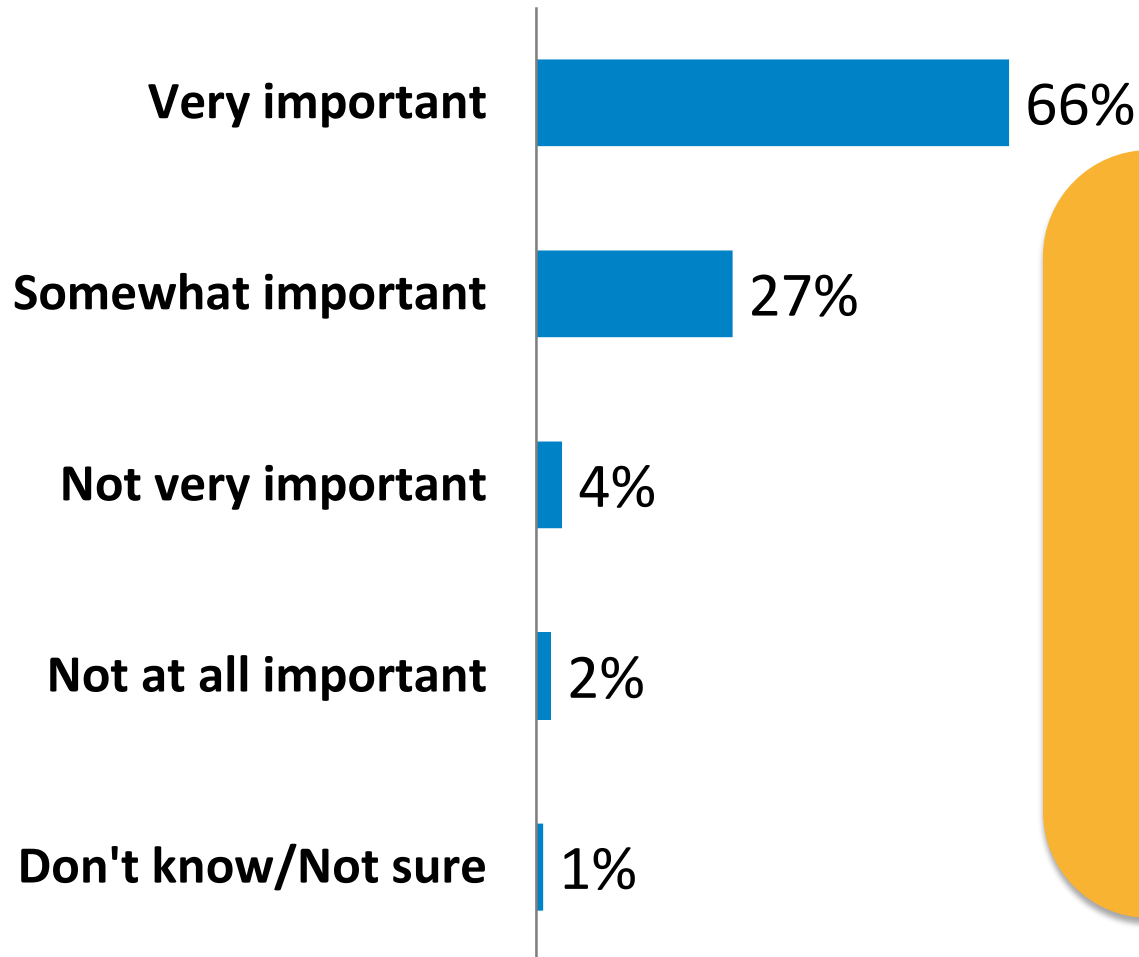
Condos

20,000
units



Other
Ownerships

Background: Importance of Solving Homelessness in Vancouver



93%
**Believe It's
Important
to Solve
Homelessness**

Background: Recent Trends



Victoria tent city homeless camp to get running water, flushing toilet

Plumbing for 100 people comes in response to neighbours' complaints

The Canadian Press | Posted: May 14, 2016 3:45 PM PT | Last Updated: May 15, 2016 9:47 AM PT



The homeless camp outside Victoria's downtown courthouse start

NEWS CANADA

Trudeau pledges national housing strategy

Safe And Affordable Housing Is A Health Issue

Posted: 05/10/2016 5:53 pm EDT | Updated: 05/10/2016 5:59 pm EDT

TRENDING

Ghameshi | Fort McMurray | Raptors | Bosma | Trump | Jays

B.C. court rules homeless have right to camp on public property after Abbotsford tries to shut down camp

NP

THE CANADIAN PRESS | October 21, 2015 4:05 PM ET
[More from The Canadian Press](#)



B.C. declares public health emergency after fentanyl overdoses



NEWS

Maple Ridge homeless camp gone



Future of Vancouver's Lion Hotel and its tenants hang in the balance

SUNNY DILLON
VANCOUVER — The Globe and Mail
Published Tuesday, Mar. 01, 2016 9:31 PM EST
Last updated Tuesday, Mar. 01, 2016 9:39 PM EST



WHY DO PEOPLE BECOME HOMELESS?

Some stories that are far too common...

"Tom"



- 57 years old
- Receiving Income Assistance
- Lived in same SRO for 20 years
- Building sold to a new investor
- Needs to find new housing for \$375



What happens to “Tom”?

“Darrell”



- 25 year old in jail
- Placed in foster care at age 9
- Homeless & addicted when arrested
- Signed up for a treatment which starts 4 days after his release



What happens to “Darrell”?

"Amy"

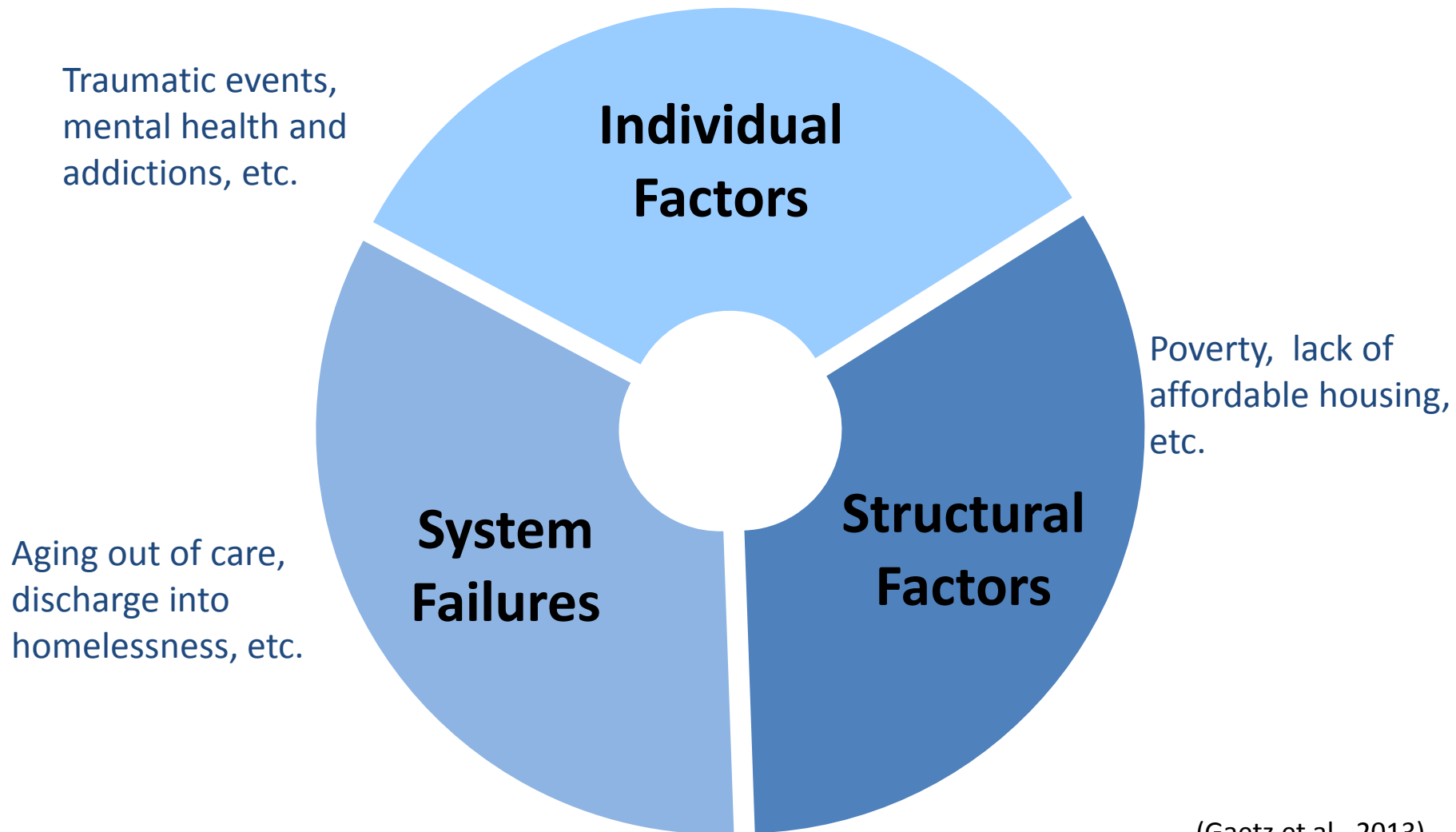


- Moved to Vancouver 6 months ago
- Hit by a car while on her bike
- Her rent is due in 18 days
- Cannot work & not entitled to benefits



What happens to “Amy”?

Drivers of Homelessness

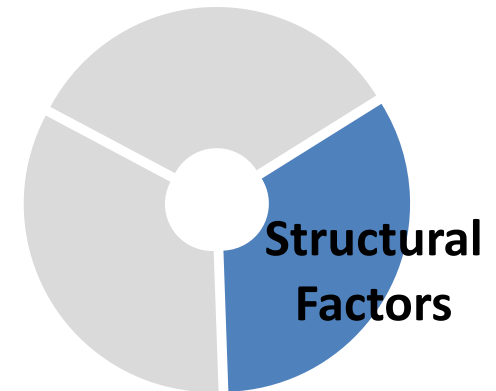
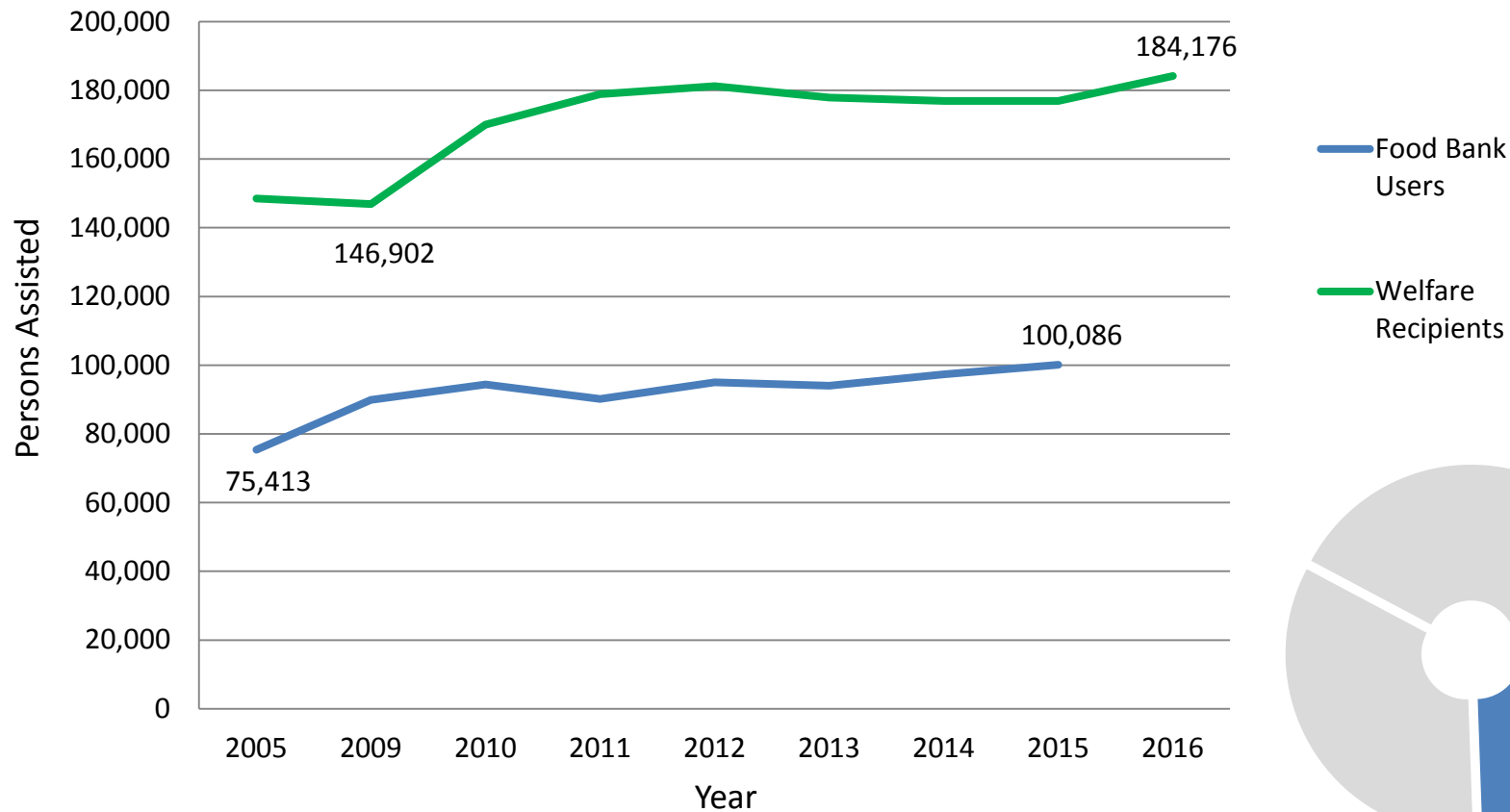


(Gaetz et al., 2013)

Drivers of Homelessness: Poverty



Poverty Indicators in British Columbia

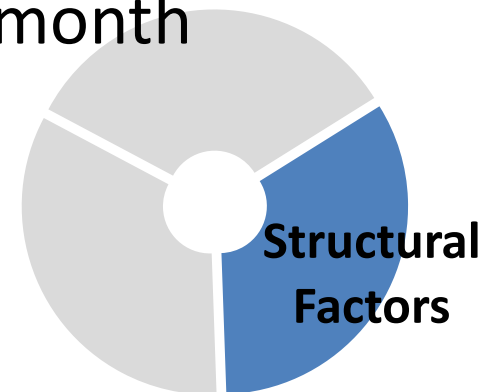


Drivers of Homelessness: Poverty



- Average Market Rent for studio - East Hastings (CMHC 2015): \$846
- DTES Private SRO avg rent: \$479
- Market Basket Measure (2011) for single person \$1,569/month

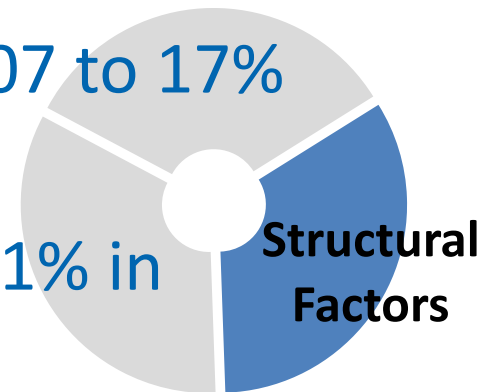
Income Assistance: \$610/month
Shelter Component: \$375/month
Everything else: \$235/month



Drivers of Homelessness: Loss of Affordable Housing



- City-wide 0.6% vacancy rate
- Private SRO vacancy rate continue to fall:
 - 14% in 1992; 4% in 2015
- Private SROs rents increasing:
 - \$375 or less decreased from 60% in 2007 to 17% in 2015.
 - \$451+ increased from 14% in 2009 to 41% in 2015 .





William G. Honer, MD, FRCPC, FCAHS

Jack Bell Chair in Schizophrenia

Professor and Head, Department of Psychiatry

Director, Institute of Mental Health

University of British Columbia



a place of mind



Hotel *STUDY*





- **Recruitment**
 - SRO hotels n=310, DCC n=65, Participation rate = 73%
- **Participant characteristics**
 - Sex: males 78%, females 22%, transgender <1%
 - Age: Median 44 yr, range 23 - 68 years
 - History of homelessness: 68%
- **Mental health, substance use, physical health**
 - Mental illness: psychosis 47%, mood disorder 30%
 - Substance dependence: tobacco 92%, crack 63%, powder 25%, cannabis 31%, heroin 37%, methamphetamine 25%, alcohol 18%; any injection use 53%
 - Physical illness: HIV 18%, HCV exposure 68%, HCV infection 51%, liver damage (hepatic fibrosis) 21%
- **Visit with a family physician (during first 6 months): 84%**



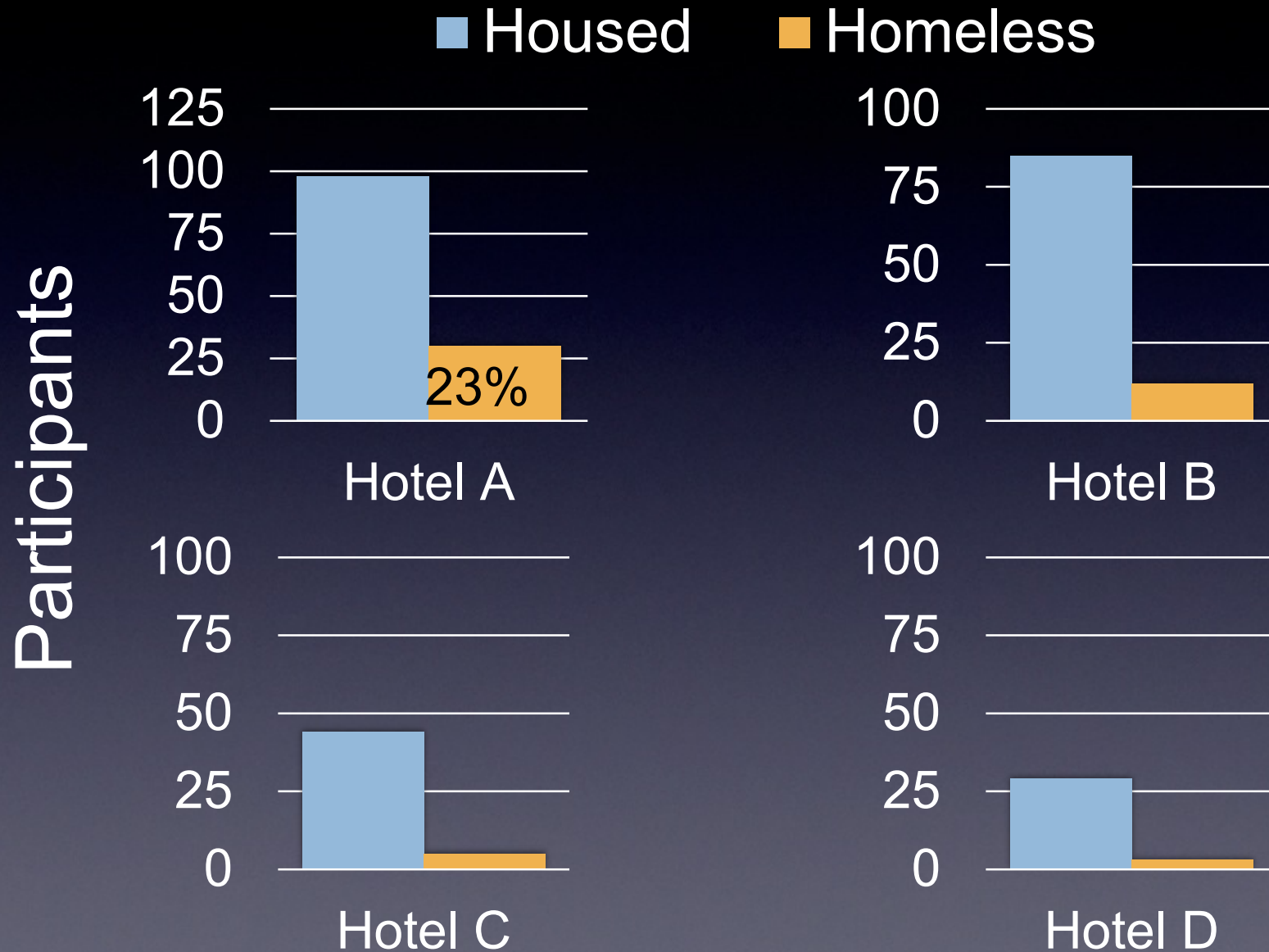
306 people, with 730 person years of follow up (mean = 28.6 mon)

On an annual basis:

6.0% chance of *being homeless*

3.6% chance of *being jailed*

Hotel study: homelessness over time

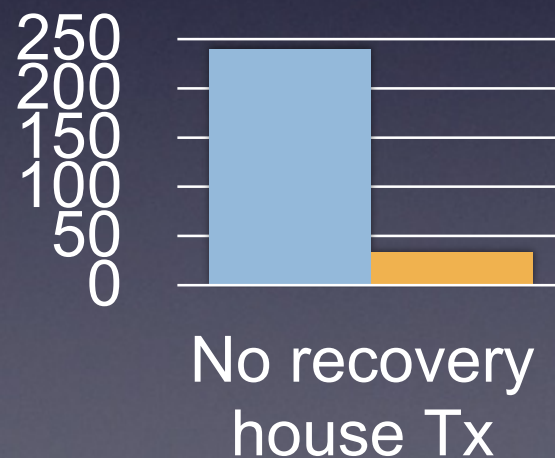
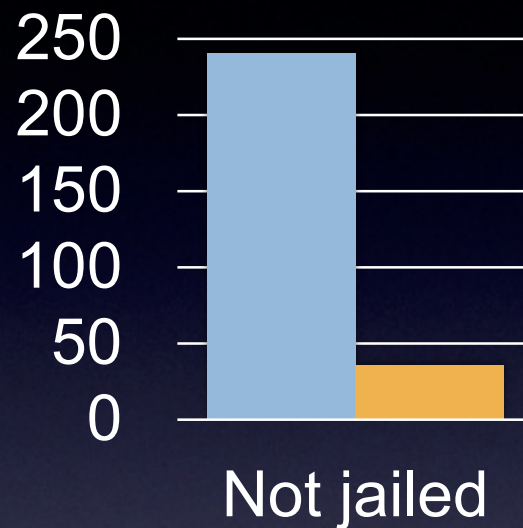
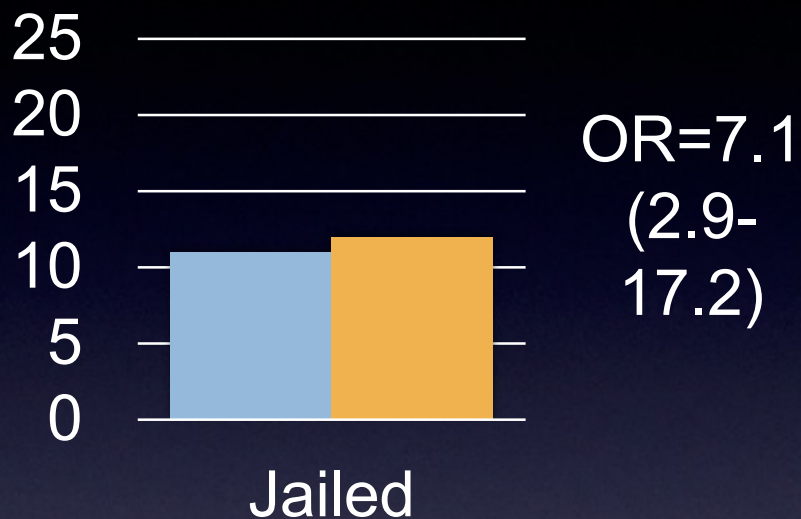


Hotel study: homelessness over time



Participants

■ Housed ■ Homeless





306 people, with 730 person years of follow up (mean = 28.6 mon)

On an annual basis:

6.0% chance of *being homeless*

3.6% chance of *being jailed*

2.6% chance of *being dead*

Cohort mortality (n=375, 4.2 yr, 1581 person-yr)



Expected
deaths
Actual
deaths

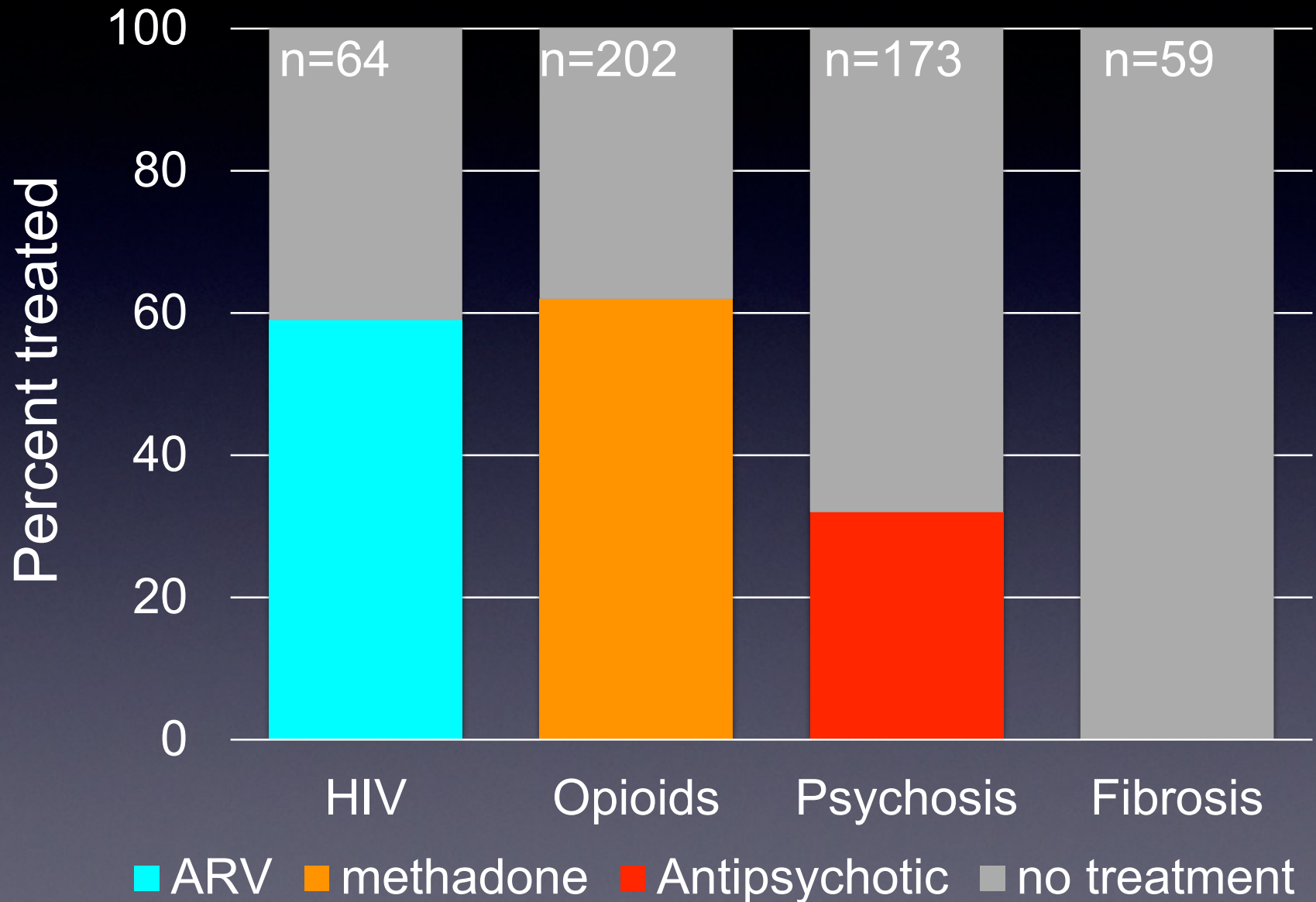


Crude mortality = 2.53 / 100 person

Standardized mortality ratio =
8.4

(95% CI = 6.2 - 11.5)

Treatment: four primary illnesses



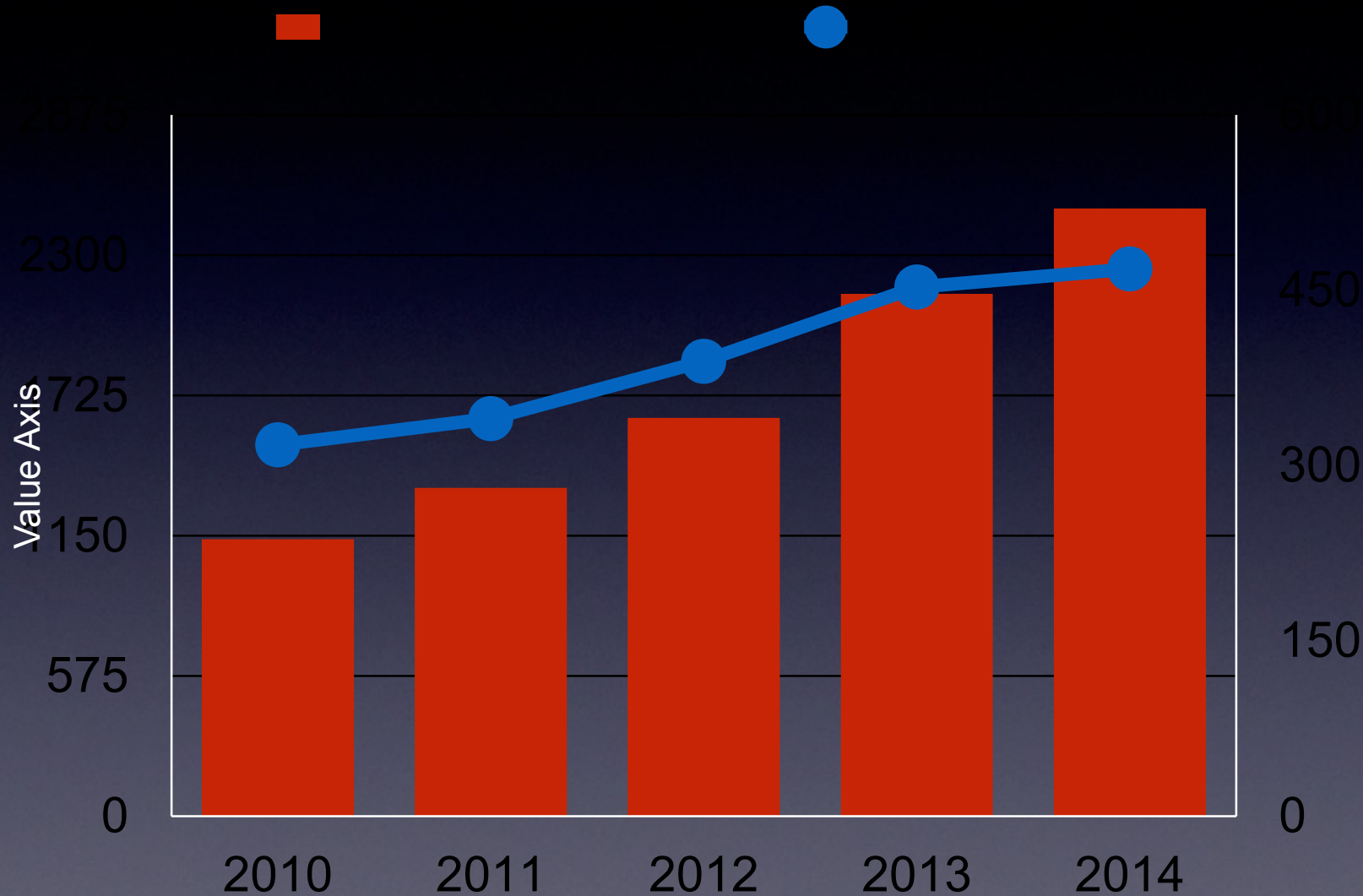


	Mdo (n=126)	No mdo (n=72)	P=
Days heroin	8.1	14.2	<0.001
Daily heroin	14.3%	41.7%	<0.001
Heroin abstinent	44.4%	22.2%	0.001
Days crack	12.7	10.0	NS
Days powder	4.6	4.3	NS

Somewhat effective treatment / Poor platform



Unique persons with 1 apprehension



Unique persons with >1 apprehension

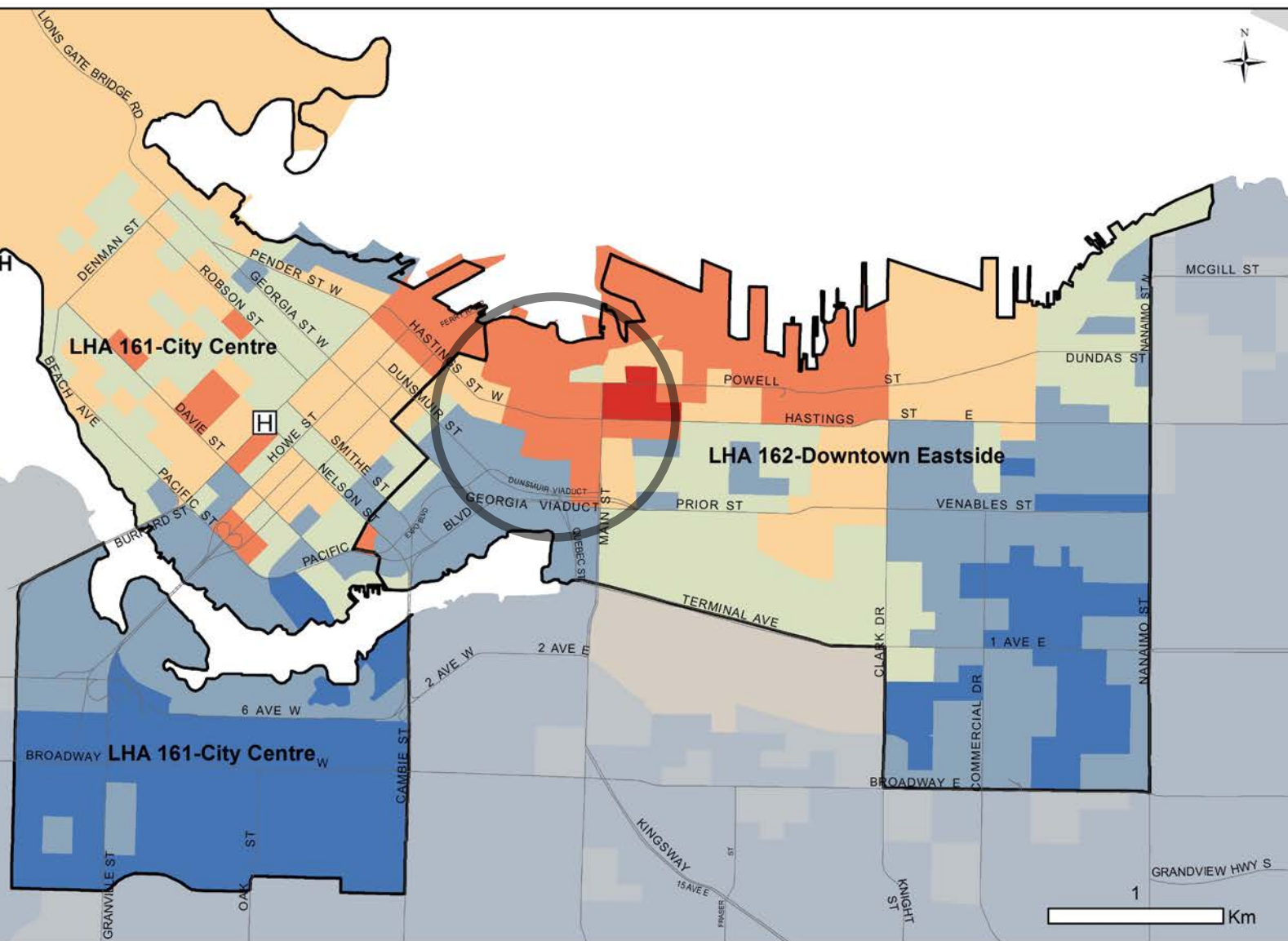
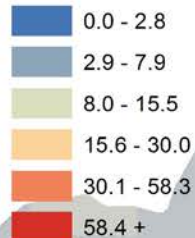


D

Number of Visits to SPH
per 100 people
Neurologic
(2005-2013)



SPH



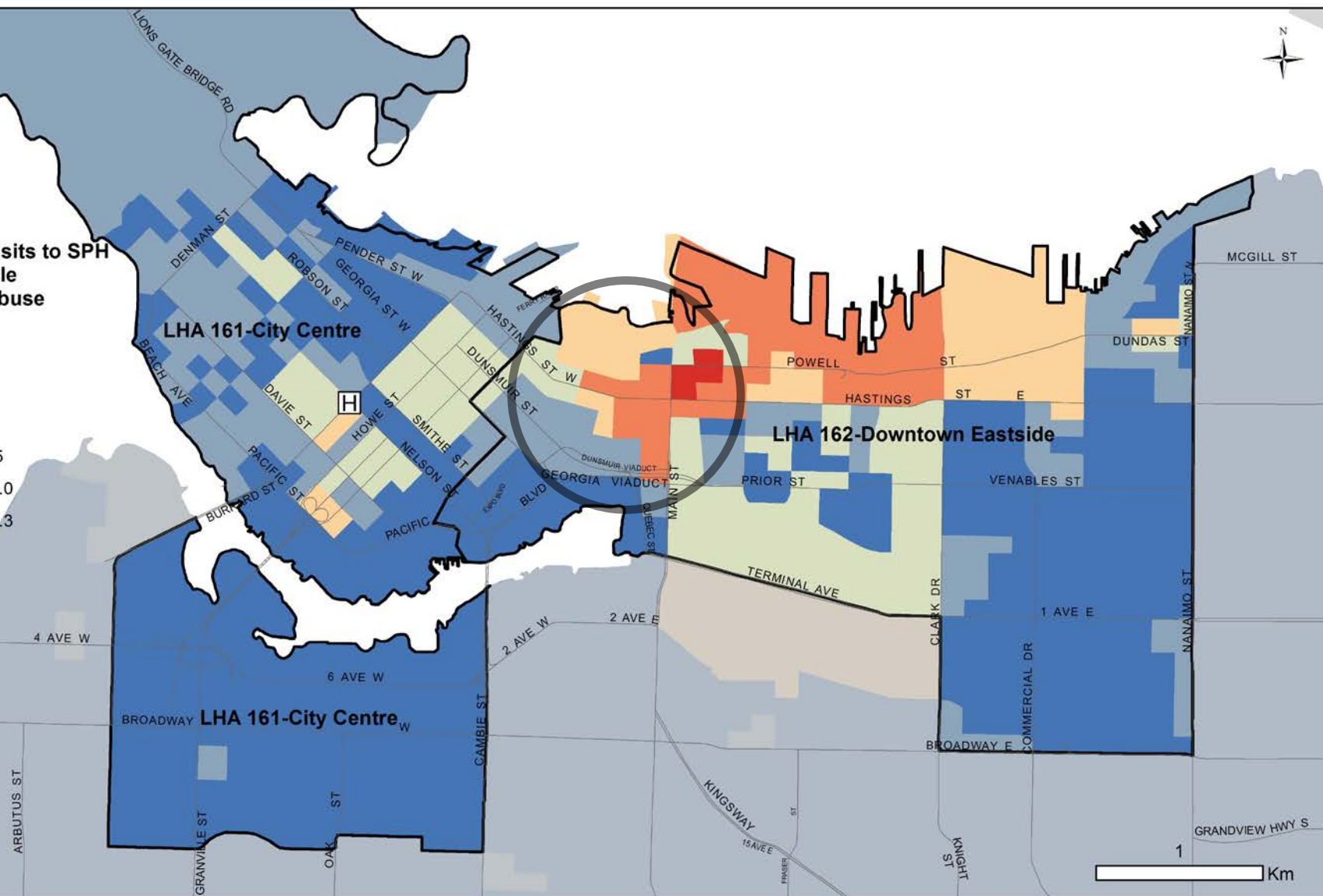
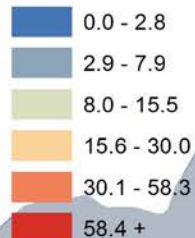


E

Number of Visits to SPH
per 100 people
Substance Abuse
(2005-2013)



SPH



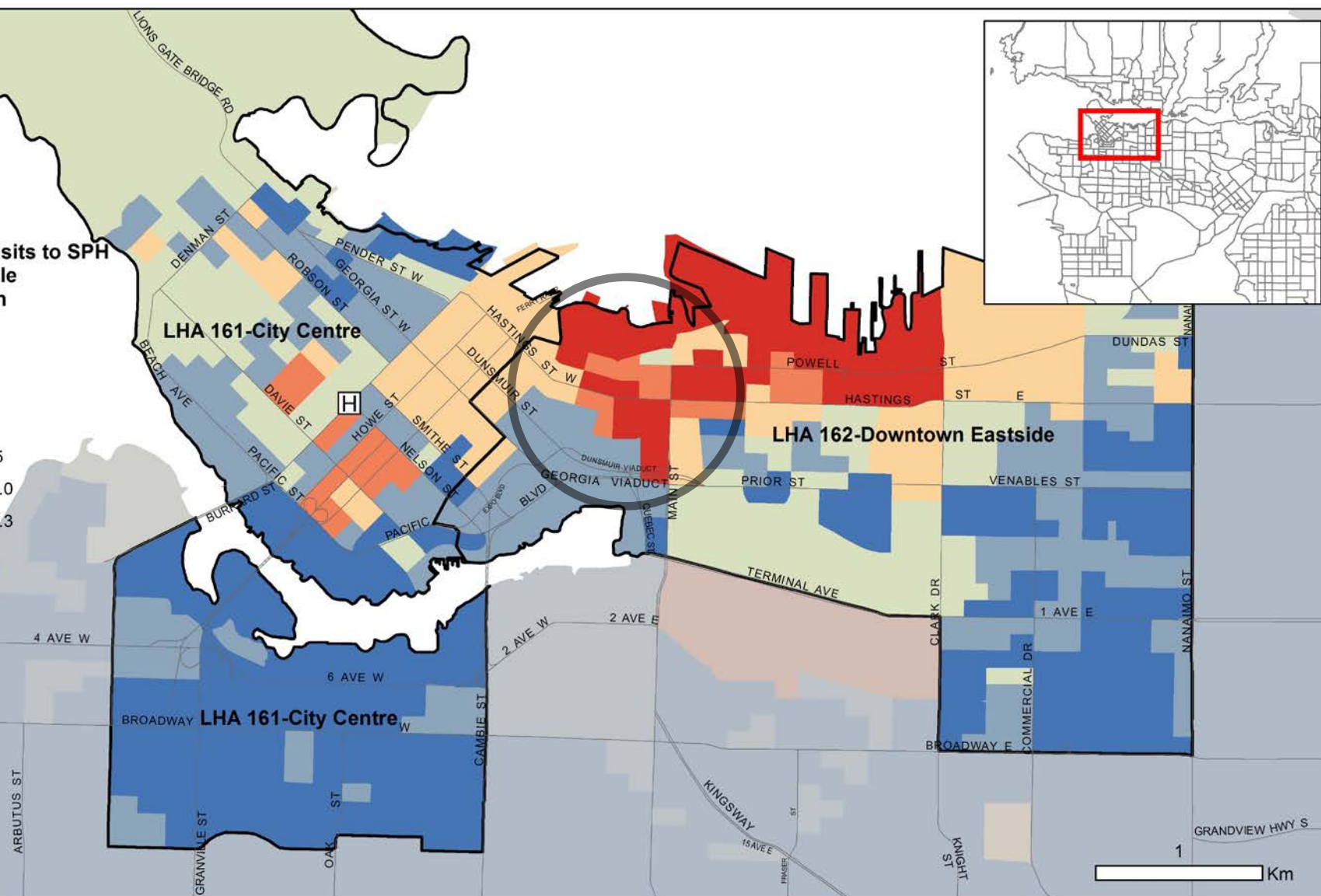
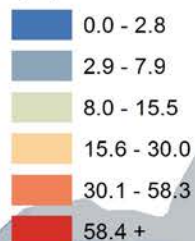


F

Number of Visits to SPH
per 100 people
Mental Health
(2005-2013)



SPH





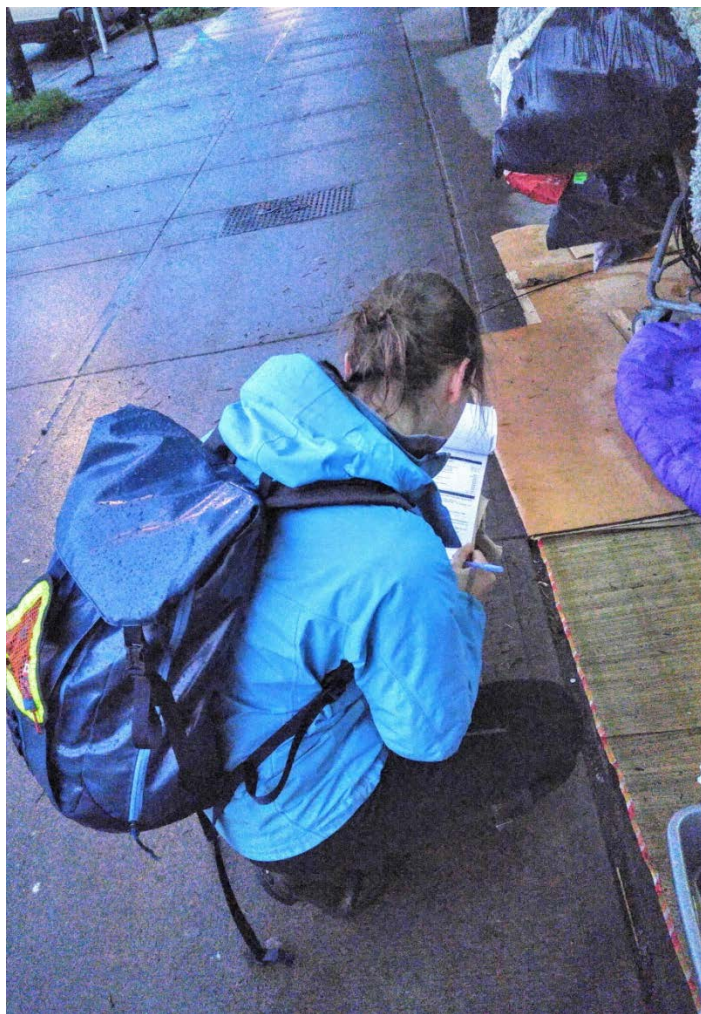
- Early mortality remains a persistent problem for people living in marginal housing in the DTES
- Psychosis and liver dysfunction are treatable risk factors associated with early mortality
- An integrated model of care should be tested as a means to create better value in health care in the DTES community



WHO ARE THOSE LIVING ON OUR STREETS AND IN OUR SHELTERS?

Results of the 2016 Homeless Count

2016 Homeless Count: March 10, 2016



- 10th homeless count in Vancouver
- Characteristics of the homeless population and trends over time
- Point-in-time – 24 hour snapshot - undercount
- 450 volunteers
- Partnership with BCH, Health Providers, Shelter Providers, Greater Vancouver Shelter Strategy

2016 Homeless Count: Findings



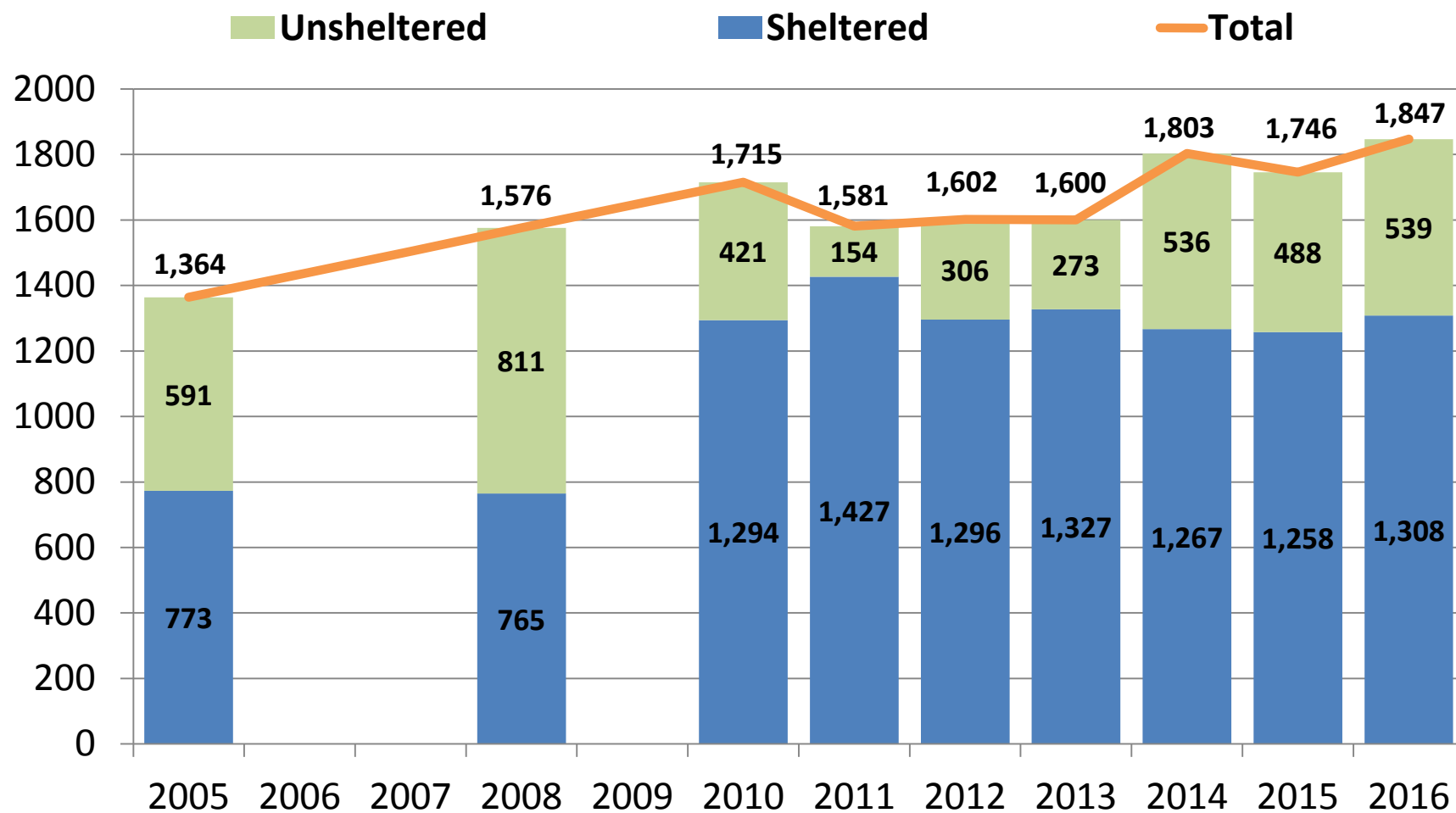
1,847

**PEOPLE IDENTIFIED AS HOMELESS IN VANCOUVER ON
MARCH 10, 2016**

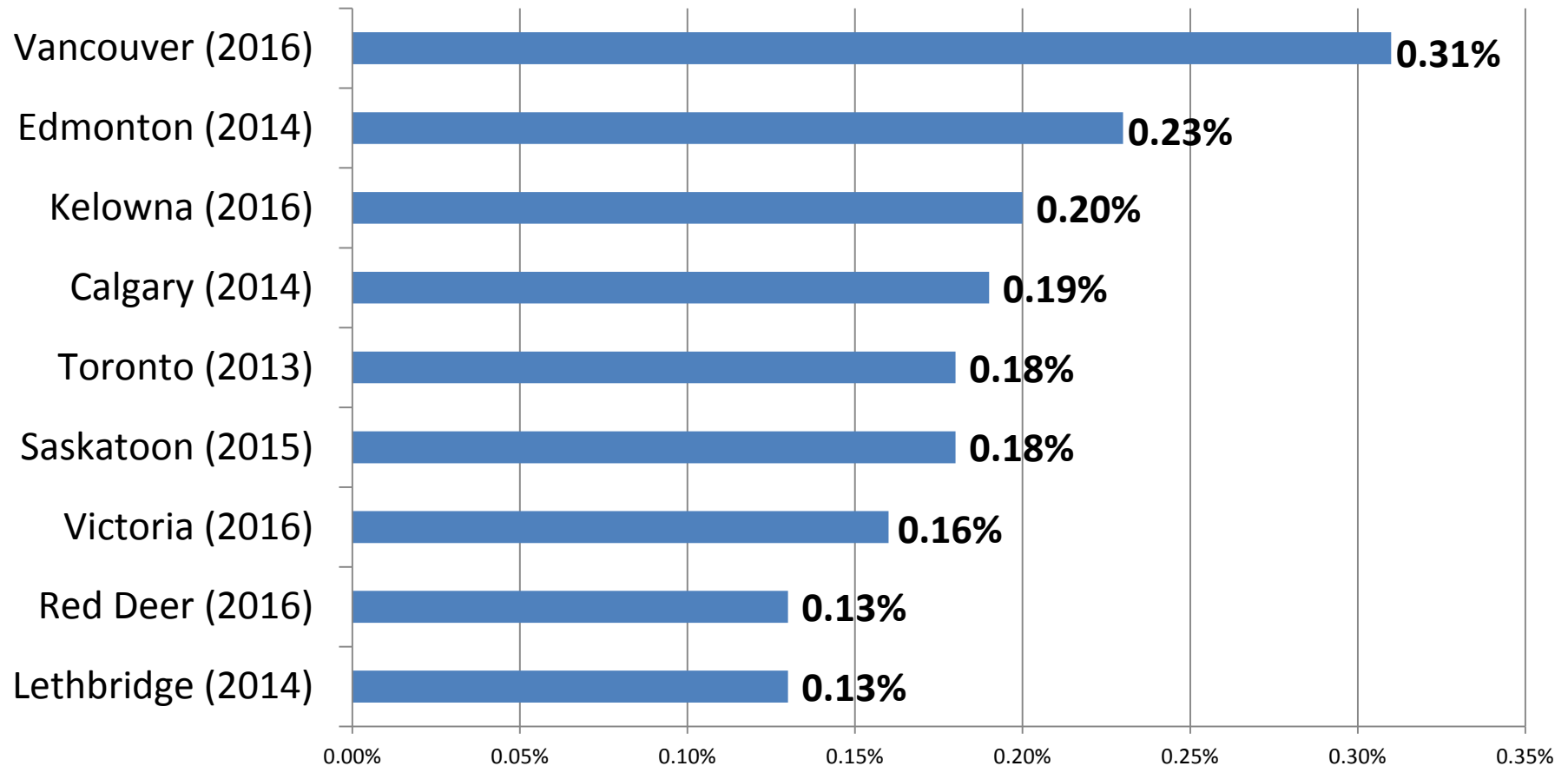
539 ON THE STREET

1,308 IN SHELTERS

2016 Homeless Count: 2005 - 2016

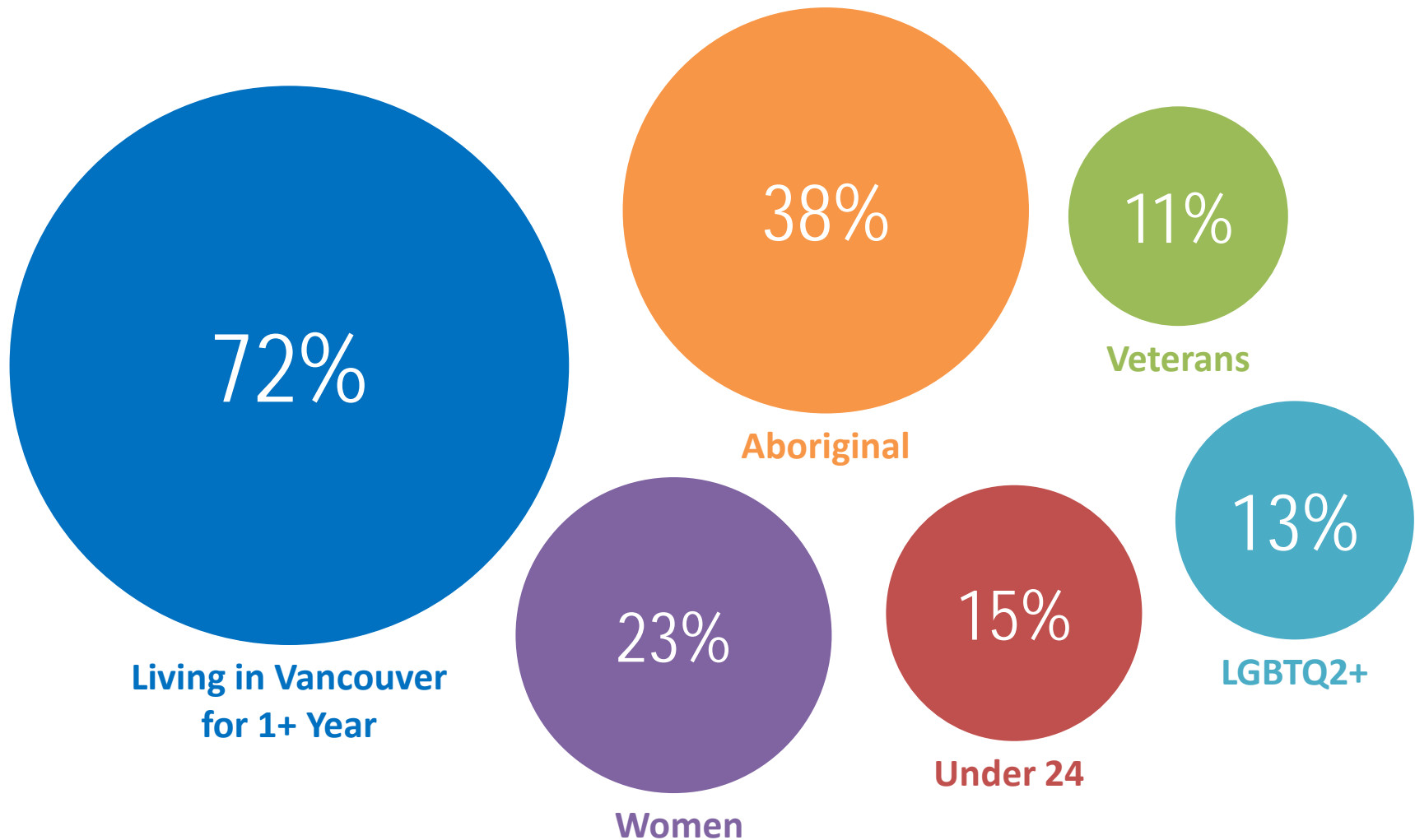


Homeless Population as a Percentage of Total Population*

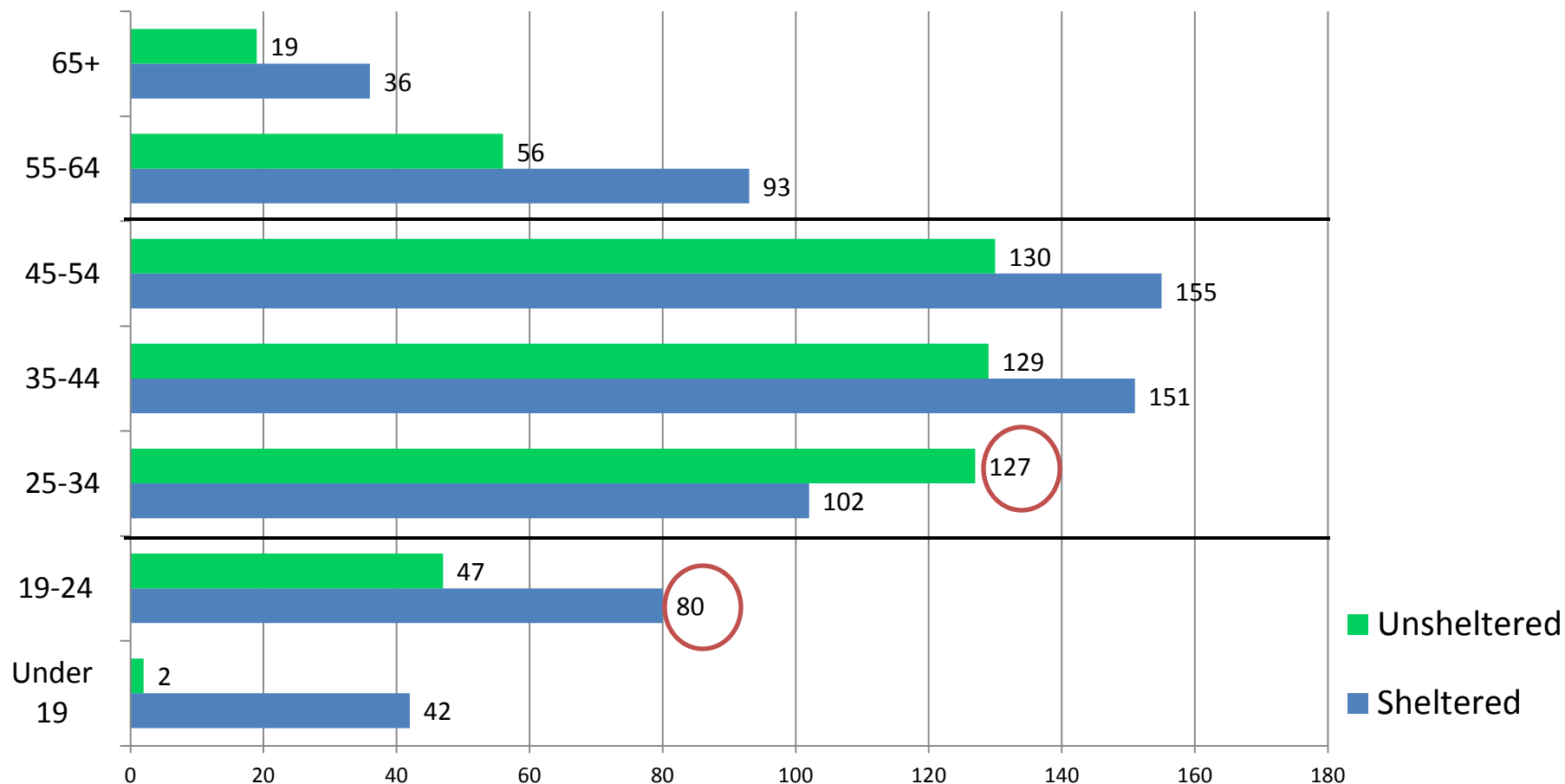


* Based on Census 2011, PIT transitional housing excluded

2016 Homeless Count: Total population profile



2016 Homeless Count: Number Sheltered and Unsheltered People by Age



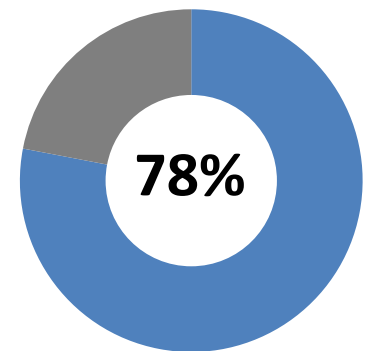
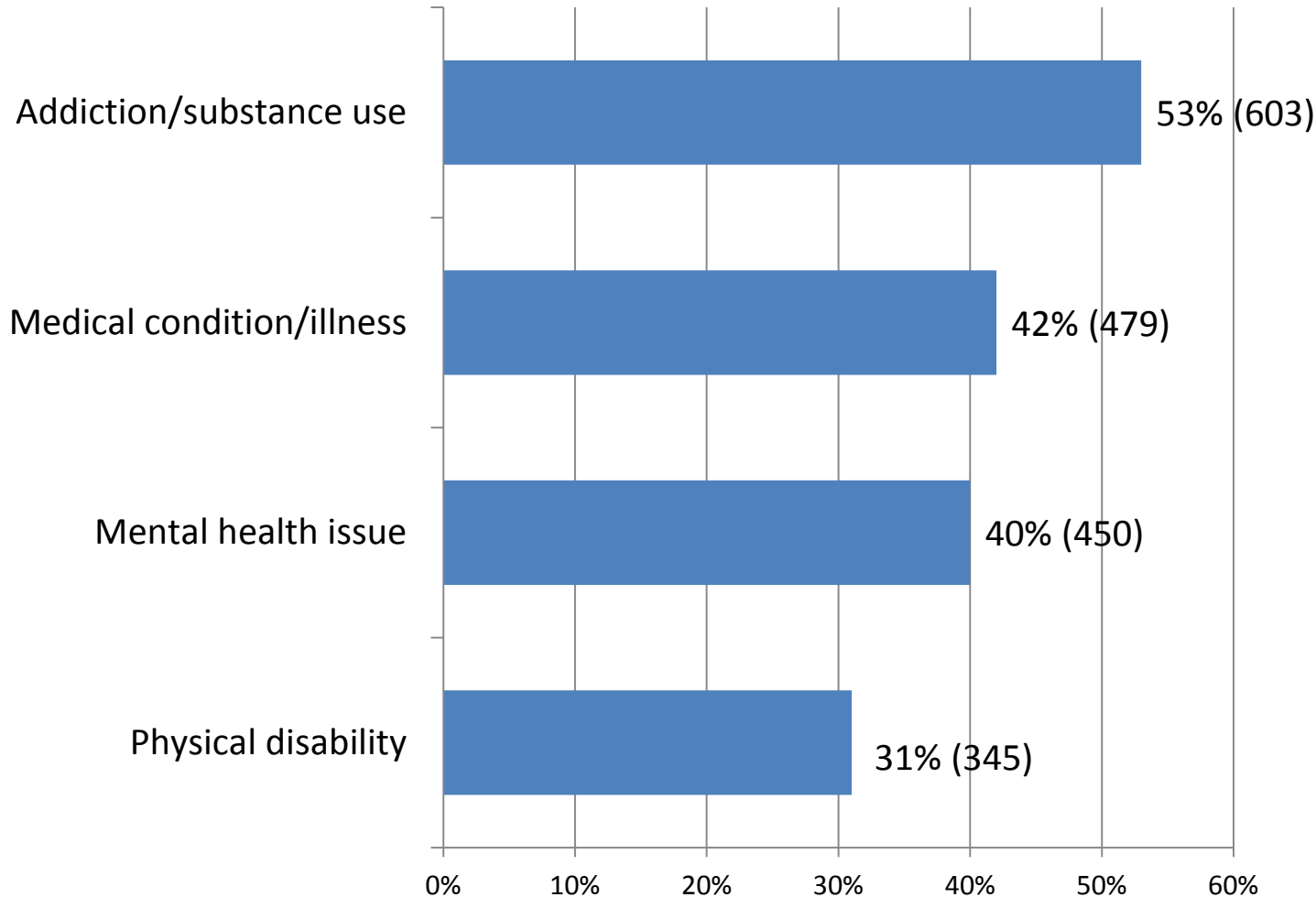
2016 Homeless Count: Profile - Youth (24 and Under)



	Total Youth 2016 (n=136)	Total Homeless 2016
Men	61%	76%
Women	39%	23%
LGTBQ2+	22%	13%
Aboriginal Identity	45%	38%
No Income	28%	12%
Income Assistance	36%	35%
Health – Addiction	56%	53%
Health - Mental Illness	49%	40%



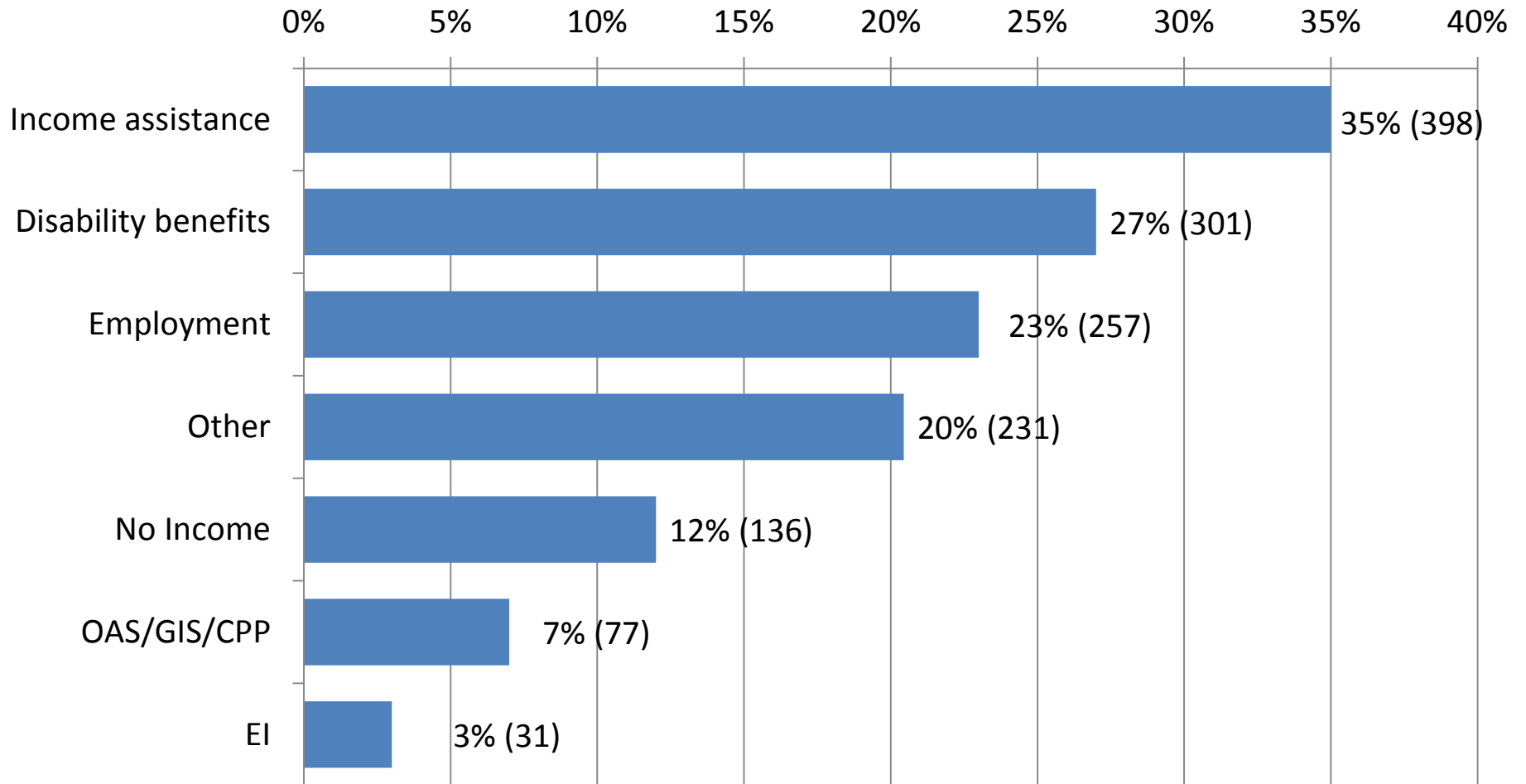
2016 Homeless Count: Health Conditions



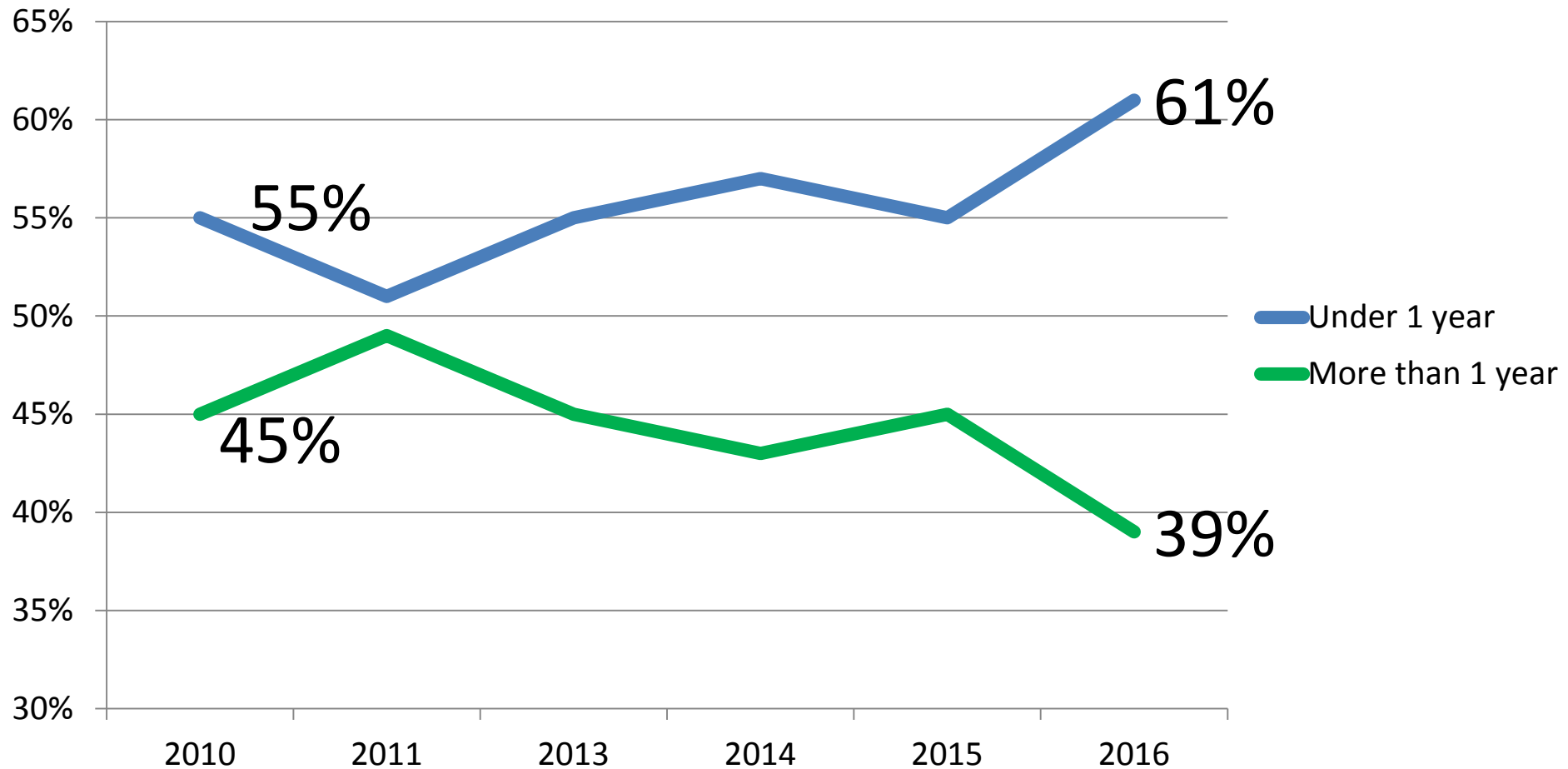
**Have one or more health
conditions**

2016 Homeless Count :

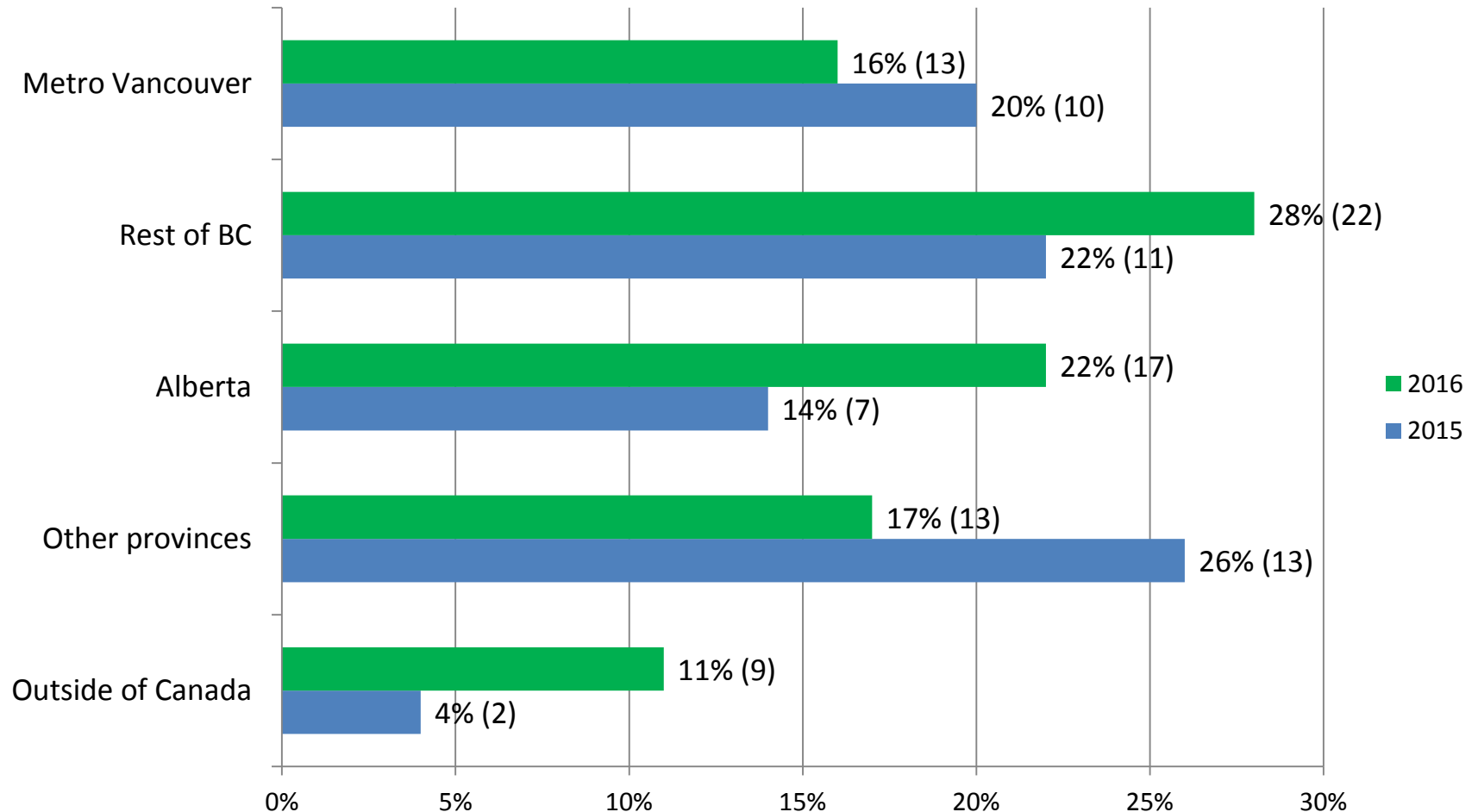
Income Sources



2016 Homeless Count: Homeless less or more than one year



2016 Homeless Count: 79 New Arrivals to Vancouver



2016 Homeless Count:

Profiles of street, shelters



	Street Homeless Profile	Temporary Shelters Profile	Year-Round Shelters Profile
Men	80%	84%	70%
Women*	19%	15%	29%
Identify as Aboriginal	44%	40%	29%
IA or Disability	69%	64%	51%
Employed	15%	26%	31%
Homeless less than one year	49%	39%	27%
2+ health conditions	56%	48%	46%
Addiction/Substance Use	65%	59%	36%
Turn-Away – % increase since 2015	-	130%	58%

* Women likely to be underrepresented where they are hidden homeless



WHAT ACTIONS HAVE BEEN TAKEN?



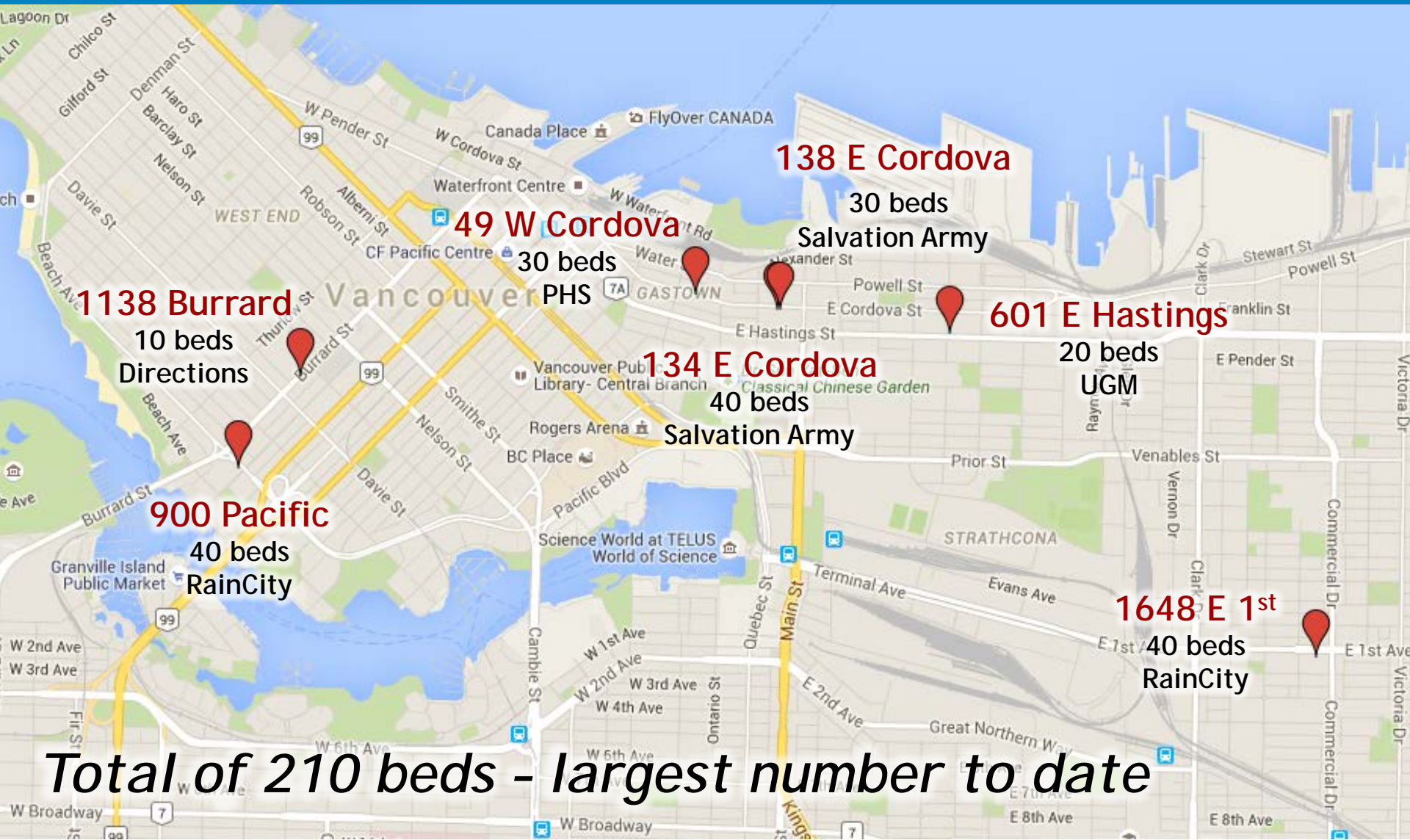
Winter Shelter Strategy and Outreach

Winter Shelter Strategy: What we've done



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Winter Shelter Strategy: What we've done



- Continued partnership BC Housing to open temporary winter shelter beds
- Located in areas where there are high numbers of homeless people - targeted outreach to ensure they get beds
- Access to transit and other community services
- Professional and experienced shelter operator



Winter Shelter Strategy: What we've done



Benefits of temporary shelters:

- Opportunity for people to come inside – count findings show street homeless accessing beds
- At least two meals/day - Positive impact on blood sugar and ability to cope
- Connections with health and housing services
- Greater community awareness and support

Over 1,000 housed since 2009



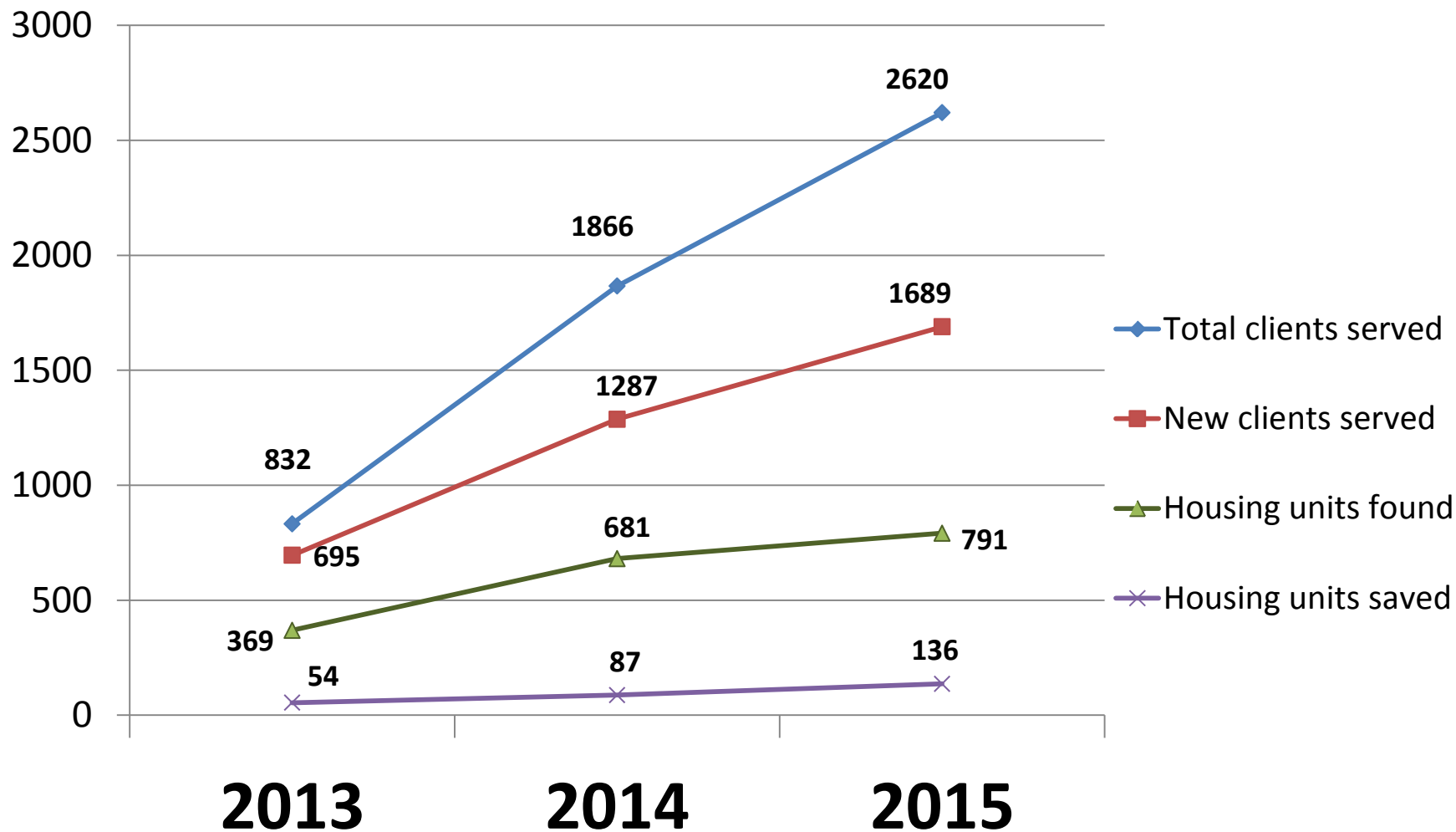
CITYSTUDIO



Ethel Whitty

Director Homelessness Services

Carnegie Outreach Program Metrics: What we've done

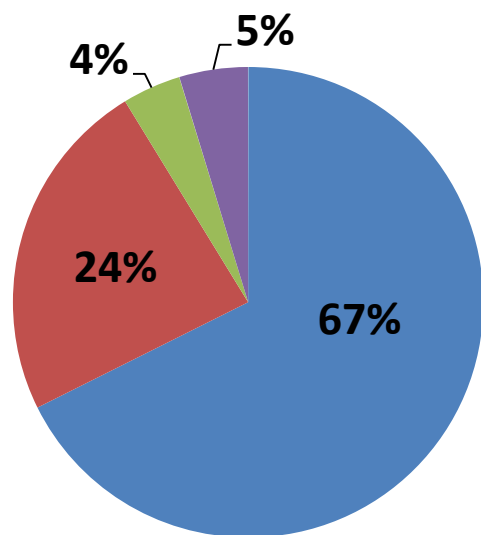


Carnegie Outreach Program Metrics: What we've done



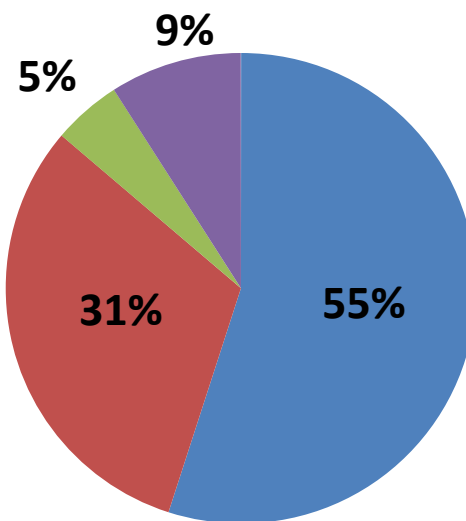
Type of Housing Found

2013



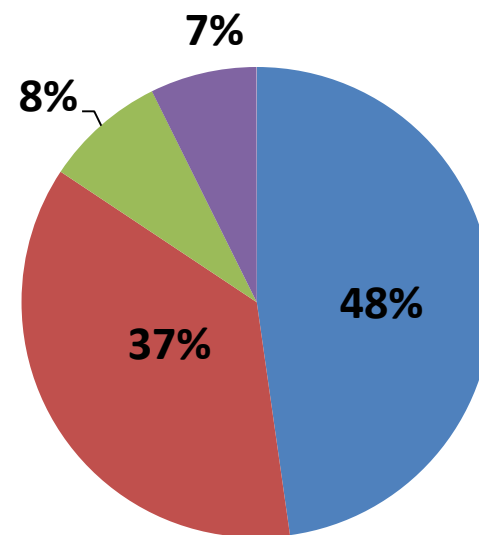
423 total units

2014



768 total units

2015



927 total units

■ SRO ■ Social/Supported Housing ■ Market Housing ■ Other

Carnegie Outreach Program Metrics:

What we've done



Demographics of New Clients

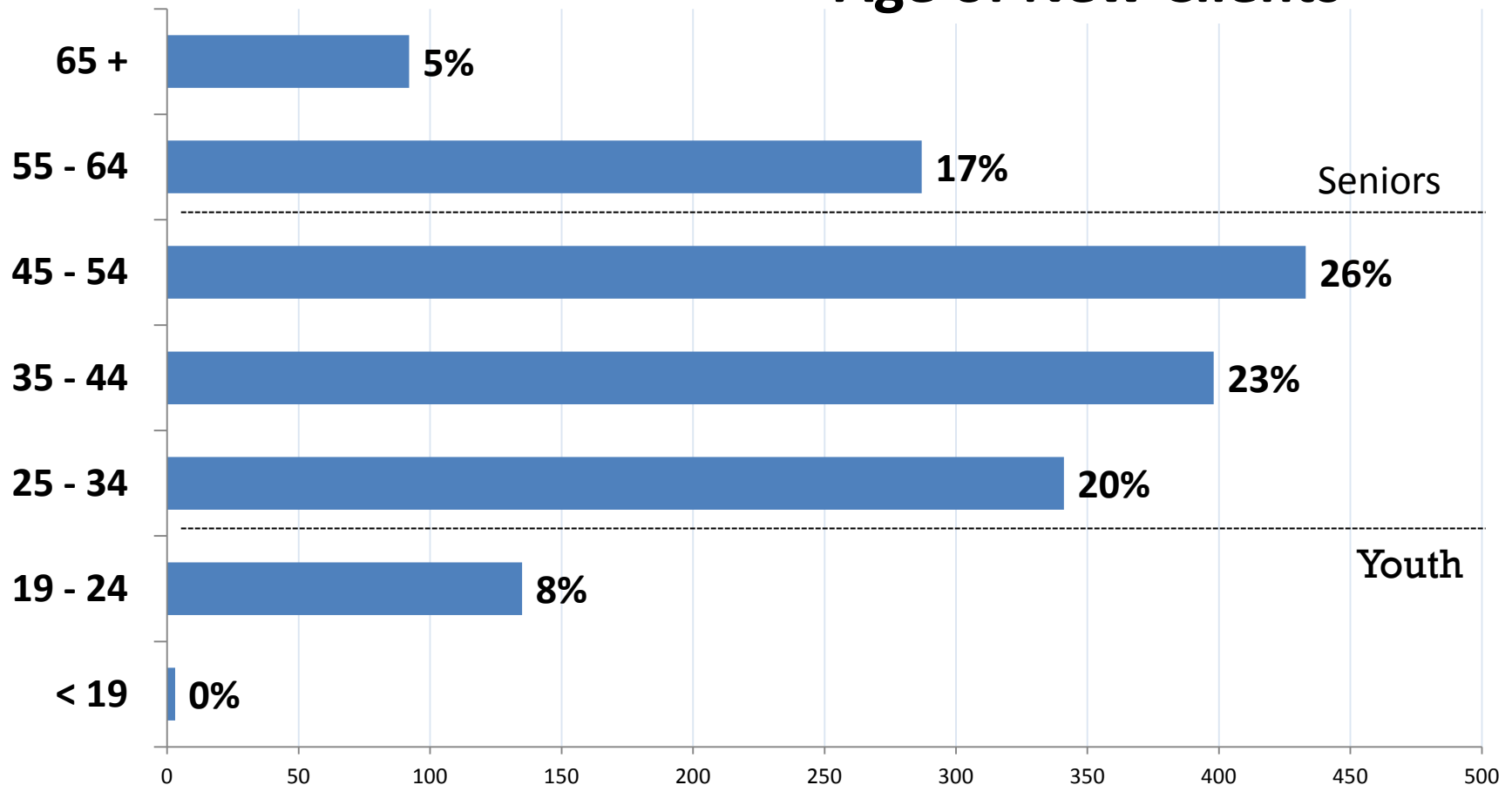
	Number	Percentage
First Nations	457	27%
Non First Nations	952	56%
Unknown or refused	280	17%
Female	423	25%
Male	1258	74%
Transgendered	4	1%
Unknown or refused	4	0%

Carnegie Outreach Program Metrics:

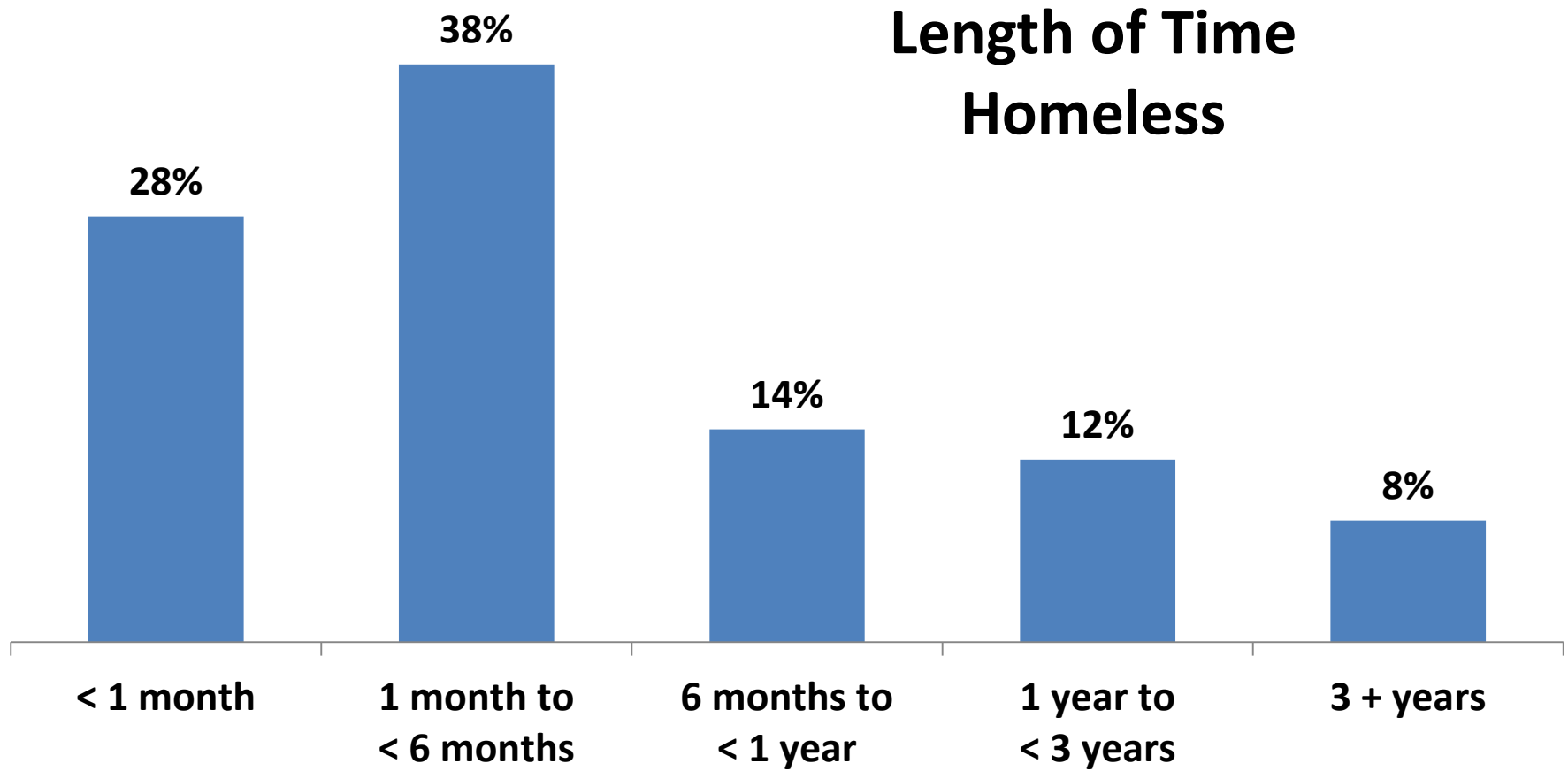
What we've done



Age of New Clients



Carnegie Outreach Program Metrics: What we've done





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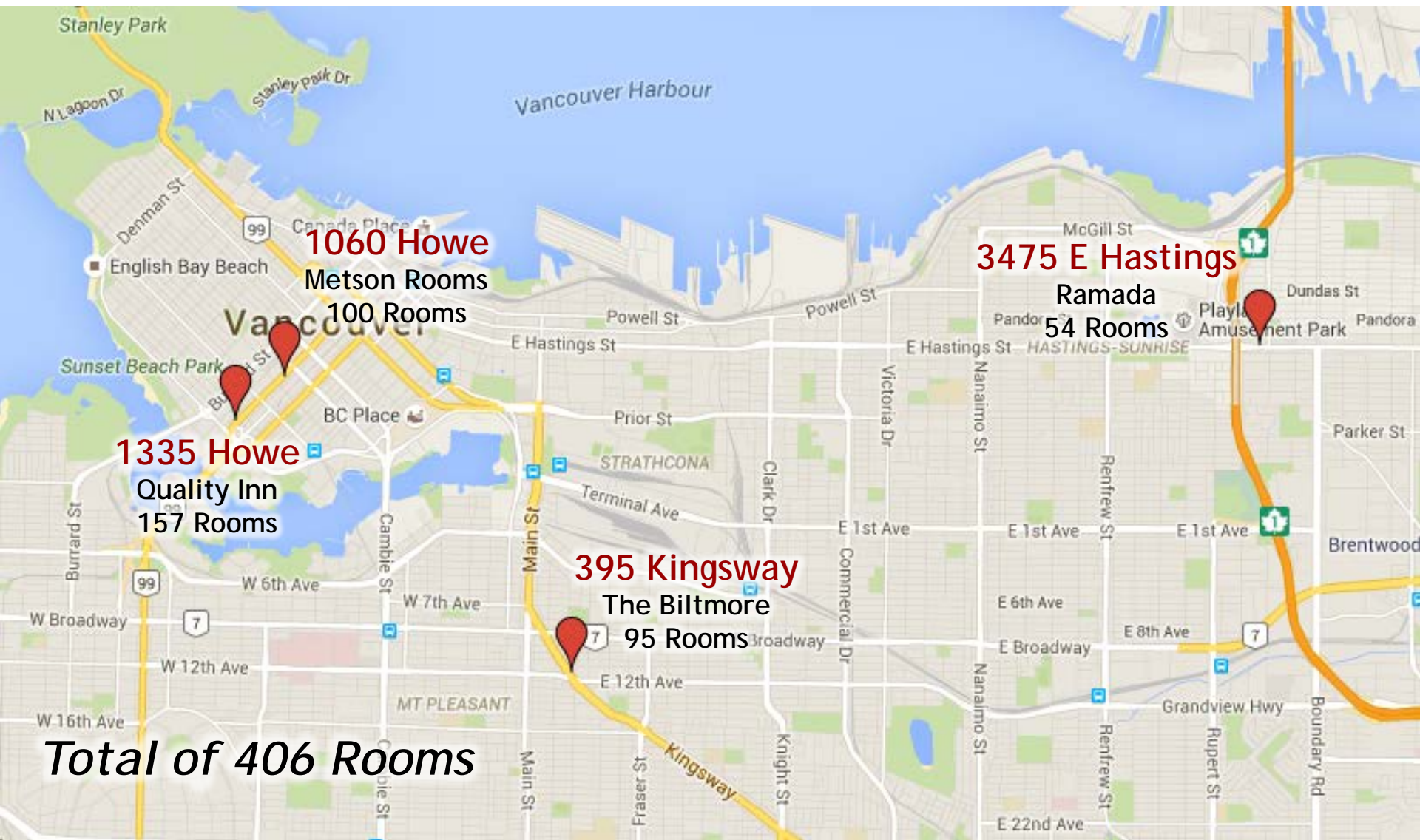
Temporary Housing

Temporary Housing: What we've done



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Temporary Housing: What we've done



Temporary Housing	Number of Rooms	Open/Close
1335 Howe (Quality Inn)	157	2014/2016
1060 Howe (Metson Rooms)	100	2015/2020
395 Kingsway (The Biltmore)	95	2014/2019
3475 E. Hastings (Ramada)	54	2014/NA
Total	406	

- Temporary housing plays critical role
- Tenants connected to housing and health services
- Pending expiration of leases
- Tenant relocation plans in development
- Exploring additional temporary housing options



Single Room Occupancy (SRO) Hotels

SRO's: What we've done



- Current strategy - replace SROs with self-contained social housing
- Interim strategy - improve condition, livability and supports for tenants
- SRO Upgrading Grants: \$5,000/door to non-profit owned/leased SROs
 - \$180k Asia Hotel (137-139 E Pender St)
 - \$530k Murray Hotel (1119 Hornby)
 - \$190K Sakura So Hotel (376 Powell)

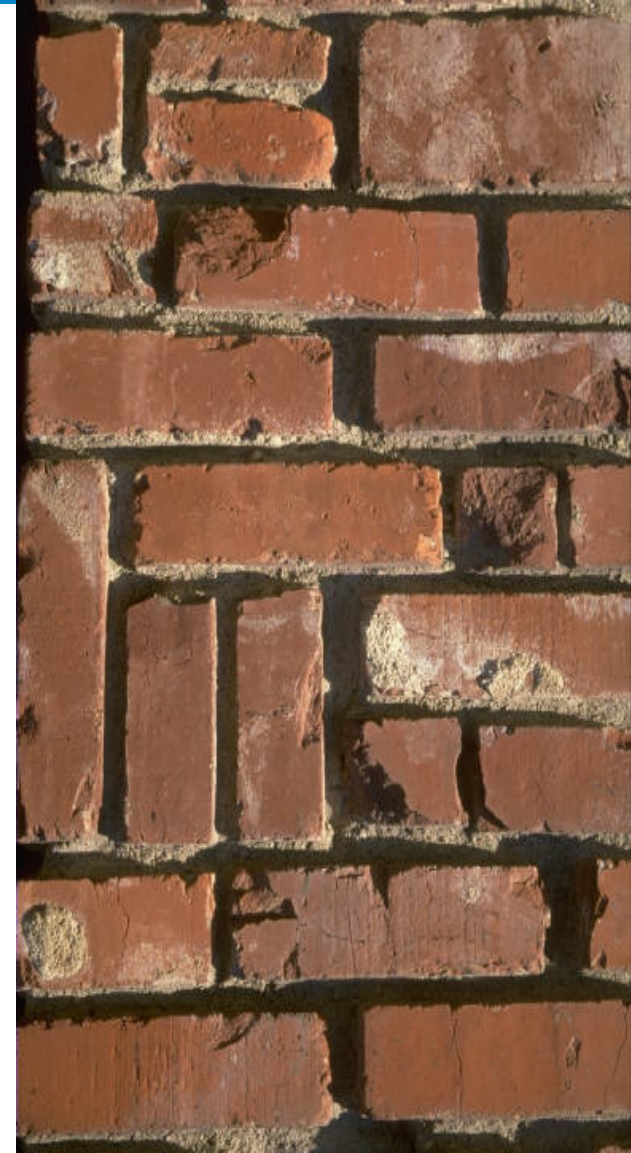


SRO's:

What we've done



- Recent amendments:
 - increased conditional \$15,000 per room fee to \$125,000 to more accurately reflect cost of replacement
 - Delegated authority to Chief Housing Officer for non-profit SRA permit applications
 - SRA permit required for renovations resulting in tenant displacement (Tenant Relocation Plan required)
- Continue monitoring and enforcement of SRA By-law



SROs:

What we've done



- Increase tenants supports:
 - First United Church Ministries advocates
 - SRO tenant information flyer
 - Grant provided to annual SRO Tenant Convention



RESOURCES FOR Single Room Occupancy (SRO) Tenants

SRO tenants and landlords have rights and responsibilities.

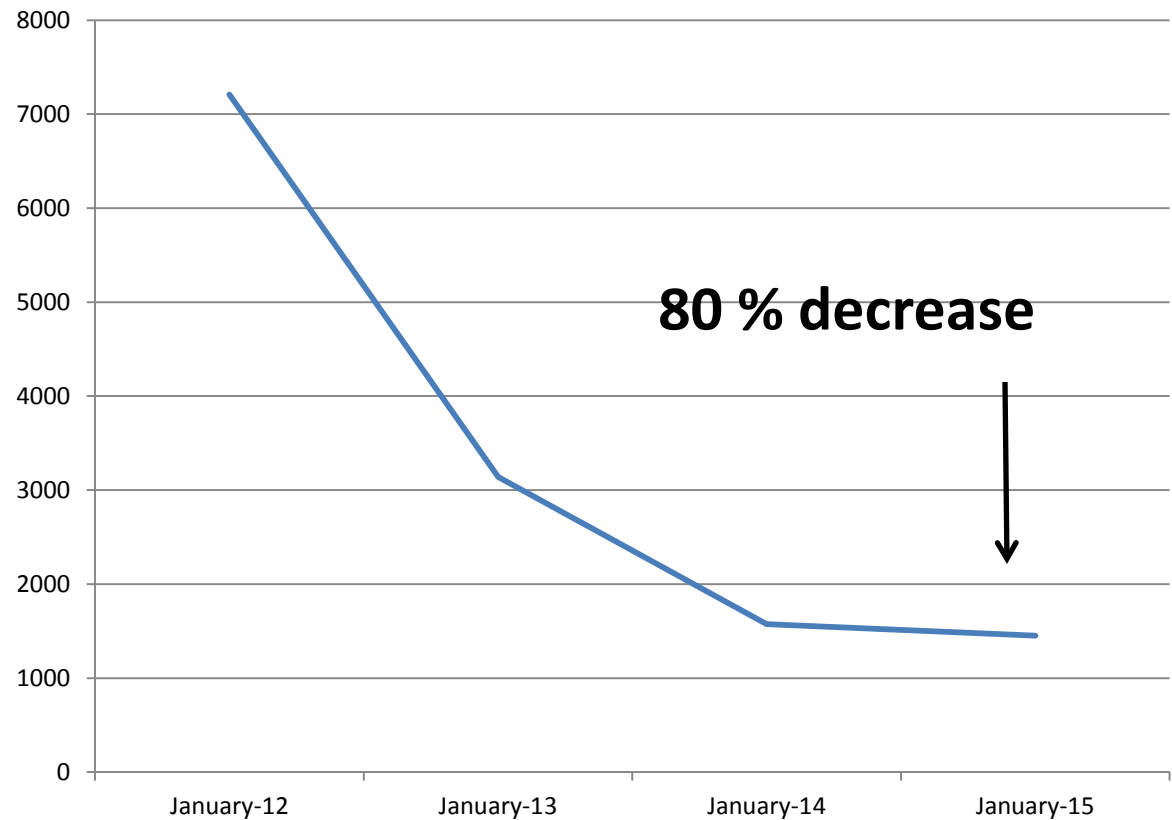
This is a contact list of resources that can help you understand your rights and address challenges you may be facing in your SRO.



SROs: What we've done



Outstanding Property Violations





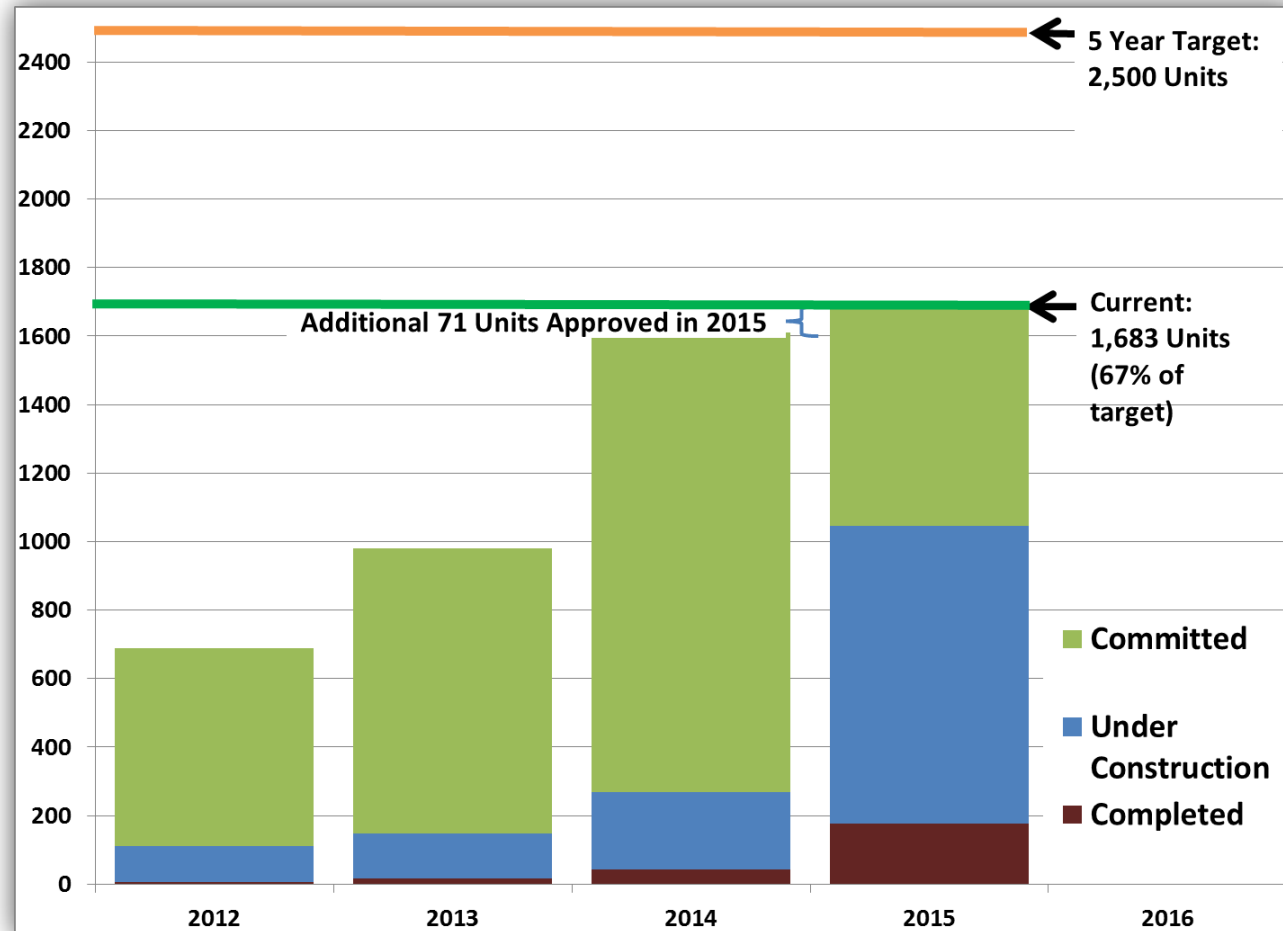
Social and Supportive Housing

Social and Supportive Housing: What we've done



Social Housing

- Nearly 1,700 units
- 67% of 5 year target
- 62% completed or under construction

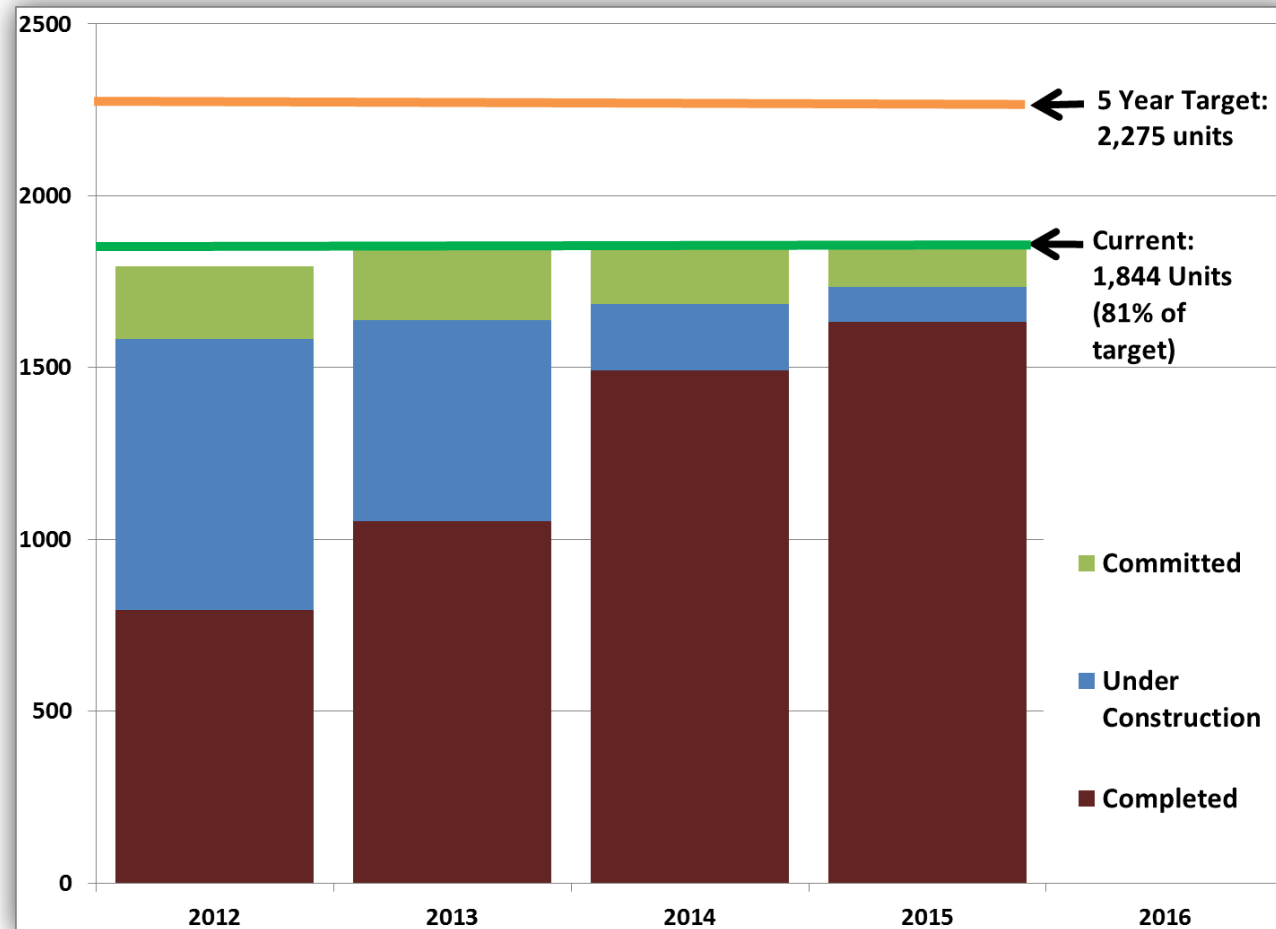


Social and Supportive Housing: What we've done



Supportive Housing

- Over 1,800 new supportive housing units
- 81% of the 5 year target
- 94% completed or under construction



Social and Supportive Housing: What we've done



- The Budzey (220 Princess)



One of the rooms at Budzey where kids can learn, play and make friends!

Social and Supportive Housing: What we've done



New né'c'a?mat ct Strathcona branch library



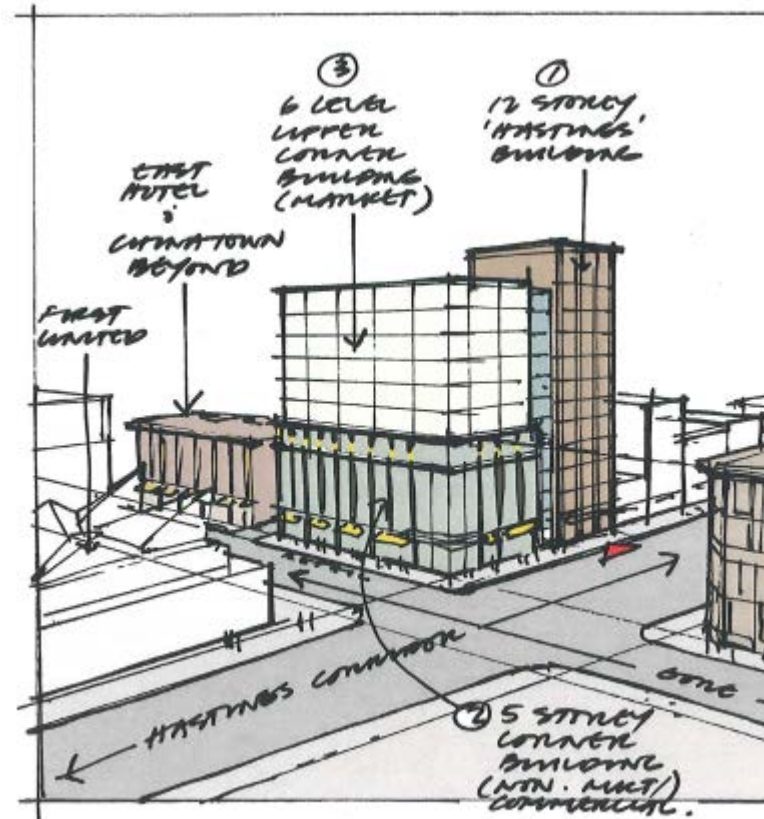
Social and Supportive Housing: What we've done



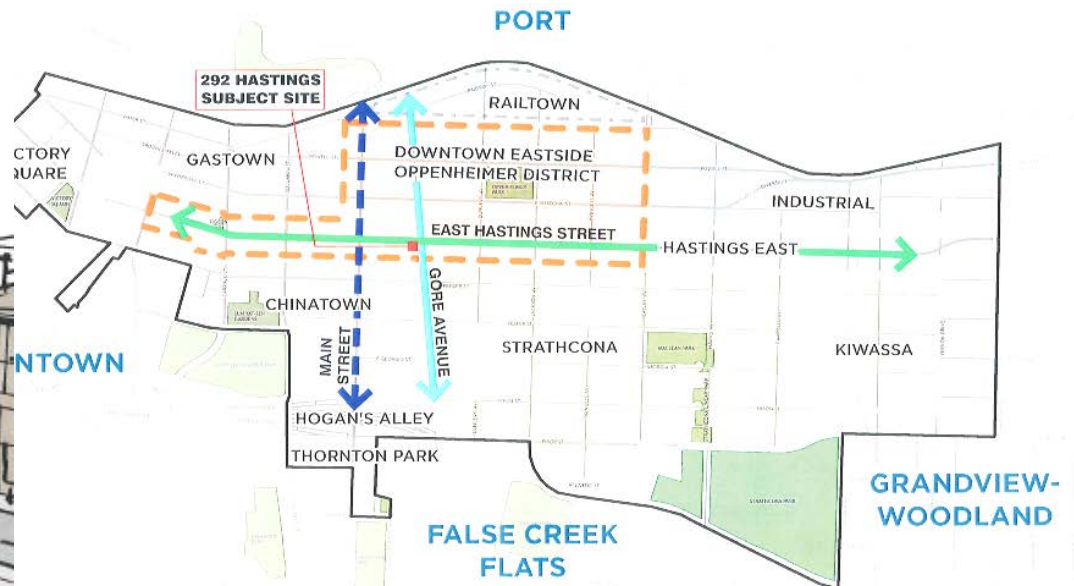
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288 E. Hastings



Form and Massing Diagram



Social and Supportive Housing: What we've done

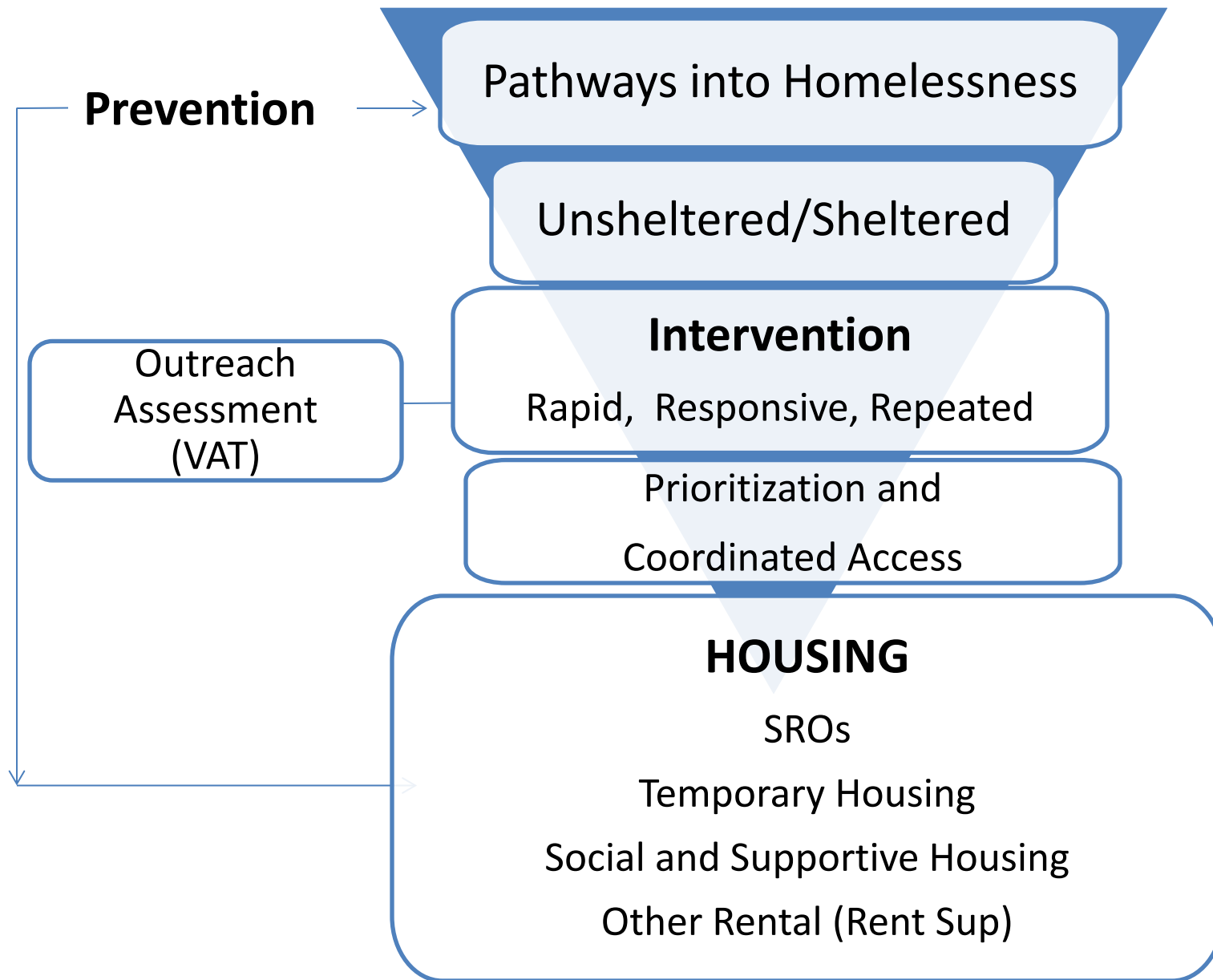


420 Hawks

Architectural rendering



WHAT ARE OUR NEXT STEPS?



Prevention

Pathways into
Homelessness

Unsheltered/Sheltered

Outreach
Assessment
(VAT)

Intervention

Rapid, Responsive, Repeated

Prioritization and
Coordinated Access

HOUSING

SROs

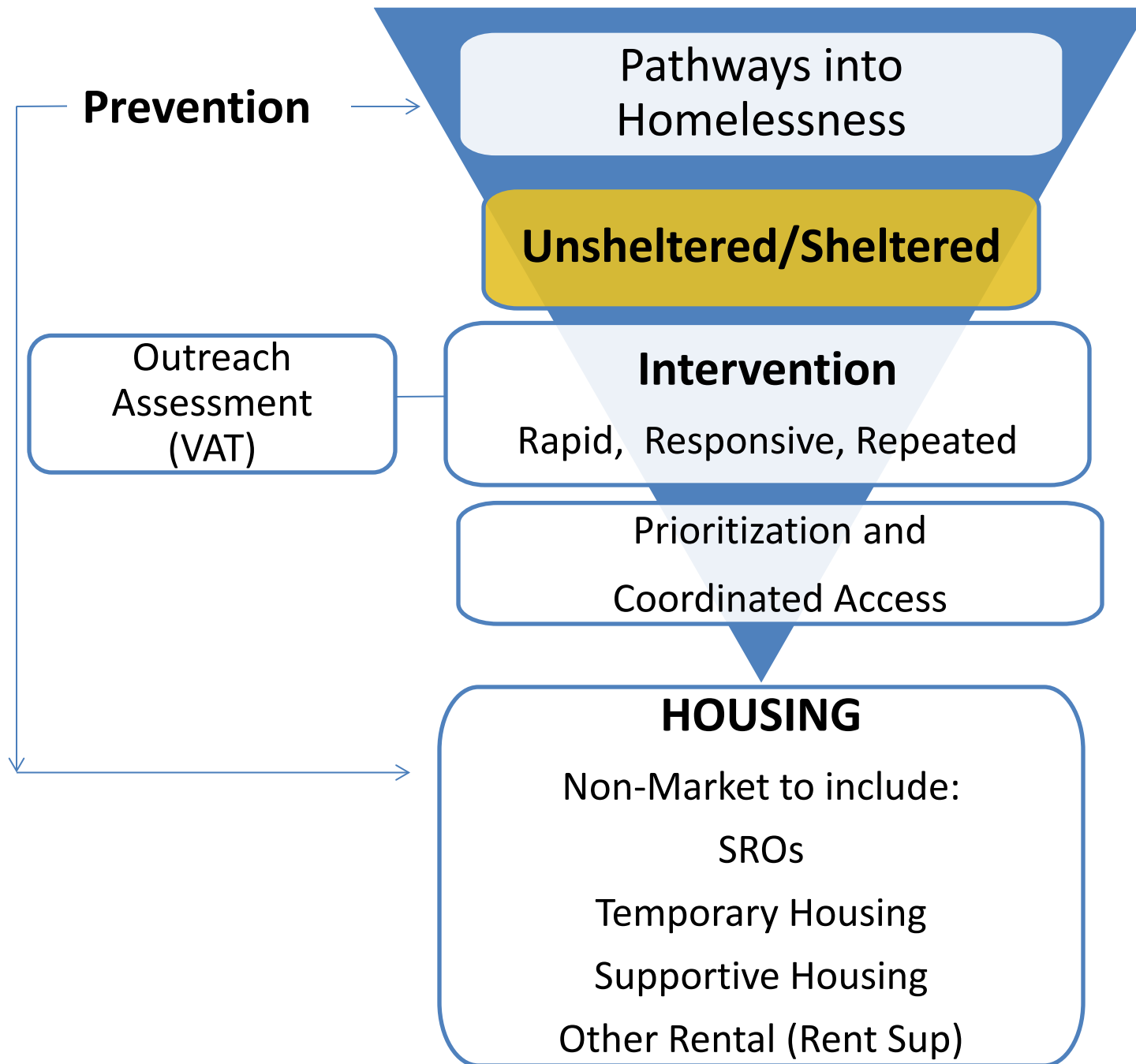
Temporary Housing

Social and Supportive Housing

Other Rental (Rent Sup)

HOUSING REFRESH

- Update strategies and priority actions
- Set new targets
- Focus on opportunities to partner with senior governments
- Public engagement



Shelters and Outreach: Next steps



- Secure commitment to 600 2016/2017 winter shelter beds or temporary housing units
- New permanent Aboriginal shelter at 1015 E. Hastings to replace Vancouver Aboriginal Friendship Centre shelter at 201 Central

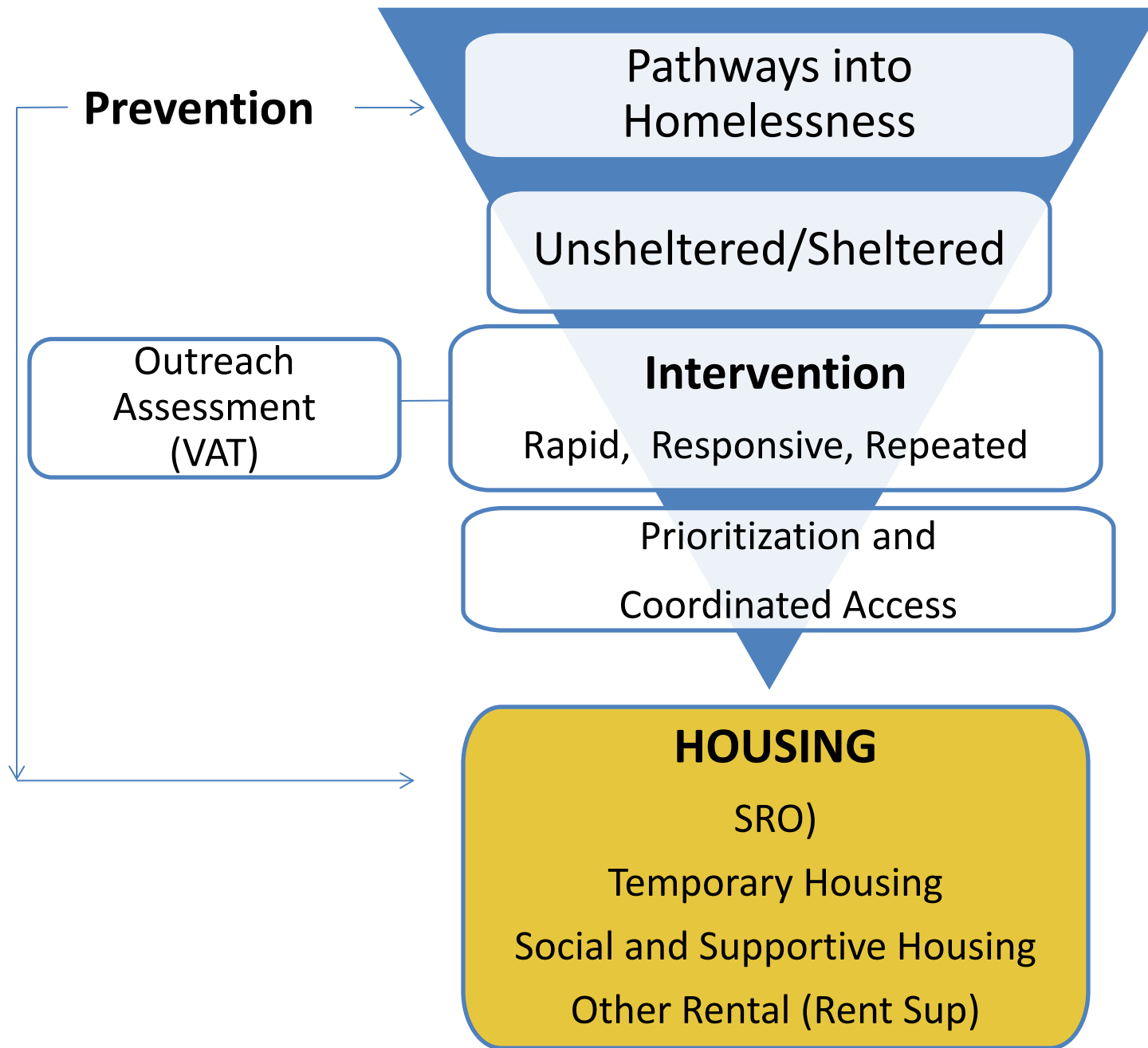


Shelters and Outreach: Next steps



- Improve data collection and Information Sharing:
 - New Dashboard -more effectively target intervention policies and strategies
 - Expand use of Vulnerability Assessment Tool (VAT) to improve pathways out of homeless
 - Improve homelessness services by exploring creation of app to shelter bed availability





Temporary Housing Options: Next steps



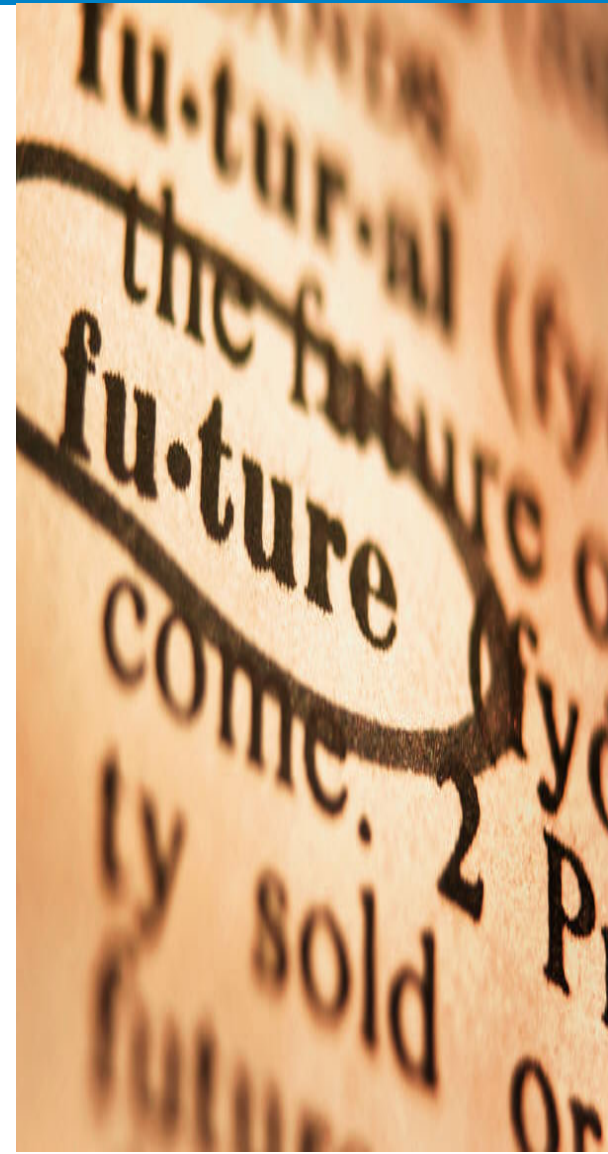
- Temporary Modular Homes Pilot to address urgent need for housing supply in the City
- Deliver units expeditiously and cost effectively
- Move forward with site specific RFP

SROs:

Next steps



- Continue funding First United Advocacy
- Vancouver designated as one of Rockefeller Foundation's *100 Resilient Cities*
- SRO Reinvestment Funding Initiative - Confirm partnership funding to support non-profit lease or ownership of private SROs.
- Reinstate SRO Management Training program



Social and Supportive Housing:

Next steps



- Maximize use of existing supportive housing stock through “Supporting Tenants Enabling Pathways “ (STEP) Pilot
- Ensure Fed/Prov Homelessness Prevention Program rent sups are maintained





SO WHAT HAPPENS TO
“TOM” “DARRELL” AND
“AMY”?

What happens to Tom?



- Lost his housing and income and started sleeping outside
- Connected with Carnegie Outreach Team
- Moves into a non-market SRO
- Rent is \$375
- Connected to support

What happens to Darrell?



- Moves into a shelter
- Opens his income assistance file
- Completes Supportive Housing Application
- Goes to treatment
- Unable to secure supportive housing – relapses – back on street
- Moves into temporary housing
- Supportive housing with necessary supports

What happens to Amy?



- Provided a rent supplement
- Applies for income assistance
- Connected with employment services
- Returns to work

Thank you

