UBCM Housing Advocacy

Metro Vancouver Housing Committee,
March 16, 2018
Chair: Mayor Greg Moore, City of Port Coquitlam; Chair of Metro Vancouver RD and Chairperson of Metro Vancouver Housing Corporation

- Director Wendy Booth, East Kootenay RD - UBCM President
- Councillor Murry Krause, City of Prince George - UBCM Past President
- Richard Wozny - Principal, Site Economics
- Dr. David Ley - Professor of Geography, UBC
- Kishone Roy - CEO, BC Non-Profit Housing Association
- Carol Frketich - Regional Manager, Affordable Housing BC, Canada Mortgage and Housing Corporation
- Robert Lapham - Chief Administrative Officer, Capital Regional District

- Doug Gilchrist - Division Director, Community Planning and Real Estate - City of Kelowna
- Councillor Bruce Hayne, City of Surrey - UBCM Vancouver Metro Area Representative
- Mayor Derek Corrigan - City of Burnaby
- Mayor Mike Clay - City of Port Moody. Chair, Metro Vancouver Housing Committee
- Gil Kelley - General Manager of Planning, Urban Design and Sustainability, City of Vancouver
- Lisa Spitale - Chief Administrative Officer, New Westminster
Final Report - *A Home for Everyone*

**Four Proposed Policy Shifts**

1. A Rental Housing Strategy
2. A Demand Management Strategy
3. A Comprehensive Homelessness Strategy
4. An All Government Approach Towards Housing Affordability
Provincial Budget – 30-point Housing Plan

Key Components
1. Stabilizing the Market
2. Cracking down on Tax Fraud and Closing Loopholes
3. Building the Homes People Need
4. Improving Security for Renters
5. Building Partnerships for Affordability
Areas of Alignment

Rental Housing / Supply Focused Initiatives

~ Commitment to create 114,000 units of affordable housing
✓ Retention and renewal of existing housing
✓ Authority for rental zoning

Additional items not directly addressed in the UBCM Plan:
• Mirroring of property tax exemptions
• Housing Needs Assessments
Areas of Alignment

Demand Management

- Revisit Foreign Buyer’s tax rate and geographic scope of application
- Requirements for declaration of beneficial ownership
- Making the property transfer tax more progressive
- Address tax fairness as it pertains to short-term rentals
- Taxation to address rapid speculative resales
- Investigation of options for regulating short term rentals

Additional items not directly addressed in the UBCM Plan:
- Speculation tax based on occupancy
Homelessness

UBCM’s recommendations were focused on prevention and integrated case management.

While the budget included funding for housing, further action on such a holistic approach is anticipated through ongoing initiatives such as development of poverty reduction plan.
Areas of Alignment

All Government Approach to Housing

✓ Collaboration between orders of government, recognizing local governments’ role in defining community need and priorities:

• HousingHub

• Working group on tax evasion, money-laundering and housing
Moving Forward

- Ongoing advocacy with the province and federal government
- Providing input on 30-point plan implementation
UNION OF BC MUNICIPALITIES

www.ubcm.ca
Housing Services for Seniors 60+
in Metro Vancouver

Seniors Services Society
Kara-Leigh Bloch, Executive Director

www.seniorsservicessociety.ca
We assist seniors with housing, social and support programs.
Key Service Areas

1. Community Education *(Metro Vancouver)*

2. Seniors Housing Navigation Services: *(Metro Vancouver)*
   *(Today’s focus)*

3. Support Services *(New Westminster)*

4. Volunteer Opportunities *(New Westminster)*
Out of Sight, Out of Mind

• In 2002, SSS did much needed research on issue of seniors homelessness

• Created solutions:
  – long-term &
  – short-term
90% of seniors (60+) who are homeless...

Are first time homeless...
Common Reasons for Evicting Senior Tenants

1. Non-payment of Rent, general
2. Not Following Building Rules
3. Hoarding & or Bed Bugs
4. Dangerous Behavior (fires, etc.)
5. Conflict with Other Tenants
6. Noise Complaints
7. Refusing Assistance
8. Alcohol and Drugs
9. Non-payment of Rent, In Hospital
Seniors Homelessness is On the Rise...Why?

- Poverty (= income vs > rent)
- Number of insufficient affordable and secure dwellings
- Clients with multiple barriers
Behind the scene of seniors who are homeless

- Physical or mental health problems
- Loss of a loved one
- Depleted finances
- Priced out of home (rent increases)
- Cost of living in Metro Vancouver
- Not knowing what to do when faced with prospect of moving
- Victims of violence, abuse and discrimination
- Isolation
- Eviction
Seniors who are homeless, have different needs

- 50% (vs 31%) reported two or more health conditions
- 45% (vs 36%) reported physical disabilities
- 53% (vs 47%) reported a medical condition
- 31% (vs 54%) reported an addiction
Metro Vancouver Homeless Count:

(Seniors 55+)

Count numbers: % of homeless population

2008 212 9%

2014 Numbers are a 38% increase over 2011 and 75% increase over 2008

These numbers are generally considered an undercount, especially with the older population.

(Feb. 27, 2017 Metro Vancouver states 4000 homeless across the region)
**Metro Vancouver Homeless Count:**
*(Seniors 55+)*

<table>
<thead>
<tr>
<th>Year</th>
<th>Count</th>
<th>% of homeless population</th>
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<tbody>
<tr>
<td>2008</td>
<td>212</td>
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<td>2017</td>
<td>556</td>
<td>23%</td>
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*(Feb. 27, 2017 Metro Vancouver states 4000 homeless across the region)*
Length of Shelter Stay:

(Seniors 65+)

2004  9.1 days

2014  23.5 days

Highlights of the National Shelter Strategy
Employment and Social Development Canada

Seniors do not function well in a shelter environment and can be detrimental to physical, mental and emotional health
% of shelter users by age:

Children with adult: 4%
Youth 13-24 unaccompanied 18%
Adults 25-49 52%
Older adults 50-64 21%
Seniors 65+ 3%

# of seniors has doubled from 2005 to 2014

Shelters are generally NOT a good environment for people over 60.

Highlights of the National Shelter Strategy
Employment and Social Development Canada
Seniors Housing Navigation Services:

≈2,262 new housing clients/year

≈222 Homeless worked with an SSS Outreach Worker

≈600 seniors Turned Away!

≈65 seniors housed who were homeless

≈380 Housing info packs mailed out across BC
Seniors Housing Navigation Services:

Housing Counselor:

Provides individualized information and navigation to those needing housing assistance or services.

Triage based on need and urgency and refers to Outreach.

Conducts on-going in reach service for those that do not need as much assistance.
Seniors Housing Navigation Services:

Housing Outreach

One-on-one outreach to senior clients who are homeless or at-risk of becoming homeless and after the move.
Seniors Housing Navigation Services:

Temporary Housing Program (THP) (since 2008)

17 Private, furnished apartments for seniors who are either homeless or at-risk. The client is supported by an Outreach Worker and they pay 35% of their income.

Average stay: 6 months.

~262 seniors have used THP
As a step to permanent housing.
Key Funding for Seniors who are First Time Homeless:

Government of Canada: Homelessness Partnering Strategy (Focus: Housing First)

BC Housing: Homeless Prevention Program (Numerous Outreach Workers, 2 dedicated to seniors, 1 FTE Seniors Housing Counsellor)

City of Vancouver (3 days/week Outreach Worker)

City of New Westminster (2 days/week Outreach Worker)

City of North Vancouver (4 days/week Outreach Worker)
What are our next steps?

National Housing Strategy is a big WIN, but together we need to make sure it serves BC’s seniors who are homeless/at-risk.

1) Submitting proposal to BC Housing: expanding our Seniors Housing Navigation Services in MV & BC

2) Educating the public about the needs of seniors

3) Expanding our Temporary Housing Shelter spaces for seniors
How can municipalities help?

Request of MV Mayors, Council & Staff:

1) Fund, or jointly fund a Seniors Housing Outreach Worker

2) Support new subsidized seniors housing developments

3) Help fund Temporary Housing Shelter spaces for seniors

4) ENDORSE OUR PROPOSAL TO BC HOUSING
In Sight, and On Our Minds
For more information:
Kara-Leigh Bloch
Ph: 604-520-6621
kara@seniorsservicesociety.ca
www.seniorsservicesociety.ca

THANK YOU!
Tenant Programs & Services

DEVELOPING AND DELIVERING PROGRAMS

Ulryke Weissgerber
DIVISION MANAGER, HOUSING AREA OPERATIONS

Mary Ricci
SUPERVISOR, TENANT PROGRAMS & SERVICES

March 16, 2018

metro vancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

24414133
Tenant Programs & Services Goals

- Promote pride and sense of ownership
- Foster / encourage wellness, self development, leadership
- Create opportunities to share time, skills and energy (as volunteers and community leaders)
- Achieve better communication between MVHC and tenants
- Connect tenants to additional resources in community
Somerset Gardens, Surrey
Alderwood Place, Richmond
Inlet Centre, Port Moody
Cedarwood Place, Richmond
Greystone Village, Burnaby
Chateau de Ville, Coquitlam
Tivoli Gardens, Vancouver
Kingston Gardens, Surrey
Community Wellbeing Project

- Identify training and information opportunities
- Develop information sharing and partnership opportunities
- Create a knowledge database of referral information
- Implement community initiatives
- Measure success of the project
Cedarwood Place
Richmond, BC

COMPRISED OF:
• 73 rent-geared-to-income, 1-bed apts
• housing 80+ tenants
• independent living seniors building
• located in Richmond’s City Centre

AMENITIES:
• common laundry rooms each floor
• accessible community gardens
• community room
Tenant Engagement

Communication with tenants to identify needs:

• Tenant Association Meeting
  General information only

• 2017 Fall / Winter Tenant Newsletter
  Limited feedback

• Survey hand delivered, door-to-door
  41% participation
Tenant Survey Results (ranked by importance)

TENANT SURVEY RESULTS

- Healthy Food: 13
- Health Care: 12
- Exercise: 11
- Financial Planning: 11
- Social Interests: 11
- Safety & Security: 10
- Other Interests: 11

Healthy Food: Important
Health Care: Very Important
Exercise: Most Important
Financial Planning: Important
Social Interests: Very Important
Safety & Security: Important
Other Interests: Important
# Survey Results

<table>
<thead>
<tr>
<th>Category</th>
<th>Important</th>
<th>Very Important</th>
<th>MOST IMPORTANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Healthy Food</td>
<td></td>
<td></td>
<td>Cooking healthy meals</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Nutritious snacks</td>
<td></td>
</tr>
<tr>
<td>Health Care</td>
<td></td>
<td>Medications</td>
<td>Arthritis</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exercise</td>
<td></td>
<td>Chair yoga</td>
<td>Walking</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial Planning</td>
<td></td>
<td>Income tax prep</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Social Interests</td>
<td></td>
<td>Playing cards / games</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Safety &amp; Security</td>
<td></td>
<td>Personal safety / security</td>
<td>Fire safety / safe evacuation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Interests</td>
<td></td>
<td>Grocery shopping</td>
<td>Housekeeping service</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Transportation</td>
</tr>
</tbody>
</table>
Project Delivery to Date

- Lunar New Year tea hosted by residents for residents

- Information sessions held in February:
  - Richmond Cares Richmond Gives (RCRG)
  - Chimo Community Services
  - Minoru Seniors Society

- Richmond RCMP Information session scheduled for March

- Richmond Fire Dept. Information session scheduled for May

- Food Skills for Seniors – program confirmed
Measuring Project Success

- Level of participation
- Feedback
- Participating in community activities
- Volunteering
- Tenant social events
Expected Outcomes

- Enhancing quality of life
- Providing a sense of ownership/community pride
- Improving health and wellbeing
- Improving tenant to tenant relations
- Supporting tenant independence
Thank you
Deconstruction – Over 90% diversion
Ready for Construction
Ground Breaking
# Project Timeline

<table>
<thead>
<tr>
<th>Activity</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Deconstruction</td>
<td>Complete</td>
</tr>
<tr>
<td>Construction RFQ &amp; Tender</td>
<td>Complete</td>
</tr>
<tr>
<td>Value Engineering</td>
<td>Complete</td>
</tr>
<tr>
<td>Notice of Intent to Award Issued</td>
<td>Feb 23rd</td>
</tr>
<tr>
<td>Ground Breaking</td>
<td>Mar 2nd</td>
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<tr>
<td>Construction Contract Finalized</td>
<td>Mar 30th</td>
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<tr>
<td>Construction to Begin</td>
<td>Apr 2018</td>
</tr>
<tr>
<td>Project Completion</td>
<td>Dec 2019</td>
</tr>
</tbody>
</table>
Thank you