

The State of Non-Market Housing in the Downtown Eastside



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Principles Project
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The Housing Context

Emergency Shelters	Transition Housing	Supportive Housing	Non-Profit and Social Housing	Assisted Living	Market Rental Housing	Ownership Housing
Requires more public funding					Requires less public funding	

- The total number of low income singles housing in the Downtown Core has decreased by 17 percent from 13,668 units in 1970 to 11,371 in 2007
- The market composition of low income housing in the Downtown Core has changed

	Total of Low Income Single Housing Units	Single Residential Occupancy Hotel Rooms	% of Inventory	Single Non-Market	% of Inventory
1970	13,668	13,412	98 percent	256	2 percent
2007	11,371	5,985	53 percent	5,386	47 percent

What is Non-Market Housing?

- **Non-market housing** is usually purpose-built for lower and moderate income groups and funded under senior government housing programs.
- Residents of many of these units are income-tested, paying 30% of their income on rent.
- In the Downtown Core, much of the non-market housing has been built to replace SRO units and some consists of SRO buildings that have been converted to non-market housing.

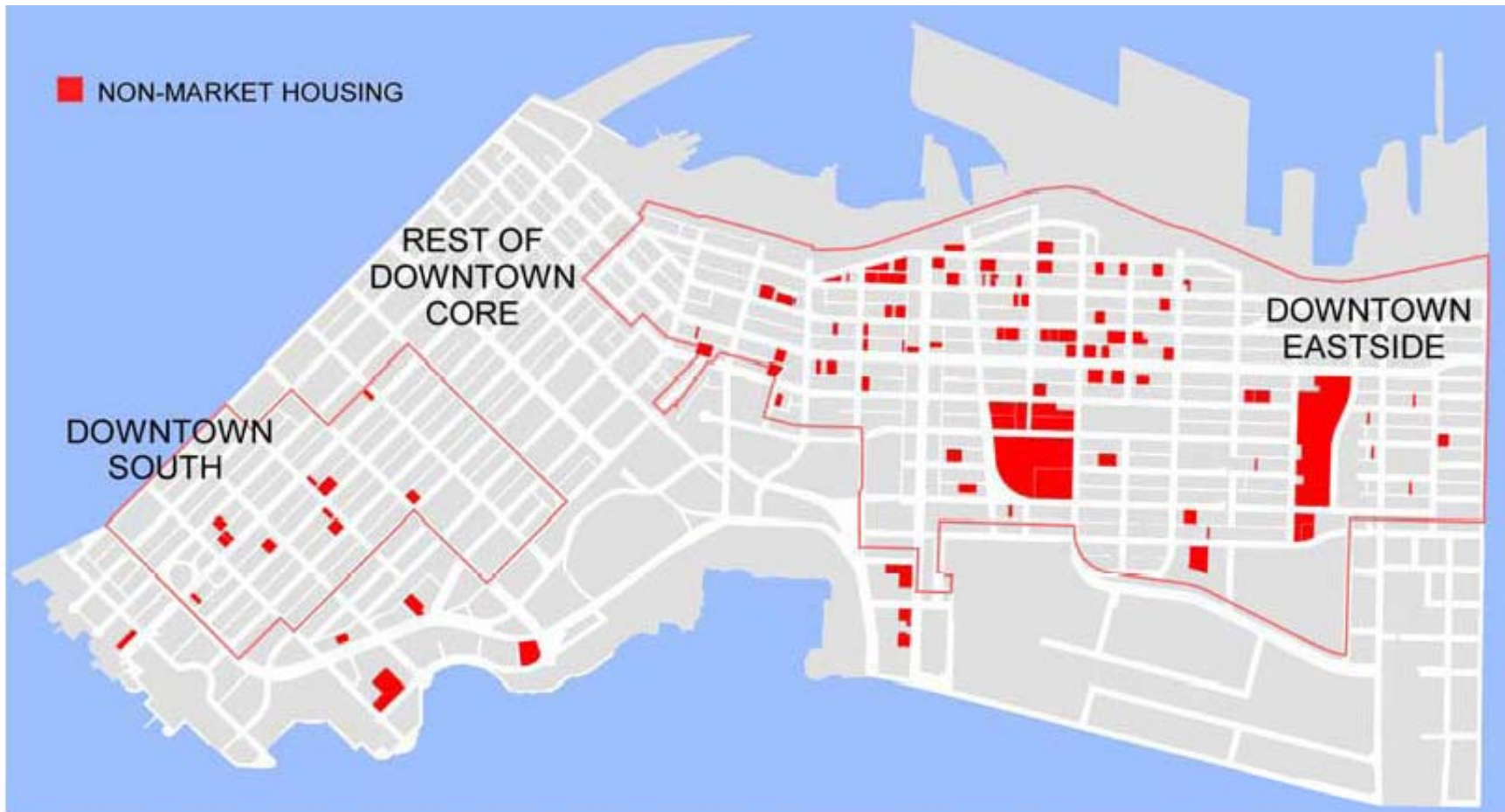


The Non-Market Housing Inventory in the Downtown Eastside

- 5,115 units
 - 24 percent of all City-wide non-market housing units are in the Downtown Eastside
- 81 developments
 - 20 percent of all City-wide non-market housing developments are in the Downtown Eastside
- 39 sponsors



Location of Occupied Non-Market Projects, June 2007



Non-Market Housing Stock by User Type in the DE

User Groups	Number of Units	% of Units
Seniors	2,016	39%
Families	807	15%
Other*	2,292	45%
Total	5,115	

*Other is defined as housing designated for “mainly singles, including the mentally or physically disabled)”

Size and Unit Type of Non-Market Housing in the Downtown Eastside

- The average size of non-market housing projects in the DE is 63 units
- The modal size of non-market housing projects in the DE is 53 units

	Number of Units	%
Single Room	1,159	23%
Studio	1,720	34%
1-Bed	1,406	27%
2+Bed	830	16%
Total	5,115	

Major Non-Market Housing Sponsors in the Downtown Eastside

- Out of 5,115 units, slightly more than half (2,702) are operated by six sponsors

Sponsor	Number of Units
BC Housing Management Commission	835
City of Vancouver	476
DERA Housing Society	422
Affordable Housing Societies	401
PHS Community Services Society	365
Lore Krill Co-operative Housing Association	203

Age of Non-Market Housing Developments in the DE

The median age of a non-market housing unit is 19 years

Decade Opened	Number of Units	Percent of Total
1960	159	3%
1970	976	19%
1980	1625	32%
1990	923	18%
2000	1432	28%
	5115	

Recent Non-Market Housing Developments in the DE

- The purchase of 10 Single Residential Occupant hotels (595 rooms) by the Province of BC in April, 2007
- From 2007 to 2010, 971 units of non-market housing is scheduled to be available in the Downtown Eastside
 - 79 units of family housing and 871 units of other housing

Data Sources

- City of Vancouver Housing Centre
 - <http://www.city.vancouver.bc.ca/commsvcs/housing/>
- City of Vancouver Housing Centre's Non-Market Housing Inventory
 - http://www.city.vancouver.bc.ca/nmi_wac/nmi.exe
- City of Vancouver 2007 Survey of Low-Income Housing in the Downtown Core
 - <http://www.city.vancouver.bc.ca/ctyclerk/cclerk/20070712/documents/csb5complete.pdf>

About the Downtown Eastside Community Land Use Principles Project

- The purpose of the project is to contribute to the renewal of Vancouver's Downtown Eastside for the benefit of those who presently live and work in the area and therefore, for the benefit of Vancouver as a whole. Its focus is on building community through affordable housing. Convener, Milton Wong. For information, Michael Clague: mclague@telus.net or 604 880-9464.
- **Sponsors:** The project is sponsored by the Community Arts Council of Vancouver with the financial support of the Real Estate Foundation of BC and the Vancouver Foundation.