

***DOWNTOWN
EASTSIDE
HOUSING AND
RESIDENTS
SURVEY
(1990)***



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EXECUTIVE SUMMARY

The purpose of the 1990 Downtown Eastside Housing and Residents Survey is twofold: firstly to document the status of the existing housing stock in the Downtown Eastside, consisting of residential hotels and rooming houses; and, secondly, to identify any resulting changes in their housing needs. The major findings of this study are outlined below.

Trends in Resident Profiles:

The study found that while changes in resident types are occurring, the traditional Downtown Eastside Resident (Caucasian male, 45 years or older and possibly disabled) is remaining in the community. Resident changes are occurring due to an influx of younger people, including more women and children from outside the study area. This could alter the profile of the residents in the Downtown Eastside. In our 1987 study, there was a vacancy rate of 13% to 16%. Presently the rate fluctuates between 1% and 2%. Our 1987 study, however, was a much more in-depth study (886 residents were interviewed by 33 interviewers and 5 student researchers)

Suffice it to say-that the city-wide crisis in rental housing affected the Downtown Eastside. These new residents are much more difficult to interview for several reasons: they do not believe their stay will be permanent or of long duration; they tend to have more social and legal problems than the average resident (while we do not keep age statistics, our Residential Tenancy Advocate estimates that approximately 75% of the clients are under 45 years of age).

Consequently, these respondents are sometimes reluctant and unwilling to answer survey questions. These new residents, similar to the traditional resident, rely primarily on GAIN or other forms of social assistance for their income. As a result, most residents live well below the poverty line, often paying up to 45% of their income for housing.

(N.B. the shelter portion of the Gain allowance for a single employable person changed from \$275.00 to \$300.00 per month. However, the Residential Tenancy Act restricts increases to yearly increments with 3 months notice. The number of residences increasing their rates will not become evident for some time.)

Trends in Market Housing Stock:

The existing stock of market housing is rapidly depleting as pressures to demolish or convert such housing escalates. Since 1986, the community has lost 20 hotels (754 units) to demolition, closure or gentrification, and is facing the imminent loss of another 17 hotels (983 units) indicated by existing or impending development permit applications on those sites. The small proportion of social housing in the community is running at capacity and applicants often face a one or two year wait list. As a result of increased

demand and diminishing supply, vacancy rates for affordable housing are reaching record lows for this area (currently 3.25%) and rents are rising at a rate of 8.74%, much higher than comparable housing elsewhere in the City.

Implications of Change:

Housing needs become glaringly obvious when one examines the number of shelterless people in the community. Based on a study undertaken by the Urban Core Shelterless Committee, there were 42 known shelterless people in the month of January alone. DERA housing has amassed a wait list of 2772 “active” applicants of which 319 are families and 1286 seniors. Of these, 50 families and 448 seniors have listed single room occupancy residential hotels as their principal residence. These families and seniors along with the “traditional” Downtown Eastside resident, are competing for a shrinking supply of affordable housing with an influx of de-institutionalized mental patients and others from outside the area, who are flooding into the Downtown Eastside which is seen as the last refuge for affordable housing in Vancouver. The result of this competition will mean the ultimate displacement of many residents and the destabilization of the community.

Based on these findings five recommendations are put forward to address some of the more negative trends:

- I. The establishment of a **Local Area Plan** for the Downtown Eastside to take a coordinated and comprehensive approach to the rapid changes that are taking place in the community.
- II. **An increased allocation for social housing units** for the Downtown Eastside to provide a larger stock of affordable housing for the residents, and to act as a bulwark against gentrification pressures on the community.
- III. **Better care for the mentally ill**, as the Downtown Eastside does not have the services to meet their needs.
- IV. Adoption of the **Hulchanski Report recommendations** (see Appendix K)
- V. The sponsorship of **non-profit groups to own and operate hotels** in order to ensure the retention of affordable residential units.
- VI. More **co-op housing** for the Downtown Eastside delivered through a modified 56.1 CMHC “type” programme in conjunction with subsidies from BCMHC and/or the City. This programme must allow a minimum target of 50- low income members in the co-operative.

DEFINITIONS

The following acronyms are used extensively throughout this report:

DERA	Downtown Eastside Resident's Association
CMHC	Canada Mortgage and Housing Corporation
BCHMC	British Columbia Housing and Management Commission
RTA	Residential Tenancy Act
RRAP	Rental Rehabilitation Assistance Programme
GAIN	Guaranteed Annual Income (welfare)
HPIA	Handicapped Persons Income Assistance
CPP	Canada Pension Plan
OAP	Old Age Pension
ILM	Index-Linked Mortgage

APPENDICES

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APPENDIX B	OWNER/OPERATOR SURVEY QUESTIONNAIRE
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1.0 PURPOSE

The purpose of this study is to document the status of the market housing stock and demographic profile of the residents in the Downtown Eastside of Vancouver. A survey of the residential hotels and their tenants in the Downtown Eastside was undertaken to identify the socioeconomic profile of the residents and the state of the residential housing stock (respectively) in terms of:

- o age, sex, income, household composition, and housing needs of residents;
- o availability, affordability, condition and stability of housing stock.

These findings will be compared with the results of the Downtown Eastside Housing and Residents Survey (1987-88) (where applicable) and a survey of community workers to identify any changes or trends that are occurring in the resident profiles and market housing stock of Downtown Eastside. Based in part upon these comparisons, changes in the nature of residents and housing stock will be documented, the implications of these changes for the community will be explored and recommendations to mitigate negative changes will be put forth.

2.0 BACKGROUND

In February 1987, Canada Mortgage and Housing Corporation (CMHC), in response to development pressures on the Downtown Eastside, funded DERA to undertake a comprehensive survey examining: 1) the demographic profile of the residents of the Downtown Eastside and their housing needs and aspirations; and 2) a description of the existing housing stock and comparisons between market and non-market housing. The results of this survey are published in the Downtown Eastside Housing and Residents Survey (1987-88).

This survey has subsequently served as an invaluable source of information regarding the socioeconomic profile of the average resident in the Downtown Eastside, his/her housing needs and desires and the state of housing stock in the community. In response to the current housing crisis in Vancouver, DERA has once again been commissioned by CMHC to undertake a housing and resident survey, however, on a much smaller scale. Of particular concern, as identified in the terms of reference, is the impact of the City wide affordable rental housing shortage and the proliferation of nearby mega-projects on the housing stock and demographic profile of the residents of the community.

3.0 THE PROBLEM

It is the premise of DERA that simultaneous pressures from within and without the community are changing the nature of the Downtown Eastside resident and housing stock. Low vacancy rates and rapidly rising rents elsewhere in the City are forcing residents from other parts of Vancouver to move into the Downtown Eastside, which is seen as the last refuge of affordable rental housing in City. Such an influx of new residents is putting pressure on existing services and driving down the vacancy rates of market housing, resulting in increased rents for what is often substandard housing. Existing stocks of social housing are running at capacity accruing one or two year wait lists. Market housing, primarily represented by residential hotels and rooming houses, is rapidly depleting due to pressures to demolish or convert such stock to higher end of market housing. Emergency shelters in the area are turning people away as unprecedented numbers of families, young singles, seniors and deinstitutionalized mental patients from around the province seek temporary shelter in the Downtown Eastside.

4.0 METHODOLOGY

This study utilizes four information gathering tools to respond to the terms of reference:

- (1) a Residents Survey, consisting of 100 tenants from 45 hotels and rooming houses; (see Appendix A)
- (2) a random telephone survey of the Owner/Operators of 130 hotels and rooming houses; (see Appendix B)
- (3) a Building Maintenance survey based on a status sheet of 102 hotel and rooming house inspections, supplied by the Permits and Licensing Department of the City of Vancouver (see Appendix C). Time and resources did not allow for a more comprehensive survey and only limited information can be derived from the City supplied status sheet. As a result, the data obtained from the Building Maintenance Survey is too limited to generate any significant information and therefore does not form a part of this study.
- (4) a survey of established community and government service workers in the Downtown Eastside, to elicit their knowledge of changes to existing housing stock and resident profiles, their reasoning for these changes, and the implications of these changes to the community. (see Appendix D for community workers contact sheet)

This study is limited to a survey of single room occupancy (SRO) residential hotels and rooming houses and their tenants, thus excluding tourist hotels, social housing, co-operative housing and other forms of private dwellings (i.e. apartments, condominiums, detached family housing etc). SRO residential hotels and rooming houses represent 75% of all residential units in the Downtown Eastside (City of Vancouver:1985) and serve as the principal residence for the vast majority of Downtown Eastside residents. As well, market housing is most sensitive to, and indicative of changes in vacancy rates, demolitions and conversions and generally reflects trends in changing housing stock.

5.0 THE STUDY AREA

The study area, known as the Downtown Eastside, is popularly referred to as "skid road", and often serves as the catchment area for many of the City's social problems. What is not widely known is that the Downtown Eastside is one of the most stable communities in the City of Vancouver, with a strong community identity, a vibrant mix of cultures, ages and ethnic backgrounds and an established group of residents who are committed to maintaining and improving the community. Indeed the Downtown Eastside Resident's Association (DERA) has been at the forefront of community improvement programmes. With over 4,000 members in the community, one-third of whom are Cantonese speaking Chinese Canadians, DERA has been active in campaigns to provide safer streets, better housing and amenities for residents, and generally raising the consciousness of the citizens and politicians of Vancouver regarding issues in the Downtown Eastside.

The Downtown Eastside, is physically bounded by Burrard Street to the west, Clark Drive to the east, Burrard Inlet to the north and Terminal and False Creek to the south. For information gathering purposes the community is often described using four census area tracts which include Strathcona, Downtown South, Downtown North and the Downtown Eastside. (see map)

5.1 WHO LIVES IN THE DOWNTOWN EASTSIDE?

The typical resident of the Downtown Eastside is a Caucasian male who lives alone and is possibly disabled. He is 45 years or older and a recipient of social assistance, with a monthly income of less than \$580, comprising 66.15% of the poverty line.¹

While this profile remains representative of the majority of the Downtown Eastside populace, changes in resident types are occurring. This study will identify these changes.

According to the 1986 Census, there are 16,488 people living in the four census tracts which make up the Downtown Eastside. Strathcona, with a population of 8063, is by far the most populated. Downtown South, with 1,691 residents living primarily in the lodging houses along Granville and Howe Street, has the smallest population of the four. Of these four census tracts, only the population of the Downtown Eastside has increased between 1981 and 1986 (the last census taken) by 10%. (Hulchanski:1989:3) Compared to other parts of the city this area has a disproportionately larger number of elderly people with fewer children.

¹ Note: This profile is based upon 1990 survey findings. In 1987 the age of the average Downtown Eastside resident was 51 years with a monthly income of less than \$439.00.

An average resident in 1990.

- 89% are males
- 93% are live alones
- average age is 47 years old
- 46% were born in B.C.
- 49% from else where in Canada
- 5% from out of Canada
- had an income of \$500/monthly
- paid \$300 or less on monthly rent.

The average resident has lived in the Downtown Eastside for 13 years.

98% surveyed live either in a housekeeping or sleeping room. 43% of tenants said they have some sort of health problems making it difficult to get around.

The average resident in the Downtown Eastside rated their physical ability as much better than in 1987, suggesting a younger healthier population.

With the average resident being slightly younger than in 1987 this does not indicate that the resident is better off in 1990.

When in 1987 the typical resident

- was 51 years old
- lived alone
- had an income of \$439/month
- paid \$225/month on rent
- etc..

5.2 THE HOUSING STOCK

The 1985 Social Planning Department survey estimates that there were approximately 12,500 rental units in the study area: 10,150 residential hotels and rooming house units and 2,350 apartments and row house units. According to the City of Vancouver's most recent estimates (1989) of the residential hotels and rooming house stock, there are about 9,000 units, representing a 10% loss (1,150 units) since 1985.

Approximately 75% of all residential units in the study area are sleeping or housekeeping rooms, the remaining 25% are self-contained dwelling units. The majority of the self-contained dwelling units are located in Strathcona (65%) or Downtown South (25%). About 77% of residents live in private market housing and 23% live in social housing. The vast majority of people living in private sector housing in the study area live in residential hotels and rooming houses, most of which are found in the Downtown Eastside and Downtown North. (Hulchanski:1989)

Sleeping and housekeeping units, which represent the primary housing unit in the Downtown Eastside, are typically 100 square feet of living space within which there is a bed, a dresser, a chair and a sink. A growing percentage of units have a hot plate and a fridge. Such units rarely contain washroom facilities or a telephone. Many hotels do not allow guests in the rooms, or levy a charge for visitors. There is little security of tenure for residents. Evictions and rent increases often occur on 24 hours notice, despite the recent extension of the Residential Tenancy Act to cover hotels, which makes this illegal.

The Downtown Eastside is also home to approximately 2,000 units of cooperative and non-profit rental housing offering a range of seniors, family and handicapped housing. This genre of housing has been successful in the community and runs at capacity, unable to keep up with the demands of those in need.

Social Housing Approvals in the Downtown Eastside since 1986:

1986 - Lesya Ukrainka, Housing Society , 827 East Pender St.

Date Opened: 1986 Tel: 253 - 9333

Number of Units: 34

Type of units: 5 Bachelor Apt., 21 One Bedroom Apt.

Who Qualifies: Seniors, 55 years /up

Operated By:

Where does one apply?

- 1987 - James McReady Building , 129 East Cordova St.
Date Opened: Oct. 1987 Tel: 682 - 5208
Number Of Units: 44
Type Of Units: 4 one bedroom , 40 bachelor Suites.
Who Qualifies? Low Income, non - drinkers.
Operated By: Salvation Army.
Where does one apply? 119 East Cordova St.
- 1988 - Mavis McMullen Place , 430 East Cordova St.
Date Opened: Feb. 1988 Tel: 253 - 9333
Number Of Units: 34
Type of Units: 16 bachelor suites, 8 one bedroom ,
3 two bedroom, 3 two bedroom
Townhouse, 4 three bedroom Apt.
Who Qualifies? Low Income, Hard to house women.
Where does one apply? Downtown Eastside Women's
Centre.
- 1988 - Shon Yee Housing Society, 628 East Hastings St.
Date Opened: Nov. 1988 Tel: 251 - 9884
Number Of Units: 72
Type Of Units: One bedroom Apt.
Who Qualifies? Low Income 55 years, women & men
Operated By:
Where does one Apply?
- 1988 - Chinese Freemasons Housing Society , 768 Prior St.
Date Opened: Nov. 1989 Tel: 251 - 7313
Number of Units: 81
Type of Unit: One bedroom Suites
Who Qualifies ? Low Income Seniors (65 /up)
Operated By: Chinese Freemasons Housing Society
Where does one apply ? Above Address.

- 1989 - Tellier Tower, 16 East Hastings St.
Date Opened: Feb. 1989 Tel: 688 - 2527
Number of Units: 90
Type of Units: 63 bachelor , 27 one bedroom , 9
modified units for disabled.
Who Qualifies ? Seniors Males 55 /up Females 45
/up.
Operated By: Dera Housing Society.
Where does one apply ? # 9 East Hastings St.
- 1989 - Lions Manor 111 , 102 Main St.
Date Opened: May 1989 Tel: 688 - 8602
Number of Units: 60
Type of Units: 54 one bedroom , 6 two bedroom.
Who Qualifies ? Seniors 55/up
Operated By: China Town Lion's Club
Vancouver Chinatown Housing Society.
Where does one apply ? 830 Campbell St. & 102 Main
St.
- 1990 - San Diego Lodge , 333 Powell St.
Date Opened: Feb. 1990 Tel: 683 - 3243
Number of Units: 25
Type of Unit: Bachelor Suites
Who Qualifies ? Special needs (chronically ill)
Operated By: St. James Social Housing
Where does one apply ? 329 Powell St.
- 1990 - Alexander House , 176 Alexander St.
Date Opened: Aug. 1990 Tel: 681 - 3090
Number Of Units: 81
Type of Units: One bedroom Suites
Who Qualifies ? Seniors 55/up
Operated By: Affordable Housing Advisory
Association.
Where does one apply ? 176 Alexander St.

6.0 SURVEY HIGHLIGHTS

The following information represents the highlights from the Resident and Owner/Operator Surveys:

6.1 PROFILE OF MARKET HOUSING STOCK

1) The vacancy rate for market residential hotels and rooming houses in the Downtown Eastside as of February 1990 is 3.97%. For those units under \$275.00 (which represents the maximum shelter allowance for a single person on GAIN) the vacancy rate is 3.25%.

2) Three point eight percent (3.8%) of all buildings surveyed reported having handicapped accessible units.

3) Twenty-two percent (22%) of all buildings surveyed reported having an elevator.

4) Amenities provided:

amenity	percentage of residents

cooking facilities in unit:	63%
fridge in unit:	67%
sink in unit:	95%
toilet in unit:	10%
bath/shower in unit:	11%
telephone in unit:	3%
laundry facilities in building:	48%

5) Nineteen percent (19%) of all building owner/operators reported having made improvement to their building in the last three years.

6) Three point eight percent (3.8%) reported improvements as a result of the City enforcement of health and safety standards.

6.1.1 Trends in Housing Stock

(i) Vacancy Rates

The Downtown Eastside market housing primarily consists of single room occupancy hotels and rooming houses. Traditionally this community has a much higher vacancy rate than the rest of the City, running at approximately 16%.²

Based upon survey results the vacancy rate is currently 3.97%. This vacancy rate dips to 3.25% if one examines the rate of vacancies among housing units which are \$275 and under (\$275 is the maximum shelter allowance for a single person on welfare; 67.7% of those surveyed reported GAIN as their primary source of income). One can account for this lower vacancy rate due to an increase in residents from outside the area seeking affordable housing in the Downtown Eastside.

(ii) Rents

Historically rents for units in the Downtown Eastside have been lower than in other parts of the City, with rents rising primarily to meet increases in the GAIN shelter allowance. 1990 survey results show, however, that 34% of those surveyed experienced a rent increase of 8.74% in the last twelve months. (No concomitant increase in shelter allowance was experienced.) Comparable housing units elsewhere in the City during that same time period have only experienced a rent increase of 5% for a bachelor and 7.7% for a one-bedroom unit as cited in the CMHC report entitled The Rental Market Survey Report for Vancouver CMA, October 1989.

Disparities in comparison with units elsewhere in the City become even more marked, when one notes that rents charged in the Downtown Eastside are based upon an average rent of \$2.75 per square foot for each unit. Indeed, average rents outside of the Downtown Eastside would be considered high if they were more than \$1.00 per square foot.

² A 16% vacancy rate for the Downtown Eastside was calculated by the City of Vancouver in their 1985 Downtown Expo Housing Survey.

(iii) Housing Conditions

Regarding the housing conditions in the Downtown Eastside, the City of Vancouver Permits and Licensing Department states that, of the hotels and rooming houses in the DERA survey for which they had information, 14 have varying degrees of standards violations. Many of these hotels are recurring violators.

The new Inspection Process is for the purpose of keeping existing privately owned hotels in a satisfactory condition. The owners apply for a two month permit upon which they agree to upgrade the building to the inspectors standards. At the conclusion of the two month period, another inspection is done. The owner/operator can then be granted another two month permit. This motion was passed on June 12, 1990 at Vancouver City Hall.

(iv) Stability

Due to internal and external development pressures on the community, the Downtown Eastside is facing the rapid depletion of affordable rental housing. In the past four years, four hotels have been closed because of sub-standard conditions, eight have been demolished and a further eight hotels have been lost to gentrification and/or conversion. Gentrification occurs when new residents, who are disproportionately young, white, professional, technical and managerial workers with higher education and income levels, replace older residents, who are disproportionately low income, working class, and poor, minority and ethnic group members and elderly - from older and previously deteriorated inner-city housing in a spatially concentrated manner, that is, to a degree differing substantially from the general level of change in the community or region as a whole. The definition hinges on economic, social, and population changes that cause physical changes in the neighbourhood.

The term originated in London where it's class connotations are perhaps more readily set. Usually gentrification implies residential renovation rather than redevelopment. A broader term is inner City revitalization, covering both renovation and redevelopment. But there are many others - one recent count found a total of 14 descriptive terms in the literature, including inner City resurgence, rejuvenation, reinvestment, resettlement, residential up - filtering, and the back to the City movement; in addition there are a range of labels such as white painting, brown stoning.

Many of these terms are value laden, not least residential revitalization, which might imply the absence of vitality prior to neighbourhood change, and as such has been resisted in the United States as prejudicial, if not racist.

Knowledge of impending development exists for six additional hotels. These figures represent a net loss of 754 housing units in the Downtown Eastside between 1986 and February 1990 and the imminent loss of an additional 983 units (see appendix 1 for a complete listing). This trend toward the demolition or conversion of existing hotels and rooming houses is expected to increase in the future as land costs, low vacancy rates and rising rents make the development of high end of market rental or condominium housing more lucrative.

<u>276</u>	units lost to conversion/gentrification
<u>287</u>	units demolished
<u>191</u>	units closed

6.2 RESIDENT PROFILE

1) Eight-nine percent (89%) of those surveyed were male. Eleven percent (11%) were female. These figures represent an 8.3% increase in the number of males surveyed in 1987. It is doubtful that there has been an 8.3% increase in the number of males in the Downtown Eastside since 1987. Rather, it can be concluded that the 1990 survey methods had an inherent bias toward male residents due to the fact that the principal interviewer was male and women in the community may have been reluctant to participate in the survey. Time and resources did not allow for the additional contracting of a female interviewer, and it was not deemed prudent to send a lone female interviewer into many of the hotels and rooming houses.

2) Ninety-three percent (93%) of households surveyed consisted of single persons. Seven percent (7%) are shared or couples. No families were interviewed; however this does not exclude the fact that there are a number of families living in residential hotels and rooming houses in the Downtown Eastside.

3) Twenty-five point eight one percent (25.81%) of the residents surveyed are 55 years and older, (ten point three one percent (10.31%) of residents are over 65 years of age and 2.10% are under 23.

4) Forty-three point four three percent (43.43%) of residents surveyed said they had some degree of health problems which made it difficult for them to get around.

5) Fifty-eight point three percent (58.3%) of all residents surveyed have lived in their building one year or longer and the average length of time in their current unit is 3.87% years.

6) Length of residency:

	Building	Downtown Eastside
less than 6 mo.:	35.5%	10.7%
6 - 11 mo.:	5.4%	0
1 - 2 years:	20.4%	14.0%
3 - 5 years:	18.3%	12.0%
6 - 10 years:	13.0%	21.5%
11 - 20 years:	5.4%	27.0%
21 plus years:	2.4%	16.13%

6.2.1 Demographic Trends

Survey results indicate that long term residents are staying in the community and that there is very little movement of the traditional resident out of the Downtown Eastside. Changes in resident profiles are being seen, however, because of an influx of younger people, women and families. These trends are supported by discussions with community service workers. For example, the Downtown Community Health Clinic has seen an increase of 15% in the number of new clients between 1988 and 1989. The Downtown Health Unit has seen a marked increase over the past two years in the number of women with babies moving into the Downtown Eastside to take advantage of cheaper rents and community services. The two Ministry of Social Services and Housing (MSSH) offices at Main and Powell have seen an increase of applicants under 35 years of age.

Other services such as emergency shelters are running at capacity and turning many away. The Lookout Emergency Shelter attributes this increased demand for emergency services to an influx in people from outside the area, many of whom are de-institutionalized mental patients from Riverview or Tranquille (Kamloops) hospitals. They note that five years ago, 80% of Lookout beds were occupied by people from this community. Today 55% of occupants are from outside the Downtown Eastside.

(O'Shannacery:1990)

6.3 RESIDENT'S INCOMES AND RENTS

1) Among all residents surveyed, 89.6% received their primary source of income from income maintenance programmes (GAIN, UIC, HPIA, CPP, OAP). Seventy-three point nine six percent (73.96%) of those on income maintenance depend either on GAIN or HPIA for their primary source of income.

2) Eighty-nine point four percent (89.4%) of all residents surveyed fell below the poverty line which, for a single person, consists of a \$10,522 annual income (876.83/mo.) set by the National Council of Welfare publication 1987.

3) Gross monthly income of residents surveyed:

monthly range	percentage of residents
---------------	-------------------------

\$250 or less	0
251 - 500	60%
501 - 750	23.5%
751 - 1000	9.4%
1000 plus	7.1%

4) Sources of income:

source	percentage of residents
--------	-------------------------

GAIN	67.71%
CPP	11.46%
OAP	3.13%
HPIA	6.25%
UIC	1.04%
WAGE	9.38%
OTHER	1.04%

5) The average rents for a unit in a hotel or rooming house in the Downtown Eastside is:

\$258.70/month for a sleeping room

\$278.52/month for a housekeeping room

\$300.00/month for a boarding room

6) Rent ranges:

Rents	Percentage of respondents
\$ 50-150	0
151-200	13.5%
201-250	40.6%
251-300	35.4%
301-350	4.2%
351-400	5.2%
401-450	0
451-500	1.04%
501- up	0

At present 82.3% of rents for hotels and rooming houses surveyed fall within the GAIN shelter maximum allowance (\$275.00) for a single person. Seventeen point seven percent (17.7%) of rents exceeded the GAIN maximum shelter allowance.

6.3.1 Socioeconomic Trends

Survey findings indicate that the standard of living for most residents of the Downtown Eastside remains low. Indeed the "average" income of a single person living in the Downtown Eastside has been tabulated from survey results as being \$579.29. Embedded within this average income are a small percentage of high wage earners located in the community, thus skewing the survey results and making the "averages" higher than actual incomes. For many people incomes are lower than \$579.29. Indeed the primary source of income for 67.71% of those surveyed is welfare/GAIN. CPP/OAP and HPIA were listed as the other primary income sources, representing 20.84% of those surveyed, with the remaining 9.38% and 2.08% deriving their income from wages or unspecified sources respectively.

As of September 1989 welfare/GAIN recipients receive:

Employable People (except single parent families and family members over 60 years old)

Family Size	Support	Shelter Maximum	Total Maximum
1 Person	\$ 200	\$ 300	\$ 500
Couple	352	485	837
Couple with One Child	423	560	983
Couple, Two Children	494	600	1,094
Couple, Three Children	565	650	1,215

**Unemployable People, all Single Parent Families and
People between 60-64**

Family Size	Support	Shelter Maximum	Total Maximum
1 Person	\$ 250	\$ 300	\$ 550
Couple or Single Parent & Child	402	485	887
Family of 3	473	560	1,033
Family of 4	544	600	1,144
Family of 5	615	650	1,265

GAIN — Rates for Handicapped People, August 1990

Family Size	Support	Shelter Maximum	Total Maximum
1 Person	\$ 394	\$ 300	\$ 694
2, One handicapped	546	485	1,031
2, Both handicapped	690	485	1,175
3, One handicapped	617	560	1,177

GAIN — Rates for Seniors, August 1990

Family Size	Support	Shelter Maximum	Total Maximum
1 Person (age 65 +)	\$ 394	\$ 300	\$ 694
2 (one, age 65 +)	546	485	1,031
2 (both, age 65 +)	690	485	1,175
3 (one, age 65 +)	617	560	1,177

The National Council of Welfare identifies the poverty line in 1989 for an individual or family living in an urban center with a population of 500,000-more as follows:

Family Size	Poverty Line
1	\$12,037
2	15,881
3	21,245
4	24,481
5	28,526

Based on these 1989 figures it becomes quite obvious that the average resident of the Downtown Eastside is living well below the poverty line, earning on average less than 57.75% of what the National Council of Welfare sets as the minimum income. Such figures become more important when trends indicate that a growing number of those living below the poverty line are families.

Evidence of the relative poverty of the average Downtown Eastside resident is further verified by survey results which indicate that the average rent paid by residents in the community is \$257.94. Hence most residents easily meet the "core needy" means test as they are paying an average of 45% or more of their income in rent. The global Agreement on Social Housing signed between the Government of Canada and the Government of British Columbia on the 23rd of April 1986 defines "Core Housing Needs" as "those households in need as defined". Households in need means those households who can not afford or can not obtain adequate or suitable accommodations.

This includes those households:

(a) Who occupy a crowded or inadequate dwelling and who currently pay less than 30% of their income for shelter costs for an adequate and suitable dwelling available in their market area as these terms are defined in the operating agreement.

(b) Who pay 30% or more of their income on shelter and for whom an adequate and suitable dwelling in their market area would consume 30% or more of their income.

It should be noted that most rents for housekeeping or sleeping rooms in the Downtown Eastside are pegged to the welfare/GAIN shelter allowance which is currently \$275 per month. Hence using the "average" rents may be misleading as a few residents surveyed who pay under \$275 may have skewed results to a lower rent than is actually paid by most residents in the community. As a result, many residents are paying well over 50% of their income in rent.

6.4 THE IMPLICATIONS OF THESE TRENDS

The residents of the Downtown Eastside, the housing stock and the community itself will all feel the impact of changes that have been identified in the survey findings of this study. The implications of these changes for each of these areas will be explored.

6.4.1 The Residents

The residents of the Downtown Eastside are facing increasing housing needs as is indicated by the increased numbers of people without shelter as well as families, seniors and high risk groups living in inadequate and substandard conditions.

(i) Shelterlessness

According to a recent study undertaken by the Urban Core Shelterless Committee there were 42 known people with no shelter whatsoever living in the Downtown Eastside in January, 1990. Of these, 40 are male and 2 are female. There are no current statistics of those living in the Downtown Eastside who are in threat of being shelterless, however, information provided by emergency shelters in the community suggest there may be "hundreds" of people in threat of being homeless.⁴ A sample of their reports, derived from the Shelterless study for January 1990 are as follows:

Dunsmuir House - January was a very busy month. On Sunday, January 4, 1990 they turned away 30 people.

First United Church - In January they had many requests for sleeping bags, and when they ran out of sleeping bags the individuals then asked for blankets. The soup kitchen statistics for January were 2,755, up 750 from January 1989.

Long House Council of Native Ministry - Some of the places where people slept over-night have been closed off. At Cordova and Powell, for instance the Port Authority and the CPR have wired off a section where four to ten people would sleep in lean-tos at any one time. Many people are doubling and tripling up in hotel rooms.

Lookout - The Lookout had 80 documented turn-aways in January (67 male and 13 female). They are seeing more teenagers, ages 16-18.

⁴ For the purposes of this study the United Nations definition of shelterless and homeless is adopted wherein shelterless refers to people living in emergency shelters or without any formal accommodation. Homeless refers to people who do not have adequate, affordable, accessible, appropriate or secure housing.

Triage - Triage had 28 turn-aways in January (20 male and 8 female).

Catholic Charities - They are running at 100% occupancy.

Vancouver Detox Center - The homeless people they are seeing are younger, in the late 20's and early 30's.

(ii) Homelessness:

Homelessness is a consequence of the continual loss of lower priced and low rent housing. The loss in turn, is largely caused by the rise in land and house prices. Lower income people find fewer and fewer housing options in major metropolitan areas because of gentrification, condominium conversion, and demolition of rental stock that take place in the traditional neighborhoods of the poor.

The definition of the term "homeless" or a homeless person, is one who did not stay in a recognized type of dwelling or shelter on Census Day. Therefore, a person who has no usual residence, but who either stayed with a friend or a relative, or who is able to afford a room on Census Day, is not "Homeless" according to the Census collection definition. The person should be, theoretically, enumerated by the regular Census procedures.

However, a person such as the one just described, may be classified as "Homeless" under the layman's definition and would probably be considered "Homeless" under most researchers definitions as well. Therefore, for Census data output, it would be desirable to identify such persons so that their data would be combined with those collected by the special Homeless program

(1) No Shelter

- * Sleeping in streets under bridges, in subways, in vacant lots , and doorways.
- * Pavement dwellers; and those rendered homeless by natural and man - made disasters.
- * Deinstitutionalization.

(2) Inadequate Shelter

- * Contaminated and limited water supply
- * No access to human waste disposal facilities.
- * No secure tenure, personal safety , or privacy at an affordable cost.
- * Slum and squatter settlements.
- * Those who have a tenuous hold on economic and social stability, at risk of becoming homeless.

(3) Lack of Community Facilities and Services

- * Health
- * Low cost transportation.
- * Centres for employment.
- * Education.

(iii) A Shortage of Adequate Housing

In addition to community information outlining housing needs in the Downtown Eastside, the DERA Housing Society has amassed a wait list for its five social housing projects of 4372 applications. Of these, 500 have been housed in DERA projects, 1,100 have gone elsewhere, leaving 2772 remaining on our wait list. This wait list, which has been updated to February, 1990, represents the demand for DERA sponsored housing alone. It becomes evident from examining the demographic and socioeconomic profile of those on the DERA wait list, together with the community workers survey, that there are three identifiable groups who are most affected by a shortage of adequate housing: families, seniors and high risk groups (i.e. the mentally ill, the physically disabled, substance abusers etc.)

Shortage of adequate Housing from the 1990 Survey.:

Single adults with no children	-----	1917	
Single parents with children	-----	235	kids -- 385
Single adults over 45 without kids--		810	
Single adults under 45 no kids-----		1073	
Two adults no children	-----	836	(418 records)
Two adults over 45 no kids-----		390	(195 records)
Two adults under 45 no kids-----		420	(210 records)
Two adults with kids-----		294	kids -- 247 (147 records)

Total Number of Applications ----- 2796 on waiting list.

As of March 30, 1987, the total number of applicants was 1502, so from the statistical findings based on applications, the number of people in need of adequate housing has escalated in the past three years. More detailed data on families, seniors, and non-elderly for 1987 is lacking, because of the updating procedures involved.

(a) Families

There are 529 families (applicants with children) on the DERA Housing wait list, representing 632 children. In 1990, 11.72% of all applicants were families, representing a startling 80% increase in family applicants since 1986.

Of the 529 families on our wait list, 50 families have listed their principal residence as a Downtown Eastside single room occupancy hotel. Of the 130 hotels surveyed, 88% of units did not have bathroom facilities in the unit, 75% did not have cooking facilities in the unit, and 52% did not have laundry facilities in the building. It is quite likely that of these 50 families many of them are living in similar conditions.

Community workers have confirmed these trends indicating the increasing numbers of families in housing need:

Downtown Community Health Clinic - There has been a marked increase in the past two years in the number of women with children in the Downtown Eastside. They are staying primarily in hotels or temporary shelters.

St. James Social Services (Agape) - There are more families with children living in hotels. In 1986-7 Agape placed two families in hotels, and three parents were placed in hotels while their children were in care. In 1988-89, six families with children were placed in hotels, and twelve parents had to live in hotels while their children were in care.

(b) Seniors

Seniors living within the geographic area defined as the Downtown Eastside are classified by DERA, BCHMC, CMHC and the City of Vancouver Social Planning Department as 45 years and older. This classification has evolved from the understanding that lower standards of living, poorer working and housing conditions and generally poorer health has left many of the residents of the Downtown Eastside facing health and disability problems at a much earlier age than their middle class counterparts elsewhere in the city.

There are currently 1501 seniors (45 or older) on the DERA Housing wait list; 505 women and 996 men. Of those 1501, 448 seniors, 387 men and 61 women, have given their principal residence as a single room occupancy hotel in the Downtown Eastside. These seniors face the same substandard housing conditions as the families that live in hotels.

(c) High Risk Groups

High risk groups in regard to housing needs can be categorized as de-institutionalized mental patients, substance abusers (alcoholics and drug addicts), people who are HIV positive, refugees and pregnant teens. (This is by no means an exhaustive list, but rather reflects the concerns of the community workers.)

Perhaps the most visible of this groups are the de-institutionalized mental patients. Indeed, the Greater Vancouver Mental Health Service estimates that in Vancouver and Richmond alone there are over 200 mental patients on waiting lists for boarding homes. The Strathcona Community Care Team, which treats many of the mentally ill in the community, states that it now takes as long as four months for a mental patient to get into a boarding home, compared to three weeks only two years ago. As a result, many of those who cannot find Government subsidized accommodation make their way to the Downtown Eastside, where they can find affordable (albeit substandard) housing, and where the community is more tolerant of their presence.

For the others lumped into this "high-risk" category there is little public recognition of their needs. The community itself is beginning to develop services for these groups, (i.e. the Heritage House is creating an AIDS residence, and the Downtown Eastside Youth Activities Society has established a Needle Exchange Programme). However, funding is in short supply and services are few and far between.

6.4.2 The Housing Stock

Affordable rental housing stock in the form of SRO hotels and rooming houses is rapidly depleting as the community has experienced a net loss of 754 housing units and the imminent loss of 983 additional units.

This trend toward the demolition and/or conversion of adequate housing stock is exacerbated by the unprecedented pressures the community is experiencing from urban mega-projects which straddle its borders, and a city-wide rental housing crisis which is accelerating an ongoing process of gentrification.

There is a general consensus in the community to implement a housing strategy which would encourage the retention of the "traditional" resident through the provision of safe, secure and affordable social housing. In this way, social housing can act as a bulwark against the rapid changes that are taking place in the community, and it can be targeted toward the special needs of the residents i.e. families, seniors and the handicapped. Another strategy to meet the housing needs of the residents and to protect existing affordable housing is the take over of several of the community's residential hotels by non-profit groups. Such "take-overs" would ensure the continued availability of affordable and well-maintained housing stock and assure that they are properly managed in a safe and legal manner.

6.4.3 The Community

The Downtown Eastside is one of the oldest and most stable communities in Vancouver. This stability, however, is fragile, dependent chiefly upon the fact that for the better part of its history, the Downtown Eastside has largely gone untouched by the development that has taken place in Vancouver.

Indeed the community has special needs, and in response to those needs there has developed a unique concentration of services found no where else in the City (or the Province for that matter). For example, the Downtown Eastside offers affordable housing, emergency shelters, food and clothing banks, social service offices, the Downtown Deposit Project, health clinics, and the needle exchange programme to name only a few unique services. Moreover, the Downtown Eastside has a history of tolerance for difference, and as a result there is a rich cultural and socioeconomic diversity which exists in relative harmony.

Growing development pressures, however, threaten to attack this fragile balance by displacing many of the traditional residents. This occurred during EXPO 86 and it exacted a heavy toll on the residents, many of whom were evicted from their homes after many years of residency. The resident response was in some cases suicide and mental breakdown. Many community groups, particularly health organizations, lost contact with their patients, resulting in people going untreated and potentially placing the community at risk.

If this trend toward destabilization continues, the community will lose its stable population, leaving it open to more homelessness, transients, violence and indifference.

7.0 THE RESIDENT SURVEY

The Resident Survey consists of 28 questions, largely derived from the 1987 Downtown Eastside Housing and Residents Survey for ease of comparison (see Appendix E). For the purposes of this smaller and more narrowly defined survey, however, sections of the 1987-88 survey relating to "community description", and "desired resident changes to the community" were deleted.

This 1990 survey consists of one-hundred completed surveys from 45 hotels and rooming houses in the Downtown Eastside (see Appendix F for names of hotels and rooming houses). The survey was undertaken largely by one DERA staff member, but on occasion two, between the last Friday of January and the last Tuesday of February 1990. These dates were chosen because welfare/GAIN cheques are issued on the last Wednesday of each month, and subsequently there is little movement between pay periods.

The interviewer randomly chose hotels from the broader survey list to which to make a visit in person. To ensure an adequate sample the interviewer selected residents from three different floors in the hotel, as many hotels arrange different types of residents on different floors. For example, one floor for transients, one for "drinkers" and several for long term residents.

In many cases landlords would not allow the interviewer(s) access to the residents. At other times residents were not at home or unavailable when the interviewer attended. In a very few incidents residents refused to participate or were unable to complete the interviews.

7.1 FINDINGS

See Appendix H for detailed findings of the Resident Survey.

The Resident Survey consists of three major elements:

(i) The demographic and socioeconomic description, containing the following aspects: gender, age, household composition, place of birth, length of residency in unit, monthly rent, monthly income, source of income and disabilities and health problems.

(ii) The housing and facilities description, examining laundry and maid service availability, furniture provided, adequacy of heat and bathroom facilities, cooking facilities, telephone accessibility, adequacy of hotel security and resident safety, house rules imposed by owner/operator, and extra charges (other than rent).

(iii) The maintenance standards and changes in hotel ownership and use, which includes tenant observations of repairs and maintenance to the building (both minor and major), changes in ownership, rental increases, and knowledge of hotel demolition or conversion. Subsumed under this category are questions regarding tenant knowledge of their rights under the Residential Tenancy Act which was recently extended to cover hotels and rooming houses.

7.2 LIMITATIONS OF RESIDENT SURVEY

Upon analysis, it becomes evident that the results of the Resident survey tended to focus more on the elderly GAIN or OAP recipient. This fact devolved from the limitations of the administration of the survey, which include:

- o the survey was undertaken between 11:00 am and 3:00 pm on weekdays only, thus excluding many "wage earners" and those who are away from home during the day;
- o the eagerness of lonely elderly residents to talk with the interviewer and the unwillingness of younger people to participate in the survey.
- o women were particularly unwilling to participate in the survey, presumably because the principal interviewer was a single male.⁵
- o the small size of the survey sample failed to capture the growing minority of families with children living in residential hotels.

To compensate for these limitations, it was decided to augment the resident survey with a survey of community and government service workers in the Downtown Eastside who work closely with residents and would be aware of changes in resident profiles.

⁵ There were nine women who refused to participate in the Residents Survey.

8.0 OWNER/OPERATOR SURVEY

The Owner/Operator survey consists of eleven questions largely derived from the Owner/Operator survey used in the 1987 study (see Appendix H). For the purposes of this smaller, more specific survey, questions pertaining to "RRAP funds received or applied for" are excluded. No comparison can be made between the 1987 and 1990 owner/operator survey results as the survey responses in 1987 were too limited to generate a significant sample and were, therefore, not included in the study analysis.

This survey consists of 130 hotels (see Appendix I for list) of which 105 questionnaires were completed. The survey was undertaken by one DERA staff member who telephoned the owner/operator's of 130 residential hotels and rooming houses chosen from a compilation of the 1987 DERA Survey list, the DERA housing registry list and the City of Vancouver listing of SRO residential hotels and rooming houses.

The non-completion of 25 surveys can be attributed to the non-cooperation of the owner/operator, a language barrier between the interviewer and the owner/operator, and the inability to contact the owner/operator over the telephone. Time and resources did not permit an in person interview with those owner/operators who lacked telephones, nor were there the resources to hire an interpreter for non-English speaking owner/operators (see appendix J for more details regarding incomplete surveys).

8.1 FINDINGS

See Appendix L for results of the Owner/Operator Survey findings.

The Owner/Operator survey consists of three major elements:

(i) The availability and affordability of units, examining the total number of units, the types of units (i.e. housekeeping, sleeping etc), rents charged, and the number of permanent residents.

(ii) The accessibility of units for the handicapped and families with children, examining the number of families with children currently in the hotel, the suitability of the hotel for children and the number of units reserved for families with children as well as the existence and number of units which are wheelchair accessible.

(iii) The condition and stability of units describing the types of improvements made to the hotel since 1987, if these improvements were a result of City enforcement, any improvements planned for 1990 and beyond, and the likelihood of the hotel being sold or demolished (see Appendix K for details of lost units).

9.0 COMMUNITY WORKERS SURVEY

This section undertook a survey of 22 established community and government service organizations in the Downtown Eastside (see Appendix D for a listing of those surveyed). The purpose of this survey was to elicit the experiential knowledge of community groups regarding changes to existing housing stock and resident profiles, their reasoning for these changes, and the implications of these changes for the community. Such a community canvass was not included in the 1987-88 survey. Indeed, the rationale for including this section was twofold:

- 1) the limitations of the Resident survey (noted earlier) were believed to be skewing the findings regarding changes in the socioeconomic profile of the Downtown Eastside resident. To counteract these limitations a cross section of community groups and long time workers in the Downtown Eastside were consulted.

- 2) the wealth of "experiential knowledge" of groups in the community, and their ability to detect changes in resident profiles where a formalized survey cannot. For example, the Ministry of Social Services is often the first place a resident will turn for income support and therefore noticeable changes in age or ethnic type will be obvious.

Health units also see changes in the clients they serve and in their needs e.g. increasing numbers of pregnant women or substance abusers.

These community service groups were chosen for consultation based upon the following criteria:

- o their service to a certain segment of the community, for example Natives, seniors, women, youth and families;

- o the kinds of services they delivered, such as health (mental and physical), emergency shelter, counselling, childcare, crime prevention or intervention, and food and clothing provisions;

- o their status as an "established presence" in the community in regard to their familiarity to residents and their knowledge of community issues.

Very few of these groups keep "statistics" or any other formal records documenting changes in housing stock or resident profiles. Their observations are based upon experiential knowledge specific to their work in the community and is therefore relevant on that basis alone. ⁶ Many of those canvassed did not want to be quoted due to the confidential nature of their work and, therefore, only general trends can be generated from this survey. More specific findings, where applicable and where permission has been granted, are incorporated within the analysis of this study.

⁶ For verification regarding the validity of the use of "experiential knowledge" refer to Glaser and Strauss, Discovery of Grounded Theory: Strategies for Qualitative Research, New York, 1967.

9.1 FINDINGS

The following information is a generalized summary of the findings from the community workers survey. This information is in point form, and its ordering is random, bearing no relationship to the level of stated importance or the frequency of any particular noted change.

9.1.1 Community Knowledge of Changes in Resident Profiles

- o More mentally ill people in the Downtown Eastside;
- o More younger people generally, many of whom are involved in criminal activities;
- o More women, particularly women with children and more young pregnant women;
- o More people without shelter in the community;
- o More Latin American refugees;
- o An increase in the number of battered women;
- o More people from outside of the Downtown Eastside, many of whom are "non-traditional" residents i.e. middle class wage earners;
- o More people with severe, chronic and multiple illnesses e.g. mentally ill drug abusers;

9.1.2 Community Knowledge of Changes in Housing Stock and the Tenants

- o Fewer vacancies in the residential hotels;
- o More women with children living in SRO hotels and rooming houses;
- o Landlords becoming more selective with tenants, often evicting or turning away the "hard-to-house" i.e. substance abusers, people with behavioral problems, the mentally ill, etc.;
- o Increasing number of demolitions of adequate and affordable hotels and rooming houses;
- o Emergency shelters running at capacity;

- o An increase in the number of people sleeping in parks, under the viaducts, and on the street;

9.1.3 Community Understanding of Forces Causing These Changes in Resident Profiles and Housing Stock

- o The City wide crisis of the lack of affordable housing;
- o The deinstitutionalization of mental patients from Riverview and Tranquille Hospitals;
- o The Downtown Eastside becoming a referral destination for social problems throughout the Province;
- o The forced movement of "street kids" off the Granville Street Mall, many of whom end up in the Downtown Eastside and conflict with the established;
- o The demolition of adequate housing;
- o The lack of facilities for street kids, substance abusers, single mothers and the mentally ill;
- o The need for social housing in the community.

9.1.4 Perceived Implications of These Changes for the Community

- o More people without shelter, particularly the "hard-to-house";
- o More families with children living in the residential hotels and rooming houses;
- o More violence in the community as an increasing number of mentally ill people and substance abusers move into the Downtown Eastside;
- o More pressure on the existing services i.e. emergency shelters, counselling services, existing social housing, health services etc.;
- o The further gentrification of the community, displacing many of the traditional residents.

10.0 RECOMMENDATIONS

Based upon the findings of this study, the following recommendations have been formulated to address the reversal of some of the more negative trends.

10.1 A LOCAL AREA PLAN FOR THE DOWNTOWN EASTSIDE

The Downtown Eastside requires a Local Area Plan (like that of Strathcona, Kitsilano and Mount Pleasant) to take a coordinated and comprehensive approach to reacting to the rapid changes that are taking place within and without the community. This LAP should be sponsored by the City of Vancouver and include a planner whose activities will be dedicated to the Downtown Eastside and its unique needs and solutions.

A particular concern to be addressed in this LAP is the relative lack of regional coordination and communication which results in changes that impact upon the community, but whose impetus is outside of the community's control. Three examples were mentioned:

(1) The recent City wide housing crisis is causing many "non-traditional" residents to move into the community, effectively driving down the vacancy rate and causing rents to increase.

(2) The influx of de-institutionalized mental patients who, with no where else to go, are moving into the Downtown Eastside.

(3) The planned rezoning of the Downtown South area will have an impact on the Downtown Eastside as many of the Granville Mall "street kids" move into the community.

10.2 AN INCREASE IN SOCIAL HOUSING

The DES needs an increase in the allocation of social housing units targeted toward families and singles based upon their growing numbers in the community.

This increased allocation of social housing units will serve a dual purpose: it will not only provide more adequate and affordable housing for the residents of the Downtown Eastside, but will act as a bulwark against the insurmountable gentrification pressures that the community is experiencing and that can only be expected to accelerate.

It has been argued that additional housing projects should be built by, or in consultation with, indigenous non-profit groups in the Downtown Eastside. The rationale for this "indigenous involvement", is that there are many "community specific" housing needs, particularly regarding design, that an outside group may not be aware of and that existing guidelines often do not address. Such community specific guidelines could be incorporated in a Local Area Plan.

10.3 BETTER CARE FOR THE MENTALLY ILL

The Provincial Government, under the auspices of the Ministry of Health, must immediately house and care for the de-institutionalized mental patients which are flooding into the Downtown Eastside. The Downtown Eastside does not have the services to meet the needs of this group of residents and they are, therefore, not being properly cared for and as a result are placing themselves and other residents in the community at risk.

10.4 ADOPTION OF THE HULCHANSKI REPORT RECOMMENDATIONS

The Hulchanski report entitled Low Rent Housing in Vancouver's Central Area: Policy and Program Options ⁷ has developed, in consultation with the community, a variety of viable strategies to address the loss of residential hotels and rooming houses in the Downtown Eastside. DERA would strongly urge the City of Vancouver to implement these strategies. (see Appendix M)

10.5 CHANGING HOTELS TO NON-PROFIT HOUSING

DERA reiterates its recommendation made in the Downtown Eastside Housing and Residents Survey (1987-88), to introduce a programme allowing non-profit housing groups to purchase and operate existing residential hotels. Many of these licensed hotels (31 in the Downtown Eastside) are "non-conforming" and are often charged with violating Liquor Control Board regulations, such as serving minors, over-serving and overcrowding in the bars. Indeed, many of the community's social ills are exacerbated by the fact that 80% of Vancouver's licensed hotels operate in the Downtown Eastside.

If a non-profit housing group could take over some of the more notorious hotels, they could be renovated to improve the housing conditions, and the revenue from liquor sales could be turned back into the community.

10.6 MORE CO-OP HOUSING

The Downtown Eastside requires a commitment to a publicly funded co-operative housing programme. Such a commitment could possibly be administered through a modified 56.1 CMHC "type" programme in conjunction with subsidies from BCHMC and/or the City. It would be essential for the success of this programme to have a minimum target of 50% low income members in the co-operative as opposed to the current ceiling of 30% low income members under the ILM programme.

⁷ This September 1989 report by Dr. David Hulchanski at the University of British Columbia, Centre for Human Settlements, was commissioned by the City of Vancouver.

Co-op housing has been very successful in the Downtown Eastside, not only as a method of creating affordable housing in the community, but as a vehicle for community improvement and stability. Indeed, the co-operative model encourages:

(i) individual development through:

- (a) members gaining new skills through the operation and management of the co-operative that often leads to job opportunities;
- (b) instilling a sense of pride of ownership and permanency in co-op members;
- (c) members becoming more aware and involved in the community and its issues.

(ii) a balanced mix of socioeconomic groups in the community:

- (a) by allowing middle income co-operative members to remain in the community or to move into the Downtown Eastside without being agents of gentrification;
- (b) creating an environment for middle income renters to share skills and experiences with low income co-operative members and to the community at large;
- (c) by bringing more buying power into the community and supporting local economic development.

(iii) a stabilizing component to the Downtown Eastside:

- (a) by providing adequate, affordable and secure housing for the residents of the community, ensuring they will not be displaced by rising rents or decreasing vacancies;
- (b) by housing middle income families and singles;
- (c) by providing a permanent stock of housing that will not be threatened by future changes in use, by demolition or by gentrification.

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APPENDICES

APPENDIX A

RESIDENTS SURVEY QUESTIONNAIRE

1. Do you live alone in your unit?
 yes
 no
2. Your sex? male female
3. What is your age? (_____)
4. Where were you born?
 BC
 (_____) Other Province
 (_____) Other Country
- 5.(a) When did you move to the Downtown Eastside? (_____)
- (b) Where did you live before? (_____)
- 6.(a) Type of unit you last lived in? (i.e. sleeping, boarding, housekeeping ect.)(_____)
- (b) Type of unit you are currently living?(_____)
7. How long have you lived in your current unit? (_____)
8. What is your total monthly rent? (_____)
9. What is your main source of income? (_____)
10. What is your gross monthly income? (_____)
11. Does your health affect your getting around and doing tasks? (_____)
12. How would you rate your physical ability in areas of walking, hearing, seeing; ability to accomplish tasks?
 severely limited (must have personal care; cannot use stairs)
 moderately limited ability, (some personal assistance needed)
 minor difficulties, (some medical supervision)
 no incapacity
13. What services do you have:
 stove hotplate
 in unit out of unit
 refrigerator

in unit out of unit

sink
 in unit out of unit

toilet
 in unit out of unit

bath shower
 in unit out of unit

telephone
 in unit out of unit

elevator
 laundry facilities in building

maid service

clean linen:
 once a week
 once every two weeks
 once or twice a month
 not at all

bed and mattress would like one
 table would like one
 chair would like one
 dresser/bureau would like one
 rug carpet would like one

14. If you share bathroom facilities, do you find them adequate? (_____)
15. Is the heat adequate in your unit? (_____)
16. Is your building locked:
 at night only
 both day and night
17. Are you satisfied with the security facilities in this building? (_____)
18. How much damage or security deposit do you pay:
 zero
 key deposit only, amount: (_____)
 less than half a month's rent, amount: (_____)
 half a month's rent exactly, amount: (_____)
 more than half a month's rent: (_____)
19. Are you allowed visitors:
 anytime without charge
 during the day without charge

- anytime for a fee: _____(amount)
 fee for overnight visitors: _____(amount)
20. Have there been any major or structural renovations to your building:
 in the last six months
 more than six months ago
 don't know
21. Have there been any minor renovations or repairs to your building, such as painting or carpeting:
 in the last six months
 more than six months ago
 don't know
22. Has the ownership of your building changed:
 in the last six months
 six to twelve months ago
 it has not changed in the past year
 don't know
23. Has the rent for your unit increased:
 in the last six months
 in the past six to twelve months
 is about to increase within the next three months
24. If yes, your previous rent was:(_____)

Your new rent is: (_____)
25. If you have received a rent increase in the past year, or if you are about to receive an increase, did you receive three months written notice? (_____)
26. Have you received notice that your building is going to be converted or demolished? (_____)
- If yes, when will this occur:
 in the next three months
 three to six months from now
 six to twelve months from now
 some unspecified time in the future
27. If you have not received notice of conversion or demolition, are you aware of any rumours that changes to the building may force your eviction in the coming year? (_____)
28. Are you aware of your rights as a tenant under the new Residential Tenancy Act? (_____)

APPENDIX B
OWNER/OPERATOR SURVEY

1. Total number of units: (_____)
2. Types of units: (give numbers)
(____)sleeping
(____)boarding
(____)housekeeping
(____)self-contained
- 3(a)Rents (in dollars):

	Tourist	Weekly	Monthly
sleeping	(____)	(____)	(____)
boarding	(____)	(____)	(____)
housekeeping	(____)	(____)	(____)
self-contained	(____)	(____)	(____)
- (i) Vacancy rate for room type?
(____)sleeping
(____)boarding
(____)housekeeping
(____)self-contained
- (b) Do you only rent monthly?(_____)
4. Are any of your units unavailable, or unusable for residential accomodation? (_____)
- 5.(a) Number of permanent residents: (_____)
- (b) (i) Number of children: (_____)
- (ii) Do you have any units suitable for families? (_____)
- 6.(a) Is your hotel/rooming house wheelchair accessible?
(_____)
- (b) Do you have an elevator? (_____)
7. Has this hotel changed ownership since 1987?
(____)
- 8.(a) Have you done improvements or revovations since 1987?
(_____)
- (b) Have any of these improvements/changes been a result of the enforcement of City maintenance standards? (____)
9. (a) Are any improvements planned for 1990?
(_____)
- (b) Will any evictions be necessary as a result of planned

improvements? ()

10. Is this hotel likely to be sold in 1990?
() yes () no () don't know/refused
11. Are there any plans for demolition or conversion of
this building?
() yes: when? ()
() no () don't know/refused

**APPENDIX C
STATUS SHEET ON HOTELS**

<u>HOTEL</u>	<u>ADDRESS</u>	<u>INSPECTION DATE</u>	<u>STATUS</u>
ABBOTT MANSIONS	404 ABBOTT	JAN 30/90	OK
AFTON	249 E.HASTINGS	OCT 26/89	OK
AMBASSADOR	1212 GRANVILLE	OCT 4/89	OK
ARCO	83 W.PENDER	JAN 30/90	OK
ARGYLE HOUSE	106 W.HASTINGS	FEB 15/89	OK
ASTORIA	769 E.HASTINGS	FEB 6/90	OK
AU CHIU	139 E.PENDER	JAN 23/90	OK
AVALON	165 W.PENDER	JAN 31/90	OK
BALMORAL	159 E.HASTINGS	FEB 7/90	VIOLATIONS
BAY	621 SEYMOUR	JAN 16/90	OK
BEACON	7A W.HASTINGS	JAN 31/90	OK
BRANDIZ	122 E.HASTINGS	SEPT 11/89	OK
BRAZIL	261 E.HASTINGS	NOV 17/89	OK
BURNS BLOCK	18 W.HASTINGS	FEB 1/90	OK
CAMBIE	314 CAMBIE	JAN 2/90	OK
CANADIAN	1203 SEYMOUR	FEB 2/90	OK
CECIL	1336 GRANVILLE	SEPT 28/89	OK
CLARENCE	515 SEYMOUR	JAN 10/90	OK
CLIFTON	1125 GRANVILLE	SEPT 28/89	OK
COBALT	917 MAIN	NOV 1/89	OK
COLUMBIA	303 COLUMBIA	FEB 15/90	VIOLATIONS
COLUMBIA PLACE	103 POWELL		D.U.S.
CORDOVA LODGE	146 E. CORDOVA		DEMOLISHED

CORDOVA ROOMS	56 E. CORDOVA	JAN 10/90	VIOLATIONS
COSMOPOLITAN	31 W.HASTINGS		VACANT
DEL-MAR	553 HAMILTON	FEB 8/90	OK
DOMINION	210 ABBOTT	NOV 11/89	OK
DREXAL	5 W.HASTINGS		VACANT
GASTOWN(BUTLER)	110 WATER	JAN 2/90	OK
GLENAIRD	1018 GRANVILLE	OCT 11/89	OK
GOLDEN CROWN	116 W.HASTINGS	JAN 30/90	VIOLATIONS
GRAND TRUNK ROOMS	55 POWELL	DEC 14/89	OK
GRAND UNION	74 W.HASTINGS	AUG 9/89	VIOLATIONS
GRAVILLE	1261 GRANVILLE	OCT 31/89	OK
GRESHAM	716 SMITHE		VACANT
HAMPTON	124 POWELL	NOV 1/89	OK
HASTINGS ROOMS	103 E.HASTINGS	NOV 14/89	OK
HILDON HOTEL	50-52 CORDOVA	DEC 14/89	VIOLATIONS
HOLBURN	367 E.HASTINGS	NOV 17/89	OK
HOMER HOUSE	862 HOMER	APR 11/89	OK
JACKSON ROOMS	322 JACKSON	JUNE 1/89	OK
KINGS ROOMS	326 POWELL	JAN 16/90	OK
LAUREL APTS	610 ALEXANDER	OCT 10/89	OK
LIONS	316 POWELL	DEC 6/89	OK
LUCKY LODGE	134 POWELL	JAN 31/90	OK
MAIN ROOMS	117 MAIN	MAY 3/89	OK
MARR	403 POWELL	SEPT 7/89	OK
MONTGOMERY APT.	429 W.PENDER	FEB 7/90	VIOLATIONS
NEW DODSON	25 E.HASTINGS	OCT 11/89	OK
NEW ZEALAND ROOMS	233 MAIN	OCT 3/89	OK

ROOSEVELT	166 E.HASTINGS	JAN 23/90	OK
SHALDON	52 E.HASTINGS	JAN 10/89	OK
SHAMROCK ROOMS	35 E.HASTINGS	FEB 13/90	OK
SILVER	175 W.PENDER	JAN 31/90	OK
SILVER LODGE	176 POWELL	JAN 17/90	VIOLATIONS
SMILEY'S ROOMS	512 E.CORDOVA	JAN 3/90	OK
SPINNING WHEEL	210 CARRALL	OCT 15/89	OK
ST. CLAIR	877 RICHARDS	NOV 14/89	VIOLATIONS
ST. HELEN'S	1161 GRANVILLE	NOV 7.89	OK
SUN AH	100 E.PENDER	FEB 9/90	VIOLATIONS
SUNRISE	101 E.HASTINGS	DEC 12/89	OK
TREMONT	204 carrall		DEMOLISHED
UNITED ROOMS	139 E. CORDOVA	DEC 15/89	OK
VET'S ROOMS	311 MAIN	OCT 3/89	OK
VICTORIA HOUSE	514 HOMER	JAN 10/90	OK
VIELE	33A W.HASTINGS		VACANT
VINCENT BACKPACKERS	927 MAIN	FEB 9/90	OK
WALMAR ROOMS	87 E.HASTINGS	NOV 1/89	VIOLATIONS
WASHINGTON	177 E.HASTINGS	NOV 15/89	OK
WEST	444 CARRALL	MAR 15/89	OK
WINGS	143 DUNLEVY	JAN 20/90	OK
WINTERS	203 ABBOTT	NOV 16/89	OK
WONDER ROOMS	50 E. CORDOVA	JAN 10/90	OK
YALE	1300 GRANVILLE	SEPT 28/89	OK
YORK ROOMS	259 POWELL	JUNE 7/89	OK

D.U.S.: DWELLING UNIT SELF-CONTAINED

I.D.U.: INDIVIDUAL DWELLING UNIT

NOTE: THE PERMITS
AND LICENSING
DEPARTMENT DOES NOT

NIAGARA	435 W.PENDER	JAN 10/90	OK
NO NAME	1170 HOWE		DEMOLISHED
NO NAME	1172 HOWE		DEMOLISHED
NO NAME	236 PRINCESS		2 D.U.S
NO NAME	242 JACKSON		D.U.S.
NO NAME	337 E.HASTINGS		D.U.S.
NO NAME	510 ALEXANDER	NOV 20/89	OK
NO NAME	618 E.CORDOVA		I.D.U.
NO NAME	811 HAMILTON		I.F.D.
NO NAME	230 PRINCESS	NOV 23/89	OK
NO NAME	504 ALEXANDER		BURNT
NO NAME	566 POWELL	JAN 11/90	OK
NO. 5 ORANGE	205 MAIN	OCT 3/89	OK
OHIO ROOMS	245 POWELL	FEB 5/90	OK
ORANGE HALL	297 E.HASTINGS		D.U.S.
OYLIN KONG SHAW	370 POWELL	JAN 7/86	VACANT
PACIFIC ROOMS	507 MAIN	DEC 13/89	OK
PALACE	37 W.HASTINGS	JAN 18/90	VIOLATIONS
PASSALIN	746 RICHARDS	JAN 18/90	OK
PATRICK ANTHONY	561 E.HASTINGS	SEPT 11/89	OK
PENDER	31A W.PENDER	DEC 14/89	OK
PHOENIX	514 ALEXANDER	FEB 6/90	OK
PRINCESS ROOMS	333 COLUMBIA	JAN 10/89	OK
PRINCESS ROOMS	215 PRINCESS	SEPT 27/89	OK
RAINBOW	412 CARRALL	FEB 4/90	VIOLATIONS
REGENT	160 E.HASTINGS	NOV 15/89	OK
RICHARDS ROOMS	520 RICHARDS	FEB 8/90	OK

I.F.D.: INDIVIDUAL FAMILY DWELLING

INSPECT THESE UNITS
AS HOTELS.

SOURCE: City of Vancouver, Permits and Licensing Department
February 1990

**APPENDIX D
COMMUNITY WORKERS CONTACT SHEET**

Carnegie Community Centre
Catholic Charities
Crab Tree Corner
Downtown Community Health Clinic
Downtown Eastside Health Support Services
Downtown Eastside Resident's Association
Downtown Eastside Youth Activity Society
Downtown Health Unit
Downtown Youth Project
Dunsmuir House
First United Church
Long House Council of Native Ministry
Lookout Emergency Shelter
Ministry of Social Services and Housing - Dockside and Waterfront
Native Indian Police Officer
Owl House Emergency Shelter
Police Liason Committee - and Community Police Officer
(Agape) St. James Social Services
St. James Social Services
Statchcona Community Care Team
Triage
Vancouver Detox Centre

APPENDIX E
Lost Units

March 28, 1990

	Year	# of units
<u>I. Hotels Demolished</u>		
Dhio Rooms	1990	31
Hamilton Hotel	1990	22
Ambassador	1987	120
Palms Hotel	1987	44
1170 Howe		?
504 Alexander		20
Marshall Hotel	1986	50
	TOTAL:	<u>287</u>

II. Units Lost to Gentrification/Conversion

Tremount Hotel: Located at 204 Carroll St.
Now called the Glory Hotel is under new ownership.
There are 44 units sleeping rooms after conversion.

Fraser Hotel: Located at 277 Carroll St. No tenants.
The site is presently being rented by a movie company.
There were 24 units lost.

Cosmopolitan Hotel: Located at 31 West Hastings St. is
closed over a year. No sign of renovations. 43 units
lost.

Dylin Kong Shaw Hotel: Located at 372 Powell St. is closed.
No sign of renovations. 5 units lost.

Cambie Hotel: Located at 160 Cambie is open. After
conversion there are 42 sleeping units lost.

Austin Hotel: Located at 1221 Granville St. is open after
conversion and 74 units lost.

236 Princess: located at this address. Private ownership
Six units lost.

Units lost to Gentrification/Conversion:

Tremont Hotel		46
Fraser Hotel		24
Sonny Hotel		36
Austin (partial conversion to tourist)	lost	74
Cosmopolitan Hotel		43
Oylin Kong Shaw		5
Cambie Hotel		42
236 Princess		6

	TOTAL:	<u>276</u>

III. Closure by the City

Drexall	1989	21
Cordova Lodge	1989	40
Veile	1990	26
Continental	1990	104

	TOTAL:	<u>191</u>

IV. Hotels with Applications for Development Permits

King's Castle		53
Mall Haven		70
Glenaird		73
Granville Hotel		100
Clarence		38
Picadilly		43
St. Regis		84
Bay		33
	Year	# of units
Gresham		46
Silver Lodge		50
Lucky Lodge		75

	TOTAL:	<u>665</u>

V. Knowledge of Impending Developments

Cambie Hotel	60
Blackfriar	15
Station	35
Ivanhoe	100
Burns Block	14
Cobalt	94

	TOTAL: <u>318</u>

TOTAL LOST OF THREATENED UNITS: 1,737

APPENDIX F

DEMOGRAPHIC DESCRIPTION

We would like to ask you for some personal information that will assist in interpreting what you tell us about housing and recreation needs. If you don't want to answer any particular question, just tell us and we will move on to the next.

I.D. [] [] [] []
c1 c2 c3 c4
RECORD []
c5

1) Do you live alone in your unit?

1. yes () 2. no () []
c6

a) If 'no' how many people share this unit? [] []
c7 c8

b) Type of Relationship # 1. []
c9
2. []
c10
3. []
c11
4. []
c12
5. []
c13
6. []
c14
7. []
c15

1. partner/spouse ()
2. parents ()
3. room-mate ()
4. other relatives ()
5. friends ()
6. children ()
7. sibling ()

Ages of children.....

2) 1. Male () 2. Female () []
c16

3) Age: _____ [] []
c17 c18

4) Where were you born? []
c19
1. B.C.= city ()
2. Canada=province ()
3. Foreign=country ()

) Ethnicity: []
c20

1. Native Indian () 2. Oriental ()
. Caucasion () 4. E. Indian ()

. Other _____

6) How long have you been living
[][][]
in this unit? (RECORD IN MONTHS) c21 c23

7) What is the total monthly rent /mortgage
[][][]
of the unit including heat and hydro? c24 c26

8) If you share, what is your portion
of the total monthly rent? [][][]
c27 c29

9) What is your main source of income? [][]
c30c31

(TICK ONE ONLY)

1. Private Pension ()
2. OAS Pension ()
3. GIS Pension ()
4. DVA Pension ()
5. Other Pension ()
6. Welfare/Gain ()
7. UIC ()
8. Part-time employment ()
9. Full-time employment ()
10 Seasonal ()
11 SAFER ()

12. Other _____

10) What is your gross monthly individual income? _____

[][][][]
c32 c35

11) If 'employed' what is your present job?

[]
c36

- | | | | |
|-----------------|-----|------------------|-----|
| 1. Logging | () | 2. Mining | () |
| 3. Fishing | () | 4. Manufacturing | () |
| 5. Service Ind. | () | 6. Clerical | () |
| 7. Managerial | () | 8. Professional | () |

9. Other _____

12) If 'unemployed' what was your last job?

[]
c37

- | | | | |
|-----------------|-----|------------------|-----|
| 1. Logging | () | 2. Mining | () |
| 3. Fishing | () | 4. Manufacturing | () |
| 5. Service Ind. | () | 6. Clerical | () |
| 7. Managerial | () | 8. Professional | () |

9. Other _____

a) How long has it been since your last job?
(RECORD IN MONTHS)

[][][]
c38 c40

13) Does your health affect your getting around and doing tasks?
How would you rate your physical ability?

[]
c41

- 1. () seriously limited ability in areas of walking hearing, seeing or hearing; unable to accomplish many daily tasks.
- 2. () moderately limited ability in areas of walking, seeing or hearing; need limited help to accomplish daily tasks.
- 3. () slightly limited ability; minor difficulty in moving about. and communicating
- 4. () no incapacity

14) Other than English what languages do you use in everyday life?
(socializing, shopping, religious observances etc.)

[][]
c42c43

- 1. Cantonese () 2. Other Chinese language. ()
- 3. Punjabi () 4. Other Indian language. ()
- 5. Vietnamese () 6. Other S.E. Asian language ()
- 7. AmerIndian dialect () 8. Ukranian ()
- 9. E. European () 10. W.European ()
- 11. Other

THE NEIGHBOURHOOD

QUESTIONNAIRE ADMINISTRATOR AND RESPONDENT
WILL CIRCLE ON THE MAP THE AREA IN WHICH THE
RESPONDENT SPENDS MOST OF HIS OR HER TIME.
THE ADMINISTRATOR MUST SHOW THE RESPONDENT WHERE
HIS OR HER HOME IS LOCATED ON THE MAP.

15) What do you call the area that we outlined on the c44
on the map? _____

16) How long have you been living in the
Downtown Eastside? (RECORD IN MONTHS) C45 c47

17) What do you like about this
area? c48

18) What don't you like about it?
c49

19) Why do you live in this area?
c50

20) Would you prefer to live outside of the
Downtown Eastside? c51
1. yes () 2. no ()

21) If 'yes' where would you like to live?

[]
c52

In some other district of Vancouver 1. ()

Outside of the city 2. ()

Outside of the province 3. ()

22) Are the following places within easy walking distance?

Shopping 1.yes () 2.no ()

[]
c53

Park 1. yes () 2.no ()

[]
c54

Schools 1.yes () 2.no ()

[]
c55

Health services 1.yes () 2.no ()

[]
c56

Recreation/Community Centre 1.yes () 2.no ()

[]
c57

23) Where do you go when you want to be with other people?

[]
c58

1. street () 2. pub ()

3. pool-hall () 4. park ()

5. friend's place () 6. Carnegie Centre ()

7. church () 8. nowhere ()

9. Other _____

24) How often do you go to clubs or or organized activities?

[]
c59

1. never () 2. once a month ()

3. once a week () 4. two or more times weekly ()

25) Are they located in the Downtown Eastside?

[]
c60

1. yes () 2. no ()

NEIGHBORHOOD - DESIRED CHANGES

26) Is there anything currently unavailable
that you would like to see built?

- | | | | | |
|-----------|-----|---------------------|-----|-----|
| 1. none | () | 2. community centre | () | [] |
| 3. parks | () | 4. swimming pool | () | c61 |
| 5. school | () | 6. health centre | () | |

7. Other _____

27) Is there a place where you would
go to be with other people if it
were built in your neighborhood?

[]
c62

(ASK FOR EXAMPLES) _____

28) What improvements would you
like to see made in your neighbourhood?

[]
c63

HOUSING DESCRIPTION

29) Is there a cooking element in your unit? []
1. yes () 2. no () c64

a) If 'yes' is it a: []
1. stove () 2. hotplate () c65

b) If 'no' do you have access to one? []
1. yes () 2. no () c66

30) Is there a fridge in your unit? []
1. yes () 2. no () c67

a) If 'no' do you have access to one? []
1. yes () 2. no () c68

31) If you don't cook on a regular basis, []
where do you eat? c69

TICK ONE ONLY

- 1. restaurant ()
- 2. The 44 ()
- 3. friends ()
- 4. store ()
- 5. mission ()
- 6. take out food ()
- 7. Meals on Wheels ()
- 8. other ()

32) Do you have a toilet in your unit? []
1. yes () 2. no () c70

33) Do you have a shower/bath in your unit? []
1. yes () 2. no () c71

a) If no, do you have a shower/bath in the building? []
1. yes () 2. no () c72

34) Is the heating adequate in the building? []
1. yes () 2. no () c73

35) Do you have laundry facilities in your building? []
c74
1. yes () 2. no ()

a) If 'no' is there a laundry within walking distance? []
c75
1. yes () 2. no ()

36) Do you have a telephone in your unit? []
c76
1. yes () 2. no ()

a) If no, do you have access to one in the building? []
c77
1. yes () 2. no ()

37) Have you ever been physically assaulted in this building? []
c78
1. yes () 2. no ()

a) If yes, by whom? []
c79
1. Landlord ()
2. Resident ()
3. Nonresident ()
4. Other ()

38) Has your present accomodation ever been broken into? []
c80
1. yes () 2. no ()

I.D. [][][][]
c1 c2 c3 c4
RECORD []
c5

39) Is this building locked at night? []
1. yes () 2. no () c6

40) Are you satisfied with the security facilities in this building? []
1. yes () 2. no () c7

41) Has there ever been a fire in the building? []
1. yes () 2. no () c8

42) Are you satisfied with the fire-prevention practices in this building? []
1. yes () 2. no () c9

43) IF HOUSEKEEPING/SLEEPING ROOM IS IN A ROOMING HOUSE/HOTEL

a) Do you pay a damage deposit? []
1. yes () 2. no () c10

b) If yes, how much? _____ [][][]
c11 c13

c) Do you pay a key deposit? []
1. yes () 2. no () c14

d) If yes, how much? _____ [][][]
c15 c17

e) What furnishings are provided? 1. []
c18

1. none () 2. Table and chairs () 2. []
c19

3. Bed and bedding () 3. []
c20

4. Fully furnished ()

4. []

c21

f) Does your rent include:

1. Maid 1. yes () 2. no ()

1. []

c22

2. Linen 1. yes () 2. no ()

2. []

c23

3. Towels 1. yes () 2. no ()

3. []

c24

4. 24 hour desk clerk 1. yes () 2. no ()

4. []

c25

44) IF IN ROOMING HOUSE/HOTEL: Are you allowed visitors?

[]

1. yes () 2. no ()

c26

a) Is there a charge ?

[]

1. yes () 2. no ()

c27

b) Are you allowed overnight guests?

[]

1. yes () 2. no ()

c28

c) Is there a charge ?

[]

1. yes () 2. no ()

c29

45) Which of the following would you consider necessary to adequate housing?

1. []

c30

2. []

c31

1. Self-contained washroom ()

3. []

c32

3. Stove and fridge ()

4. []

c33

3. Carpeting ()

5. []

c34

4. Separate bedroom ()

6. []

c35

5. Balcony and landscaping ()

7. []

c36

6. Lounge ()

8. []

c37

7. Secure building ()

9. []

c38

8. Tenant rights ()

10. []

c39

9. Furnished rooms ()

10. Unfurnished rooms ()

46) What do you like
about this place?

[]
c40

47) What don't you like
about this place?

[]
c41

HOUSING - DESIRED CHANGES.

48) Could this building be managed better? []
1.yes () 2. no () c42

49) Would any of the following 1. []
items improve the quality of life c43
in your accomodation? 2. []

1. elevators () 2. wheelchair ramps () c44
3. handrails () 4. custom bathroom () 3. []
5. door fixtures () c45

6. other _____ 4. []
c46
5. []
c47
6. []
c48

50) Would you like to live []
in a social housing project? c49
1. yes () 2. no ()

a) If yes, what type? []
Co-operative () c50
Non profit rental ()
Public housing ()

b) If 'yes' would you like to be put on []
a social housing waiting list? c51
1.yes () 2. no ()

51) If 'no', what are your []
objections to social housing? c52

.....
.....
.....
.....
.....
.....
.....

52) What types of housing
would you like to live in?

[]
c53

1. condominium () 2. apartment ()
3. retirement centre () 4. house ()
5. townhouse ()

6. Other _____

Appendix G Resident Survey Findings

The Resident survey is the only section of this study in which a comparison with the 1987-88 survey can be made.

The following information represents the tabulated data derived from the survey questionnaire. Where applicable this information is compared with the 1987 survey findings.

I. DEMOGRAPHIC AND SOCIOECONOMIC DESCRIPTION

Q# 1. Do you live alone in your unit?

	1987		1990
	All	Market	
YES:	82.7%	82.7%	93%
NO:	17.3%	17.3%	7%

Q# 2. Your sex?

	1987		1990
	All	Market	
Male:	80.7%	82.7%	89%
Female:	19.3%	17.3%	11%

Q# 3. What is your age?

	1987		1990
	All	Market	
Average age in years:	51.6	50.6	47.13
Over 51	53%	50%	35%
45 & under	37.9%	42.4%	48.45%
46-55	16%	16.3%	23.71%
56-64	26%	23.9%	15.46%
46-65	42%	40.2%	40.2%
46 & Over	62%	57.6%	49.5%
Over 65	22.3%	17.3%	10.3%

1990 Average Age

65 & Over: 10.31%
 56-64: 15.5%
 46-55: 23.71%
 36-45: 27.80%
 24-35: 18.56%
 Under 23: 2.10%

Q# 4. Where were you born?

	1987		1990
	All	Market	
B.C.	20.7%	19%	45.74%
Other Prov.	47.7%	51%	48.94%
Other Country	31.7%	31%	5.32%

Q# 5(a) When did you move to the Downtown Eastside?

	1987		1990
	All	Market	
	unavailable	unavailable	12.79 Yrs Ago

(b) Where did you live before?

	1987		1990
	All	Market	
	unavailable	unavailable	BC 51.28%

Q# 6(a) Type of unit last lived in?

	1987		1990
	All	Market	
	unavailable	unavailable	Slpg: 39.33% Hskpg: 14.61% Apt.: 14.61% House: 20.22% Brdg: 2.25% Other: 8.99%

(b) Type of unit currently living in?

	1987		1990
	All	Market	
Slpg:	49.9%	57.7%	48.89%
Hskpg:	36.2%	34.3%	48.89%
Dwlg:	13.9%	7.9%	2.22%

Q# 7. How long in your current unit?

	1987		1990
	All	Market	
	45.2 mo.	44.5 mo.	46.38 mo. (3.87 yrs)

Q# 8. What is your total rent (Average in \$'s)?

	1987		1990
	All	Market	
	\$231.70	\$236.80	\$257.94

Dollars

0-199	20.6%	16.7%	10.42%
200-299	67.1%	71.1%	73.96%
300-399	8.0%	7.8%	14.60%
400-499	2.6%	3.2%	1.04%
500-OVER	1.6%	1.2	0

NOTE:

1990 Shelter Allowance = \$275/Single person
 1987-88 Shelter Allowance = \$240/Single person

Q# 9. What is your main source of income?

	1987		1990
	All	Market	
GAIN	53%	55.7%	67.71%
UIC	4.1%	4.3%	1.04%
HPIA*			6.25%
CPP*			11.46%
DAP	20.1%	16.6%	3.13%
WAGE*			9.38%
OTHER*			1.04%

* These categories were not included in the 1987-88 survey.

Q# 10. What is your gross monthly income?

	1987		1990
	All	Market	
\$ RANGE	\$601.03 137-9999	\$566.56 200-5000	\$579.29 380-1500

NOTE: This decrease in monthly income between the 1987 and 1990 surveys could be due to the larger range in monthly incomes in the 1987 survey, therefore creating a higher average income.

Q# 11. Does your health affect your getting around and doing tasks?

	1987		1990
	All	Market	
No:	?	?	64%
Yes:	?	?	36%

Q# 12. How would you rate your physical ability in areas of walking, seeing, etc.?

	1987		1990
	All	Market	
Sverly Ltd:	10.6%	8.7%	1.01%
Mdrty Ltd:	14.2%	13.6%	23.23%
Minor Diff:	21.7%	21.5%	19.19%
No Incapac:	53.5%	56.1%	56.57%

NOTE: The "no incapacity" category in 1990 has slightly increased (3.07%), and the "severely limited" category has markedly decreased (-9.59%) suggesting a younger and healthier population.

II. HOUSING AND FACILITIES DESCRIPTION

Q# 13. What services do you have?

	1987 All	1987 Market	1990

Stove in unit:	60.5%	50.3%	25%
NOTE: This marked reduction in the number of units in the 1990 survey that have a stove (in unit) as compared to the 1987 survey is a result of the inclusion of self contained and social housing units in the 1987 survey.			
Hotplate:	39.5%	49.7%	38%
Fridge in unit:	59.9%	54%	67%
Sink in unit:	?	?	95%
out of unit:	?	?	5%
Toilet in unit:	27.5%	19.2%	10%
out of unit:	72.2%	80.8%	90%
Bath/shower in unit:	25.6%	21.1%	11%
out of unit:	74.4%	78.9%	88%
Phone in unit:	28.6%	22.3%	3%
out of unit:	86.3%	85%	95%
Elevator No:	?	?	74%
Yes:	?	?	26%
Laundry facilities No:	53.2%	60%	52%
Yes:	46.8%	40%	48%
Maid service No:	64.6%	56.5%	59%
Yes:	35.6%	43.5%	41%

Clean linen			
No:	32.2%	22.8%	28%
Yes:	67.7%	77.2%	72%
Bed:	?	?	100%
Table:	?	?	98%
Chair:	?	?	98%
Dresser:	?	?	99%
Rug:	?	?	67%

Q# 14. If you share a bathroom, are the facilities adequate?

1990 Only - Yes: 79%
No: 21%

Q# 15. Is your heat adequate?

1990 Only - Yes: 86%
No: 14%

Q# 16. Is your building locked?

	All	1987 Market	1990
At night only:	92.7%	90.9%	62%
Day and night:	?	?	38%

Q# 17. Are you satisfied with the security in your building?

	1987 All	Market	1990
Yes:	86.5%	86.7%	82%
No:	13.5%	13.3%	18%

Q# 18(a) How much damage or security deposit do you pay?

	1987 All	Market	1990
Zero:	84.3%	86%	84%
If yes, Average deposit:	\$124.00	\$131.50	\$91.50

(b) Do you pay a key deposit? (average in \$'s)

	1987		1990
	All	Market	
	\$5.3	\$5.3	\$5.25

Q# 19. Are you allowed visitors?

	1987		1990
	All	Market	
Yes:	97.2%	96.8%	?
No:	2.8%	3.2%	?

III. RESIDENT OBSERVATIONS OF MAINTENANCE STANDARDS AND HOTEL OWNERSHIP AND USE CHANGES

The following questions were not included in the 1987 survey questions and, therefore no comparisons between 1987 and 1990 data can be made. These questions were included in the 1990 resident survey questionnaire to determine the changes residents perceive or are aware of in the housing stock, rate of conversions and rental increases. Other questions were asked to determine the level of awareness of both landlords and tenants regarding their new rights and obligations as a result of the recent (Aug. 1989) inclusion of residential hotels and rooming houses under the Residential Tenancy Act. This information is important to DERA who undertakes information campaigns of tenant's rights covered by the Residential Tenancy Act as well as advocacy services on behalf of tenants.

Q# 20. Have there been any major or structural renovations to your building?

No: 15.79%
 In the last 6 months: 8.42%
 More than 6 months ago: 8.42%
 Don't know: 67.37%

Q# 21. Have there been any minor renovations or repairs to your building such as painting or carpeting?

No: 5.62%
 In the last 6 months: 22.47%
 More than 6 months ago: 15.73%
 Don't know: 56.18%

Q# 22. Has the ownership of your building changed?

No: 5.10%
 In the last 6 months: 1.01%
 It has not changed in the past year: 57.14%
 Don't know: 27.55%

Q# 23. Has the rent for your unit increased?

No: 63.04%

In the last 6 months: 16.30%

In the past 6-12 months: 10.04%

Is about to increase the next 3 months: 7.61%

Q# 24. If yes, your previous rent was?

Ave. rent in dollars: \$234.68

Your new rent is?

Ave. rent in dollars: \$255.21

Average rent increase = \$20.53 or 8.74%

Q# 25. If you have received a rent increase in the past year, or if you are about to receive an increase, did you receive 3 months written notice? (It is now mandatory under the RTA for landlords to give hotel tenants 3 months written notice if they are increasing the rent).

Yes: 47.06%

No: 38.24%

Don't know: 14.71%

Q# 26. Have you received notice that your building is going to be converted or demolished?

No: 100%

Q# 27. If you have not received notice of conversions or demolition, are you aware of any rumors that changes to the building may force you to be evicted in the coming year?

No: 92%

Yes: 3%

Q # 28. Are you aware of your rights as a tenant under the new Residential Tenancy Act?

Yes: 74%

No: 24%

NOTE: Although 74% of respondents said they were aware of their rights under the RTA, a small sample of respondents who answered yes were questioned further as to what exactly those rights were. Of those questioned further, all said they were unclear of exactly what rights they had under the RTA. It must be assumed then that tenants' knowledge of their rights under the RTA is limited.

**Appendix H
Resident Survey Findings**

The Resident survey is the only section of this study in which a comparison with the 1987-88 survey can be made.

The following information represents the tabulated data derived from the survey questionnaire. Where applicable this information is compared with the 1987 survey findings.

I. DEMOGRAPHIC AND SOCIOECONOMIC DESCRIPTION

Q# 1. Do you live alone in your unit?

	1987		1990
	All	Market	

YES:	82.7%	82.7%	93%
NO:	17.3%	17.3%	7%

Q# 2. Your sex?

	1987		1990
	All	Market	

Male:	80.7%	82.7%	89%
Female:	19.3%	17.3%	11%

Q# 3. What is your age?

	1987		1990
	All	Market	

Average age in years:	51.6	50.6	47.13
Over 51	53%	50%	35%
45 & under	37.9%	42.4%	48.45%
46-55	16%	16.3%	23.71%
56-64	26%	23.9%	15.46%
46-65	42%	40.2%	40.2%
46 & Over	62%	57.6%	49.5%
Over 65	22.3%	17.3%	10.3%

1990 Average Age

65 & Over: 10.31%
 56-64: 15.5%
 46-55: 23.71%
 36-45: 27.80%
 24-35: 18.56%
 Under 23: 2.10%

Q# 4. Where were you born?

	1987		1990
	All	Market	
B.C.	20.7%	19%	45.74%
Other Prov.	47.7%	51%	48.94%
Other Country	31.7%	31%	5.32%

Q# 5(a) When did you move to the Downtown Eastside?

	1987		1990
	All	Market	
	unavailable	unavailable	12.79 Yrs Ago

(b) Where did you live before?

	1987		1990
	All	Market	
	unavailable	unavailable	BC 51.28%

Q# 6(a) Type of unit last lived in?

	1987		1990
	All	Market	
	unavailable	unavailable	Slpg: 39.33% Hskpg: 14.61% Apt.: 14.61% House: 20.22% Brdg: 2.25% Other: 8.99%

(b) Type of unit currently living in?

	1987		1990
	All	Market	
Slpg:	49.9%	57.7%	48.89%
Hskpg:	36.2%	34.3%	48.89%
Dwlg:	13.9%	7.9%	2.22%

Q# 7. How long in your current unit?

	1987		1990
	All	Market	
	45.2 mo.	44.5 mo.	46.38 mo. (3.87 yrs)

Q# 8. What is your total rent (Average in \$'s)?

	1987	Market	1990
	All		
	\$231.70	\$236.80	\$257.94

Dollars

0-199	20.6%	16.7%	10.42%
200-299	67.1%	71.1%	73.96%
300-399	8.0%	7.8%	14.60%
400-499	2.6%	3.2%	1.04%
500-OVER	1.6%	1.2	0

NOTE:

1990 Shelter Allowance = \$275/Single person

1987-88 Shelter Allowance = \$240/Single person

Q# 9. What is your main source of income?

	1987		1990
	All	Market	
GAIN	53%	55.7%	67.71%
UIC	4.1%	4.3%	1.04%
HPIA*			6.25%
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OAP	20.1%	16.6%	3.13%
WAGE*			9.38%
OTHER*			1.04%

* These categories were not included in the 1987-88 survey.

Q# 10. What is your gross monthly income?

	1987		1990
	All	Market	
	\$601.03	\$566.56	\$579.29
\$ RANGE	137-9999	200-5000	380-1500

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Q# 11. Does your health affect your getting around and doing tasks?

	1987		1990
	All	Market	
No:	?	?	64%
Yes:	?	?	36%

Q# 12. How would you rate your physical ability in areas of walking, seeing, etc.?

	1987		1990
	All	Market	
Sverly Ltd:	10.6%	8.7%	1.01%
Mdrtly Ltd:	14.2%	13.6%	23.23%
Minor Diff:	21.7%	21.5%	19.19%
No Incapac:	53.5%	56.1%	56.57%

NOTE: The "no incapacity" category in 1990 has slightly increased (3.07%), and the "severely limited" category has markedly decreased (-9.59%) suggesting a younger and healthier population.

II. HOUSING AND FACILITIES DESCRIPTION

Q# 13. What services do you have?

	1987		1990
	All	Market	

Stove			
in unit:	60.5%	50.3%	25%
NOTE: This marked reduction in the number of units in the 1990 survey that have a stove (in unit) as compared to the 1987 survey is a result of the inclusion of self contained and social housing units in the 1987 survey.			
Hotplate:	39.5%	49.7%	38%
Fridge			
in unit:	59.9%	54%	67%
Sink			
in unit:	?	?	95%
out of unit:	?	?	5%
Toilet			
in unit:	27.5%	19.2%	10%
out of unit:	72.2%	80.8%	90%
Bath/shower			
in unit:	25.6%	21.1%	11%
out of unit:	74.4%	78.9%	88%
Phone			
in unit:	28.6%	22.3%	3%
out of unit:	86.3%	85%	95%
Elevator			
No:	?	?	74%
Yes:	?	?	26%
Laundry facilities			
No:	53.2%	60%	52%
Yes:	46.8%	40%	48%
Maid service			
No:	64.6%	56.5%	59%
Yes:	35.6%	43.5%	41%

Clean linen			
No:	32.2%	22.8%	28%
Yes:	67.7%	77.2%	72%
Bed:	?	?	100%
Table:	?	?	98%
Chair:	?	?	98%
Dresser:	?	?	99%
Rug:	?	?	67%

Q# 14. If you share a bathroom, are the facilities adequate?

1990 Only - Yes: 79%
No: 21%

Q# 15. Is your heat adequate?

1990 Only - Yes: 86%
No: 14%

Q# 16. Is your building locked?

	1987		1990
	All	Market	
At night only:	92.7%	90.9%	62%
Day and night:	?	?	38%

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	1987		1990
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Yes:	86.5%	86.7%	82%
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Q# 18(a) How much damage or security deposit do you pay?

	1987		1990
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If yes, Average deposit:	\$124.00	\$131.50	\$91.50

(b) Do you pay a key deposit? (average in \$'s)		
	1987	1990
	All	Market

	\$5.3	\$5.3
		\$5.25

Q# 19. Are you allowed visitors?

	1987		1990
	All	Market	

Yes:	97.2%	96.8%	?
No:	2.8%	3.2%	?

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Q# 21. Have there been any minor renovations or repairs to your building such as painting or carpeting?

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 In the last 6 months: 22.47%
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 Don't know: 56.18%

Q# 22. Has the ownership of your building changed?

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In the last 6 months: 1.01%

It has not changed in the past year: 57.14%

Don't know: 27.55%

Q# 23. Has the rent for your unit increased?

No: 63.04%

In the last 6 months: 16.30%

In the past 6-12 months: 10.04%

Is about to increase the next 3 months: 7.61%

Q# 24. If yes, your previous rent was?

Ave. rent in dollars: \$234.68

Your new rent is?

Ave. rent in dollars: \$255.21

Average rent increase = \$20.53 or 8.74%

Q# 25. If you have received a rent increase in the past year, or if you are about to receive an increase, did you receive 3 months written notice? (It is now mandatory under the RTA for landlords to give hotel tenants 3 months written notice if they are increasing the rent).

Yes: 47.06%

No: 38.24%

Don't know: 14.71%

Q# 26. Have you received notice that your building is going to be converted or demolished?

No: 100%

Q# 27. If you have not received notice of conversions or demolition, are you aware of any rumors that changes to the building may force you to be evicted in the coming year?

No: 92%

Yes: 3%

Q # 28. Are you aware of your rights as a tenant under the new Residential Tenancy Act?

Yes: 74%

No: 24%

NOTE: Although 74% of respondents said they were aware of their rights under the RTA, a small sample of respondents who answered yes were questioned further as to what exactly

those rights were. Of those questioned further, all said they were unclear of exactly what rights they had under the RTA. It must be assumed then that tenants' knowledge of their rights under the RTA is limited.

APPENDIX I

OWNER/OPERATOR SURVEY

1.) Total number of units: _____

2a.) Type of units in building:
Number

b.) Vacancies:
Number

sleeping _____

boarding _____

housekeeping _____

self-contained _____

3.) Rents (current):

Daily

Weekly

Monthly

sleeping

boarding

housekeeping

self-contained

4.) Rents (one year ago):

Daily

Weekly

Monthly

sleeping

boarding

housekeeping

self-contained

5.) Number of permanent residents: _____

6.) Number of transient residents: _____

7a.) RRRAP funds received in last year? yes () no ()

b.) Improvements done: _____

8a.) Intend to apply for RRRAP funds within the next year?

yes () no ()

b.) Improvements planned: _____

c.) Total anticipated cost: _____

d.) Estimated rent increases? None () OR

Amount of Increase

Daily Weekly Monthly

sleeping _____

boarding _____

housekeeping _____

self-contained _____

e.) Do you anticipate that tenants will have to be relocated?

yes () no ()

9.) Building is operated by: owner ()

lesor ()

management company ()

10) Is there any group that you prefer not to rent to?

APPENDIX J
HOTELS CANVASSED FOR OWNER/OPERATOR SURVEY

Hotel	Address	Phone
Abbott Mansions	404 Abbott	682-7748
Afton Hotel	249 E. Hastings	681-2672
Ah Chew Hotel(incomplete)	139 E. Pender Street	687-4759
Ambassador Hotel	1212 Granville Street	685-4741
American Hotel	928 Main Street	681-5839
Arco Hotel	83 E. Pender	683-0949
Argyll Hotel	106 W. Hastings	681-3728
Arno Rooms (incomplete)	291 Keefer Street	263-3047
Astoria Hotel	769 W. Hastings	254-3355
Austin Hotel	1221 Granville Street	685-7235
Avalon Hotel	165 W. Pender Street	681-8880
Balmoral Hotel	159 E. Hastings	688-8919
Balmoral Hotel	159 E. Hastings Street	688-8918
Bay Hotel	621 Seymour Street	681-8515
BC Rooms (incomplete)	306 Jackson Street	254-3772
Beacon Hotel	7 W. Hastings	685-7050
Blackfriar Rooms(incmplet	1002 Main Street	254-3490
Bon Accord	1235 Hornby Street	682-9919
Brandiz Hotel	122 E. Hastings	684-9097
Brazil Hotel	261 E. Hastings	669-4957
Burns Block	18 W. Hastings Street	
California Hotel	1176 Granville Street	688-8701
Cambie Hotel	314 Cambie Street	683-4947
Canadian Hotel	1203 Seymour Street	684-9093
Capital Rooms(incomplete)	609 Robson Street	
Carl Rooms (incomplete)	575 E. Hastings Street	254-2934
Castle Hotel (incomplete)	750 Granville Street	682-2661
Cecil Hotel	1336 Granville Street	683-8505
City Centre Motor Hotel	1125 Main Street	876-7166
Clarence Hotel	515 Seymour Street	683-9930
Clifton Hotel	1125 Granville Street	684-5041
Cobalt Hotel	917 Main Street	876-7166
Columbia Hotel	303 Columbia Street	683-3757
Cordova Rooms	56 E. Cordova	684-7027
Del Mar Hotel	553 Hamilton Street	662-3282
Dick Rooms(Wing Lock Htl)	431 E. Pender Street	682-5531
Dominion Hotel	210 Abbott Street	681-6666
Drake Hotel (incomplete)	606 Powell Street	254-2826
Dufferin Hotel	900 Seymour Street	683-4251
Empress Hotel(imcomplete)	235 E. Hastings Street	681-5364
Fan Tower (incomplete)	1296 Keefer Street	683-0471
Fraser Hotel (closed)	227 Carrall Street	
Gastown Hotel	110 Water Street	683-6134
Glenaird Hotel	1018 Granville Street	682-8226
Golden Crown Hotel	116 W. Hastings Street	687-0768
Grand Trunk Rooms	55 Powell Street	681-8968
Grand Union Hotel	74 W. Hastings Street	681-6521
Granville Hotel	1261 Granville Street	682-1081
Hampton Hotel	134 Powell Street.	688-3731
Hastings Rooms	347 Pender W. Street.	

APPENDIX J
HOTELS CANVASSED FOR OWNER/OPERATOR SURVEY

Hotel	Address	Phone
Hazelwood Hotel	344 Hastings East Street	687-9126
Heritage House	135 Abbott Street	685-7777
Hildon Hotel	50 Cordova W. Street	687-8170
Holburn Hotel	367 Hastings Street	684-9661
Hotel Pacific	208 Georgia Street	683-2758
International Rooms (incmp)	120 Jackson Street	254-3353
Ivanhoe	1038 Main Street	681-9118
Jackson Rooms	322 Jackson Avenue	254-3772
Jolly Taxpayer (incomplete)	828 W. Hastings Street	681-3574
Keefer Rooms	222 Keefer Street	669-9615
Kings Room	326 Powell Street	688-5392
Kingston Hotel	757 Richards Street	684-9024
Laurel Aparment	610 Alexander Street	253-3319
Lion Hotel	342 Powell Street	687-5125
Lucky Lodge	Powell Street	684-5624
Main Rooms (incomplete)	117 Main Street	684-1748
Marble Arch	518 Richards Street	681-5435
Marr Hotel	403 Powell Street	251-2613
May Wah Hotel	258 Pender Street	688-6431
Metropole Hotel	320 Abbott Street	682-5680
Montgomery Apt. Hotel	459 W. Pender Street	687-7985
Murray Hotel	1119 Hornby Street	685-1733
New Dodson Hotel	25 Hastings Street	682-9642
New Wings	143 Dunlevy	681-1015
New World Hotel	396 Powell Street	688-1996
New Zealand Rooms	219 Main Street	684-3571
Niagara Hotel	435 Pender Street	688-7574
Number 5 Orange	205 Main Street	685-8980
Ohio Rooms (incomplete)	245 Powell Street	685-8977
Orange Hall (change use)	297 E. Hastings Street	
Pacific Rooms	507 Main Street	681-7795
Palace Hotel	35 Hastings West Street	681-5837
Palms Hotel (imcomplete)	871 Granville Street	683-2915
Passalin Hotel (lodging)	746 Richards Street	684-9011
Patricia Hotel	403 Hastings East Street	255-4301
Patrick Anthony Residence	561 E. Hastings Street	255-9185
Pender Hotel	31 Pender Street	685-8037
Pheonix Project Apartment	514 Alexander Street	255-4392
Picaddily Hotel	622 Pender Street	669-1556
Plaza Hotel	806 Richards Street	684-2656
Princess Rooms	215 Princiss Street	255-9201
Princess Rooms	333 Columbia	
Rainbow Hotel (incomplete)	412 Carrall Street	681-5948
Ranier Hotel	309 Carral Street	682-9654
Regal Hotel	1046 Granville Street	669-4372
Regal Place Hotel (no cont)	146 Granville Street	669-5127
Regent Hotel	160 E. hastings Street	681-7435
Rex Rooms (incomplete)	1190 E. Hastings Street	253-9567
Rice Block Apartments	404 Hawkes Street	253-4205
Richard Rooms	520 Richards Street	681-5435

APPENDIX J
HOTELS CANVASSED FOR OWNER/OPERATOR SURVEY

Hotel	Address	Phone
Roosevelt Hotel	116 E.Hastings Street	689-5825
Royal Hotel	1025 Granville Street	685-5335
Sakura So (incomplete)	376 Powell Street	681-4039
Savoy Hotel	258 E. Hastings Street	683-8917
Shaldon Hotel(incomplete)	52 E. Hastings Street	682-1293
Shamrock Rooms	635 E. Hastings Street	255-3769
Silver Hotel	175 W. Pender Street	681-2704
Silver Lodge	176 Powell Street	684-5081
Smileys Rooms(incomplete)	512 Cordova Street	
Spinning Wheel	210 Carrall Street	681-1627
St. Clair Hotel	577 Richards Street	684-3713
St. Helen's Hotel	1161 Granville Street	685-5231
Stadium Inn	340 Cambie Street	684-4664
Station Hotel	1012 Main Street	
Sunlight Hotel	101 E. Hastings Street	687-4713
Sunrise Hotel	101 E. Hastings Street	685-8719
The Victoria House	514 Homer Street	681-1473
Thorton Park	956 Main Street	685-9564
Travellers Hotel	57 W. Cordova Street	681-2211
United Rooms	139 E. Cordova Street	687-2279
Vincent Backpackers	927 Main Street	682-2441
Vogue Hotel	1060 Granville Street	688-6044
Walmar Rooms	67 E. Hastings Street	685-1872
Washington Hotel	177 E. Hastings Street	683-9540
West Hotel	444 Carrall Street	681-8221
Winter's Hotel	203 Abbott Street	669-0535
Wonder Rooms (incomplete)	50 Cordova Street	683-3502
Woodbine Hotel	786 E. Hastings	253-3244
Yale Hotel	1300 Granville Street	681-9253
York Rooms (incomplete)	259 Powell Street	698-3476

APPENDIX K
LIST OF INCOMPLETE OWNER/OPERATOR SURVEYS

<u>NAME</u>	<u>REASON</u>
AH CHEW HOTEL	NO ENGLISH
ARNO ROOMS	NO ENGLISH
B.C. ROOMS	NON-COOPERATION
BLACKFRIAR ROOMS	NO CONTACT
CAPITAL ROOMS	NO CONTACT
CARL ROOMS	NO ENGLISH
CASTLE HOTEL	NOT APPLICABLE (BEING DEMOLISHED)
DRAKE HOTEL	NON-COOPERATION
EMPRESS HOTEL	NON-COOPERATION
FAN TOWER	NO ENGLISH
FRASER HOTEL	CLOSED
INTERNATIONAL ROOMS	NO ENGLISH
JOLLY TAXPAYER	NO CONTACT
MAIN ROOMS	NO CONTACT
OHIO ROOMS	NOT APPLICABLE (BEING DEMOLISHED)
ORANGE HALL	CHANGE OF USE
PALMS HOTEL	NO CONTACT
RAINBOW HOTEL	NON-COOPERATION
REGAL PLACE HOTEL	NO CONTACT
REX ROOMS	NO CONTACT
SUKURA SO	NO ENGLISH
SHALDON HOTEL	NO ENGLISH

SMILEY'S ROOMS

NO CONTACT

WONDER ROOMS

NO ENGLISH

YORK ROOMS

NO ENGLISH

TOTAL: NINE - NO ENGLISH
EIGHT - NO CONTACT
FOUR - NON-COOPERATION
TWO - NOT APPLICABLE
ONE - CLOSED
ONE - CHANGE OF USE

Appendix L
Owner/Operator Survey Findings

A total of 130 hotels and rooming houses were surveyed representing 6,246 units. The following information represents the tabulated findings from the survey based upon the three major information gathering objectives:

I. AVAILABILITY AND AFFORDABILITY OF UNITS

Q# 1. The total number of units?

Of the 130 hotels and rooming houses surveyed there were 6246 housing units.

Q# 2. Types of units (give numbers):

Of the 6246 units, 4559 were sleeping units, 1520 were housekeeping units and 41 were boarding units. The remaining 126 units not accounted for by either sleeping, housekeeping or boarding units are either closed, under renovation or used for non-residential purposes.

Q# 3(a) Rents (in dollars) and vacancy rate for sleeping rooms, housekeeping rooms, boarding room and self-contained rooms:

(i) The average rent per month:

Sleeping Room: \$258.70

Housekeeping Room: \$278.52

Boarding Room: \$300.00

Self-contained Room: none reported

NOTE: Rents for the different types of rooms (i.e. sleeping, housekeeping etc.) often consisted of a range. For example, sleeping rooms may range from \$225.00 to \$295.00 per month depending upon the size and location of the room. For statistical reasons those rooms offering a range in rents were noted by recording the lowest rent charged for that type of room and using "99" as the suffix, i.e. \$225.99 to denote a range in rents. The implications of using the lowest rents in the range to calculate "average" rents charged is that the "average" may be deceptively low. This should be taken into account when noting the average rents.

(ii) The vacancy rate for February 1990:

Total Vacancies: 5.01%

Total Vacancies without the Austin Hotel: 3.97%

NOTE: The Austin Hotel represents 130 units of which two-thirds are purposely kept vacant during the winter months thus skewing the overall vacancy rate.

Total vacancy rates for rooms \$275.00 and under:

For all rooms: 3.25%
Housekeeping Rooms: 2.99%
Sleeping Rooms: 3.33%
Boarding Rooms: 0%

NOTE: \$275.00 represents the maximum shelter allowance for singles on GAIN. 73.96% of residents surveyed relied upon GAIN for their primary source of income. Hence \$275.00 represents what is an "affordable" rent for most residents of the Downtown Eastside.

3(b) Do you only rent monthly?

22% of owner/operators surveyed said they only rented on a monthly basis.

Q# 4. Are any of your units unavailable, or unusable for residential accommodation?

An insufficient response to this question made any kind of analysis impossible. It is important to note, however, that of the 6246 units represented in this survey 126 units are unavailable, unusable or are not being used for residential purposes. An exact accounting for each unit was not possible.

II. ACCESSIBILITY OF UNITS FOR THE HANDICAPPED AND FAMILIES WITH CHILDREN

Q# 5(a) Number of permanent residents (those living in the building one year or more)? 58.3%

(b)

(i) Number of children living in the hotel: No one reported have children currently living in their hotel or rooming house, however, a few did state that they have had children and would accept families with children.

(ii) Do you have any units suitable for families with children? 8.7% of owner/operators responded yes. However, when further investigation of these hotels was undertaken it

**Outline of
 Policy
 Recommendations
 and
 Program Options**

	Policy Recommendation 1	Policy Recommendation 2	Policy Recommendation 3
Three Policy Recommendations	Maintain and Improve the Existing Central Area Low Rent Stock	Create Innovative Shelter-Related Programs for Low Income Single Person Households	Beneficiaries of Economic Growth Should Help Pay Fairer Share of Social Costs Associated with this Growth

Program Options: Five Categories				
1. Protecting the Tenants	2. Protecting the Stock	3. Rehab & New Stock	4. Financing Initiatives	5. Organizational
Improved Security of Tenure Regulations	Demolition, Conversion & Replacement Regulations	Rental RRAP (Fed., Prov., & Municipal)	Public/Private Partnerships	The New Vancouver Housing and Properties Department
Tenant Relocation Assistance Program	Zoning & Transfer of Development Rights	Social Housing Unit Annual Target	Downtown Development/ Housing Linkage	Central Area Low Rent Housing Corporation
	Strategic Placement & Special Treatment of Some Stock	Municipal Rehab & Supply Program	Growth Related Low Rent Housing Fund	
	Property Tax Treatment of Residential Hotels	Inclusionary Housing Program	Municipal Housing Capital Plan Plebiscite	
			Development Charges & Commercial Levy	

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APPENDIX N

A PRELIMINARY STUDY OF SELECTED MORBIDITY AND MORTALITY INDICATORS IN CENSUS TRACTS 57 , 58 , AND 59 CITY OF VANCOUVER.

This study was carried out to answer the question: "What is the health status of the Downtown Eastside and what recommendations can be made to improve their status."

Downtown Eastside was defined as census tracts 58 and 59.01. Data not available by census tract were analyzed according to the geographic area which most closely represented DES. This included the jurisdictional areas of North Health unit (for Vancouver Health Department data) Team 3 (for Vancouver Police Department data) and Strathcona (for greater Vancouver Health Services Society (GVMHSS) and Family and Children's Services, Ministry Of Social Services)

Data on Human immunodeficiency virus (HIV) infection was derived from a recent study of street involved persons and was included with the permission of the Division of STD Control, British Columbia Centre For Disease Control.

Three quarters of the population in DES is Male. Mother tongue is English for 71% , Chinese for 13% , and the break down by country of origin is diverse (31% British , 20% Chinese , etc.) Sixty Four percent of the population are non-immigrants. Fifty two% are in the single , never married category. Note that the native population, clearly an important presence in the DES is not adequately represented by census statistics.

The following determinants or indicators of health status in the Downtown Eastside were assessed:

- 1) Income and employment
- 2) Tuberculosis
- 3) Human immunodeficiency virus
- 4) Alcohol withdrawal requiring care at a detoxification unit.
- 5) Children in care caseloads.
- 6) Mental health caseloads
- 7) Homicides and other crime against persons
- 8) Mortality , including premature loss of life.

1. INCOME & EMPLOYMENT:

Household income is reported as the average income of all persons over 15 years of age in a dwelling. The average household income in DES was \$8,594, whereas in Vancouver, it was \$30,009 (1986 census). In 1986, the poverty line estimate for a family of one was \$10673, for a family of two was \$14,081, etc. (National Council on Welfare)

In Vancouver, 75% of males aged 15 and older were in the labour force; of those, 86% were employed. In DES only 43% of males were in the labour force and of those only 53% were employed. The numbers were similar for women.

2. TUBERCULOSIS (T.B.):

The incidence of newly active cases of T.B. has declined since 1982. However, for the years 1986 - 87, the average incidence (76/100,000) was still 2.4 times higher than the Vancouver rate (31/100,000) and 6.9 times higher than the B.C. rate (11/100,000)

3. HUMAN IMMUNODEFICIENCY VIRUS (HIV) SEROPOSITIVITY:

The Division of Sexually Transmitted Disease Control, B.C.C.D.C. offered testing for HIV at two locations convenient to street-involved persons. 2.9% of the tests were positive. Of those who were positive, 85% were either in the sex trade business or were drug addicts; 38% were both.

Without a reduction in these high risk behaviors, one can anticipate a rapid increase in HIV infection and AIDS in both the Homosexual and Heterosexual populations of these areas. The associated immunologic changes may predispose to a resurgence of tuberculosis, as has been documented in other communities.

4. ALCOHOL WITHDRAWAL REQUIRING CARE AT A DETOXIFICATION UNIT:

Although the residents of DES comprise only 1.5% of the Vancouver population, they were responsible for 42% of the Vancouverite admissions (824/1978) to the Pender Detoxification Unit between April 1988 and Dec. 1989.

5. Children In Care: are children who require placement in foster homes, subsequent to apprehension or voluntary transfer of their care to judicial authorities. The children in care in Strathcona (which includes DES) was between 23 & 32 per 1000 children aged 0-16 years, twice as high as the Vancouver rate of 12 - 16 per 1000.

6. MENTAL HEALTH REFERRALS:

Persons with serious and chronic mental illness may be referred to GVMHSS teams for outpatients care. The team case load rate for Strathcona (40 cases per 1000 population) was 5.7 times higher than the Vancouver rate of 7 cases per 1000 population.

7. HOMICIDES AND OTHER CRIMES AGAINST THE PERSON: The homicide rates for males (225 per 100,000 population) and females (35 per 100,000) in DES were nine times and six times higher, respectively, than the Vancouver rates (males: 25 per 100,000; females 6/100,000). Data for all crimes against the person showed that the risk of being a victim of one of these crimes was 4.7 times higher in the team 3 area than in Vancouver as a whole. Some variation in risk occurred according to age group.

8. MORTALITY ANALYSIS: The mean ages of males and females in DES were 65.6 and 67.0 years, respectively, whereas in Vancouver, the respective mean ages at death were 69.2 and 76.1 years. Deaths were classified according to the International Classification of Disease, Ninth Version (ICD-9). The same six or seven classifications were responsible for the highest number of deaths the highest proportions of premature loss of life, and/or the highest risks of death when compared to the Vancouver population as a whole. Certain problems, such as deaths classified under injury/poisoning, circulatory, cancer, respiratory and digestive disorders were common to both Vancouver and DES, but the results for DES were considerably worse in magnitude.

Injury/poisoning accounted for the largest proportion of premature loss of life in DES. Although deaths under this classification were also an important problem for Vancouver as a whole, these deaths led to 4 times more years of premature loss of life in males (per 1000 males) and 15 times more years of premature loss of life in females (per 1000 females) in DES than in Vancouver.

Deaths classified under mental disorders were a distinguishing feature of DES. These deaths accounted for 11 times more years of premature loss of life in males (per 1000 males) and 42 times more years of premature loss of life in females (per 1000 females) in DES than in Vancouver. Of the 114 deaths in Vancouver classified under mental disorders during 1986-88 (limiting the analysis to persons aged 75 years and under), 25% were residents of DES (although only 1.5% of the Vancouver population lives there).

Women who were 20-45 years of age experienced a risk of death which was ten to twenty fold higher than that experienced by their female Vancouver counterparts. However, both men and women, in almost all age groups, were at increased risk.

RECOMMENDATIONS:

1. Poverty and unemployment are well-recognized as determinants of health status. It is recommended that these issues be recognized as crucial barriers to the achievement of the goals of the Vancouver Health Department, and that such barriers be discussed at the level of City Council.

2. The efforts of the staff of the Tuberculosis Control Branch, the Needle Exchange Program, and the Division of STD Control should be commended and enhanced. Current data do not offer any reason to be complacent regarding these programs. In addition, availability and accessibility of treatment programs for substance abusers in DES will be important to attain the long-term goal of decreasing risk behaviors.

3. The efforts of the detoxification units are also commendable. However, A practical look at their restricted mandate and capacity (along with the knowledge that withdrawal from alcohol is only the tip of the iceberg with respect to alcohol abuse), once again lead to a recommendation for increased services for substance abusers in DES.

4. The health of women aged 20-45 living in DES should be prioritized, as they are at the highest risk of death in comparison to their Vancouver counterparts. Children-in-care caseloads reflect yet another aspect of the difficulties experienced by these women. The needs of this group, and the ability of current facilities to serve their needs, must be addressed.

Since this is the reproductive age group, prioritizing their health needs may have a positive effect on the children born to them. Proposals such as the Total Outreach Prenatal Program are laudable, but the mortality statistics confirm the need for other types of interventions as well. Comparisons with Vancouver imply that many of these deaths should be preventable.

5. Deaths under certain classifications, particularly injury/poisoning, mental disorders, infectious disease, respiratory disease, and neoplastic disease, should be studied as to their specific causes, in order to plan the most appropriate intervention strategies. These are classifications under which there were either a large number of years of life lost prematurely, and where there is good potential for prevention.

6. Deaths due to mental disorders, and the living conditions of non- and de-institutionalized persons with mental disorders, should be investigated. De-institutionalization from Riverview Hospital, with a drift of clients to an area which will tolerate their sometimes unusual behaviors, may be partially responsible for the phenomenon occurring in DES. A number of issues, such as services for persons with "dual diagnosis" (ie. Substance abuse and mental disorder), expanded services after discharge, and housing for the "hard to house" should be addressed.

6. Adequate shelter is also a determinant of health. During the investigational period of this study, the lack of affordable housing and the rent increases in hotels of the DES were repeatedly identified as issues of concern.

APPENDIX '00"

DOWNTOWN EASTSIDE HOTEL AND SOCIAL HOUSING LIST produced by DERA 01-Oct-90

HOTEL	STATUS	#	ADDRESS	Number & type of rm.	Hotel #	O/M	Owner/Manager
Abbott Mansions		404	Abbott St.	80 hkpg/1dwell	682-7748	0	Tak,9864801-Stephen Kim,2632507
Abbotsford Hotel (t)		92	Pender W. St.	93 slpg	681-2704		
Acadia Apts.		619	Heatly Ave.	8 dwell			
Afton Hotel		249	Hastings E. St.	39 slpg	681-2672		
Ah Chew Hotel		139	Pender E. St.	35 slpg	687-4759		
Alexander Residence		58	Alexander St.	29 hkpg	688-3842		
Ambassador Hotel		733	Seymour St.	118 slpg./2 hkpg	683-8917		
American Hotel		928	Main St.	36 slpg	681-5839		
Ankor Hotel		103	Columbia St.		254-5342		
Antoinette Lodge	*	535	Cordova E. St.	78 hkpg	251-2611		
Arco Hotel		83	Pender W. St.	63 slpg	683-0949		
Argyll House		106	Hastings W. St.	16 hkpg/20slpg	681-3728		
Aristocratic Rooms	closed	634	Main St.				
Arlington Rooms		575	Pender E. St.	32 hkpg	254-2504		
Arno Rooms		291	Keefer St.	36 hkpg	263-3047		
Asia Hotel		139	Pender E. St.		685-5841		
Astoria Hotel		769	Hastings E. St.	82 slpg	254-3355		
Austin Motor Hotel		1221	Granville St.	147 slpg	685-7235		
Avalon Hotel		165	Pender W. St.	49 hkpg	681-8880		
Balmoral Hotel		159	Hastings E. St.	172 slpg	688-8918		
Bay Hotel	S/D	621	Seymour St.	25 slpg/8hkpg	681-8515		
Beacon Hotel		7	Hastings W. St.	37 slpg	685-1344		
Yin Ping Benevolent Society		414	Columbia St.	18 hkpg	685-7987		
Bill Hennessey Place	*	370	Jackson Ave.	70 dwelling	253-4712		
Blackfriar Rooms		1002	Main St.	15 slpg	254-3490		
Bon Accord		1235	Hornby St.	26 slpg/45 hkpg	682-9919		
Bosman's Motor Hotel(t)		1060	Howe St.	100 slpg	682-3171		
Brandiz Hotel		122	Hastings E. St.	104 slpg	684-9097		
Brazil Hotel		261	Hastings E. St.	43 slpg/8 hkpg	669-4957		
Brookland Court		540	Hemlken St.	78 dwelling	683-8892		
Burns Block		18	Hastings W. St.	14 slpg			
Burrard Hotel		712	Richards St.	52 slpg			
Burrard Motor Inn (t)		1100	Burrard St.	70 slpg	681-2331		
Butler Rooms		110	Water St.	92 slpg	683-6134		
B.C. Rooms		306	Jackson St.	36 slpg	254-3772		
California Hotel		1176	Granville St.	130 slpg	688-8701		
Cambie Hotel		314	Cambie St.	60 slpg	683-7961		
Canadian Hotel		1203	Seymour St.	25 hskp/1 dwell	684-9093		
Capital Rooms		609	Robson St.		685-8311		
Carl Rooms		575	Hastings E. St.	35 hkpg	254-2934		
Catholic Charities	*	150	Robson St.	80 Beds	684-7610		
Cecil Hotel		1336	Granville St.	83 slpg	683-8505		
Central City Mission		233	Abbott St.	117 beds/10 slpg	681-9111		
Central Residence	*	42	Cordova E. St.	137 hkpg/1 dwell	687-7019		
Chancellor Home		1212	Granville St.	43slpg	685-4741		
Chateau Granville Hotel (t)		1100	Granville St.	136 slpg	669-7070		
China Town Lions Manor		830	Campbell Ave.	68 slpg	251-4605		
Chinese Nationalist League		529	Gore Ave.	8 slpg	681-6022		
Chinese Times Bldg.		15	Pender E. St.	3 hkpg	688-8282		
City Centre Motor Hotel		1125	Main St.	76 slpg	876-7166		
Clarence Hotel	S/D	515	Seymour St.	37 slpg	683-9930		
Clark Rooms		1155	Granville St.	4 dwell			
Clifton Hotel		1125	Granville St.	73 slpg	684-5041		
Cobalt Motor Hotel		917	Main St.	48 slpg	685-2825		

DOWNTOWN EASTSIDE HOTEL AND SOCIAL HOUSING LIST produced by DERA 01-Oct-90

HOTEL	STATUS	#	ADDRESS	Number & type of rm.	Hotel #	O/M	Owner/Manager
Colonial Hotel	closed		122 Water St.		685-7896		
Columbia Hotel			303 Columbia St.	72 hkgp	683-3757		
Columbia House			103 Powell St.	55 slpg	681-9718		
Continental Residence			1390 Granville St.	104 slpg	665-3331		
Con's Rooms			409 Columbia St.	29 dwell			
Cooper Place	*		310 Cordova E. St.	80 slpg	684-2545		
Cordova House			368 Cordova E. St.	66 slpg	665-3519		
Cordova lodge			146 Cordova E. St.	21 hkgp	688-0596		
Cordova Rooms	closed		56 Cordova E. St.	40 slpg	684-7027		
Cosmopolitan Hotel			31 Hastings W. St.	43 slpg	685-7728		
Dart Coon Club			107 Pender E. St.	34 slpg	681-9718		
Delmar Hotel			553 Hamilton St.	30 slpg	662-3282		
DERA Housing Co-operative	*		638 Alexander St.	56 slpg	682-0930		
Dominion Hotel			210 Abbott St.	70 slpg/1 hkgp	681-6666		
Dragon Cove Apts.			338 Hastings E. St.	6 dwell	684-0938		
Drake Hotel			606 Powell St.	36 slpg	254-2826		
Drexel Rooms	closed		5 Hastings W. St.	21 slpg			O,M Robert(O),Gerry(M) 685-1567
Dufferin Hotel			900 Seymour St.	72 slpg	683-4251		
Dunsmuir House	*		500 Dunsmuir St.	169 slpg/30 bed dorm	681-3405		
East Hotel			445 Gore Ave.		689-8341		
El Cid Hotel			340 Cambie St.	48 slpg	684-4664		
Empress Hotel			235 Hastings E. St.	68 slpg	681-5364		
Europe Hotel (npr)	*		43 Powell St.	80 hkgp	689-5161		
Fan Tower (Stratford)			1296 Keefer St.	50 dwell	683-0471	M	254-8846 (no english)
Ferrara Court			504 Hastings E. St.	46 dwell	254-8846		
Four Sisters Co-operative	*		118 Alexander St.	55 hkgp	662-8574		
Four Sisters Co-operative	*		133 Powell St.	14 hkgp	662-8574		
Four Sisters Co-operative	*		153 Powell St.	96 hkgp	662-8574		
Fraser Hotel			227 Carrall St.	24 hkgp	662-8574		
Fung Yoy Apts.			224 Georgia E. St.	11 dwell			
Gastown Lodge			176 Powell St.	30 slpg/35 hkgp	684-5081		
Gastown Mens Residence	*		36 Blood Alley	103 slpg	684-8920		
Georgia Hotel			801 Georgia W. St.	315 slpg	682-5566		
Georgia Rooms	dem,89?		207 Georgia E. St.	68 slpg			
Glen Haven Memorial			1235 Hastings E. St.	1 dwell	255-5444		
Glenaird Hotel			1018 Granville St.	13 slpg/60 hkgp	682-8226		
Golden Crown Hotel			116 Hastings W. St.	28 slpg	687-0768		
Grand Trunk Rooms			55 Powell St.	25 slpg	681-8968		
Grand Union Hotel			74 Hastings W. St.	31 slpg/4 hkgp	681-6521		
Granville Hotel			1261 Granville St.	100 hkgp/1 dwell	682-1081		
Gresham Hotel			716 Smythe St.	46 slpg	683-9727		
Ham Apartments			832 Pender E. St.	22 slpg	254-2856		
Hamilton Hotel			519 Hamilton St.	19 slpg			
Hampton Hotel			134 Powell St.	60 hkgp	688-3731		
Harbour Lights	*		119 Cordova E. St.	25 beds	682-5208		
Harry Lin Chin Place	*		145 Cordova E. St.	71 slpg	688-6044		
Hartney Apts.			347 Pender W. St.	21 dwell	685-9782		
Hastings Rooms			103 Hastings E. St.	18 hkgp	685-7597		
Hastings Steam Bath			768 Hastings E. St.	2 dwell	251-5455		
Hasti-cartage			813 Hastings E. St.	1 hkgp/3 dwell	254-5457		
Hazlewood Hotel			344 Hastings E. St.	92 slpg/15 hkgp	687-9126		
Heatly Block			405 Heatly Ave.	16 slpg			
Heritage House			435 Abbott St.	54 slpg	685-7777		
Hildon Hotel			50 Cordova W. St.	50 slpg	687-5427		

DOWNTOWN EASTSIDE HOTEL AND SOCIAL HOUSING LIST produced by DERA 01-Oct-90

HOTEL	STATUS	#	ADDRESS	Number & type of rm.	Hotel #	O/M	Owner/Manager
Holburn Hotel		367	Hastings E. St.	37 hkgp	684-9661		
Homer House		862	Homer St.	19 slpg/1 hkgp			
Hornby Hotel		530	Hornby St.	3 slpg/37 hkgp	689-5825		
Hotel Cambie		160	Cambie St.	31 slpg/10 hspg/1 dwell			
Hotel Pacific		208	Georgia E. St.	74 slpg	683-2758		
Hugh Bird Residence	*	420	Cordova E. St.	63 hkgp	251-2311		
International Rooms		120	Jackson Ave.	17 hkgp	254-3353		
Ivanhoe Hotel		1038	Main St.	100 slpg	681-9118		
Jackson Rooms		322	Jackson Ave.	19 slpg	254-3772		
James McCready Residence	*	129	Cordova E. St.	45 hkgp	682-5208		
Jennie Pentland Place	*	520	Hastings E. St.	86 slpg	253-4712		
Jolly Taxpayer's Pub		828	Hastings W. St.	34 slpg	681-3574		
Keefer Rooms		222	Keefer St.	45 slpg	669-9615		
Kenworth Rooms		313	Alexander St.	24 slpg	689-4402		
Kings Castle Hotel		750	Granville St.	53 slpg	682-2661		
Kings Hotel		210	Carrall St.	30 slpg	681-1627		
Kings Rooms		326	Powell St.	36 slpg	688-5392		
Kingston Hotel		757	Richards St.	60 slpg/1 dwell	684-9024		
Laurel Apts.		610	Alexander St.	48 hkgp	253-3319		
Lesya Ukrainka Manor	*	827	Pender E. St.	26 dwelling	254-6445		
Lion Hotel		342	Powell St.	40 slpg	687-5125		
Lookout	*	346	Alexander St.	63 slpg	681-9126		
Lucky Lodge		134	Powell St.		684-5624		
Lung Jen Benevolent		240	Keefer St.	8 slpg	685-6758		
Main Rooms		117	Main St.	26 slpg	684-1748		
Mall Haven		936	Granville st.	49 slpg/21 hkgp	688-1395		
Marble Arch Hotel		518	Richards St.	128 slpg/44 hkgp	681-5435		
Maria Gomez Place	*	578	Alexander St.	76 slpg	255-9335		
Marr Hotel		403	Powell st.	16 slpg/7 dwell	251-2613		
Marshall Hotel	DEM.	569	Hamilton St.	26 slpg/24 hkgp/1dw	682-9042		
Mavis McMullen Place	*	430	Cordova E. St.	36 hkgp	253-9333		
May Wah Hotel		258	Pender E. St.	108 hkgp	688-6431		
Mayfair Hotel		845	Hornby St.	89 slpg			
Melville Rooms		322	Cambie St.	9 slpg	688-5918		
Metropole Hotel		320	Abbott st.	64 slpg	682-5680		
Mission House		150	Alexander St.	18 dwell			
Montgomery Apt. Hotel		459	Pender W. St.	54 hkgp	687-7985		
Murray Hotel		1119	Hornby St.	38 slpg/45 hkgp	685-1733		
Mutual Block		313	Cambie St.	18 slpg			
Nelson Place Hotel		1006	Granville St.	100 slpg	681-6341		
New Dobson Hotel		25	Hastings E. St.	32 slpg/33 hkgp	682-9642		
New Main Hotel	DEM	645	Main St.		688-0030		
New World Hotel		396	Powell St.	114 slpg	688-1996		
New Zealand Rooms		219	Main St.	33 slpg/3 hkgp	684-3571		
Niagra Hotel		435	Pender W. St.	101 slpg	688-7574		
No. 5 Orange		205	Main St.	17 slpg/5 dwell	685-8980		
Ohio Rooms		245	Powell St.	30 slpg	685-8977		
Olympic Apts.	DEM	406	Hastings E. St.	7 dwell			
Oppenhiemer Lodge	*	450	Cordova E. ST.	148 hkgp	253-4624		
Orange Hall		297	Hastings E. St.	28 hkgp	669-4812		
Orwell Hotel		456	Hastings E. St.	50 slpg	253-9802		
Pacific Hotel		702	Main St.	72 slpg	683-2758		
Pacific Rooms		507	Main St.	30 slpg	681-7795		
Palace Hotel		35	Hastings W. St.	32 slpg/1 dwell	682-1478		

APPENDIX D

DOWNTOWN EASTSIDE HOTEL AND SOCIAL HOUSING LIST produced by DERA 01-Oct-90

HOTEL	STATUS	#	ADDRESS	Number & type of rm.	Hotel #	O/M	Owner/Manager
Palms Hotel		871	Granville St.	32 slpg/12 hkpg	683-2915		
Passlin Hotel		746	Richards St.	16 slpg/16 hkpg	684-9011		
Patricia Hotel		403	Hastings E. St.	179 slpg	255-4301		
Patrick Anthony Residence		561	Hastings E. St.	35 slpg	255-9185		
Pen Sing Society		221	Georgia E. St.	12 slpg			
Pender Hotel		31	Pender W. St.	20 slpg/17 hkpg	685-8037		
Phoenix Hotel		237	Hastings E. St.	40 slpg	681-7751		
Piccadilly Hotel	S/D	662	Pender W. St.	42 slpg/1dwell	669-1556		
Plaza Hotel		806	Richards St.	33 hkpg/1dwell	684-2656		
Lucky Lodge		134	Powell St.	52 slpg	684-5624		
Powell Place	*	333	Powell St.	8 slpg	683-3243		
Princess Rooms		333	Columbia St.	28 slpg	684-9074		
Printing Shop		1180	Hastings E. ST.	1 dwell			
Rainbow Hotel		412	Carrall St.	75 slpg	681-5948		
Ranier Hotel		309	Carrall St.	47 hkpg	682-9654		
Regal Hotel		1046	Granville st.	21 hkpg/62 slpg	669-4372		
Regal Place Hotel		146	Hastings W. St.	34 hkpg	669-8829		
Regent Hotel		160	Hastings E. St.	115 slpg/25 hkpg	681-7435		
Rex Rooms		1190	Hastings E. St.	13 dwell	253-9567		
Richards Rooms		520	Richards St.	20 slpg	681-5435		
Ritz International Hotel			Georgia St.		685-8311		
Roddan Lodge	*	142	Dunlevy Ave.	156 dwell	251-1434		
Rooming House		803	Drake St.	1slpg/10hkpg/1dwell			
Rooms		404	Hawkes Ave.	20 slpg/25 hkpg	253-4205		
Roosevelt Hotel		116	Hastings E. St.	45 slpg	689-5825		
Royal Hotel		1025	Granville St.	90 slpg	685-5335		
Royal Rooms		237	Main St.		684-3571		
Sakura So		376	Powell St.	47 hkpg	681-4039		
Sandman Inn (t)		1110	Howe St.	213 slpg	684-5081		
Savoy Hotel		258	Hastings E. St.	26 hkpg	683-8917		
Sawai Atelier Ltd.		662	Alexander St.	3 dwell	255-9785		
Shaldon Hotel		52	Hastings E. St.	40 slpg	682-1293		
Shamrock Hotel		635	Hastings E. St.	28 hkpg	255-3769		Mgr. M. K. Lee
Silver Hotel		175	Pender W. St.	20 slpg/13 hkpg	681-2704		
Silver Lodge		176	Powell St.		684-5081		
Sincere Taylors		816	Hastings E. St.	1 dwell			
Smileys Rooms		512	Cordova E. St.	26 slpg			
Sonny Hotel		927	Main St.	36 slpg	682-2441		
Spinning Wheel Inn		210	Carrall St.	26 slpg	681-1627		
Stamps Place	*	512	Campbell Ave.	376 dwelling	732-8844		
Star Beach Haven		658	Alexander St.	16 hkpg	254-5207		
Station Hotel		1012	Main St.	35 slpg	683-2686		
Stadium Inn		340	Cambie St.	48 Slpg	684-4664		
St. Clair Hotel		577	Richards St.	36 slpg	684-3713		
St. Elmo Hotel		420	Campbell Ave.	20 hkpg			
St. Helens Hotel		1161	Granville St.	92 slpg	685-5231		
St. Regis Hotel		602	Dunsmuir St.	84 slpg	681-1135		
Sun Ah Hotel		100	Pender E. St.	40 slpg/1 hkpg	685-9064		
Sun K. S. Produce		389	Hastings E. St.	3-4 dwell			
Sunlight Hotel		341	Hastings E. St.	17 hkpg	687-4713		
Sunrise Hotel		101	Hastings E. St.	54 slpg	685-8719		
Teletone Electrical		744	Hastings E. St.	1 dwell	255-7431		
Tellier Tower	*	16	Hastings E. St.	90 hkpg	688-2527		
The Victoria House		514	Homer St.	56 slpg	681-1473		

DOWNTOWN EASTSIDE HOTEL AND SOCIAL HOUSING LIST produced by DERA 01-Oct-90

HOTEL	STATUS	#	ADDRESS	Number & type of rm.	Hotel #	O/M	Owner/Manager
Thorton Park Hotel			956 Main St.	12 slpg/5 hkgp	683-98036		
Tims Electrical			872 Hastings E. St.	6 hkgp	254-8594		
Travellers Hotel			57 Cordova W. St.	47 slpg	687-1258		
Travelodge City Center		1304	Howe St.	77 slpg	681-2211		
Tremont Hotel			204 Carrall St.	40 slpg/6 hkgp	689-7151		
Triage	*		906 Main St.	26 beds	684-5342		
Union Gospel Mission	*		616 Cordova E. St.	45 slpg	253-3323		
United Rooms			137 Cordova E. St.	45 slpg	687-2279		
Vancouver Hotel			900 Georgia W. St.	562 slpg	684-3131		
Vernon Apts.		1168	Hastings E. St.	1 slpg/32 hkgp			
Veterans Manor	*		310 Alexander St.	120 slpg	688-4560		
Vets Rooms			309 Main St.	9 slpg			
Victoria Block			342 Pender W. St.	455 hkgp/5slpg	681-1473		
Victory Annex			362 Alexander St.	18 slpg	681-9235		
Victory House			391 Powell St.	39 slpg/8 hkgp	684-1174		
Villa Motor Hotel		1335	Howe St.	95 slpg			
Vogue Hotel		1060	Granville St.	27 slpg/51 hkgp	688-6044		
Walmar Rooms			67 Hastings E. St.	22 slpg	685-1872		
Walton Rooms			90 Alexander st.	45 slpg	684-5342		
Washington Hotel			177 Hastings E. St.	91 slpg	683-9540		
Waterfront			686 Powell St.	10 hkgp	253-6753		
Welcome Bakery			242 Hastings E. St.	25 hkgp	669-8288		
West Hotel			444 Carrall St.	96 slpg	681-8221		
Western Sports			139 Hastings E. St.	16 slpg	251-7979		
Wing Lock Hotel			431 Pender E. St.	18 slpg	682-5531		
Wings Hotel			143 Dunlevy Ave.	54 slpg	681-1015		
Winters Hotel			203 Abbott St.	57 slpg/13 hkgp/9 dw	669-0535		
Wonder Rooms			50 Cordova E. St.	40 slpg	683-5771		
Woodbine Hotel			786 Hastings E. St.	15 slpg/29 hkgp	253-3244		
Yale Hotel		1300	Granville St.	44 slpg	681-9253		
Ying Ping Society			414 Columbia St.	25 slpg	685-7987		
YMCA	*		580 Burrard St.	167 slpg	683-2531		
YMCA	*		955 Burrard St.		681-0221		
York Rooms			259 Powell St.	36 slpg	689-3476		
no name			666 Alexander St.	20 hkgp	254-5207		
no name			514 Alexander St.	20 hkgp	255-4392		
no name			508 Alexander St.	8 hkgp			
no name			797 Keefer St.	7 dwell	254-4177		
no name			727 Keefer St.	10 hkgp			
no name			502 Alexander St.	1 dwell			
no name			522 Cordova E. St.	1 dwell			
no name			874 Georgia E. St.	5 dwell			
no name			526 Cordova E. St.	1 dwell			
no name			8 Hastings E. St.	1 dwell			
no name			611 Cordova E. St.	2 dwell			
no name			373 Hastings E. St.	4 slpg			
no name			676 Davie St.	8 dwell	689-0471		
no name			35 Hastings E. St.	3 dwell			
no name			803 Drake St.	1 slpg/10 hkgp/1dw			
no name			247 Hastings E. St.	1 dwell			
no name			526 Drake St.				
no name			337 Hastings E. St.	5 hkgp			
no name			634 Georgia E. St.	25 hkgp/2 dwell	251-9785		

DOWNTOWN EASTSIDE HOTEL AND SOCIAL HOUSING LIST produced by DERA 01-Oct-90

HOTEL	STATUS	#	ADDRESS	Number & type of rm.	Hotel #	O/M	Owner/Manager
no name			422 Hastings E. St.	2 dwell			
no name			876 Georgia E. St.	5 dwell			
no name			255 Hastings E. St.	1 dwell	689-7151		
no name			880 Georgia E. St.	9 hkgp			
no name			840 Hawkes Ave.	9 slpg			
no name			478 Georgia E. St.	2 dwell			
no name			744 Hawkes Ave.	7 slpg	681-87334		
no name			468 Georgia E. St.	9 slpg/4 hkgp/2 dw			
no name			524 Keefer St.	5 hkgp			
no name			630 Georgia E. St.	13 hkgp	433-2747		
no name			311 Pender E. St.	18 hkgp			
no name			527 Georgia E. St.				
no name			214 Carrall St.	4 dwell			
no name			631 Cordova E. St.	8 dwell			
no name			1035 Granville St.				
no name			511 Cordova E. St.	2 dwell			
no name			437 Hastings E. St.	1 hkgp/1 dwell			
no name			561 Cordova E. St.	1 dwell	255-9185		
no name			64 Hastings E. St.				
no name			518 Cordova E. St.	7 slpg			
no name			330 Hastings E. St.	4 dwell	681-8516		
no name			546 Cordova E. St.	2 dwell			
no name			404 Hawkes Ave.	20 slpg/25 hkgp	253-4205		
no name			636 Cordova E. St.	7 dwell			
no name			828 Pender E. St.				
no name			638 Alexander St.	55 hkgp			
no name			504 Alexander St.	20 hkgp	254-6816		
no name			629 Cordova E. St.	2 dwell			
no name			334 Hastings E. St.	4 dwell			
no name			172 Cordova E. St.				
no name			239 Hastings E. St.	4 hkgp			
no name			679 Cordova E. St.	12 dwell			
no name			558 Keefer St.	3 slpg/13 hkgp			
no name			383 Hastings E. St.	2 dwell			
no name			816 Hawkes Ave.	7 slpg			
no name			510 Alexander St.	4 dwell			
no name			430 Hastings E. St.	2 dwell			