

SAVE SOCIAL HOUSING AT LITTLE MOUNTAIN

Vancouver's oldest social housing complex - 224 homes on 15 acres beside Queen Elizabeth Park - is slated for redevelopment. The publicly owned site is being sold to the highest bidder, who will want expensive market housing. Tenants are being pressured to leave so the developer gets 'vacant possession', even though construction won't start before 2010.

As of March 2008, **over 170 homes are empty** at Little Mountain. 1, 2, and 3-bedroom apartments are vacant while thousands in Vancouver are homeless. Homeless people are dying in our streets, parks, and alleys. A well-functioning community, where people have supported each other for decades, is being destroyed. Their former homes could be temporary housing for hundreds of adults and children in desperate need. Instead, *our governments have decided to demolish habitable buildings as they become vacant!*

It is a scandal to leave habitable homes empty while thousands of people sleep on our streets.

Tell our governments:

- **Stop needless displacements and let remaining families relocate on site during construction of the promised social housing.**
- **Re-open vacant homes to families in need of housing. No bulldozing of any homes until construction begins.**
- Increase the amount of social housing at Little Mountain, and **keep all housing non-market.**
- Keep public land public – **No sale of public land to private interests.**
- **Implement a comprehensive housing program. We need immediate action at all levels of government to build housing accessible for people of all income levels.**

LITTLE MOUNTAIN COMMUNITY

C.A.L.M.

Community Advocates for Little Mountain

Solidarity with tenants of Little Mountain
STAND for HOUSING!
Saturdays 1:00 – 2:00 pm

WILL YOU STAND WITH US?

**in Vancouver at Main & 33rd Avenue
and many other locations**

Keep Public Land Public

***Keep Little Mountain Affordable for Low -
and Modest - Income Families***

Check our Website <http://www.my-calm.info/>
for locations of STANDs around the city!

E-Mail: CALMhousing@hotmail.com

Please Sign Our Online Petition:

http://www.petitiononline.com/mod_perl/signed.cgi?CALM

Market housing is not affordable

High land prices and rising construction costs in BC have made it hard for developers to build new rental units to meet the surging demand. "It's just not viable to build rental accommodation and make it available at rents people can pay." (Carol Frketch, CMHC regional economist, Van. Sun, June 6, 2008)

Market housing cannot provide affordable homes

At this time thousands of people in our beautiful prosperous city, home of the 2010 Olympics, are without a home. Many thousands more, families and children, are precariously close to losing the roof over their heads. Affordable market rental housing is disappearing at an alarming rate because of real estate speculation and development. Clearly, the market is not providing affordable housing for the majority of the population.

Low- and middle-income families forced out of Vancouver

The average price of a house in Vancouver is over \$ 900,000 and rising. The mortgage cost on this amount is \$6,300/mo. The average price of an apartment in Vancouver is over \$400,000. The average rent for a two-bedroom apartment is \$1074/mo. Average monthly earnings in Vancouver are \$ 3,300 (Source: CMHC, 2008). Affordable rental homes are disappearing at an alarming rate due to speculation and redevelopment. The number of homeless people has tripled over the last 5 years.

Homes for All - now and in the future

We need our governments to **reinstate a comprehensive housing program that actually provides affordable homes for all**. Canada is the only G8 country with no national housing program. A housing program means that governments invest in housing by building rent-geared-to-income housing. Anything less will continue the upward spiral of housing costs and will virtually banish people with low and modest incomes from living in Vancouver. Already, most people in Vancouver can never expect to own a home in this city. The profit-driven model of development has created the housing crisis. The government plan is to sell off public land to provide some supported housing for the most needy people, e.g. people with mental health and addictions. This will barely impact the needs of the 15,000 homeless people in our province. The BC government housing strategy ignores the overall crisis of affordable housing for low and modest income families.

Homelessness is expensive

Non-housing service costs for homeless people amount to about \$644.3 million per year across the province. That includes the costs to the health care and prison systems as well as emergency shelters. "In other words, the average street homeless adult with severe addictions and/or mental illness in B.C. costs the public system in excess of \$55,000 per year. Providing adequate housing and supports would cut those costs by \$18,000 per person each year, saving about \$211 million in annual spending. These figures do not include the amount of money that homelessness may cause to be lost by businesses, tourism and cancelled conference or convention bookings." (Patterson, Somers, McIntosh, Shiell, Frankish, 2007, cited in the Tyee, Jan.1, 2008)

[http://www.carmha.ca/publications/resources/pub_hsami/Housing_SAMI_BC_FINAL_\(pre-desk\).pdf](http://www.carmha.ca/publications/resources/pub_hsami/Housing_SAMI_BC_FINAL_(pre-desk).pdf)

Our government housing strategy must change course

The current government housing strategy is perilously shortsighted and can only lead to increased homelessness. Unless we address the immediate cause of homelessness - the lack of affordable housing - more people will become homeless. There can be no affordable housing if there is no affordable land because the value of land is the major component that drives up housing costs. Selling off public land is irresponsible, because buying back private land is very expensive!!

Public land must not be sold

When public land is sold, it is gone forever – for us, our children and our grandchildren. Public land belongs to us all. By selling the land at Little Mountain the government is gambling away assets needed in the future.

Keep Little Mountain affordable!

Little Mountain can be the model for using public land to build affordable housing. The entire site can be redeveloped for social and affordable non-market housing. This would make 1,000 additional homes accessible to low and modest income families. Affordable homes and housing security on publicly owned land will go a long way toward improved health and lower health care costs. Housing security means rent geared to income: knowing that you will still be able to pay the rent even if your income goes down.