

PUBLIC PARTNERS
DOWNTOWN COMMUNITY COURT
BC HOUSING

PRIVATE PARTNERS
ANHART FOUNDION
COMMUNITY BUILDERS FOUNDATION
DR BILL MACEWAN

JUSTICE HAS A HOME



INVEST IN A UNIQUE PARTNERSHIP THAT
OFFERS COST-EFFECTIVE SUPPORTIVE
HOUSING INSTEAD OF INCARCERATION

COURT TO HOME

As the first of its kind in Canada, Vancouver's Downtown Community Court pioneered the innovative approach that brings together justice, health and social services in one location – a purpose-designed courthouse.

- A high number of offenders in downtown Vancouver have health and social problems, including alcoholism, drug addiction, mental illness, homelessness and poverty. The court takes a problem-solving approach to address offenders' needs and circumstances and the underlying causes of their criminal behaviour.
- The community court creates new relationships, both within the justice system and with health and social services, community organizations, area residents, merchants, faith communities, non-profit organizations and schools.
- The community court tests new ways to reduce crime and improve public safety. It deals with offenders more quickly through a coordinated and informed response, benefiting not only offenders but victims and the wider community as well.*

*Cited from: www.ag.gov.bc.ca/community-court/index.htm

HOME TO WELLNESS

Jubilee Rooms on Main is a privately-owned, supportive housing facility in the core of Vancouver's Downtown Eastside—committed to the highest quality of transitional and supportive housing experience possible.

- Jubilee Rooms has 79 single-room occupancy units in total, with 46 dedicated to clients of the Downtown Community Court. Jubilee tenants receive safe, clean, affordable and supportive housing services designed for persons with concurrent disorders and other risks to homelessness.
- Staff, tenants and visiting social service providers build community through applications of a sociological modeling of emergence. Emergence is the phenomenon which explains the self-organisation of groups through random interactions, feedback loops and pattern recognition. For clients of the Downtown Community Court this translates to a natural, bottom-up, living experience that supports tenants and builds healthy relationships.
- A Whole Life Housing program is operated at the Jubilee and offers a wide range of tenant services. The program maximizes peer support opportunities and creates effective links with community service providers. Whole Life Housing is inclusive by nature and is supported by custom-designed, on-line database tools—created to decentralize administration and operational management.

COST-EFFECTIVE SUPPORTIVE HOUSING
EMERGENCE AT WORK

DEVELOPMENT CONTACT

Gordon Keith Wiebe
604.808.3779
gordon.wiebe@communitybuilders.ca
www.communitybuilders.ca

SITE CONTACT

Jubilee Rooms on Main
235 Main Street
Vancouver, BC



WHOLE LIFE HOUSING

A SHARED EXPERIENCE

HOW DO THE NUMBERS ADD UP?

REVENUE

Current potential revenue at the Jubilee is \$37,000 per month (\$425 per unit, per month x 79 units, plus commercial rents of \$3,500 per month).

Proposed adjusted revenue to accommodate the Downtown Community Court program is \$35,000 (46 units at \$375).

BC Housing currently provides 10 rent supplements of \$45 per month for Downtown Community Court clients. No other government funding is received by the Jubilee operation.

CAPITAL COSTS

The Jubilee currently has an appraised value of \$4.25M. Vancity Savings holds a mortgage of \$2.1M. Total monthly expenditures for fixed (capital) costs at the Jubilee are \$17,500.

- Mortgage - \$11,000
- Taxes - \$1,500
- Insurance - \$2,000
- Capital Reserve - \$3,000

OPERATING COSTS

Before partnering with the Downtown Community Court, the Jubilee operated in a self-sufficient manner (tenant rents averaging \$425 covered capital and operational costs).

To accommodate the need for added tenant services, the Jubilee increased its staffing and other operational costs to \$500 per tenant per month. Decreased rent revenue and increased costs have produced an operating deficit of \$5,500 per month.

WHAT IS THE SHORT TERM ASK?

CAPITAL RESERVE REPLACEMENT

Anhart Foundation needs to replace an estimated \$100,000 which will be taken from reserve funds to accommodate set-up costs for the Downtown Community Court program.

HOW DO THE PARTNERS WORK TOGETHER?

ANHART FOUNDATION

The Anhart Foundation provides an inclusive housing environment using private funds and skills gleaned from benevolent investors. Hart and Anita Molthagen purchased and renovated the Jubilee with private funds in 2000 and transferred the building to the community in 2013.

COMMUNITY BUILDERS' WHOLE LIFE HOUSING

Community Builders' Whole Life Housing program provides 24-hour tenant support and community liaison assistance in six Vancouver housing centres. Whole Life Housing services also include: affordable rent, in-house medical, breakfast and dinner, addiction counselling, free laundry, advanced pest control, housekeeping assistance and employment readiness services (see www.communitybuilders.ca).

DOWNTOWN COMMUNITY COURT

Allan Shoom, founder of the Downtown Community Court, provided an opportunity to build a partnership with the Jubilee in 2011 by asking his staff to refer clients to the Community Builders network of supportive housing providers. Together with the 14 member organizations of the Downtown Community Court, 85 clients have been housed and supported to date (see www.ag.gov.bc.ca/community-court/team.htm).

DR BILL MACEWAN

Dr. Bill MacEwan provides holistic psychiatric consultancy services and intervention-based supports for Jubilee tenants suffering from concurrent disorders and other complex issues. Dr. MacEwan is co-author of *The Hotel Study: Multimorbidity in a Community Sample Living in Marginal Housing* (see www.communitybuilders.ca/Research.php#googtrans).

BC HOUSING

BC Housing provides temporary rent subsidies to Downtown Community Court clients and hope for long-term housing after the transitional housing experience at the Jubilee. Housing flow is essential to tenants' wellbeing in their quest for wellness and independent living skills.

WHAT IS THE LONG TERM ASK?

CAPITAL DEBT REDUCTION

Anhart Foundation needs to reduce its capital debt from \$2.1M to \$1M. The reduction will reduce monthly mortgage payments from \$11,000 to approximately \$5,500 and enable the Jubilee to accommodate clients of the Downtown Community Court in perpetuity, without program funding above rental income.