



COMMUNITY BUILDERS
Whole Life Housing

Bottom-up, Low-cost Housing: Can it be Scaled?

Community Builders tenant-empowered housing model has critics saying the organic initiative can't be expanded to aid the complex street homelessness problem in Vancouver. Are the critics missing something?

A very different kind of low-income housing was birthed in Vancouver when Hart and Anita Molthagen bought and renovated the notorious Jubilee Rooms on Main in 2000. The benevolent investors envisioned clean, safe and affordable housing, but had no experience in the field. The Molthagens had intuitively created a useful power vacuum in an 80-unit rooming house.

In 2002, when Gordon Wiebe, co-founder of the Community Builders Housing Network, randomly moved into to the Molthagens' building in order to understand why such a resourceful city couldn't house its own citizens, a new kind of partnership was born between business and charity.

Wiebe, a proponent of emergent theory (the science of self-organizing systems) wondered what would happen if rooming house tenants were given an opportunity to fill the power gap themselves.

Between 2002 and 2014, Community Builders has modeled tenant-empowered housing at the Jubilee and has expanded the effort to include the Dodson Rooms on Hastings (purchased and donated by David and Lise Ash), the Powell Rooms on Powell, the Vogue Rooms on Granville and the City-owned Yale Hotel and former Ramada Hotel on East Hastings.

The Community Builders Housing Network uses a Whole Life Housing approach which creates a break-even housing environment focused on wellness. Paid staff and tenant leaders, trained in specialized SRO housing systems, deliver both building and tenant support services. The Whole Life Housing system uses an IT based, lean management model, learned from decades of community development in communities of extreme poverty and the guidance of dedicated benevolent business investment partners.

Discover the Power of Small.

Read more at www.communitybuilders.ca.

The universe is replete with bottom-up, emergent systems. From galaxies to brain cells, chaotic agents in any system will self-organize if given an opportunity to interact randomly. Once an open system is established, agents will form patterns and share helpful information with the whole through amplifying and regulating feedback loops.

Ant colonies are amazing emergent systems. Ant queens do not guide the colony. Instead, ants learn through countless encounters between individual ants in the course of daily living. A 15 year-old ant hill is always more efficient and effective than a 3 year-old ant hill, yet each ant only lives one year! The emergent whole is greater than the sum of its parts.

Cooperative connections have been the backbone of Community Builders Housing Network efforts. Here is a partial list of agencies who have entered into quid pro quo relationships with Community Builders for the common good.

- City of Vancouver
- Homelessness Partnering Strategies
- BC Housing
- Ministry of Economic Development
- Downtown Community Court
- Vancouver Police Department
- Vancouver Fire Department
- Vancouver Savings Credit Union
- Anhart Holdings Ltd.
- Ash Family Investment Trust
- Hungry Thumbs Studio
- Dr. Bill MacEwan, Psychiatrist
- Streethome Society
- Gair Williamson Architect
- FDG Property Management Ltd.
- E Atelier Architecture Inc.



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LOW COST HOUSING WITH SUPPORTS

TENANT SUPPORT COORDINATION
SRO MAINTENANCE SERVICES
BUILDING SECURITY SYSTEM

SPECIALIZED PEST CONTROL
HOARDING SERVICES
GREEN WASTE MANAGEMENT

Custom Data Bases for Lean Management

Work Wise

Keep employee records, schedule employees, project staffing costs, print reports

Tenant Support

Track tenant rents and damage deposits, log tenant information, room-by-room maintenance needs and much more.

Critical Needs

Support high-needs tenants with an advanced tenant support data base.

Digital Bookkeeper

Make bookkeeping easier with an online data base that simplifies deposits and payables.

Directors Portal

A virtual boardroom that allows directors to make resolutions, upload minutes and financial statements and archive an ongoing e-minute book

Community Builders has a mandate to offer non-profit services to improve low-income and supportive housing in Metro Vancouver.

Experience SRO living! Take the 410B Challenge and be our guest for one night at the Dodson Rooms on 25 East Hastings. You will see community development in real time! Reserve now at www.communitybuilders.ca/410b/



TESTIMONIALS

“Community Builders provides an in-house approach to mental health treatment and reduces risks to homelessness through tenant-based social networks.”

Dr. Bill MacEwan
 Head of Psychiatry, St. Paul's Hospital

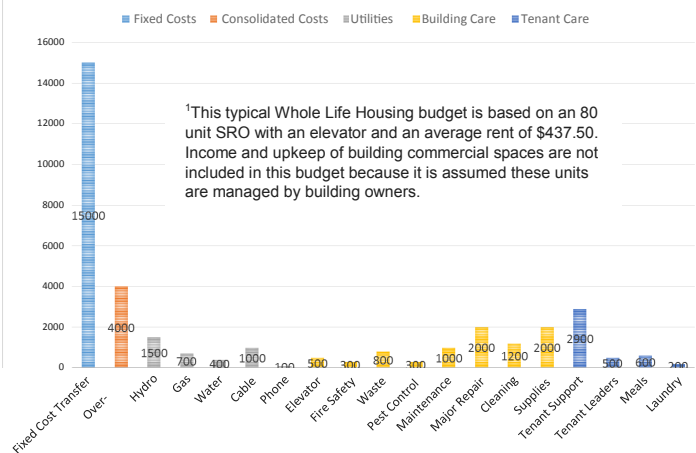
“Community Builders completed a restoration of my building for less than \$5000 per room, including common spaces, and no tenants were displaced.”

Hart Molthagen
 Former Owner, Jubilee Rooms

HOW MUCH DOES IT COST?

TYPICAL WHOLE LIFE HOUSING MONTHLY BUDGET¹

RENTAL INCOME: \$35,000 EXPENSES: \$35,000



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