



The Right to Housing: how can we realize it?

Dr. Alexandra Flynn, UBC

Sunshine Coast Elder College

September 14, 2024



Overview

- Introduction
- Canada's Housing Crisis
- BC and the Sunshine Coast
- Policy Overview and Challenges
- Data and Research
- Looking Forward
- Conclusion



Introduction



THE UNIVERSITY
OF BRITISH COLUMBIA



Housing Research Collaborative

- Largest housing research group west of Ontario
- Research ranging from homelessness to mechanisms to enable affordable rental
- Central hub to BSH and HART



Balanced Supply of Housing Node

- Collaborative network of community-based researchers
- Research focusing on Vancouver, Montreal, and Toronto
- Investigates topics of Housing Financialization and Innovative Land Use
- Over 40 ongoing research projects



**Balanced
Supply
of Housing**

Academic / Community Partnership



Housing Assessment Resource Tools (HART)

- Evidence and data-based solutions to enable better decision-making
- Award-winning nationwide research
- Tools to support government to make better, evidence-informed decisions about housing
 - Housing Needs Assessment Tool
 - Land Assessment Tool
 - Property Acquisitions Tool
 - BC HNR Calculator



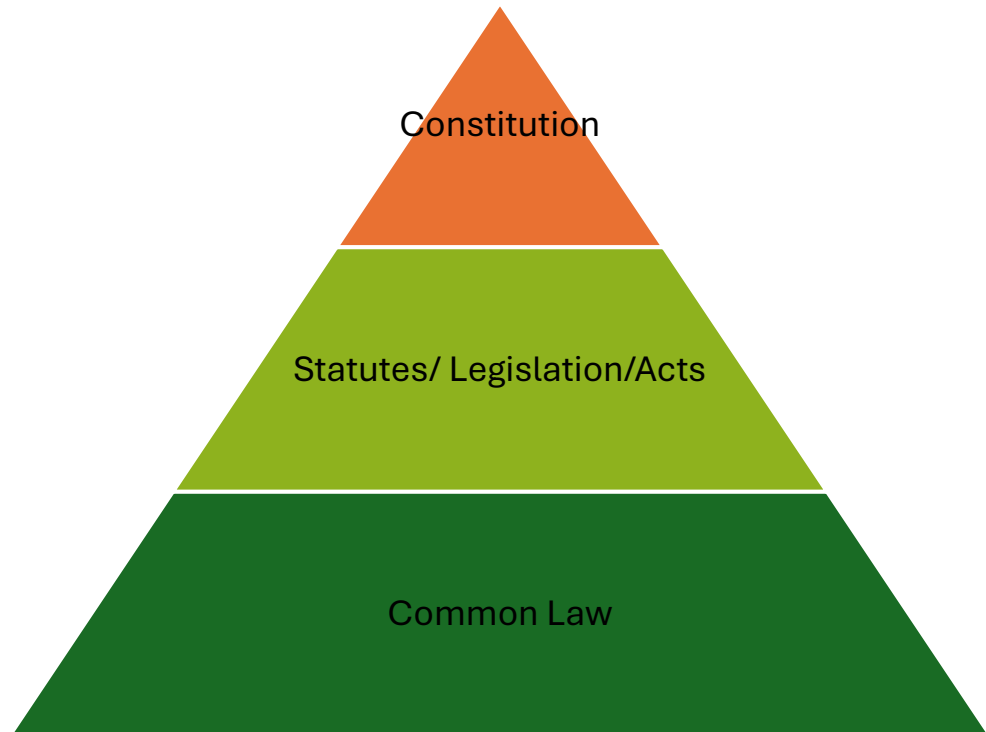
Canada's Housing Crisis

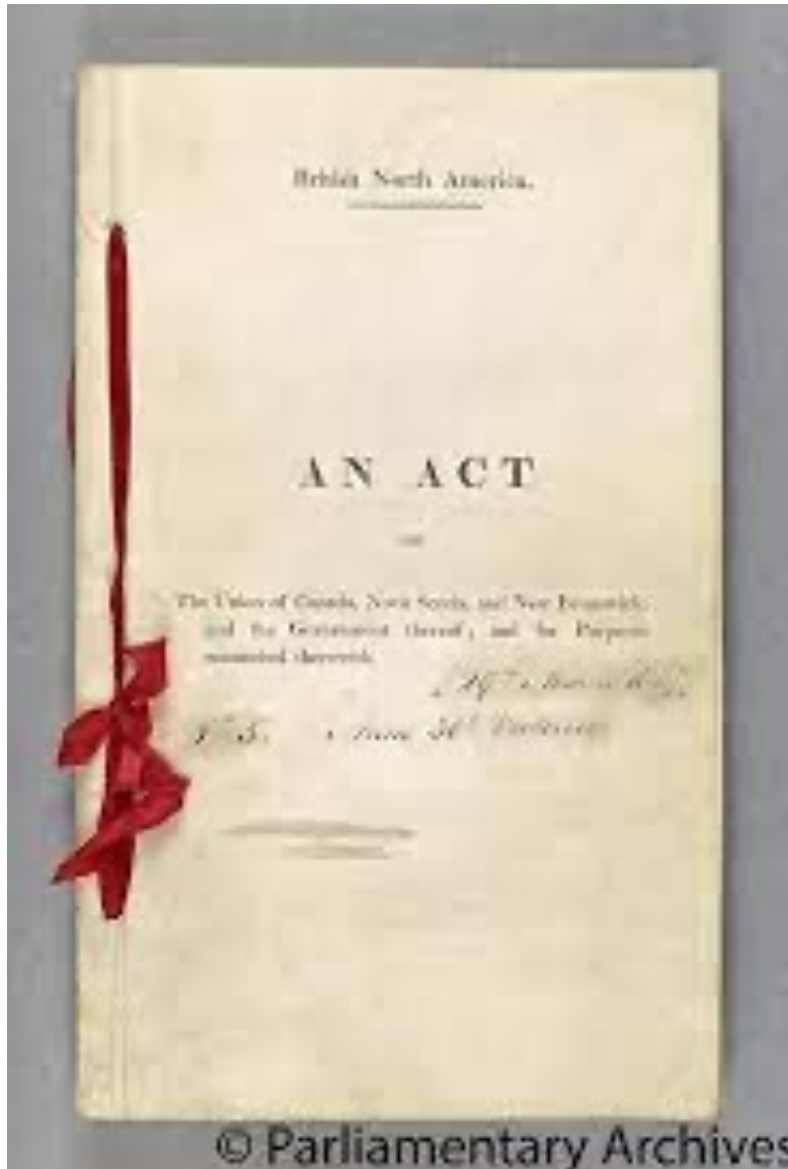
- Background
- Housing Need
- Legal challenges and jurisdiction – province to province



The Constitution

- Provides the fundamental rules and principles that govern a nation.
- Creates many of the institutions and branches of government, and defines their powers.
- A framework for how we constitute ourselves as political community





Our Constitution is silent on a few things

- Housing
- Health
- First Nations as governments

National Housing Strategy

- The National Housing Strategy is to, among other things,
- (a) set out a **long-term vision** for housing in Canada that recognizes the importance of housing in achieving social, economic, health and environmental goals;
- (b) establish **national goals** relating to housing and homelessness and identify related priorities, initiatives, timelines and desired outcomes;
- (c) focus on **improving housing outcomes** for persons in greatest need; and
- (d) provide for participatory processes to ensure the **ongoing inclusion and engagement of civil society**, stakeholders, vulnerable groups and persons with lived experience of housing need, as well as those with lived experience of homelessness.

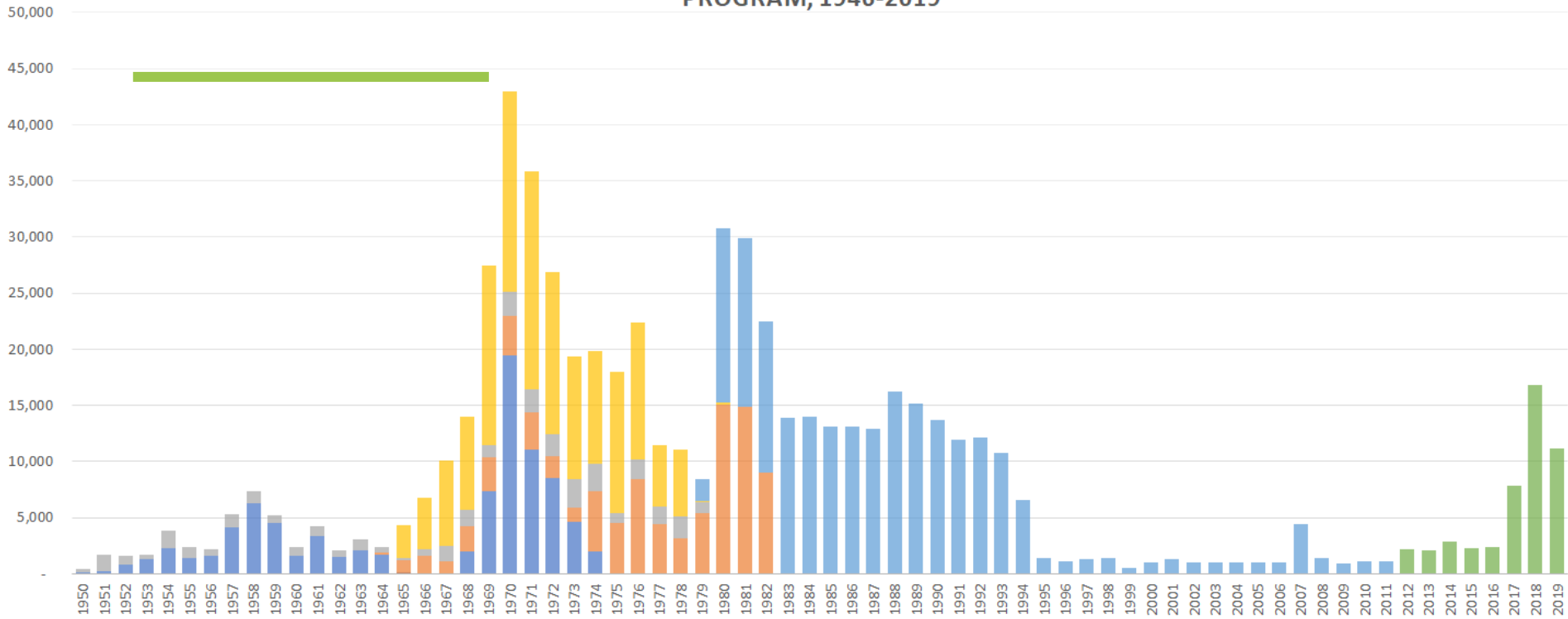


Targets

- 2016 census: 1.7 million households in Core Housing Need
 - Reduce that number by 530,000 households
- 2016: 25,000 individuals in chronic homelessness
 - Reduce that number by 50% (2020: eliminate chronic homelessness by 2030)



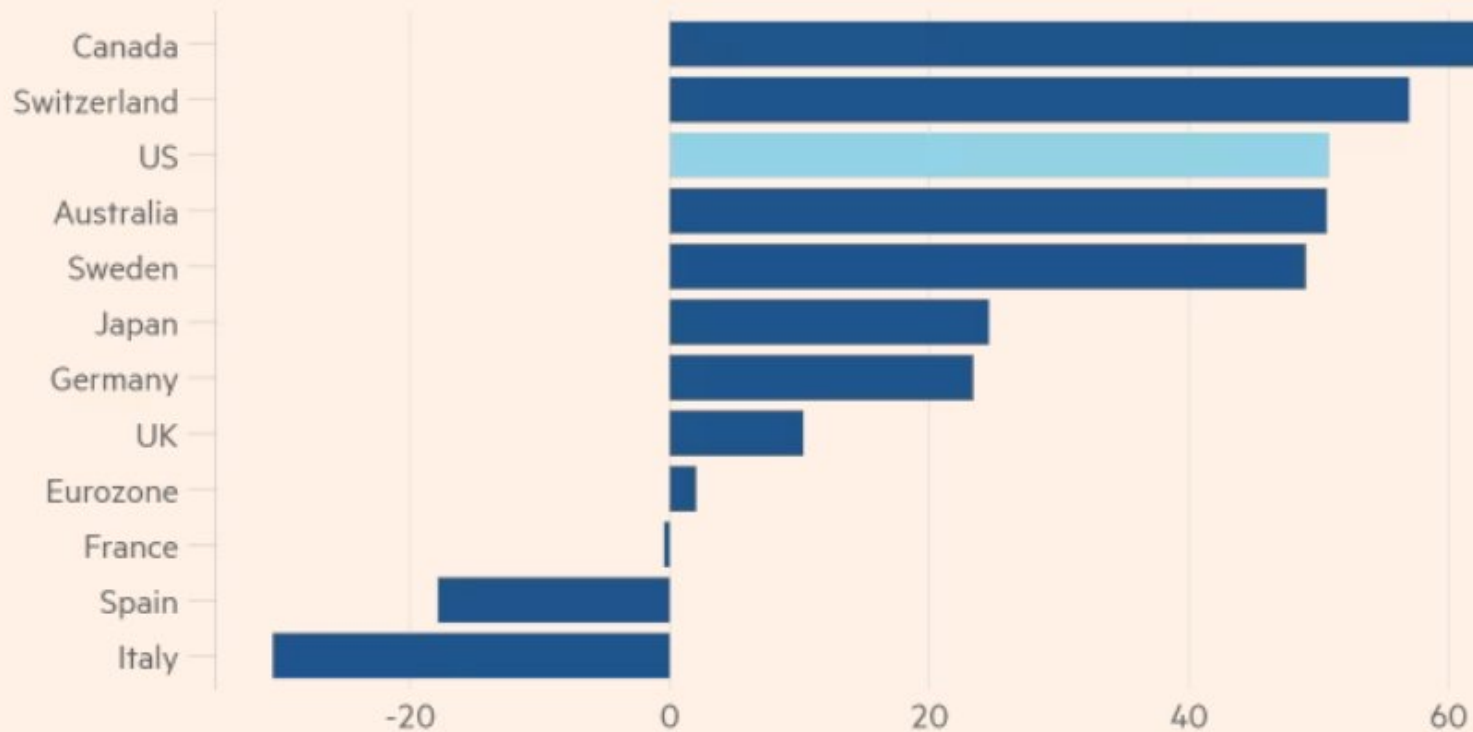
AFFORDABLE HOUSING FUNDED BY THE FEDERAL GOVERNMENT (NEW AND ACQUIRED UNITS), BY PROGRAM, 1946-2019



- Investment in Affordable Housing + National Housing Strategy
- Non-Profit and Co-operative, (Section 56.1, then Section 95. Data also includes Section 95 rent supplements)
- Public housing – new and acquired (Section 43)
- Federal/Provincial Housing – new and acquired units (Section 40, then Section 26)
- Non-Profit and Co-operative - new and acquired units (Sections, 15.1 + 34.18, then section 27)
- Limited Dividend/Entrepreneurial (Section 15)

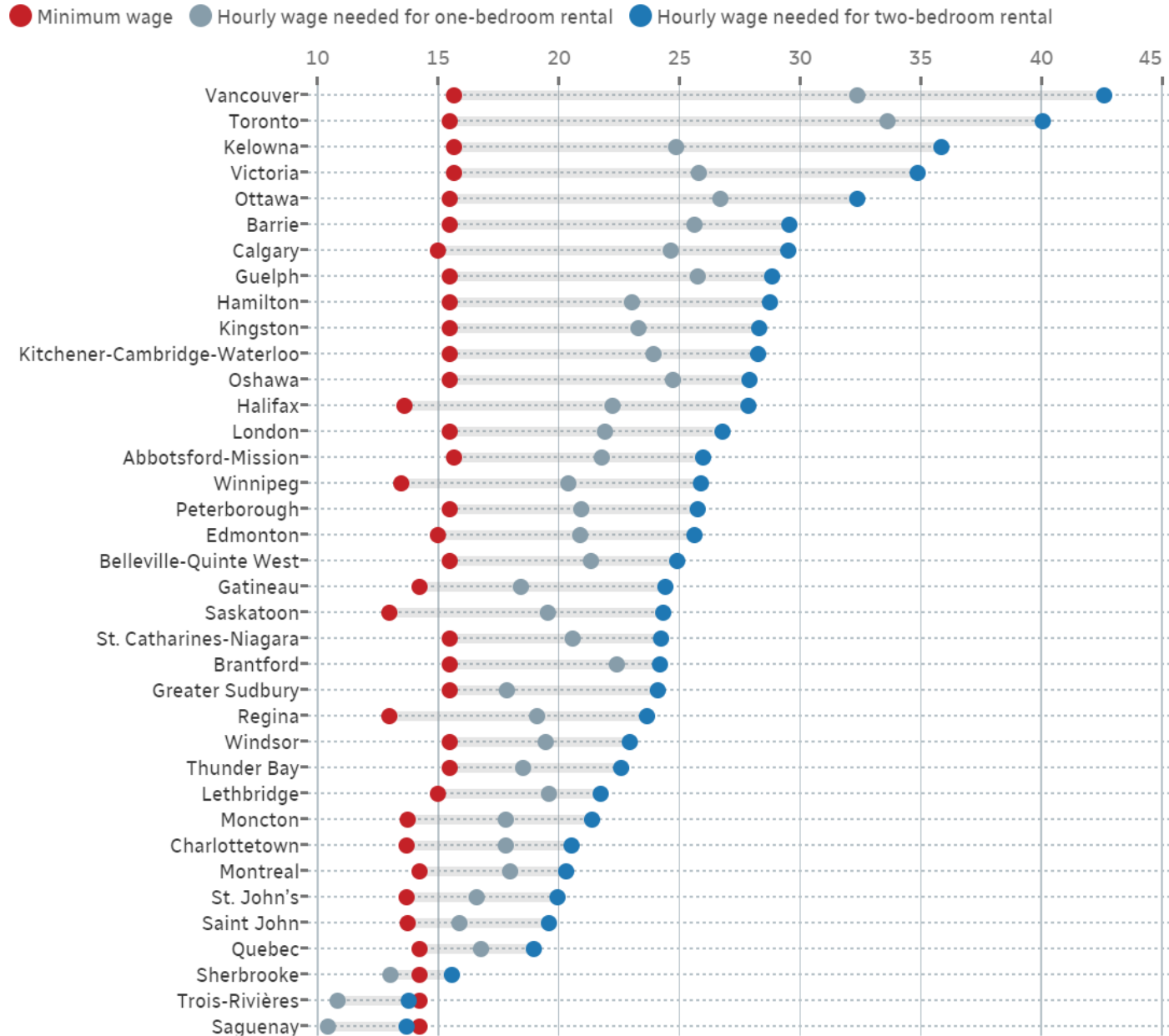
Since the financial crisis US real house prices have risen by more than 50 per cent

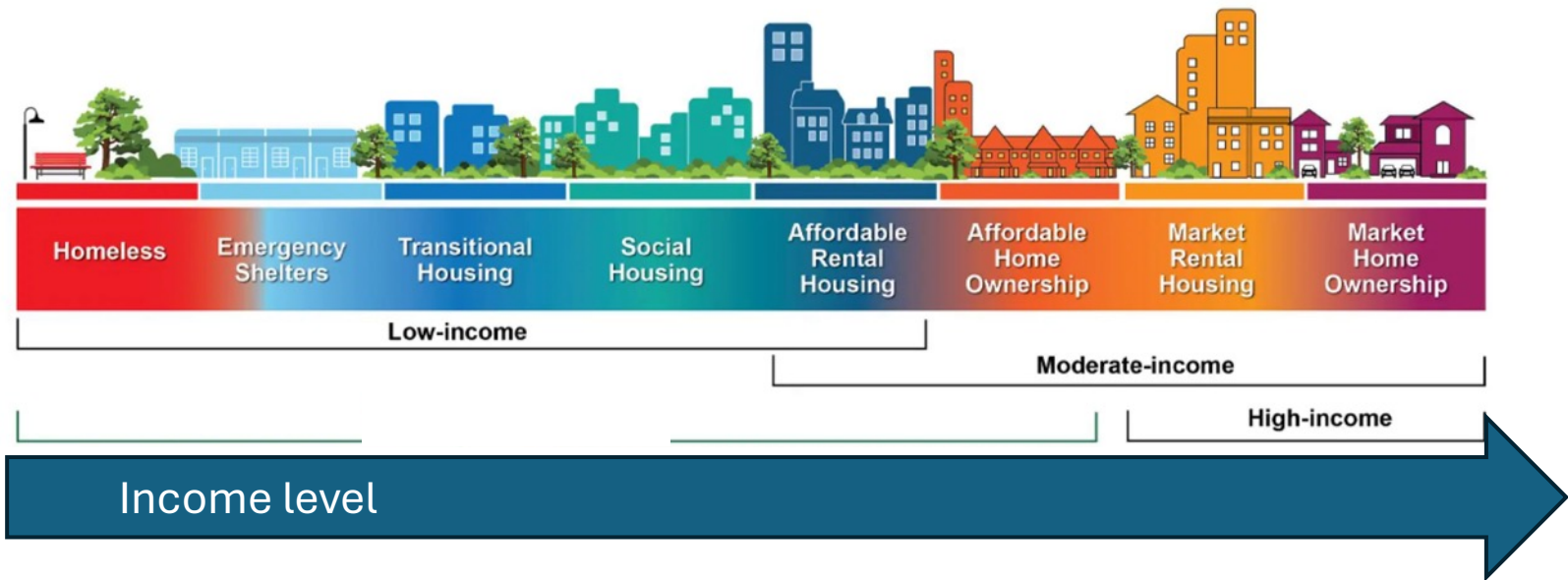
Real house price growth, Q4 2008 to Q1 2024 (%)



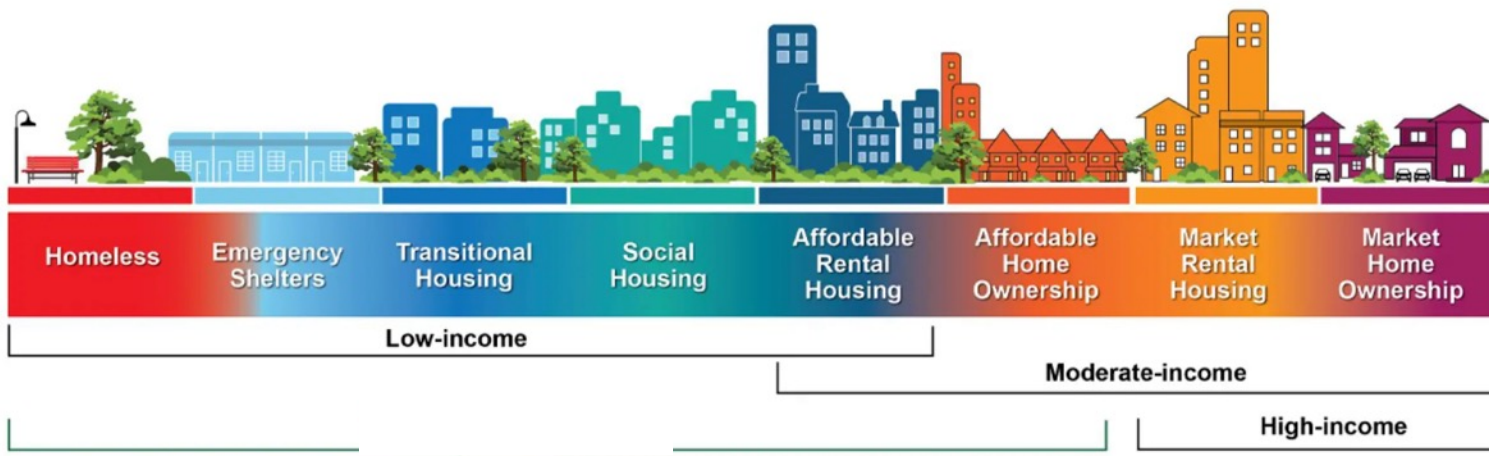
Sources: BIS, Haver Analytics, Breakout Capital

Hourly wage required to afford average market rent versus minimum wage in large cities across Canada

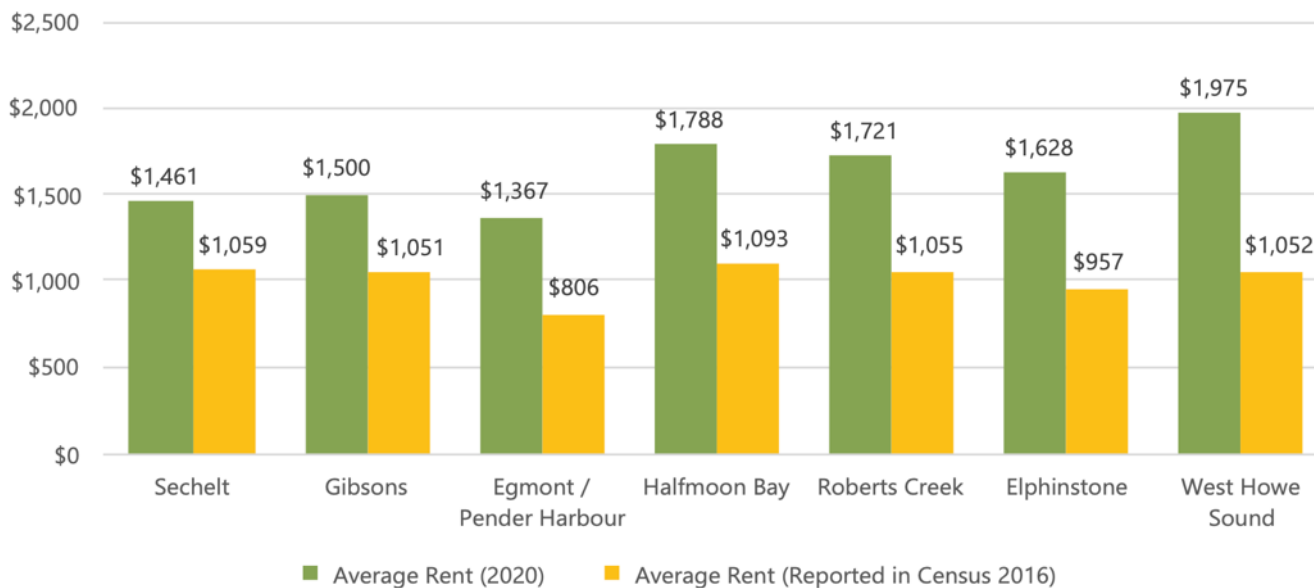




Distinguishing between housing types

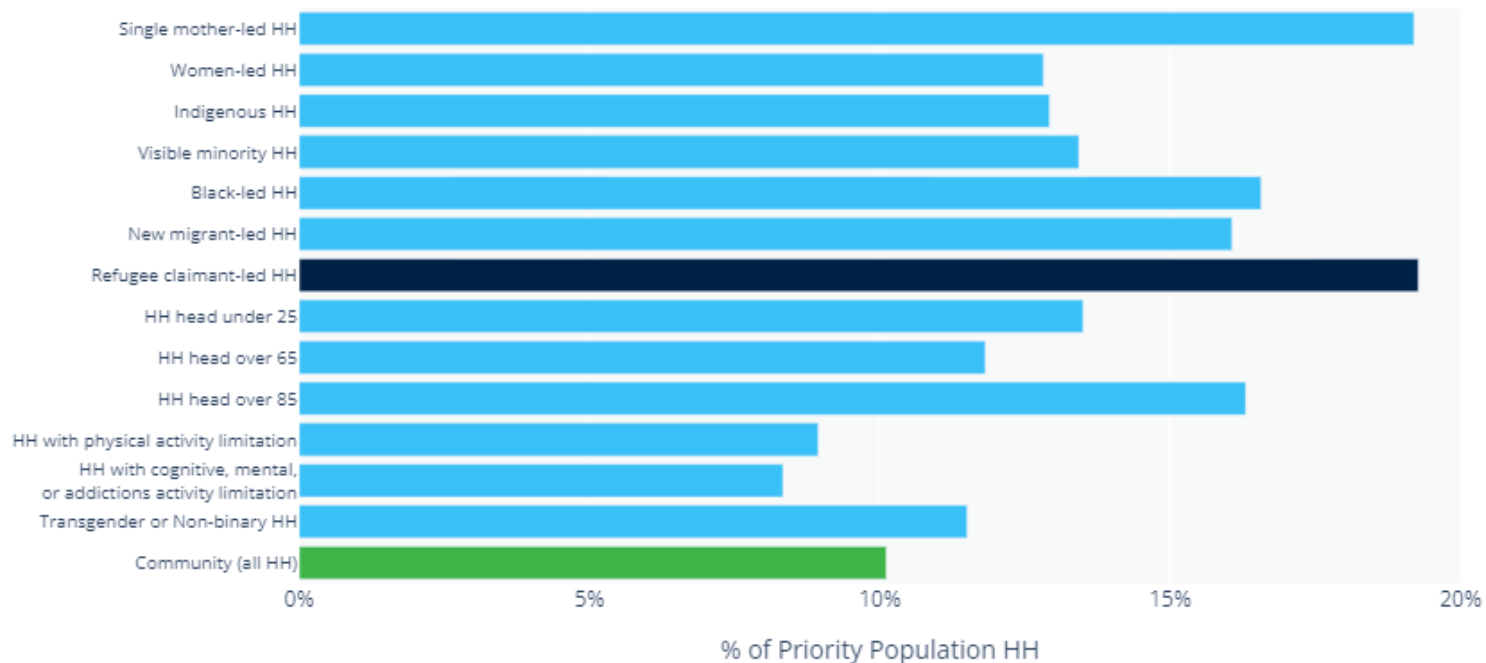


Income level



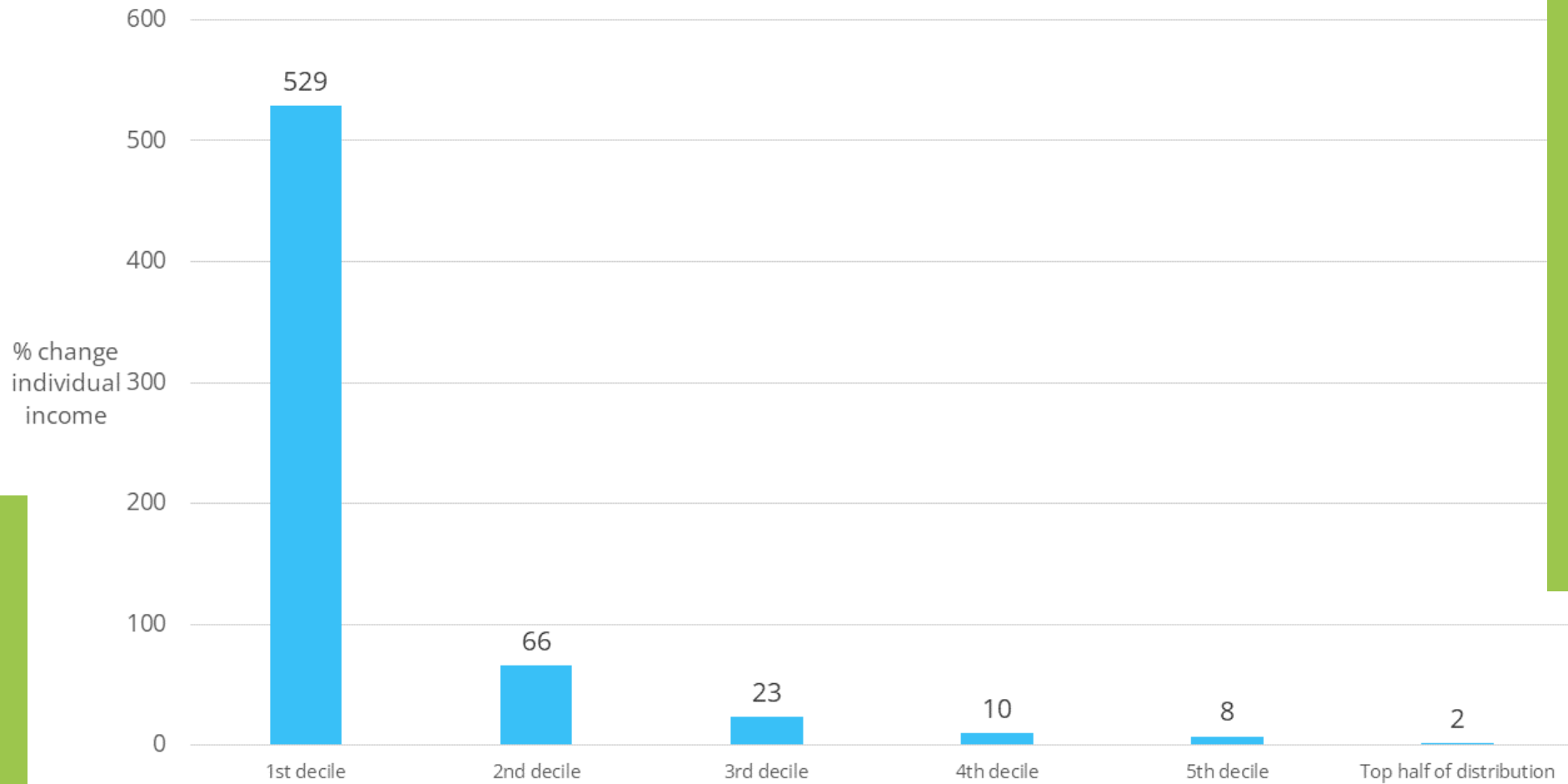
Housing Need in Canada

Canada						
Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Very Low Income (\$420)	173,755	19,655	4,005	1,535	665	199,615
Low Income (\$1050)	596,670	214,365	68,055	29,495	12,450	921,035
Moderate Income (\$1680)	33,130	96,260	71,795	54,175	38,325	293,685
Median Income (\$2520)	490	1,680	6,015	11,190	15,885	35,260
High Income (>\$2520)	0	50	110	260	1,015	1,435
Total	804,045	332,010	149,980	96,655	68,340	1,451,030



Housing Need in Canada

2019 to 2020 Individual Total Income Change (%) by Decile in Canada (2020 \$)



Source: Statistics Canada Table: 98-10-0089-01



Canadian cities report rise in homelessness and tent fires

By Lyndsay Armstrong • The Canadian Press
Posted December 14, 2023 9:19 am · 5 min read



Real Estate

Student housing shortage is a 'crisis' that should worry all Canadians: Desjardins

Availability has not kept pace with the growth in demand for post-secondary education

Denise Paglinawan

Published Sep 05, 2024 • Last updated 5 days ago • 2 minute read

[Join the conversation](#)

yahoo!finance | Yahoo Finance Canada

Canada's housing crisis has nearly 40% of immigrants considering moving: Poll

f



John MacFarlane • Senior Reporter

July 3, 2024 · 3 min read

X



BC and the Sunshine Coast

- Housing Need
- Regional Challenges
- Opportunities





HELPSEEKER
TECHNOLOGIES

Social and Housing Needs Assessment

Submitted to: Sunshine Coast

Drafted By:
HelpSeeker Technologies

COVER THE COAST
Alliance for Affordable Housing

A project of the
SUNSHINE COAST
AFFORDABLE HOUSING SOCIETY

sparc bc
people. planning. positive change.

Housing Need in BC and the Sunshine Coast

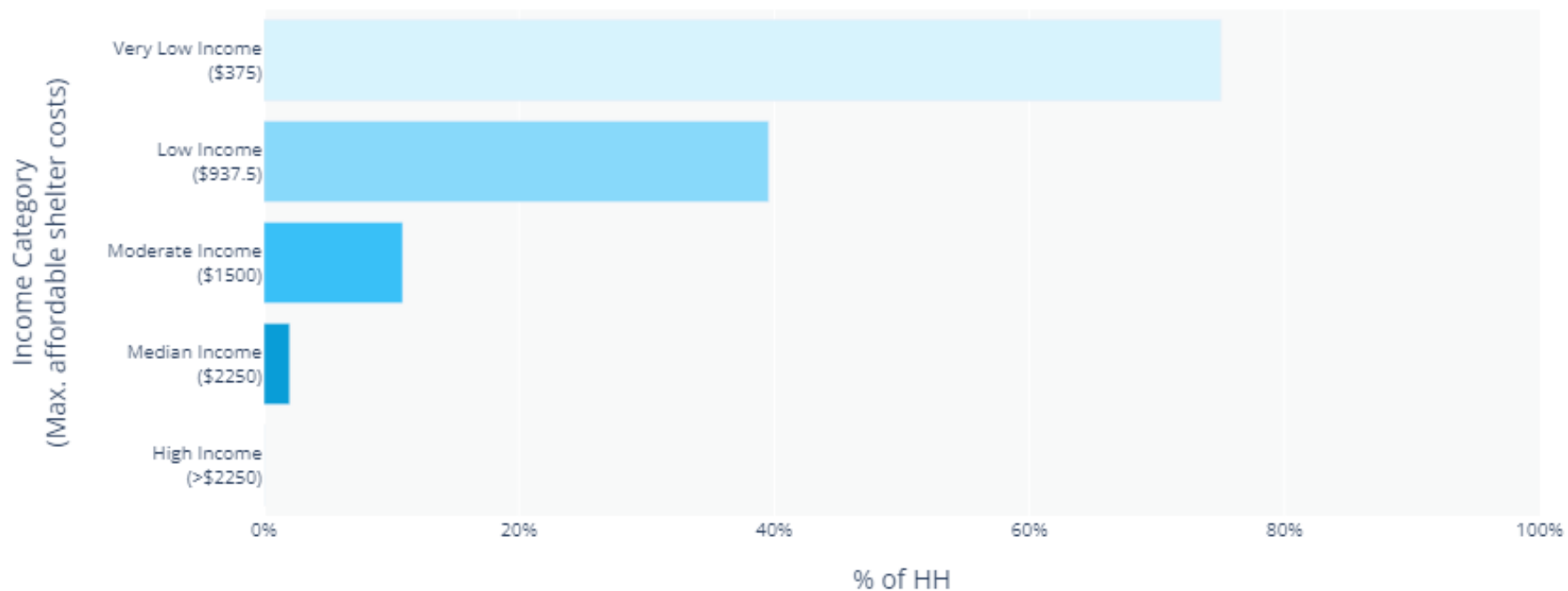
British Columbia (Province)						
Max. affordable cost	1 Bedroom Homes	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	Total
\$430	18,640	1,475	550	115	25	20,805
\$1075	123,000	21,610	9,275	2,175	525	156,585
\$1720	23,200	21,690	15,830	6,315	1,670	68,705
\$2580	770	2,200	4,265	2,470	1,030	10,735
>\$2580	20	30	80	45	0	175
Total	165,630	47,005	30,000	11,120	3,250	257,005

Sunshine Coast (CD, BC)						
Max. affordable cost	1 Bedroom Homes	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	Total
\$375	110	0	0	0	0	110
\$937	825	100	35	0	0	960
\$1500	105	110	45	0	0	260
\$2250	20	0	0	0	0	20
>\$2250	0	0	0	0	0	0
Total	1,060	210	80	0	0	1,350



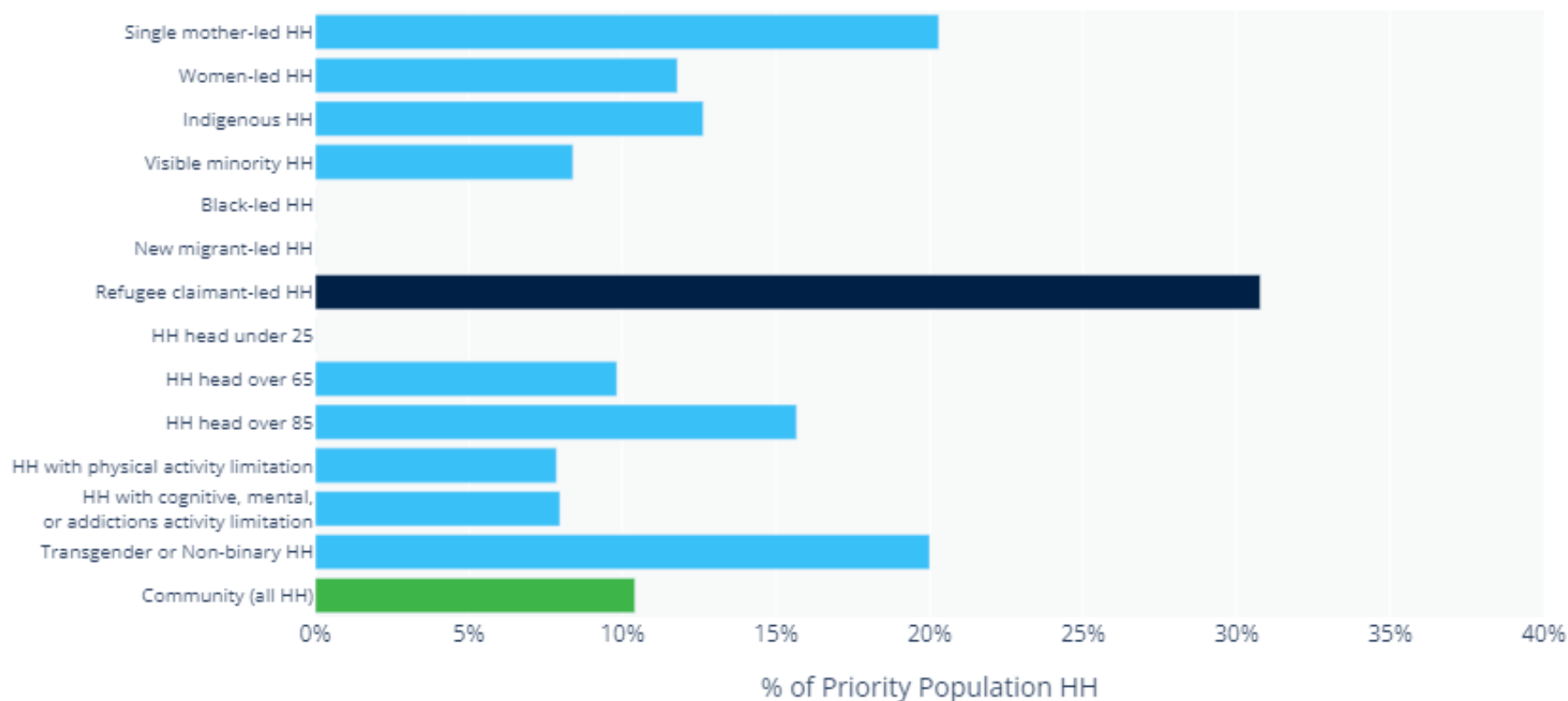
Housing Need in BC and the Sunshine Coast

Percentage of Households in Core Housing Need, by Income Category, 2021
Sunshine Coast (CD, BC)



Housing Need in BC and the Sunshine Coast

Percentage of Households in Core Housing Need by Priority Population, 2021
Sunshine Coast (CD, BC)



Housing density amendment sparks debate in Sechelt

The resounding comment from the Sunshine Coast residents was that they simply did not understand the connotations of the amendment and therefore could not support it.



[Jordan Copp](#),
Mar 26, 2024 8

Housing and social needs report paints a stark picture of the Coast housing crisis – and a path forward



The social and housing needs assessment released last week shows that residents of the Coast need to embrace change, says housing coordinator Kelly Foley. 'The change is going to affect people's vision of the Coast and their lifestyles but we have to embrace the change and that means different types of housing.'



[Bronwyn Beirsto, Editor](#)
Oct 19, 2023 11:35 AM



September 6, 2024

More than 70 new attainable rental homes open

May 17, 2024

Homes / Design

Affordable homes open for members

The Home Front: Designed with heart and soul

A new building spearhead by Sunshine Coast Community Services Society in Socholt B.C. provides affordable housing to

HOME > LOCAL NEWS

Gibsons gets \$2.1 million from Housing Accelerator Fund

Federal funds to 'cut the red tape and tear down stumbling blocks' for affordable housing



[Jordan Copp, Local Journalism Initiative Reporter](#)

Mar 14, 2024 2:53 PM



• 3 minute read



Policy Challenges

- Federal
- Provincial
- Municipal
- First Nations



Federal Government

- Building social housing
- Using government land
- Funding projects



Federal – Social Housing

Country	% non-market	# new social 2020 (some 2019)	CAN equivalent
Canada	4	>1,000	>1,000
Austria	24	17,000	72,000
Denmark	21	2,700	17,000
Finland	11	9,000	62,000
France	17	76,000	43,000
Germany	13	26,000	12,000
Netherlands	29	20,000	45,000
Scotland	24	6,000	41,500
Sweden	41	13,500	51,000



Federal Government

POLITICS

Federal budget borrows big from B.C. with new 'Canada Builds' housing plan



By **Simon Little** & **Richard Zussman** • Global News

Posted April 16, 2024 7:00 pm · 3 min read



Federal government pledges \$6B for housing in new infrastructure fund

Some money only accessible if provinces, territories meet certain conditions



[Elizabeth Thompson](#) · CB



More cities and communities to access Housing Accelerator Fund

Français

[News](#) / [Canada](#) / [Canadian Politics](#)

Trudeau announces more housing funding as Liberals keep trying to win back younger voters

The Liberals have been playing catch-up with the Conservatives since the middle of last year

Bryan Passifiume

Published Apr 02, 2024 • Last updated Apr 02, 2024 • 4 minute read



Provincial Government

- Setting policy and targets
- Residential Tenancy Act



British Columbia

B.C. steadfast on housing targets despite municipal pushback

30 cities, mayor call

CONSTRUCTION



Chad

BC Updates Building Code To Allow Single Egress Designs For Mid-Rise Buildings

The Province hinted that it was going to be making this change to the BC Building Code over the summer and has now officially moved forward with it.

By [Howard Chai](#) August 29, 2024 05:02 pm

British Columbia has officially updated its Building Code, the regulation that governs construction, to allow for single egress stair designs in low-rise and mid-rise buildings, a move that many in the housing and development industry have been pushing for.



SOCIETY & CULTURE

B.C. still eviction capital of Canada and most are through no fault of the tenant

B.C. still leads Canada with the highest eviction rate in the country, and the vast majority are no-fault, according to a new report.

Alex Walls

May 15, 2023



News

How 'financialized' landlords may be contributing to rising rents in Canada

According to data from Rentals.ca, rents across the country have risen by 22% in 2 years



British Columbia

Agree to 40% rent hike or we may sell you landlord tells Surrey, B.C., renters

Landlords asking for rents higher than usual annual limits

News / Local News

B.C. rest areas, park-and-rides full with people who can't afford a home

In Abbotsford, both the Cole Road and Bradner rest areas
well as several park and rides and truck parking lots have

British Columbia

Would you pay \$800 a month to live in Vancouver, that may be all you can afford

Housing experts and renters say supply of affordable rental home
is 'out of control'



Canada

This woman spends 100% of her income on rent

Demand for rentals is outpacing supply across the country, and



Natalie Stechyson · CBC News · Posted: Jun 27, 2024 1:00 AM PDT | Last Updated: Jun 27, 2024 1:00 AM PDT

B.C. rental crisis deepens as Vancouver rents soar, vacancies plummet

Population boom and strong job market fuel demand, leaving tenants struggling as supply fails to keep pace

Some B.C. landlords asking tenants for out-of-bounds rent increases, imply eviction

MIKE HAGER >

VANCOUVER

PUBLISHED JUNE 8, 2024

British Columbia

This single dad makes \$75K a year. He can't find affordable housing in Vancouver for him and his son

Karl Eaton says he needs a place to stay by July 31



Eva Uguen-Csenge · CBC News · Posted: Jul 06, 2023 9:48 PM PDT | Last Updated: July 11, 2023



Municipal Government

- Zoning changes
- Infrastructure



CANADA

Zoning reforms are key to earning federal housing funds, minister tells cities

By Sammy Hudes • The Canadian Press

Posted January 17, 2024 3:53 pm · 2 min read

CANADA

Can a zoning 'revolution' save Canada from a housing crisis?

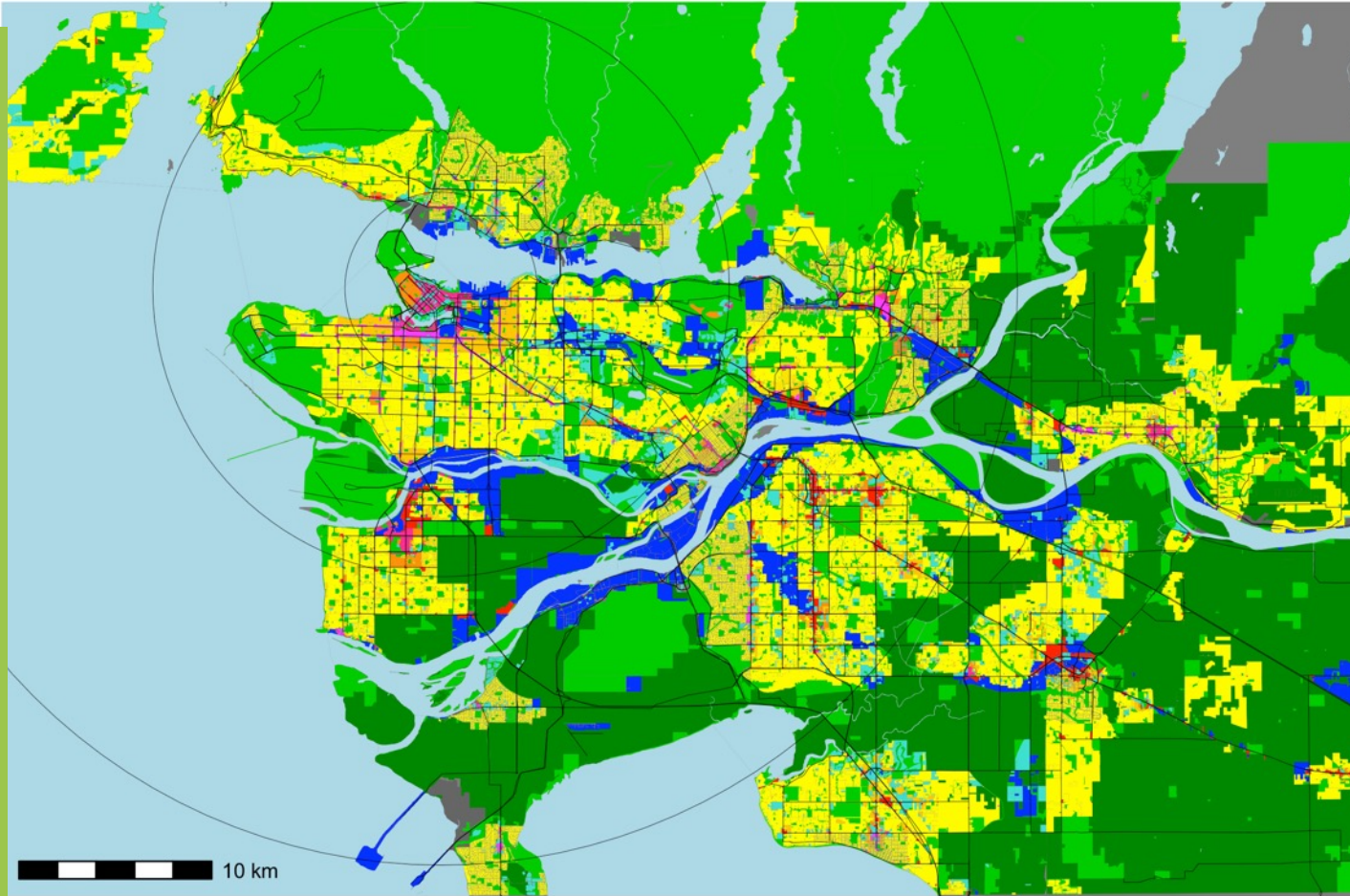


By **Uday Rana** • Global News

Posted October 28, 2023 5:00 am · Updated October 26, 2023 12:26 pm · 7 min read



Zoning Changes



VANCOUVER | News

B.C. mayor says provincial housing targets put pressure on municipal infrastructure

FCM study finds that the cost to build infrastructure to support new housing could be as high as \$600B

Posted on November 27, 2023

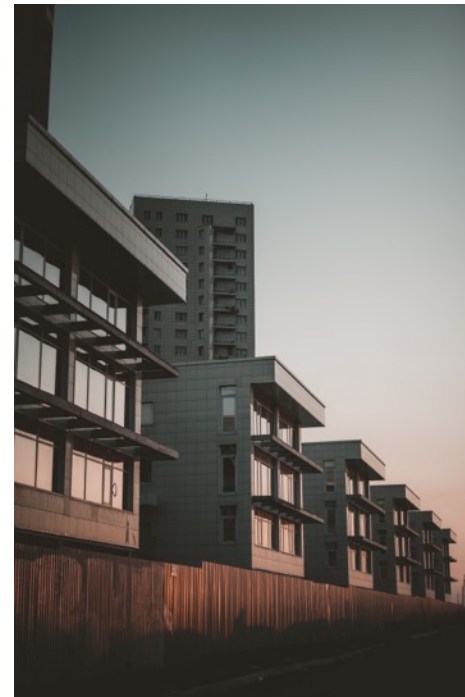
New research by the Federation of Canadian Municipalities (FCM) suggests that the cost to build infrastructure to support housing-construction targets could be as much as \$600 billion.

While the federal and provincial governments are putting plans in place for the construction of 5.8 million housing units across



First Nations

- Indigenous-led development
- Challenges of on- and off-reserve housing
- Cultural safety





'Nothing of this scale has been done before': 10 homes moving from Port Moody to the Sunshine Coast

The first two homes will be transported across Port Moody and Coquitlam to the Fraser River overnight April 2 and 3.



[Mario Bartel](#)

Mar 27, 2024 10:45 AM



Data and Research

- Data Challenges
 - Land
 - Evictions
 - Core Housing Need
 - Access
- Jurisdictional differences
- Legal structures



Looking Forward

- Upcoming research
- New Legislation
- Ongoing Advocacy



Conclusion





Questions

