NO VACANCY

AFFORDABILITY & HOMELESSNESS IN VANCOUVER

University of Victoria | Centre for Addictions Research of BC

UNION GOSPEL MISSION

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ACKNOWLEDGEMENTS

Thank you to everyone who helped with the report:

Marika Albert, Community Social Planning Council
Lynn L. Bourgon, Canada Mortgage and Housing Corporation
Genesa Greening
Debbie Kraus, BC Housing
J. Stewart
Chad Stroomer, Ministry of Social Development & Social Innovation
Man Wang, Ministry of Social Development & Social Innovation

A special note of thanks to the Greater Victoria Coalition to End Homelessness, who have been publishing reports using this framework since 2009. For information on the framework or if you are interested in developing a homelessness and housing community report, contact bpauly@uvic.ca

Download the data supplement with additional information and commentary here:
ugm.ca/affordability

EXECUTIVE SUMMARY

Recent point-in-time homeless counts in Metro Vancouver and City of Vancouver indicate a growing number of people experiencing homelessness in our community. Despite government investments in social housing and rent supplements, more people are homeless in Metro Vancouver than ever before.

Homelessness is the result of the interplay between structural factors (e.g. cost of housing and income), systemic failures where people "fall through the cracks" (e.g. discharge from hospitals without housing), and life circumstances (e.g. job loss, illness, or family violence)[1]. While all three elements are important, this report examines the structural factors which lead to homelessness. It complements the point in time count by reporting on factors such as vacancy at low-end-of-market, costs of average rent, available income, cost of living, and social housing built and rent supplements provided.

The results of this research are alarming. In the Metro Vancouver region:

- Shelter occupancy is at 97%, and the percentage of women in shelters has grown from 28% in 2011-2012 to 32% in 2015-2016.
- Vacancy for most affordable rental units is below 1% and has dropped for most categories in the last year. In the most extreme category (bachelor suites renting at less than $750 in the City of Vancouver) vacancy is 0.1%.
- The supply of bachelor and one bedroom suites at the low end of market (renting at less than $750) has declined.
- While there are 42,171 permanent subsidized housing units and new units have been added yearly, more than 10,000 individuals or families in Metro Vancouver are on BC's Housing Registry, waiting for suitable housing.
- In 2012 the number of senior applicants on the Housing Registry was 2,553 and by March 2016 this increased to 3,516 applicants, which represents a 38% increase.
- Income assistance has not increased in 9 years while average market rent has increased every year since 2010.
- The number of people housed by homelessness outreach programs has increased over the past five years.
- Rent supplements have increased from 607 in 2011-2012 to 1516 in 2015-2016, with particular focus on subsidies for formerly homeless individuals.

Despite the positive steps that have been taken, virtually every indicator points to an increase in homelessness and housing insecurity in Metro Vancouver, both now and in coming years as a result of structural factors, often beyond an individual's control.

Unless significant action is taken to address these structural factors, homelessness will continue to impact a growing number of individuals and families.

INTRODUCTION

The March 2014 Metro Vancouver Homeless Count found 2,777 unique individuals homeless in the Metro Vancouver Regional District.[2] In March 2016, the City of Vancouver counted 1,847 unique individuals who were homeless.[3]

For the past four years, emergency shelters have been operating at or over 97% capacity across Metro Vancouver.[4]

Table 1 - Emergency Shelter Occupancy Rate for Vancouver CMA[5]					
Fiscal Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
Occupancy Rate[6]	95%	98%	97%	97%	97%

While men comprise a majority of shelter users, the number of women accessing shelters has increased from 28% in 2011-2012 to 32% in 2015-2016[7]. This may be due to an increase in shelter spaces for women. The percentage of shelter users self-identifying as Aboriginal has remained constant since 2011 at approximately 23%[8]. Since 2011, less than 1% of people accessing emergency shelters self-identified as transgender. All of these figures are likely an undercount.

CONTRIBUTORS TO HOMELESSNESS INCLUDE:

- Structural factors
- Systemic failures
- Personal circumstances[1]

This report examines key structural factors including rental housing availability and cost, income and cost of living, and social housing supply and demand. By examining measurements related to these structural factors, we can see the trajectory of homelessness in Metro Vancouver.

A NOTE FROM UNION GOSPEL MISSION

Union Gospel Mission, like many social services, relies on housing as part of our continuum of care. Over the last year, UGM staff noticed a growing shortage of affordable and/or subsidized housing for our guests. For example, when a person commences from our drug and alcohol recovery program, their options to move on are extremely limited. A growing number of people accessing our food services have jobs, but eat with us so they can save money on food and have enough for rent. Our shelter guests can't find homes, and many of our housed guests are one paycheque or income assistance payment away from homelessness.

As UGM adapts to this new reality, we want to understand and spread awareness of the structural factors which are leading to homelessness. To that end, we partnered with Dr. Bernie Pauly of University of Victoria, who has authored reports for the Greater Victoria Coalition to End Homelessness and developed a framework for such reports. We are excited to collaborate on research that focuses on the Metro Vancouver area, and look forward to working with decision makers to increase affordability for Metro Vancouverites who are homeless or are at risk of homelessness.

MARKET HOUSING

It comes as no surprise that housing in Metro Vancouver is becoming increasingly expensive and out of reach for many individuals and families. Media stories about affordability often focus on the challenge presented to first-time homebuyers, and the potential "brain drain" by professionals who can no longer afford to buy or rent here. These issues are important, but often leave out people even more vulnerable to changes in rental costs and vacancy rates – those living on very low incomes.

The data presented in this report shows that, for low-income individuals and families, the consequences of the affordability crisis in the rental market may be even more severe. Housing trends show increasing market rents and decreasing vacancy rates. This is occurring throughout the housing market, especially at the more affordable, lower rent range segments of the market. In particular, low vacancy rates put pressure on the housing market and contribute to an upward rise in rents[9]. This combination of decreasing vacancy rates and rising rent levels has been consistently identified as a contributor to increased homelessness, as people are excluded from the private rental housing market[10]. In Metro Vancouver the overall vacancy rate has dropped from 1.9% in 2010 to less than half that in 2015 (0.8%). In the City of Vancouver in 2015, the overall vacancy rate was even lower at 0.6% [11]. At the same time average rents have consistently risen across Metro Vancouver with more dramatic increases in the City of Vancouver. See Table 2.

Average Rent

Table 2 - Average Rent[12]

Region	Bachelor						1 Bedroom					
	2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015
Vancouver CMA Total ($)	811	841	866	878	903	938	940	964	982	1005	1038	1079
City of Vancouver ($)	846	881	910	917	942	982	1013	1045	1067	1090	1124	1175

Between 2010 and 2015, the average price of bachelor units in Metro Vancouver increased by 16% and one bedroom units increased by 15%. While this situation tells part of the story, the situation is even more dramatic for people trying to rent units at the low end of market.

VACANCY RATES AT LOW RENT RANGES

Units renting at the lowest rent ranges, and most affordable for people experiencing or at risk for homelessness, have remained at very low vacancy rates since 2010. Within the City of Vancouver, bachelor units at less than $750 a month are extremely scarce, at less than 0.1% vacancy. The dip in vacancy rate for 1 bedroom and bachelor units across Metro Vancouver seen in the last two years is likely indicative of people having to look outside the City of Vancouver for rental units.

See Tables 3 to 6.

Vacancy Rates For Low End of Market Rent Range[12]

Table 3 - Vancouver CMA Total: Bachelor Apartment Vacancy Rate by Rent Range Comparison		
Rent Range	2014	2015
Bachelor Total Vacancy Rate	0.8	0.6
Bachelor Vacancy Rate For Rent Range $750-999/month	0.7	0.6
Bachelor Vacancy Rate For Rent Range Less than $750/month	1.6	0.7

Table 4 - City of Vancouver: Bachelor Apartment Vacancy Rate by Rent Range Comparison		
Rent Range	2014	2015
Bachelor Total Vacancy Rate	0.6	0.5
Bachelor Vacancy Rate For Rent Range $750-999/month	0.7	0.6
Bachelor Vacancy Rate For Rent Range Less Than $750/month	1.3	0.1

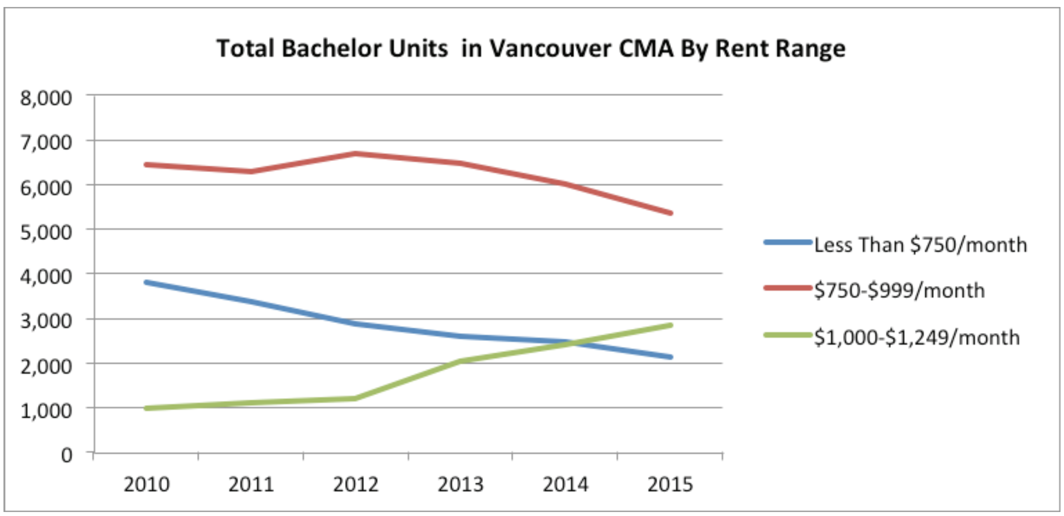
Table 5 - Vancouver CMA: 1 Bedroom Apartment Vacancy Rate by Rent Range Comparison		
Rent Range	2014	2015
1 Bedroom Total Vacancy Rate	0.9	0.8
1 Bedroom Vacancy Rate For Rent Range $750-999/month	1.3	1.0
1 Bedroom Vacancy Rate For Rent Range Less Than $750/month	2.2	1.2

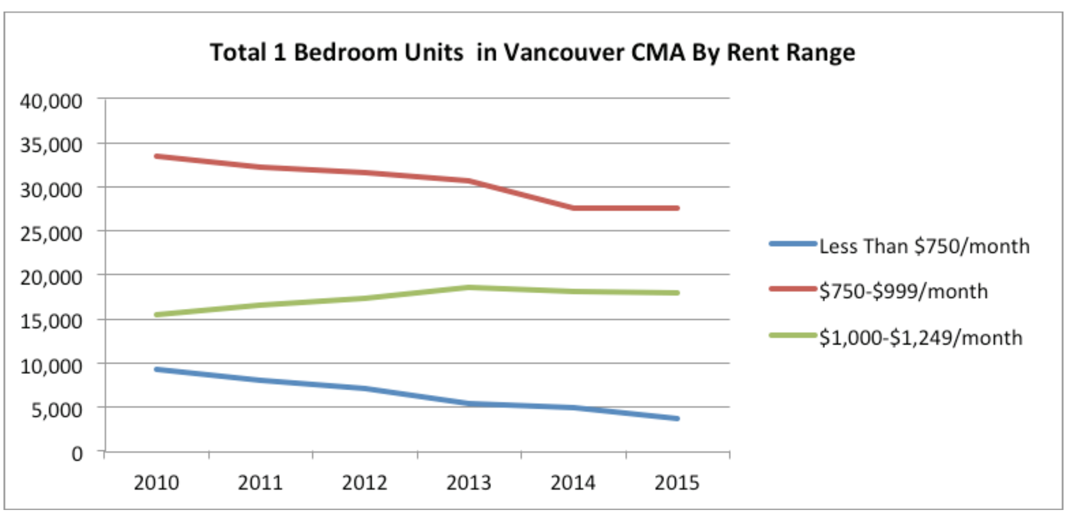
Table 6 - City of Vancouver: 1 Bedroom Apartment Vacancy Rate by Rent Range Comparison		
Rent Range	2014	2015
1 Bedroom Total Vacancy Rate	0.5	0.7
1 Bedroom Vacancy Rate For Rent Range $750-999/month	0.8	0.9
1 Bedroom Vacancy Rate For Rent Range Less Than $750/month	**[13]	0.3

[SEE DATA SUPPLEMENT FOR MORE INFO]

NUMBER OF UNITS IN THE RENTAL MARKET BY RENT RANGE[14]

Across Metro Vancouver the total number of bachelor and 1 bedroom apartment units increased between 2010-2015. Bachelor units increased slightly from 11,386 to 11,627 units. Over the same time frame, the number of 1 bedroom units increased from 64,839 to 66,036 units. While the overall growth in rental stock is welcome, the number of bachelor and one bedroom units at the low end of market (renting at less than $750) has declined. This means that even with additions to the supply across the region, there is a shrinking low end of market available to those who are homeless or experiencing housing vulnerability.





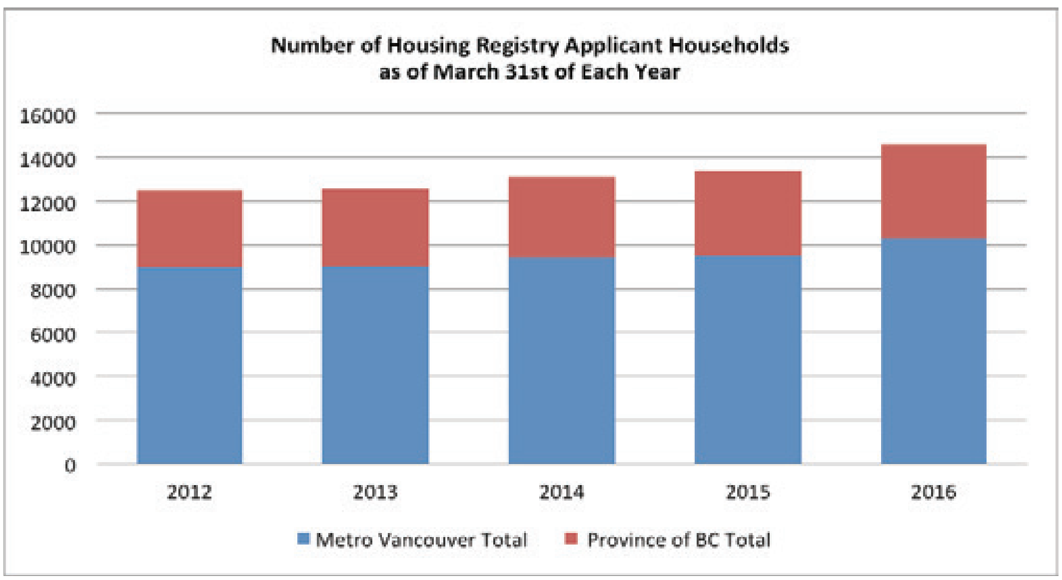
THE HOUSING REGISTRY[16]

While rental market indicators are clearly showing how challenging it is for people who are homeless or at risk of homelessness to access market housing, the situation in social housing (housing that is geared to low income individuals and families) is not much better.

The Housing Registry is a centralized database for housing providers, which allows individuals and families to apply for subsidized housing using one application form. It is operated by BC Housing. In 2016, there were 14,616 people on the housing registry across BC.

A growing number of people are in need of subsidized housing. In 2012, there were 8,968 people in Metro Vancouver on the registry. By 2016, this had grown to 10,278. This is a 15% increase in total applicants from 2012-2016. In Metro Vancouver, from 2012-2016 there has been a steady increase in applications by people with disabilities (8% growth), singles (2% growth), and families (3% growth). These numbers speak to the difficulty people have finding affordable housing in the private market. The largest increase of all application types was among seniors with approximately 1000 more applicants over the past five years. In 2012 the number of senior applicants on the Housing Registry was 2,553 and by March 2016 this increased to 3,516 applicants, which represents a 38% increase.

In every year since 2010, Metro Vancouver has represented 70% of the total number of registrants on the BC Housing Registry. This does not necessarily reflect greater need in Vancouver compared to other regions as the housing registry may not be applicable to all areas of the province. In fact, the need in many areas of the province, particularly in smaller towns and cities as well as in rural and remote areas may be hidden.



[SEE THE DATA SUPPLEMENT FOR MORE INFORMATION ABOUT THE HOUSING REGISTRY]

INCOME

While the rental market has become tighter and more expensive over the last five years, the level of financial resources of low-income households has remained relatively stagnant[17]. Consequently, people are living in units that are unaffordable (with rent greater than 30% of their monthly income[18]), seek social/emergency housing, or living outdoors. Income assistance rates in British Columbia have increased only marginally in the past 9 years, despite inflation, rent, and cost of living increases.

INCOME SCENARIOS

Income scenario comparisons demonstrate that the financial resources that many people have to work with are inadequate to meet the basic costs of living. While the following calculations are for single males, women and families living on low incomes are experiencing similarly difficult income scenarios.

Although a single person earning minimum wage can afford the basic costs of living, they would still likely find it difficult to find affordable housing. In 2015, the median rent for a bachelor unit in Metro Vancouver ($920/month) amounts to 58% of their monthly after-tax income ($1590). While this leaves the individual with enough to purchase food each month, overall they would have only a small amount of resources to cover other ongoing costs of living. The rise in minimum wage as of September 2016 marginally helps this individual, yet they would still be paying 56% of their income to rent.

Table 7 - Income-Food-Rent Calculation
Single (Male 31-50 yrs) earning Minimum Wage[19]

Data Category + Year	2015 $10.45/hour 40 hours /week[20]	2016 Forecast at $10.85/hour 40 hours /week
Monthly After-tax Income ($)[23]	$1590	$1639
Bachelor Apt. Median Rent ($)[24]	$920	$920
Average monthly cost of Food in Vancouver[25]	$335	$335
Remainder for monthly expenses ($)	$335	$384

Table 8 - Income-Food-Rent Calculation
Single (Male 31-50 yrs) Receiving Persons with Disabilities

Data Category + Year	2014	2015
Average Assistance Paid ($)[26]	$880	$891
Median Rent of Bachelor Apartment in Vancouver CMA ($)[27]	$897	$920
Average monthly cost of Food in Vancouver[28]	$320	$335
Remainder for other monthly expenses ($)	-$337	-$365

Table 9 - Income-Food-Rent Calculation
Single (Male 31-50 yrs) Receiving Basic Income Assistance

Data Category + Year	2014	2015
Average Assistance Paid ($)[29]	$544	$552
Median Rent of Bachelor Apartment in Vancouver CMA ($)[30]	$897	$920
Average monthly cost of Food in Vancouver[31]	$320	$335
Remainder for other monthly expenses ($)	-$673	-$704

PREVENTING AND RESPONDING TO HOMELESSNESS

Our community responds to the crisis of homelessness in several ways, from providing housing and supports for people who are homeless to preventing people in vulnerable circumstances from becoming homeless. The key response efforts detailed here are Housing Outreach Programs, Rental Assistance Programs, and Subsidized Housing. Year over year these programs assist large numbers of people exit or avoid homelessness. The persistent concern is that these response efforts are being out-paced by the large number of people entering into homelessness.

HOMELESSNESS OUTREACH PROGRAMS

BC Housing Outreach Programs are an important aspect of helping people to move from homeless to housed. In 2015-2016, outreach workers helped find homes for 4,796 people (See table 10). These programs include BC Housing-funded A/HOP (Aboriginal Homelessness Outreach Program), IOM (Integrated Offender Management), HPP (Homeless Prevention

Program) and Emergency Shelter Outreach. Overall, these programs have achieved increases in the numbers of people housed, which is significant given the challenges both in market and social housing. While these programs are helping people to move out of homelessness, their ability to do so rests first on the availability of housing.

Table 10 - Individuals Housed through Outreach Programs in Metro Vancouver[32]					
	Fiscal Year				
	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
Total Secured Housing (A/HOP, IOM, HPP, Shelter)	4,286	3,846	3,725	4,687	4,796

RENTAL ASSISTANCE

Rental assistance programs are lifelines for many. There are two types of rental assistance programs funded by BC Housing: rent supplements and rent subsidies. The underlying goal of these programs is to improve recipients' ability to access rental market housing and afford market rents.

RENT SUPPLEMENT PROGRAMS

Rent supplements are available for people experiencing homelessness, and are provided to agencies which are responsible for disbursing the supplements directly to clients for rental market housing.

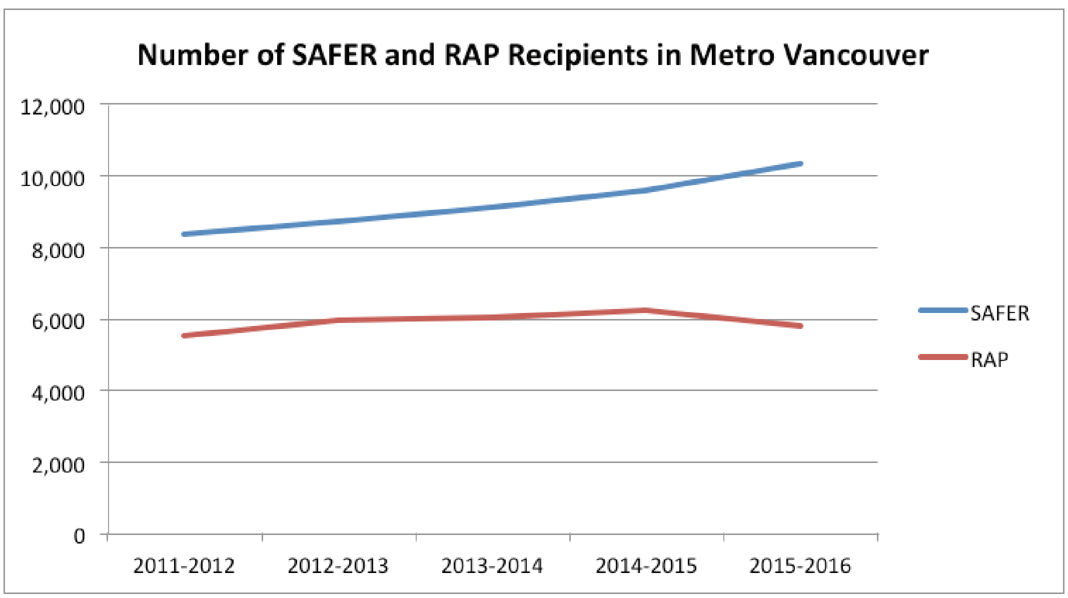
Table 11 - Total Homeless Rent Supplements in Metro Vancouver (Per Fiscal Year)[33]					
Program	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
Total Homeless Rent Supplements	607	630	681	1467	1516

Over the past five years the number of rent supplements for people experiencing homelessness has more than doubled. The supplements are available through the Homeless Outreach Program (HOP), the Homeless Prevention Program (HPP) and other homeless rent supplements, such as supplements delivered through health care services. These supplements can be used to access rental market housing that is financially out of reach for people receiving income assistance. The large increase in the number of supplements between 2013-14 and 2014-15 is due to the launch of the Homeless Prevention Program (HPP). The addition of this program has increased the capacity of the homeless sector to prevent people from entering into homelessness. The introduction of rent supplements specifically for the Homeless Prevention Program in 2014/15 complements the prevention outreach programs and overall improves capacity if market rental units are available and suitable (see Table 10). This is beneficial and needed in order for people to access market rents, however, these can become counterproductive if they are limited or constrained by eligibility requirements.

RENT SUBSIDY PROGRAMS

Rent subsidy programs transfer a monthly amount from BC Housing directly to the recipient to help them offset the cost of their rent. First, the Rental Assistance Program (RAP) provides eligible low-income, working families with a financial subsidy to help with their monthly rent payments in the private market. Second, the Shelter Aid for Elderly Residents (SAFER) program provides a financial subsidy to help make private market rents more affordable for BC seniors with low to moderate incomes[34]. The number of people in receipt of RAP or SAFER has increased since 2011-2012.

Beginning in 2014-15, average subsidy rates for SAFER and RAP programs increased. Across BC, in 2015-16 the average RAP subsidy was $403 and the average SAFER subsidy was $175. This is a welcome increase, given the steady incline of average apartment rents in Metro Vancouver. The RAP and SAFER programs, depicted below, are geared to people on low incomes and can play a role in preventing homelessness. For people who are already housed, the subsidy can help make monthly rent more affordable and prevent homelessness. However, they are not meant for people experiencing or attempting to exit homelessness, who first have to find reasonably affordable rent prior to applying for the subsidies.



SUBSIDIZED HOUSING UNITS

For many people, permanent subsidized housing is an important housing setting. In Metro Vancouver, BC Housing continues to build new subsidized housing. The average monthly rent for tenants is far lower than what they would likely have to pay in private market housing. For people living in housing designated for people exiting homelessness, their average monthly rent contribution was $395 (as of March 31, 2016)[35].

Table 12 - Housing Units by Client Group in Metro Vancouver[36]

Client Group	Fiscal Year				
	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
Homeless Housed (excluding Homeless Rent Supplements)[37]	4,801	5,264	5,605	5,846	6,112
Frail Seniors[38]	6,527	6,423	6,425	6,260	6,106
Special Needs[39]	3,537	3,451	3,502	3,556	3,602
Independent Seniors (excluding SAFER)[40]	13,762	13,809	13,712	13,918	13,726
Low Income Families (excluding RAP)[41]	12,452	12,312	12,317	12,394	12,625
Total Subsidized Housing Units	**41,079**	**41,259**	**41,561**	**41,974**	**42,171**

There has been a welcome increase in the stock of permanent subsidized units in the Vancouver region. The increase has been concentrated in units designated for people experiencing homelessness. From 2012-2016 BC Housing has annually funded new units designated for people experiencing homelessness[42]. Yet, with growing numbers of people experiencing homelessness in the Metro Vancouver region, these additional units are clearly being outpaced by the number of people vying for them. Additionally, BC Housing agreements are time limited and expire. As new units are being added, other units are expiring and may or may not continue to be affordable. Overall this tells us that the creation of new subsidized housing must be proportionate to the need in Metro Vancouver or in fact in the province of British Columbia.

CONCLUSION

The structural factors that drive homelessness, including average market rents, vacancy rates, and supply of low end of market housing, signal that in the current environment, homelessness will continue to grow. This is clearly evidenced by an increasing number of people enumerated during recent homeless counts, consistently high emergency shelter occupancy rates and increasing numbers of people on the BC Housing Registry. While there have been growing investments in homelessness outreach programs, rent supplements for people experiencing homelessness and subsidized housing units, this investment is not proportionate to the need in the current environment. Women and seniors as well as families are increasingly vulnerable to homelessness. Income assistance programs have not kept pace with costs of living. There is a clear need to address upstream factors to stop the flow into homelessness.   Increasing income assistance rates, ensuring ongoing rental supplements and continuing to invest in permanent subsidized housing are critical in order to close the front door on homelessness.

> “INCREASING INCOME ASSISTANCE RATES, ENSURING ONGOING RENTAL SUPPLEMENTS AND CONTINUING TO INVEST IN PERMANENT SUBSIDIZED HOUSING ARE CRITICAL IN ORDER TO CLOSE THE FRONT DOOR ON HOMELESSNESS.

DATA LIMITATIONS

All rental market housing data presented here from CMHC is based on the fall (October) rental market survey. Instead of using the April survey, we use the October survey because it has been in place for over 30 years and has an established track record, while the April survey has a less consistent history. The October survey also tends to be less impacted by seasonal trends. Additionally, CMHC data is based on market units that provided data for the Rental Market Survey. This does not include non-market units, units where rent is unknown, subsidized/social housing, secondary suites, and rental units in structures with less than 3 rental units. As such, this data does not capture social housing, secondary suites, or rental condominium suites, which some people experiencing or at-risk of homelessness may access..

All housing outreach data is based on client records, not individuals. Because BC Housing data are taken from several housing outreach providers, there is no way to distinguish clients between different providers. It is possible that two records may come from the same individual (i.e. if the client used a different name at 2 agencies), or that an individual could potentially be housed by different sites during a year (client will get a new record if housed through a different site).

END NOTES

[1] Gaetz, S., Donaldson, J., Richter, T., Gulliver, T. (2013). The State of Homelessness in Canada 2013. Toronto.

[2] Greater Vancouver Regional Steering Committee on Homelessness. (2014). Results of the 2014 Homeless Count in the Metro Vancouver Region.

[3] Matt Thompson. (2016). Vancouver Homeless Count 2016.

[4] BC Housing. (2011-2016). Homelessness Services System (HSS), snapshot as of April 12, 2016.These numbers may also include additional mats emergency shelter providers make available in their facilities that are not unfunded by BC Housing. The rates include permanent, year-round shelters that provide data to BC Housing. The rates also exclude mats from Extreme Weather Response, Homeless Emergency Action Team, and Temporary Winter shelters.

[5] BC Housing. (2011-2016). Homelessness Services System (HSS), snapshot as of April 12, 2016.

[6] The rates include permanent, year-round shelters that provide data to BC Housing. The rates also exclude mats from Extreme Weather Response, Homeless Emergency Action Team, and Temporary Winter shelters.

[7] BC Housing. (2011-2016). Homelessness Services System (HSS), snapshot as of April 12, 2016.

[8] BC Housing. (2011-2016). Homelessness Services System (HSS), snapshot as of April 12, 2016.

[9] Employment and Social Development Canada. (2014). Indicators of Well-being in Canada: Housing – Rental Vacancy Rates.

[10] Byrne, T., Munley, E. A., Fargo, J. D., Montgomery, A. E., & Culhane, D. P. (2013). New perspectives on community-level determinants of homelessness. Journal of Urban Affairs, 35(5), 607-625.

[11] Canadian Mortgage and Housing Corporation. (2011-2015). Rental Market Report: Vancouver and Abbotsford-Mission CMAs.

[12] Canadian Mortgage and Housing Corporation. (2011-2015). Rental Market Survey. The rent ranges for Vancouver CMA (as determined by CMHC in order to produce data with minimal suppression) are: Less than $750/month; $750-999/month; $1000-1249/month; $1250-1499/month; $1500-1749/month; $1750+/month. Only the lowest three

rent ranges have been provided here because they are most relevant to illustrating the loss of affordable housing units in Vancouver CMA.

[13] Data suppressed by CMHC either to protect confidentiality or because data is not statistically reliable. However, in 2013 the vacancy rate for 1 bedroom units renting at less than $750/month in the City of Vancouver was 1.5%.

[14] Canadian Mortgage and Housing Corporation. (2011-2015). Rental Market Survey.

[16] BC Housing. (2012-2016). Operations Branch, Housing Services Reporting, 4th Quarter Activity - March 31.

[17] Shapcott, M. (2009). Housing. In Raphael, D (Ed.), Social Determinants of Health-Canadian Perspectives (221–34). Toronto: Canadian Scholar's Press Inc.

[18] The commonly use benchmark of when housing is considered affordable is when housing costs do not exceed 30% of a household's before tax income.

[19] Minimum wage figures for 2011-2015 sourced from: Ministry of Jobs, Training and Skills Training. (2011-2015). Minimum Wage Factsheet.

[20] This scenario utilizes a 40 hour work week to demonstrate the financial position of someone who was able to secure full employment at minimum wage.

[23] After tax income was calculated using an online tool TaxTips (http://www.taxtips.ca/). The after-tax amount factors in federal and provincial taxes paid, plus EI and CPP contributions. The figures do not include GST credit, PST credit, BC Low Income Climate Tax Credit or the Working Income Tax Benefit (which this individual would not be eligible for).

[24] Median rent is based on the October Rental Market Survey for each year indicated. Source: Canadian Mortgage and Housing Corporation. (2015-2016). Advancing Affordable Housing Solutions: Affordability Criteria.

[25] The cost of eating figures are specific to a single male aged 31-50 years old living in the Vancouver Coastal Health region. Sources: Provincial Health Services Authority. (2014). Food Costing in BC 2013. Vancouver, B.C.: Provincial Health; Provincial Health Services Authority. (2016). Food Costing in BC 2015. Vancouver, B.C.: Provincial Health. Services Authority, Population and Public Health Program. The cost of eating figures for 2014 is based on the 2013 figures with CPI applied. Source: Statistics Canada. Table 326-0020 - Consumer Price Index, CANSIM (database). (accessed: July 4th, 2016).

[26] Ministry of Social Development and Social Innovation. (2016).

[27] See footnote 25 above.

[28] See footnote 26 above.

[29] Ministry of Social Development and Social Innovation. (2016).

[30] See footnote 25 above.

[31] See footnote 26 above.

[32] BC Housing. (2011-2016). Homelessness Services System (HSS), snapshot as of April 12, 2016. These numbers do not represent unique individuals. It is possible that two records may come from the same individual (i.e. if the client used a different name at 2 agencies), or that an individual could potentially be housed by different sites during a year (client will get a new record if housed through a different site).

[33] BC Housing. (2012-2016). Central Property System, Unit Count Pivot Tables for March 31. This program connects people who are homeless to housing, income assistance, and community-based support services. The number of units shown represents an estimate of rent supplements given monthly based on available funding.

[34] Province of British Columbia. (2016). Housing Matters BC: Rental Supplements.

[35] BC Housing. (2016). Housing Connections, March 31.

[36] BC Housing. (2012-2016). Central Property System, Unit Count Pivot Tables for March 31.This table only includes permanent housing units that BC Housing has a financial relationship with. Excluded are emergency shelter spaces, rental subsidies/supplements, and transitional spaces for women fleeing violence. This data is limited in that we do not have data on the number of units that no longer receive funding from BC Housing.

[37] Refers to housing for clients that is provided for a minimum of 30 days and up to two or three years. The housing includes the provision of on- or off-site support services to help the clients more towards independence and self-sufficiency. This housing is targeted to individuals who are at the risk of homelessness, or formerly homeless. Excludes Homeless Rent Supplements.

[38] Refers to housing for seniors who need access to housing with on-going supports and services. Frail seniors are those who cannot live independently.

[39] Refers to housing for persons who need access to affordable housing with support services. These clients include for example adults with mental and/or physical disabilities or youth.

[40] Refers to housing for seniors where minimal or no additional services are provided. Seniors are usually defined as individuals who are 65 years of age and older. Excludes SAFER and other seniors rent supplements.

[41] Refers to independent housing for low to moderate income households with a minimum of two people including at least one dependent child. Excludes RAP and other family rent supplements."

[42] BC Housing. (2012-2016). Central Property System, March 31; BC Housing. (2016). New Units Created Report.

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