

Project A6 - Fraser Valley Social Economy: Affordable Housing Project

Project Update and Preliminary Findings

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Project Team members: Ron van Wyk, Anita van
Wyk, Tanya Jonker, Kate McBride



PROJECT OBJECTIVES

- Describe affordable housing and its contribution economically and socially to the community
- Compile an inventory of affordable housing organizations in the FVRD
- Describe the nature, dynamics and extent of the social economy in the FVRD as it relates to affordable housing
- Analyze supply of affordable housing relative to need (demand)



PROJECT OBJECTIVES CONT...

- Identify and describe support services necessary to make affordable housing successful
- Identify and describe policy and program changes necessary to enhance provision of affordable housing



METHODOLOGY

- Literature review
- Interviews with housing providers (inventory update and mapping survey)
- Interviews with key informants
- Consultative stakeholder meetings/information meetings
- Focus groups with service providers and consumers



DELIVERABLES

- Updated inventory of housing providers and affordable housing options
- Report on:
 - existing affordable housing stock and related support services
 - demand for affordable housing
 - remaining gaps in housing continuum
 - resources and policy tools that can be leveraged to provide more affordable housing



PROGRESS TO DATE

- Literature review
- Draft updated inventory – verification in process
- Obtained statistical data with help from FVRD
- Analysis of statistical data in process
- Survey is underway (40% response rate to date)
- Information gathering meetings/focus groups in process



Affordable (Social) Housing - Defined?

- Housing that is provided to low-income households in need of below market rate housing.
- Housing that is publicly owned and funded or publicly supported either through capital or operating funds
- Includes not-for-profit and co-operative housing



Affordable (Social) Housing - Cont.

- Includes a range of building and programs such as emergency shelters, supported living, and independent subsidized units.
- Can include policy tools such as:
 - Rent supplements for market rental housing units that cap household spending on rent at 30% of gross income
 - Rent controls and regulations that protect existing stock of rental housing or subsidize the development of new rental housing stock

Demographic Overview of the Valley

Recent growth in the Valley has been spurred on by economic development of regional communities and Vancouver.

Population of the Fraser Valley						
	Abbotsford	Chilliwack	Mission	Hope	Kent	Total (FVRD)
1996	105 403	59 714	30 519	6 247	4 844	231 345
2006	123 864	69 217	34 505	6 185	4 738	257 031
2016 (est)	155 716	94 708	48 434	8 226	-unlisted-	316 868

Median Incomes

Values given are for incomes to all individuals. This includes part time workers and those who derive their income from non market sources (i.e. pensions, government transfers, disability, etc.)

Median Income of all Private Households					
Abbotsford	Chilliwack	Mission	Hope	Kent	FVRD
\$53 908	\$50 890	\$56 717	\$41 493	\$45 560	\$51 484

Median Income of One-person Households					
Abbotsford	Chilliwack	Mission	Hope	Kent	FVRD
\$26 054	\$24 041	\$24 749	\$24 096	\$26 163	\$24 671

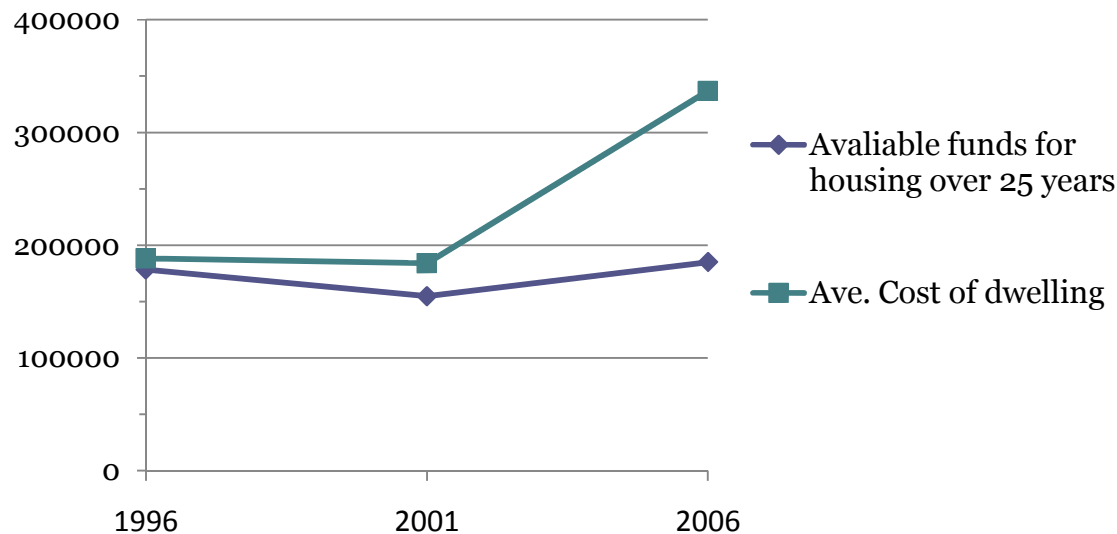
Cost of Housing in the Valley

	Fraser Valley	Abbotsford	Chilliwack	Hope	Mission	Kent
Ave. Value of dwelling	\$336 853	\$363 010	\$300 515	\$228 001	\$375 836	\$296 079
Monthly cost to own	1 012	1 125	996	550	1 254	651
Monthly cost to rent	700	700	701	683	700	565

Housing and Income Trends

Over the last five years, the cost of housing has risen to the extent that it has become unaffordable for more individuals/households.

Cost of Housing and Purchasing Ability



Data taken from Statistics Canada, 2006 Census

Households in Housing Need (50%+ on housing)

Monthly Housing Payments as a Percentage of Household Income

	Owner Households			Renter Households		
	Total Households	≥ 50% spent on housing (#)	≥ 50% spent on housing (%)	Total Households	≥ 50% spent on housing (#)	≥ 50% spent on housing (%)
Abbotsford	31 070	2 945	9.5%	11 790	2 400	20.4%
Chilliwack	19 835	1 390	7.0%	6 565	1 535	23.4%
Mission	9 250	1 025	11.1%	2 865	745	26.0%
Hope	1 940	140	7.2%	700	195	27.9%
Kent	1 475	120	8.1%	375	60	16.0%

Households in Housing Need (30%+ on housing)

Monthly Housing Payments as a Percentage of Household Income

	Owner Households			Renter Households		
	Total Households	≥ 30% spent on housing (#)	≥ 30% spent on housing (%)	Total Households	≥ 30% spent on housing (#)	≥ 30% spent on housing (%)
Abbotsford	31 070	7 870	25.3%	11 790	4 965	42.1%
Chilliwack	19 835	4 145	20.9%	6 565	3 200	48.7%
Mission	9 250	2 630	28.4%	2 865	1 350	47.1%
Hope	1 940	365	18.8%	700	440	62.9%
Kent	1475	305	20.7%	375	120	32.0%

Affordable Housing Demand

Households in Need ($\geq 50\%$ household income on housing)

	Owner Hhs in Need	Rental Hhs in Need	Total Hhs in Need
Abbotsford	2 945	2 400	5 345
Chilliwack	1 390	1 535	2 925
Mission	1 025	745	1 770
Hope	140	195	335
Kent	120	60	180
Fraser Valley	5 620	4935	10 550

2008 Fraser Valley Homeless Survey (Individuals)

Number of Homeless Persons Surveyed		
	2005 Count	2008 Count
Abbotsford	226	235
Chilliwack	87	98
Mission	75	100
Hope	19	20
Agassiz-Harrison	0	12
Total	407	465

BC Housing Waitlist

BC Housing Waitlist, Feb 2008		
Community	# of Applicants on the Waitlist	# of Applicants as % of Population
Abbotsford	172	0.42%
Chilliwack	44	0.17%
Mission	51	0.44%
Hope	8	0.31%
Kent	Not listed	---
Fraser Valley	275	0.32%



Missing pieces

- Case load info and waiting list info from service providers and government agencies e.g. Corrections Canada.
- Gap comparison - 2005 and 2009 Housing Inventory



What has changed since 2005/2006?

- **Increasing political attention**
 - “Higher” on the agenda at local level
 - Homeless/Housing Committees/Plans/Etc. in various communities
 - Emerging Housing Funds/ Endowments/ Foundations
 - Housing developments approved (E.g. School St Project, Chilliwack; Clearbrook Rd Project, Abbotsford, Flex Housing Project, Abbotsford)



What has changed? cont..

- More attention to homelessness
 - New facilities like the WarmZone and Penny's Place in Abbotsford and more beds in Mission shelter
 - Increased shelter capacity for cold/wet weather; better coordination
 - Improved integration through events like Connect Abbotsford
 - Outreach programs in all five communities



What has changed? cont...

- More Private Home Placements (PHP) for corrections clients
- Improving situation for youth
 - More youth agreements (Phoenix Centre, Chwk)
 - Cyrus center now open in Abbotsford for youth with extended services



What has changed? cont...

- Some regulatory changes (E.g. Density Bonus, Registration of Recovery Houses, Strata Conversion Policy changes to protect existing rental stock in Abbotsford)



Preliminary Indications of Gaps

- Affordable housing across the housing continuum – families and singles at risk (Prevention of homelessness and mental breakdown)
- Registered supportive recovery houses and boarding houses (Financial challenge 4/houses)
- Regional Housing Registry
- Follow-up on care/service from recovery houses/boarding houses



Preliminary Indications of Gaps cont...

- Semi-independent supportive housing (social engagement/ accompaniment/ friendship/ positive reinforcement/ community connections)
- Long term/permanent low barrier supportive housing (dual diagnosis/concurrent disorder)
- Supportive and flexible employment (social enterprises?)



Audacious thinking?

- Integrated and holistic service/ diagnosis/ support approach needed to stabilize and support clients (E.g. Referrals between mental health and addictions are currently mutually exclusive)
- Service Providers to support clients beyond food, clothing and shelter “anywhere”



Audacious thinking? cont...

- Coordinated regional planning and implementation among ministries, NGOs, municipal staff
- Region needs a single integrated housing plan with agreed upon targets
- Synchronized region wide policy/ regulations regarding recovery houses, boarding houses, etc.
- Support call for national housing strategy