

A DISCUSSION PAPER ON
PREPARING A STRATEGY FOR
IMPROVED HOUSING
AFFORDABILITY IN
THE CAPITAL REGION

Regional Planning Services

January 2001

CONTENTS:

1. **Introduction:**
 - Purpose Statement
2. **Towards a Strategy for Improved Housing Affordability:**
 - The Central Importance of Housing
 - Housing Issues Facing the Capital Region
3. **Defining 'Housing Affordability':**
 - What is it & Why do we Need A Strategy to Address it?
 - Possible Objectives of a Strategy
4. **Management Options:**
 - Management Options (Table 4.1)
 - Recipient Options (Table 4.2)
 - Effects Matrix (Table 4.3)
5. **Partnerships:**
 - Housing Affordability Partnership (HAP)
 - Possible Functions of HAP
6. **Funding**
 - Sources of Funding
7. **Conclusions**
8. **Supporting Information**
 - Tools for Municipalities
 - Housing Sources & Information

1. INTRODUCTION:

On November 8, 2000, the CRD Board directed Regional Planning Services to prepare a Regional Growth Strategy consistent with the recommendations of Capital Summit 2. The Summit recommended as a preferred direction, a modified metropolitan core and major centres option, with six strategic elements:

1. **Regional Urban Containment Boundary;**
2. **Protection of Green/Blue Spaces;**
3. **Development of More Complete Communities;**
4. **Balanced Regional Transportation;**
5. **Strategy for a Stronger Regional**
6. **Strategy for Improved Housing Affordability.**

On October 18, 2000 the Regional Planning Committee (RPC) reviewed preliminary project outlines for a regional economic development strategy, a regional housing affordability strategy and a regional transportation strategy. RPC requested that staff investigate the proposed projects further, making contact with potential funding partners and other stakeholders to determine the level of interest in the project among potential partners, and explore options for project leadership, cost-sharing, timing and general scope. In particular, staff was directed to make contact with the Housing Affordability Partnership (HAP) and the Steering Committee of the Mayors Economic Summit.

This paper outlines some preliminary options for a discussion of a strategy for increased housing affordability that enhances and reinforces the principles of the Regional Growth Strategy.

Significantly, a public opinion poll taken as part of the RGS process found:

- 81% of residents of the Capital Region agree there is a need for strategy for affordable housing
- there was overwhelming support for the proposal that the CRD should act in cooperation with municipalities to create a strategy; and,
- there was overwhelming rejection of the proposal that municipalities should work alone or that no action should be taken.

Purpose Statement

The goal of this paper is to present and assess for the consideration of the Regional Planning Committee a range of options for the initiation, management and preparation of a strategy for **increased housing affordability** in the Capital Region that is compatible with the principles of the Regional Growth Strategy.

“The home... is a productive asset, functioning at various times as a warehouse, a storehouse, and source of inputs such as water and electricity... The house provides greater security; allows accumulation of material, products and inventories; and facilitates linkages to services necessary for profitable activities.”

- Ela Bhatt

“The homes we live in are more than just shelters or investments: they are the foundation on which we build our lives.”

- City of Saskatoon, Social Housing Advisory Committee

This research has a dual purpose:

1. to determine the interest and level of commitment of potential project partners, and;
2. to assess the scope of work involved, particularly in terms of staff and funding implications for Regional Planning Services.

2. TOWARD A STRATEGY FOR IMPROVED HOUSING AFFORDABILITY IN THE CAPITAL REGION:

The Central Importance of Housing

Housing can be viewed in different ways: as an extension of self and family, as a symbol, as an investment, as a shelter, to list a few. Whatever way one chooses to think about it, housing is a prominent and visible indication of how people live. Visual manifestations of poverty are never more clearly evoked than by the sight of sub-standard and inadequate shelter: an ill-dressed person sleeping in a cardboard box on a winter night; a child playing in the yard of a house with peeling paint, loose boards and plastic-covered windows. One glimpse of a house and, never having met the person that lives in it, we begin to form a certain idea of who they are, what they do, how they live, even what their income is. In a broader sense, we also use housing to make assumptions about the neighbourhood, area or city. The issue of housing is invariably and inextricably connected to identity, aspirations, security, economics, opportunity, health, community and the environment. In short, shelter is only one aspect of housing and that fact is what makes the issue both so complex and so compelling.

Housing Issues Facing the Capital Region

Although growth in the Capital Region has slowed in recent years, housing and housing affordability are still major issues that require a comprehensive policy response. It is often said that the Capital Region is the third most expensive place in Canada in which to obtain housing. To respond to this situation, and to minimise the negative economic, social and environmental consequences that are likely to result from it, the Capital Region must confront a number of conditions, with a clear understanding of their implications for housing affordability:

- As the supply of land available for development becomes increasingly scarce, access to adequate housing, and the high cost of it will become increasingly problematic for a large proportion of the population.
- Changing demographics will lead to major shifts in demand for certain types of housing and the Region is currently unprepared to meet the needs created by such trends as an ageing population.
- Growth is occurring at unequal rates, disproportionately concentrated in some municipalities and communities while others suffer from disappearing businesses and high vacancy rates.



Affordable housing can be an attractive, well-designed & valuable part of a community.

Trends in the Capital Region:

- Population grew 0.9% in 2000: 43% of growth occurred in the Core Municipalities, 38% in the Western Communities, 12% in the Peninsula & 7% on the Gulf Islands;
- Household growth occurred at a slightly higher rate than population growth (due to small household sizes);
- New housing units, 2000: 51% apartments, 31% single family, 12% townhouses, 5% duplexes and 1% mobile homes;
- Two-thirds of multi-family homes were built in the Core Municipalities. 42% of single family dwellings were built in Western Communities;
- Housing starts fell 50% over 1999 numbers;
- CMHC forecasts improvements in market for single-family housing & high-end condos but a decline in development of affordable condos;
- Development of multi-family units is constrained by zoning restrictions, shortage of serviced sites, the high cost of land, new warranty programs & builder certification requirements.

- Working towards strategic growth will ensure that there is no unnecessary development on green land that could not better occur in already serviced areas and that potentially well-functioning communities do not become enclaves of poverty and decay.
- Failure to address housing affordability in this context in a comprehensive way could result in a sharp decline in the general quality of life for all residents in the Region, with effects ranging from increased homelessness to labour shortages and general economic stagnation.

3. DEFINING 'HOUSING AFFORDABILITY':

What is it & Why do we Need a Strategy to Address it?

'Housing affordability' does not refer exclusively to social or low-income housing. While it seeks to include aspects of both, it is also much more than that. The concept is based on some basic principles:

- **People have different housing needs at different times** – they must have access to a range of suitable choices so that they can make rational decisions based on their situation and resources.
- **Housing need exists on a continuum** – housing affordability must respond to a broad range of shelter needs, from abject homelessness to middle-income earners struggling to buy a home.
- **Housing is linked to social, economic & environmental health generally** – accessible and adequate housing can enhance the vitality, prosperity and overall image of the entire community.
- **30% guideline** – the most commonly accepted definition of “affordable housing” used in Canada is shelter that consumes no more than 30% of the household's gross income.

Possible Objectives of a Strategy

A strategy does not try to do everything. Rather it puts effort and resources into only those key actions that are most critical to achieving overall goals. Based on current conditions, some of the objectives of a housing affordability strategy might be to:

- Retain & maintain the existing stock of affordably priced housing in the Region;
- Expand the supply of affordably priced housing in the Region;
- Address homelessness in the Region;
- Support & develop innovative responses to housing affordability problems, including the formation of new partnerships, evaluation of new types of management models & funding;
- Create a network for coordination, exchange of information, organisation & implementation of new ideas for developing & delivering attainable housing;
- Encourage increased urban densities, infill development, secondary suite development & multi-family housing development;
- Encourage development of affordably priced & adequate quality rental accommodation;

CASE STUDY: VICTORIA, 1989 – with housing vacancy rates at 0.3% (compared to 3.3% in 2000).

Actions:

- Considered more sites for multi-family housing
- Relaxed density requirements
- Conversion policy for single-family homes and duplexes to create more rental units.
- Froze strata conversion until vacancy rate exceeded 3%.
- Began to allow 4-storey frame construction for multiple dwellings.
- Required tenant relocation in the event of demolition or conversion of rental housing.

Recommendations:

- Introduce incentives such as interest rate subsidies or forgivable loans.
- Make provincially-owned lands available.
- Determine “Core Need Affordability” problem.
- Expand Rent Supplement program, especially for families in Core Need.
- Lower age restrictions under SAFER from 65 to 55.
- Develop programs to allow for “income mix” instead of 100% social housing
- Increase MUP’s.
- “supportive” Seniors’ Non-Profit Housing to build multi-level or continuing care with services.
- Building design, construction and maintenance should follow established standards.
- Provide funds in projects for tenant relations – especially in larger social housing projects.

SOURCE: Some Suggestions for Solutions to the Shortage of Affordable Housing in Victoria, 1989

- Identify private & public sector initiatives, regulatory changes, partnerships & investments to increase the supply of affordable housing across the Region;
- Evaluate & recommend actions related to the supply of land for housing in the Region;
- Draw direct linkages and joint actions with parallel efforts to improve the Region’s economy, alleviate poverty & pursue a comprehensive growth strategy;
- Help change public perception towards viewing higher densities, smaller units, multi-family housing, mixed use developments & infill developments as valuable & desirable parts of liveable communities;
- Expand the range of housing & finance options for lower-income renters & buyers in the Region;
- Create dialogue with those in need of housing, meet their needs through a consultative process;
- Educate the public about housing affordability & change negative public perceptions of low income housing through consultation, high quality design & innovative management approaches; and,
- Work with community groups to ensure meaningful connections are made between proposed developments & the surrounding community.

4. MANAGEMENT OPTIONS:

Local governments in BC make use of numerous tools to plan for affordable housing. These include:

- land use & zoning regulations;
- approval processes & funding;
- use of local government-owned land;
- community planning;
- partnerships;
- strategies to combat NIMBY; and,
- inventory & monitoring.

The types of actions that fall into these approaches range from minimal intervention through to broad and widespread action. Similarly, a role for the CRD in the management and delivery of a housing affordability strategy can be examined in terms of degrees. Generally speaking, there are three main approaches following on a continuum of strategy options for improving housing affordability in the Region (Table 4.1). These approaches can be considered for recipients with different categorical needs (Table 4.2). The effects of the different options on the different recipients are broadly considered in Table 4.3.



One of the goals of a housing affordability strategy could be to increase the range of housing options in the Capital Region.

CASE STUDY: SEATTLE STRATEGY FOR HOUSING AFFORDABILITY

Actions:

- tax incentives for developers who would build in neighbourhoods in need of regeneration;
- sped up the building permit process;
- created partnerships;
- better loan terms to allow working class families to buy their own homes;
- instituted a property tax levy to allow the city to invest in affordable housing. Typical homeowners pay \$15-20 p/year, as part of a program that has earned the city \$60 million since 1996.

SOURCE: *At Home in Seattle: Report on the State of Housing, 2000*

Table 4.1 Management Options

MANAGEMENT APPROACH:	ROLE OF THE CRD:
Activist Regional Government	<ul style="list-style-type: none"> • Takes lead role in co-ordinating a strategy, actively improving housing affordability, implementing policies such as density bonusing, soliciting external funding, support & investment & also financially supporting initiatives itself in the form of subsidies & program funding. • Actively evaluates existing policies & practices & lobbies for change where necessary to make the Region the process of support, application & approval for new housing projects better and more efficient. • Encourages use of local government-owned land for housing projects. • Works on a broad scale, combining project-by-project support & direct provision with a wider intervention strategy.
Public-Private Partnership	<ul style="list-style-type: none"> • Acts in partnership with municipalities, community groups & development interests. • Funding, support, investment & responsibility are shared. • Housing affordability practices are evaluated in co-operation with partners. Changes are made as part of this participatory partnership. • Works mainly on a project-by-project basis, changing composition of partnerships & seeking administrative & political change as appropriate & necessary.
Private Sector Led	<ul style="list-style-type: none"> • Takes a limited role in active promotion, co-ordination, funding & responsibility of housing affordability in the Region. • Leaves development of new housing to the market. • May take a more active role in evaluating housing policy & working towards strategic regulatory change to make the Region more responsive to a wider range of housing needs. • Open to approach but does not initiate partnerships or projects. • Works on a broad framework but with limited scope.

Table 4.2, Range of Recipients

RANGE OF HOUSING AFFORDABILITY PROBLEMS:	CHARACTERISTICS:	SUPPORTS & PARTNERSHIPS:
Homeless or in short-term, temporary housing	<ul style="list-style-type: none"> • Very low & no income • Includes special situations of homeless/temporarily-housed youth, seniors, those leaving abusive living situations. • Generally the most vulnerable segment of the population, and the one that has the most difficulty gaining & retaining access to secure housing. • Likely to have other complex needs in addition to housing (ex. health care, lack of employment, mental health problems, etc.). • May have enough money for monthly rent but not enough for deposits, extra expenses. 	<ul style="list-style-type: none"> • Homeless & emergency shelters • Community development groups, • Home care & health care agencies • Welfare offices • Women’s resource centres • Child care agencies • Employment services • Charitable housing foundations (ex. St. Vincent de Paul) • Charitable development groups (ex. Habitat for Humanity) • Capital Region Housing Corporation
Vulnerably housed, those with shorter-term housing needs.	<ul style="list-style-type: none"> • Paying high proportion of income on rent or mortgage(above 30%). • Difficulty finding adequate housing that is also appropriate to income & circumstance. • Vulnerable to unforeseen situations that may effect income (ex. missing work due to illness, etc). • Living month-to-month with few opportunities for income generation to help stabilise housing situation. • May also be in transition & require a greater degree of flexibility in housing (ex. students) that is difficult to find. 	<ul style="list-style-type: none"> • Housing developers • Capital Region Housing Corporation • Municipal planning departments • Subsidised housing • Schemes to support infill, secondary suit & single-room occupancy developments • Community & neighbourhood groups • Housing trusts
Long-term renters, those unable to buy	<ul style="list-style-type: none"> • Wants stability & secure tenure. • Has enough money for monthly rent but not enough for ownership. • Wants to remain in Region but has few opportunities for home ownership, cannot qualify for conventional mortgages & do not want to be long-term renters. • Needs innovative financing & ownership options or more options in the housing market (ex. more multi-family housing). • Mainly comprised of low-mid income families, young families & people starting out with entry-level type jobs. 	<ul style="list-style-type: none"> • Banks, mortgage & loan companies • Capital Region Housing Corporation • Capital Enterprise Partnership • Housing Developers • Real estate agencies • Municipal planning departments • Community & neighbourhood groups

TABLE 4.3 EFFECTS MATRIX	Homeless/temporarily Housed	Vulnerable & Temporary Renters	Potential Buyers
Activist Regional Government	<ul style="list-style-type: none"> - improved access to housing; - improved funding; - better network of social & economic support; - higher profile for housing & housing issues; - increased level of government involvement; - provide direct support & funding for individuals attempting to gain a “foothold” in housing. 	<ul style="list-style-type: none"> - Improved funding; - increased opportunity to secure better access to housing (due to increased stock of government-owned housing); - better access to information & support on housing & housing related issues; - less individual control over housing & more government involvement; - reduce cost of housing to allow individuals opportunity to accumulate capital. 	<ul style="list-style-type: none"> - favourable financing for home ownership; - relaxed zoning, density bonusing to allow more multi-family housing, small lot development & infill development; - more efficient land-use policies; encouraging development in already built & serviced areas; - probably stand to benefit least from this approach.
Public-private Partnerships	<ul style="list-style-type: none"> - better range of options & expertise; - more input from wider of range of sources & interests; - improved funding; - more representative process; - better chance at innovative approaches & increased flexibility; - better network of support; - funding spread out between partners. 	<ul style="list-style-type: none"> - Improved choice & flexibility; - better chance of finding appropriate housing; - increased possibility of participation in process; - increased stock of housing; - better quality control of secondary suites & SROs; - spread out funding & delivery mean less dependence on a single source. 	<ul style="list-style-type: none"> - better financing options; - improved choice; - greater stock of multi-family housing; - improved ownership options; - more expedient process; - better opportunity for participation in process; - relaxed secondary suite laws mean owners can let suites to supplement income, help pay mortgage.
Private-sector Led	<ul style="list-style-type: none"> - unlikely to produce much change as this segment of the population represents few possibilities for profit-making. 	<ul style="list-style-type: none"> - Represent some opportunity for profit; - may benefit from private market initiatives such as relaxed laws allowing secondary suite development. - Needs are currently unmet by the private market which tends to prefer conversions & development of high-end condos & housing to rental development. 	<ul style="list-style-type: none"> - represent reasonable opportunity for profit; - may benefit from private market initiatives such as changes in policy allowing more multi-family development; - needs are currently unmet by the private market.

“In partnership with governments, private investors and community based organisations, the Saskatoon Housing Initiatives Partnership (SHIP) facilitates social and economic investment in our community by providing financing and technical support for the acquisition and development of low-income, community-based housing.”

-SHIP Vision Statement

SOURCE: *Saskatoon Housing Initiatives Partnership Concept Outline, 2000*

Housing Affordability Partnership (HAP) – created June, 2000 in order to:

- Raise & sustain awareness about the need for affordable housing in the Region;
- Support the implementation of a Regional Housing Affordability Strategy;
- Mobilise collaboration across community interests to ensure attainable housing is developed;
- Rely on collective expertise of community & housing industry;
- Rely on action rather than advocacy;
- Follow terms of reference developed by representatives of development industry, municipal staff & councillors, community organisations & financial institutions.

5. PARTNERSHIPS:

The Partnership Approach

The partnership approach is particularly appropriate in relation to the provision of housing because housing is by nature a complex and multidimensional issue. By forming cross-sector partnerships, these issues can be better represented and understood, and thus better and more appropriately addressed. While the partnership approach is generally advantageous as it treats housing with the multidisciplinary support it requires, partnerships too have some general requirements in order to be successful. A successful housing partnership will need, at the minimum:

- funding commitment
- recognition & legitimacy
- organisation & coordination
- on-going support

Housing Affordability Partnership (HAP)

The Housing Affordability Partnership (HAP) is a cross-sector, public/private group of organisations involved with all levels and aspects of housing issues in the Capital Region.

Currently, this group includes:

- Canadian Home Builders Association
- Community Association Network, Victoria
- Capital Region Housing Corporation
- Rental Owners Managers Association
- BC Housing Management Commission
- CMHC
- Capital Health Region
- City of Victoria
- Urban Development Institute
- Chamber of Commerce
- Community Social Planning Council of Greater Victoria

At this time, the main challenge facing HAP is that it is essentially a volunteer organisation with no staff and no funding. Although its members come from diverse backgrounds and are highly dedicated to improving the housing affordability situation in the Region, they are obviously quite constrained in this endeavour. Under improved conditions they have the potential to become an effective organisational force for the process of delivering better housing to residents of the Region.

Possible Functions of HAP

- to be an officially recognised steering organisation for the process of implementing and monitoring the Regional Housing Affordability Strategy, supported with representation and funding from the CRD;
- to facilitate consultation forums & coordinate public input processes;
- to provide information, data, analysis, recommendations & ideas to CRD professional planning staff for an RGS housing affordability database;
- to identify opportunities for initiatives and to help evaluate the merits of proposed projects.

Canada is the only industrialised country in the world that does not have a national housing strategy. Even the United States has a National Housing Corporation to deliver social housing and to coordinate & evaluate housing issues on a nation-wide scale.

- 10 Principles of Good Housing Developments -** addressing the need for housing to be more than just shelter.
1. **Environment** – should be environmentally conscious & energy efficient;
 2. **Community** - should be outward looking, address surrounding community, & not break existing street pattern;
 3. **Transportation** - should be located near public transportation points;
 4. **Amenities** - should be located within walking distance of amenities such as schools, grocery stores & places of employment;
 5. **Residents** - should be mixed-income and mixed tenure;
 6. **Design** - should be visually attractive as well as functional;
 7. **Management** - on-going & accessible management can alleviate many problems associated with large-scale housing development;
 8. **Safety** - should be incorporated in the design through lighting, building design & should provide opportunities for informal surveillance;
 9. **Public Space** - should focus on a range of activities, both recreational, social & practical;
 10. **Society** - should create opportunities for informal social meeting & interaction;

- to provide the CRD with impartial advice & professional & technical expertise on future regional housing growth, including agencies’ official networks for cross-sector solutions;
- to use electronic stakeholder network for communications initiatives.

6. FUNDING:

There is immediate need for funding in order to accomplish two things for housing affordability:

1. **Establish a secretariat for a multi-party partnership to drive the process forward; &**
2. **Provide a budget for research and strategy development.**

Sources of Funding

1. **Secretariat:** if the Board decides to endorse this suggestion, Regional Planning Services could take this responsibility and it would thus be funded under the RPS budget.

2. **Research & Strategy Development:** In order to produce a quality strategy & report, HAP has estimated that \$120,000 to \$150,000 is required. It proposes the following sources for this funding:

- BC Housing - \$5,000
- BC Real Estate Foundation - \$45,000
- CMHC - \$5,000
- CRHC - \$10,000
- CRD Core Municipalities - \$12,000
- CRD Regional Planning Services - \$50,000
- Capital Health Region - \$5,000
- Urban Development Institute - \$2,000
- Victoria Apartment Rentals Association - \$3,000
- Victoria Homebuilders Association - \$3,000

TOTAL: \$140,000

7. CONCLUSIONS:

- Housing has important, complex meaning and value, above and beyond its functions as a shelter and a container.
- There is a demand for housing in the Capital Region that is not currently being met either by the private market or the public sector and this demand is likely to increase.
- Many groups are involved in housing and housing issues and there is an opportunity for the CRD to utilise and support their interest and knowledge.
- Ignoring housing problems could lead to a deterioration of environmental quality and lifestyle quality, labour shortages, further housing shortages, health problems, more homelessness and poverty and ultimately, fundamental economic and social decline.
- Addressing and solving this situation presents an opportunity to explore an unprecedented level of vision & co-operation among public & private sectors.
- Successful results will enhance the vitality and reputation of the Region and improve the lives of its residents.

APPENDICES & SUPPORTING INFORMATION:

Tools for Municipalities

This table is a compilation of tools that can be used by municipalities to plan for housing, and indicates which municipalities in the CRD are using them. **Y** indicates that the action is in use.

* indicates that the action is being considered for use.

ACTIONS:	Capital Region	City of Colwood	City of Victoria	District of C. Saanich	District of Esquimalt	District of Langford	District of Saanich
Housing Planning & Policy:							
<i>Housing Policy Included in OCP</i>	Y	Y	Y	Y	Y	Y	
<i>Housing Strategy Included in OCP</i>	Y	Y	Y	Y			
<i>Affordable Housing Defined in OCP</i>			Y		Y		Y
Housing Planning Tools:	-	-	-	-	-	-	-
<i>Density Bonusing</i>		Y	Y		*		*
<i>Comprehensive Development Zoning</i>	Y	Y	Y		Y	Y	
<i>Inclusionary Zoning</i>		Y	Y				
<i>Zoning for Increased Retrofit Density</i>		Y	Y	*	Y	Y	
<i>Zoning for Increased New-build Density</i>		Y				Y	
<i>Small lot Zoning</i>		Y	Y	Y	*	Y	Y
<i>Zoning for Housing Above Shops</i>	Y	*	Y	Y	Y	Y	*
<i>Zoning for Manufactured Home Parks</i>						Y	
<i>Zoning for Secondary Suites</i>	Y	Y	Y	*	*	Y	
<i>Housing Agreements</i>		Y	Y	Y	Y		
<i>Fast-tracking Development Applications</i>		*	Y				
<i>Waiving Development Fees</i>			Y				
<i>Housing Reserve Funds</i>		Y	*			*	
<i>Cash or Loan Grants</i>			Y				
<i>Leasing Land at Market Value</i>						*	Y
<i>Leasing Land at Below Market Value</i>	*		Y			*	*
<i>Housing Task Forces & Committees</i>	Y	Y	Y	Y		Y	Y
<i>Public Consultation</i>	Y	Y	Y	Y			Y
<i>Partnerships for Development</i>		*	Y	Y	*	*	
<i>Strategies to Address NIMBY</i>				*		*	
<i>Residential Capacity Strategies</i>	Y	Y		Y			Y
<i>Land Inventory</i>	Y	Y		Y			
<i>Housing Monitoring Programs</i>				Y			
<i>Preservation of Rental Stock</i>		Y	Y				
<i>Standards of Maintenance Bylaws</i>					Y	*	
<i>Bldg Code Standards for Secondary Suites</i>		*	Y		*	Y	
Adaptable & Accessible Housing	-	-	-	-	-	-	-

<i>Identification of Need for A&A Housing</i>		*	*				
<i>Strategies Addressing A&A Housing</i>		Y	Y	*			
<i>Guidelines or Requirements for A&A</i>				*			
Special Needs Housing	-	-	-	-	-	-	-
<i>Defines Special Needs</i>			Y				Y
<i>Policies Addressing SN Housing</i>	Y	Y					Y
Addressing Homelessness	-	-	-	-	-	-	-
<i>Determined Homeless Population</i>		Y					
<i>Policies, Strategies on Homelessness</i>							
<i>Planning, Funding Homelessness Projects</i>			Y				
<i>Monitoring #, Condition of SRO Units</i>			Y				

SOURCE: BC Ministry of Social Development & Economic Security, *Planning for Housing: An Overview of Local Government Initiatives in BC, 2000.*

HOUSING SOURCES & INFORMATION:

General

1. **British Columbia Ministry of Social Development & Economic Security, Local Responses to Homelessness: A Planning Guide for BC Communities, 2000.** This reference guide addresses the particular problems of homelessness in BC. It includes aspects related to housing and homelessness, such as statistics, definitions, strategies and case studies of specific projects endeavouring to provide housing to the homeless and to address issues related to homelessness.
2. **British Columbia Ministry of Social Development & Economic Security, Planning for Housing: An Overview of Local Government Initiatives in British Columbia, 2000.** This document is a reference guide and compilation of major initiatives and actions that have been used by various municipalities in BC to deal with issues surrounding housing affordability and homelessness.
3. **Capital Region Housing Corporation, Annual Report, 1999.** This summarises the activities and initiatives of the Capital Region Housing Corporation during 1999, including major events, an overview of general operations and services and an outline of current housing delivery initiatives.
4. **Federation of Canadian Municipalities, A National Affordable Housing Strategy, 2000.** This comprehensive document is a Canada-wide study on housing and housing issues. It includes an outline of funding, context, trends and what strategies can be used to address the situation effectively.

Examples

1. **City of Saskatoon, Social Housing Advisory Committee Strategic Plan, 1996.** This strategy outlines initiatives being undertaken in Saskatoon, a city that has taken a relatively progressive and comprehensive approach to issues of housing affordability. This report sets out the context and issues surrounding housing in that city, and then outlines a strategic plan with actions directed at providing more housing and addressing related social problems.
2. **Saskatoon Housing Initiatives Partnership, Concept Outline, 2000.** As a component of the SHAC Strategic Plan (summarised above), this document describes the composition and functions of a partnership created to deliver housing and address housing issues in Saskatoon.
3. **City of Seattle, At Home in Seattle: A Report on the State of Housing, 2000.** This report describes initiatives and policies that have been undertaken in Seattle to deal with the major shortage of affordable housing there.
4. **City of Victoria, Some Suggestions for Solutions to the Shortage of Affordable Housing in Victoria, Report to Minister of Social Services & Housing, 1989.** This short paper of recommendations was presented by the mayor of Victoria to the Minister of Social Services and Housing. It contains suggestions on both the supply and demand side to deal with the dangerously low vacancy rate that existed at the time.