

# Affordable Housing Research and the CBRM

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# Presentation Outline

- 1. Review of research projects**
- 2. Research findings (with implications for CBRM)**
  - a) Housing matters
  - b) The role of the non-profit sector
  - c) Proximity
  - d) Neighbourhood contexts
  - e) Who the housing is for
- 3. Other considerations**
- 4. Emergency responses and homelessness**

# Research Projects Involving the CBRM

- Measuring the co-operative difference (2011-2015)
- Evaluation of a supported housing initiative in CBRM (2013)
- Rental housing inventory and tenant survey in CBRM (2015-2016) with spatial analysis done later (2019-2020)
- Pandemic responses of service stakeholders and those experiencing homelessness in CBRM and HRM (2021)
- Comparison of tenant outcomes based on subsidy type (2020-2025)

# Why Affordable Rental Housing Matters: Local Findings

## **Without housing:**

- “It’s scary. It's lonely, very isolated. It takes a lot from a person. It’s very tiring. Painful.”
- “You are always looking over your shoulder. You are always worrying about money. It could be -10, -20, but that’s always on your mind, where you are going to stay.”
- Having a hard time paying rent and feeling unsafe at home is associated with having a lower sense of belonging to community.

## **With housing:**

- “I can do things with my life.”
- “I feel good about myself.”



## In Designing Responses, the Non-profit Sector Plays an Important Role in Affordable Housing

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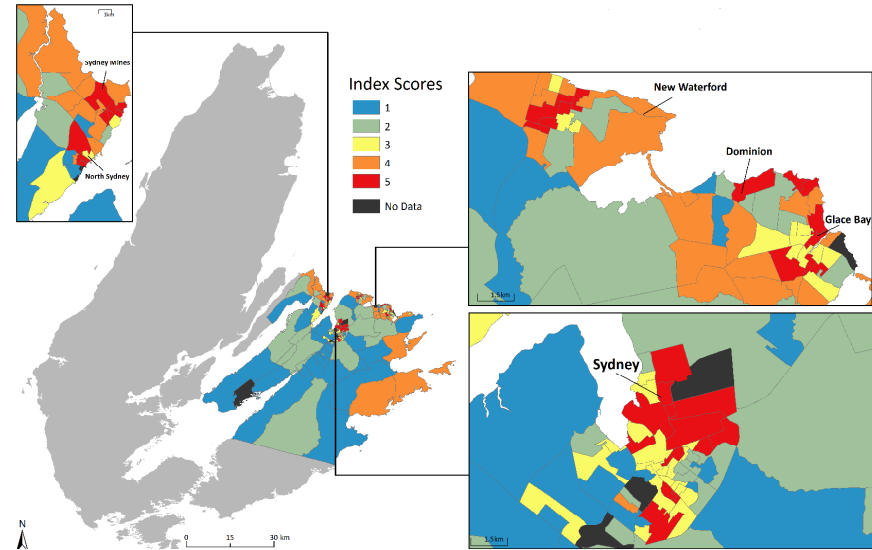
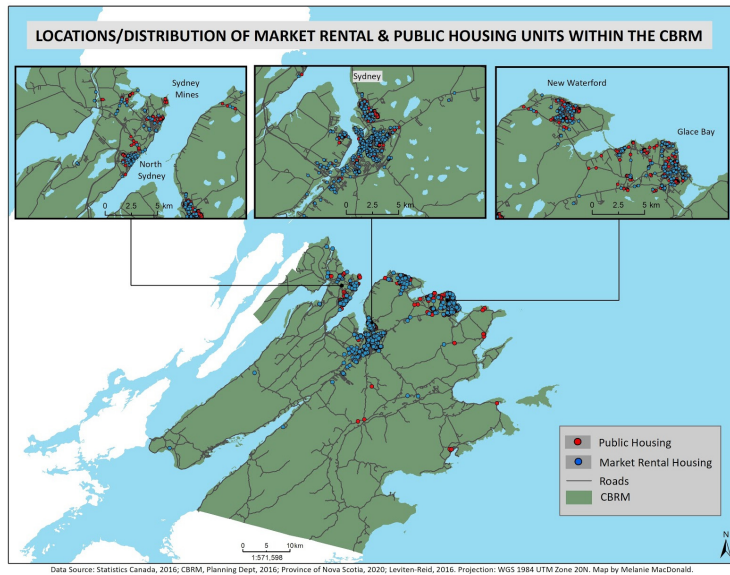
- Non-profit providers charge lower rents
- Non-profits make investments including providing common rooms and community programming
- Non-profits engage community members in planning



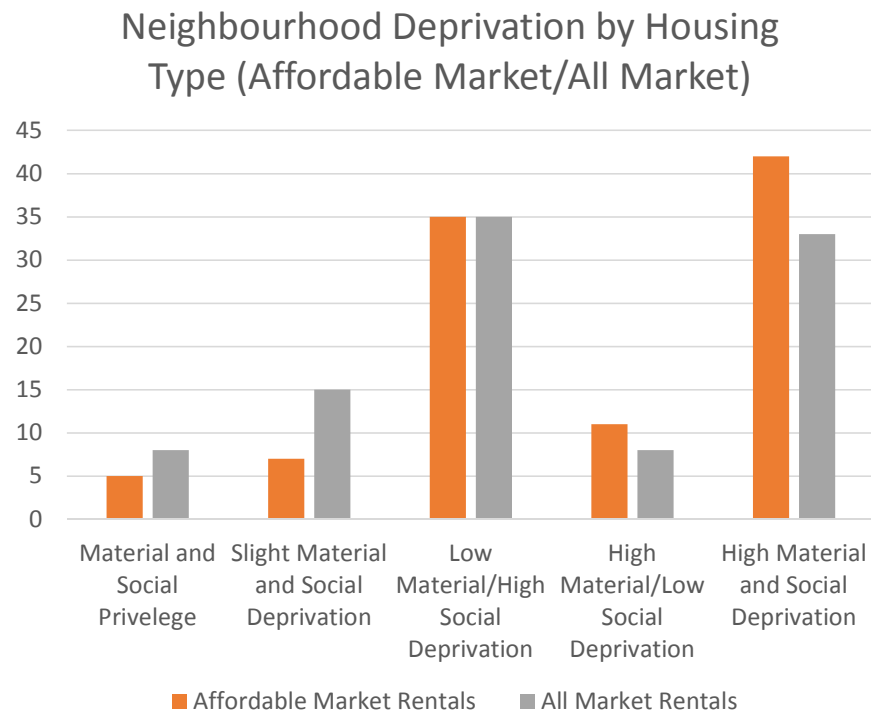
# Proximity to Amenities and Services Needs to be Considered

	Affordable Market Rentals in Sydney	Affordable Market Rentals in non-Sydney
Grocery Stores		
Food Banks		
Laundromats		
Pharmacies	✓	
Parks	✓	✓
Non-profit Gyms		
Libraries/Internet Access Sites		
Employment Centres		
Youth Centres	✓	
New Retail		

# Neighbourhood Context Needs to Be Considered

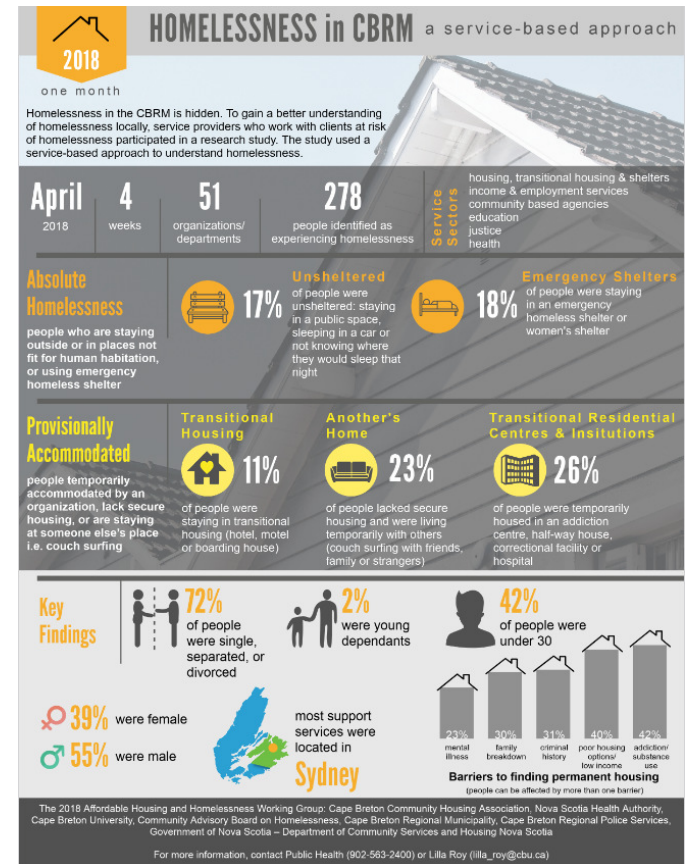
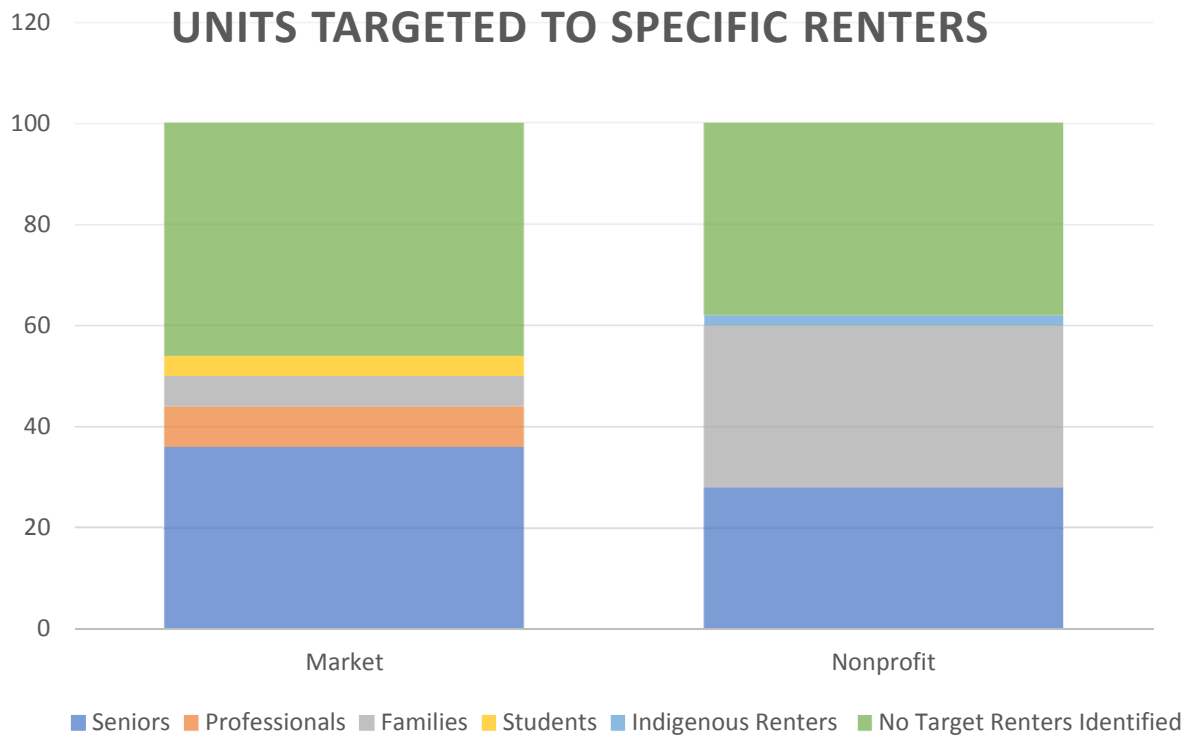


# Neighbourhoods Need to Be Considered in Designing Responses



- Little rental stock in CBRM is in economically- and socially-diverse neighbourhoods
- Neighbourhood development is important to consider in siting decisions/support

# Reviewing Who the Proposed Affordable Housing is for is Also Important



# Other Considerations

- How is affordability defined? For example, is it 30% of a tenant's income spent on shelter costs, 30% of median/average household income in CBRM spent on shelter costs, or 80% of average market rent?
- Affordable housing is also an income issue, as well as an issue of supports being provided.
- Aside from new builds, there are important affordable rental housing assets in the CBRM.

# Homelessness and Emergency Responses

- Individuals experiencing homelessness felt forgotten and abandoned during the pandemic
- They also reported challenges with access to information
- Many service stakeholders reported responses from government were too slow
- Recommendations for CBRM include involving front-line organizations and those with lived experience in emergency planning in preparation for future disasters (including extreme weather), disbursing funds more quickly and providing public wi-fi



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