

BC Affordable  
Housing  
Research &  
Action  
Roundtable  
Feb. 5<sup>th</sup> 2010

# Mobilizing Our Assets: Creating a BC-Wide Vision



## Proceedings

BC Affordable Housing Research and Action Roundtable

February 5, 2010  
Queenswood Retreat Centre, Victoria BC

Hosted by the Office of Community Based Research,  
& Faculty of Human and Social Development  
University of Victoria

### Creating BC Campus-Community Partnerships to Support Research and Action for Affordable Housing

A day long Roundtable with Workshops and Strategy Sessions on research, partnerships and policy. This was the first of three sessions planned in Victoria, Vancouver and Kelowna in 2010.

Thanks to the Roundtable funding partners, MITAC'S, the Vancouver Foundation, and the Canada Mortgage and Housing Corporation (CMHC).



vancouver  
foundation



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## **1. Summary**

**The BC Affordable Housing Research and Action Roundtables** initiative was designed to create BC campus-community partnerships to support research and action for affordable housing. **Roundtable One** was hosted by the Office of Community Based Research at the University of Victoria and was held on February 5, 2010. Funding for the first roundtable was provided by: MITACS, the Vancouver Foundation, Canada Mortgage and Housing Corporation and the University of Victoria.

### **Background**

In B.C., the growing and aging populations, as well as the changing economy, drive an immediate and growing need for affordable housing. The social and geographical diversity of B.C. provide unique challenges that require joint efforts to improve housing for vulnerable citizens and to stimulate the economy. Separately significant housing research is taking place at UVic, UBC, through community-based organizations such as BC Non-Profit Housing Association (BCNPHA), and through divisions of government such as BC Housing and the Canada Mortgage and Housing Corporation (CMHC). Following a UBC SCARP symposium in 2009, a decision was made to create a series of roundtables to mobilize campus, community, and industry alliances in order to coordinate, conduct and disseminate research that leads to a multi-sectoral response to issues of housing affordability.

At a UBC Housing Symposium held October, 2009 the following question was posed at a session on connecting academic research and student engagement with multi-sectoral partnerships and funders: “How shall we grow community-campus research partnerships to support innovative practice and policy solutions for affordable housing?” There was overwhelming support for the idea of connecting further to explore concrete next steps. The participants in the discussion included: Researchers from UBC, SFU, UVic, Government of BC Housing Policy Branch, BC Non-Profit Housing Association, Women’s Housing providers, Non profit housing providers, Developers, and graduate students. The BC Roundtables on affordable housing research and action were proposed to build on the strengths of the leading partners and to accelerate partnerships that effectively meet the challenges of housing affordability.

### **Leading Partners**

The leading partners of the Roundtables are The University of Victoria (Office of Community-based research), The University of British Columbia (School of Community and Regional Planning and The Sauder Business School), the Government of British Columbia, the BC Non-Profit Housing Association and CMHC. Support has also been offered by a number of industry organizations from the real estate, architecture, technology, energy and construction sectors. The organizing committee includes:

Maeve Lydon, Associate Director Office of Community Based Research, University of Victoria

- Dr. Budd Hall, Director, Office of Community Based Research, University of Victoria
- Tricia Roche, OCBR Lead on Housing and Homelessness Research Partnerships

- Dr. Penny Gurstein, Director and Professor, School of Community and Regional Planning/Centre for Human Settlements, University of British Columbia
- Dr. Cecile Lacombe, Director of Housing Research, Knowledge and Information Services, Office of the Chief Information Officer, Ministry of Citizens' Services
- Natasha Jategaonkar, Research Director, BC Non-Profit Housing Association
- Dr. Tsur Somerville, Director, UBC Centre for Urban Economics and Real Estate, Associate Professor Sauder School of Business, UBC

### Host Organizations - OCBR and Housing Advisory

The Affordable Housing Roundtable of February 5<sup>th</sup>, 2010 was situated within a context of two years of deliberate campus-community partnership building on housing by the Office of Community Based Research. The day was hosted by OCBR and the University of Victoria Housing Advisory – a community-university partnership with the following partners: Women's Transition House, United Way of Greater Victoria, Vancity Credit Union, the Greater Victoria Coalition to End Homelessness, Community Council, University of Victoria Researchers, graduate students, BC government representation.

The Roundtable was designed to foster dialogue between housing stakeholders and to further campus engagement with multiple stakeholders taking action on affordable housing. The process reflected the pooling of academic and community resources in support of moving forward on research and action for affordable housing. The day was broken into four thematic areas:

1. Research
2. Practice
3. Policy
4. Partnership

### Objectives of the day:

- To explore and develop a coordinated research agenda (campus – community – industry) 2010 to 2013.
- To identify opportunities for student service learning and community based research; to fine tune partnership guidelines
- To impact provincial and national policy with examples of global best practices
- To build a strong collaborative; to determine, together, what kind of communication and coordination entities would serve the collaborative.
- To explore the development of a joint fund to support a B.C. Initiative, multi-sector research and student internships

Roundtable One Participants included 85 people from the Victoria, Vancouver Island and the B.C. Lower-Mainland: community representatives, non profit housing providers, representatives from Vancouver Island homelessness coalitions, UBC and UVic academic leaders, housing researchers, graduate student researchers, business leaders, developers, architects, funding partners, faith-based housing providers, and government representatives (municipal, provincial, federal). A listing of Roundtable Participants and contact information are found appended.

## Highlights of Feb 5<sup>th</sup> 2010 Roundtable

The first session opened with a panel addressing the question: “*How can we create and sustain a community-based housing research program in B.C. that engages academia, community, aboriginal, business, and government partners?*” The panel was moderated by UVic’s Dean of Human and Social Development Mary Ellen Purkis. The panelists responded to the question in turn and included: Cecile Lacombe, BC Government, Director of Housing Research; Kevin Albers, M’akola Housing Society; Gene Miller, a housing developer with ASH (Affordable Sustainable Housing) and a director with Urban Development Institute; Natasha Jategaonkar, BC Non Profit Housing Association (BCNPHA); Penny Gurstein, UBC School of Community and Urban Planning .

Cecile Lacombe spoke from the perspective of a government partner and emphasized the benefits of partnerships between academia and government. The partnerships allow for government to use the important findings from academia more quickly.

Kevin Albers from M’akola Housing made a call for housing policy that addresses a continuum of housing, otherwise “we are shifting the problem around, rather than solving it.” Furthermore, he expressed the need for policy specific to on and off –reserve aboriginal people that includes support for where they choose to live.

ASH was presented as a new housing option by developer Gene Miller. ASH is affordable, sustainable smaller suite housing that can be built inexpensively and sold or rented. In order for these new units to be built, there is a need for more research (experiment and model development) support and both financial and social policy incentives.

Natasha Jategaonkar from the BCHPHA noted three important aspects of creating and sustaining a community-based housing research program: facilitating research leadership in multiple sectors, prioritizing research with meaningful outcomes, and sharing research knowledge. BCNPHA has developed a five-year Research Strategy and is committed to participating in a B.C.-wide campus-community partnership plan to develop short and long-term housing solutions.

The final panelist, Penny Gurstein from UBC, summarized why a CBR agenda is needed – “because we have no national housing agenda and we are in crisis around housing and affordability issues.” She emphasized the need for a national and BC focused agenda as we have unique regional issues.

*Video Records of Community Based Research: Projects, Ideas, Initiatives:* A wide ranging collection of stories we’ve caught at various OCBR events and conversations:  
Please see the following link: <http://ocbr.blip.tv>

## Workshop highlights

The afternoon consisted of the following concurrent workshops.

## **#1 Research: Key Research Priorities for Affordable and Sustainable Housing**

The workshop facilitators provided an overview of existing housing research agendas and existing research in BC that targets specific populations (health and housing, seniors housing, supportive housing, homelessness). In seeking key questions to address four areas were identified: (1) What are the common priorities for research on affordable and sustainable housing in BC? What are the gaps? (2) How can we better integrate individual research efforts that are currently taking place? (3) What can the various stakeholders contribute to ongoing research? (4) What are the best mechanisms to move knowledge into action? One observation was that research strategies may artificially separate research agendas (for example focusing on housing and homelessness separately when they are connected). The workshop called for examination of how we *do* research and how we *use* research.

The workshop explored the concept of a clearing house in response to the need to integrate research efforts and moving research into action. An open forum instrument might: identify current research, identify research priorities, identify capacity, develop networks, share research findings, and identify research opportunities.

## **#2 Practice: Building and Sustaining Affordable Housing**

The workshop included housing developers and architects, university researchers, financial institutions, non-profit housing providers and housing advocates from local government and homelessness coalitions. The workshop discussion was broad-reaching and led to a consensus that these BC Roundtables must bring together the private and public sectors and create a very strong movement if we are to have success. The universities have a key trans-disciplinary, partnership building role to play in B.C. and Canada. We need the business schools, engineers, social and health workers and environmental groups to come together! We need the imagination of students who themselves need somewhere to live. We need longitudinal analysis and mapping of housing trends and needs. To bring back a provincially and federally-supported public housing policy we need to create a strong business case for investment and policy incentives. Overall public education and consciousness raising also is needed for British Columbians and Canadians to “buy into” a new vision for a liveable community, city and country including long-term financially-sound thinking and formulas that solidify support for a full range of mixed housing options.

## **#3 Policy: Supporting municipal, provincial and national policy with examples of affordable housing innovation**

The workshop explored the impact policy can make such as action research that holds policy in the center. The workshop was reminded of the importance of including those who experience homelessness in research and policy deliberations. Researchers were reminded that they have the power to inform and influence government.

Policy changes have been made – for example: the secondary suite policy in CRD. The discussion identified potential directions for policy research including: demonstration projects, intergenerational housing, community living, and implications for rural and urban housing, educational initiatives, and case studies on barriers and issues for people accessing housing.

#### **#4 Partnerships: Creating multi-sector funding and research partnerships**

Clearly, multiple sectors and multiple disciplines need to partner for housing solutions. Community practitioners in the workshop were seeking information and practices on veritable partnerships – some indicated negative past experience in research partnerships. One key question was: “*how do we ensure that the voices of the populations served are at the table?*” Questions arose regarding accessing academic partners. Community practitioners are seeking a mechanism to access the right people at the University. OCBR is building the capacity to provide some community – university partnership brokering, perhaps through a website portal.

Funding for partnerships was a common concern. MITACS funding mechanisms were explained and other funding partners in the room such as CMHC and the BC Real Estate Foundation explained their programs. Participants were invited to get creative in funding research partnerships and to combine funding from a number of complimentary sources. Other funding mechanisms – such as social enterprises and the use of volunteer student work in innovative ways – were explored. In summary, three research partnership project examples were provided: External Research Grant of CMHC, a MITACS and CMHC joint proposal, and the Community Scholars program.

#### Next Steps

Participants shared the highlights of their respective workshops in a brief plenary at the end of the day. Agreement was reached to further work on integrating existing provincial research agendas and moving forward on accelerating knowledge transfer on best practices and successful housing strategies. The second roundtable will take place in Vancouver in September 2010.

#### Summary of Participant Evaluations

Nineteen participants responded to the evaluation survey. Participants enjoyed the day, appreciating the opportunities to take part in a larger conversation on affordable housing and research, the setting, and networking opportunities. There is an enormous range of expertise within the group from personal knowledge of the issues to thirty plus years experience working in affordable housing development and provision.

Respondents suggest research should be community-based and include rural as well as urban affordable housing issues. Research should also center on practice, documenting innovative housing projects and development processes. Respondents felt sharing research results and accumulated knowledge across a continuum of interested users was crucial to any success. Concrete research knowledge can inform government policy makers at all levels, supporting affordable housing advocacy and changes in regulatory processes to ease development challenges. Further, respondents believe partnerships are extremely important. Time and assistance to build relationships is one piece of the puzzle. Suggestions included project champions to focus energy and accountability and not for profit/business partnerships to enhance project credibility and appeal to government.

Many noted the energy, enthusiasm and cohesiveness of participants and opportunities to network as highlights of the day. Several people noted that though this was a ‘research and action roundtable’ there was not enough of an action component. Lack of an action plan limited the outcomes for several people who, though eager to participate, wanted their efforts to move an agenda forward in a more tangible way. Suggestions for keeping the momentum of the day going included development of a Facebook page or e-newsletter so individuals can contribute to the level they desire and stay abreast of new developments. Many people indicated a desire to keep the conversation going, however that might look.

## **2. Proceedings**

### **Morning Session: Welcome and Introductions**

- Welcome to Coast Salish territory by Rose Henry
- Rev. Al Tysick- Introduced us to the day and wished for a process to help find solutions to affordable housing and homelessness
- Tricia Roche- OCBR Housing and Homelessness Strategy-Welcomed everyone on behalf of OCBR and gave an overview of the day and logistics as well as the afternoon workshops
- Maeve Lydon-Associate Director OCBR- Gave short introductions of those working with OCBR and facilitating the day.

### **Opening Panel: How can we create and sustain a community-based housing research program in B.C. that engages academia, community, aboriginal, business, and government partners?**

**Moderator:** Mary Ellen Purkis, Dean – UVic Human and Social Development

#### **Panelists:**

Cecile Lacombe (Housing Research Director, BC government)-

- Her interests and experience are in housing, architecture and the built environment
- She sees many benefits to partnerships between academia and government- working together can be fruitful
- She has supported student research and sees more opportunities for research on affordable housing in BC, choosing the right place for housing and sustainable green housing
- She has built sustainable relationships with UVIC Housing and Homelessness group, CIHR and BCNPHA. She notes the importance of continuing to foster these partnerships. She is working with OCBR and other academics to get answers to housing questions before publication so that government can get informed and use the answers more quickly.

Kevin Albers (CEO M'Akola Housing Group of Societies)-

- M'Akola has been providing off reserve housing since 1984. M'Akola currently houses 867 families on Vancouver Island and has 65 employees.
- Sees the crucial importance of strategic partnerships, though sometimes the more partners the more difficult.
- Their biggest project was with the Cowichan Tribe, the Elders Housing project (50 units). The tribe provided the land. Seven and a half years and \$225,000 later the lease is signed. Many hurdles were crossed over that time. BCHMC is the biggest partner for

construction financing and housing subsidies. VIHA is providing support dollars. There is now a 45 year lease and a 35 year mortgage. After the mortgage is retired, the project will be owned by the tribe.

- The second project is Providence Village Housing. M'Akola is working with the group and land from the Sisters of St. Ann. Housing will be developed, but it may take a while for the process to unfold.
- M'Akola now working with the City of Langford on a project with a for-profit developer to build 63 affordable housing rental units. No government subsidies are involved. CMHC provided seed funding and mortgage rates below market. M'Akola will move their offices to this project when it is completed.
- BCNPHA-does a lot of research and partners with agencies and government. BCNPHA is working with M'Akola on a research project that addresses the question- What is the impact of affordable Aboriginal housing?
- We need housing policy that addresses a continuum of housing, otherwise we are shifting the problem around, rather than solving it
- M'Akola is good at development and property management and is happy to do those pieces as a partner with others to do the support piece. Believes it is important to keep management and support separate.
- Need policy specific to aboriginal people, and supports aboriginal people to live where they want to.

Gene Miller (developer and a Director of UDI Victoria)-

- Gene noted that if the climate change was a ‘flaming asteroid’ and a perceived imminent catastrophe, then lots of effort would be marshaled to deal with it. However, he notes we are like ‘the frog in slowly boiling water’ around affordable housing, it is merely an annoyance at this point. Humans are hard-wired to respond to a mounting crisis so we need to make affordable housing a crisis- perhaps a financial one?
- Suggested there is an economic implosion of downtown. We had better deal with housing affordability NOW, as it’s now or never! Or at least not for a very long time, climate change will be the biggest issue soon. Feels that Our Place made the six square blocks around it undevelopable, says the social cost was too high.
- Rather than be ‘hand-wringers’ we could become ‘hand-rubbers’ and introduced his ASH housing option. ASH is affordable, sustainable smaller suite housing that can be built inexpensively and sold or rented. No government funds are needed to develop and it can be delivered for one-third to one-half of current costs. It takes 4-5 months from shovel in the ground to occupation. The risk is more acceptable to developers as the costs are too high otherwise. Gene showed pictures of typical suites of 375 (1 BR) – 485 (2 BR) square feet in a multi-unit dwelling. Happy to talk to anyone about this concept!

Natasha Jategaonkar (BC Non-Profit Housing Association)-

- Her comments were in three areas: facilitating research leadership in multiple sectors, prioritizing research with meaningful outcomes, and sharing research knowledge.
- Facilitating leadership - BCNPHA has a Research Department housed within a community-based organization. Has recently created a comprehensive database on all 50,000 units of BC non-profit housing. Can complete custom data requests for service providers, researchers, government, etc.
- Recently hosted a student intern from School of Community and Regional Planning at UBC with MITACS. The internships integrate community knowledge with academic rigor and meaningful outcomes.
- Prioritize research with meaningful outcomes - Consider the ‘so what?’ test. Need tangible outcomes at the end of the research - tools, resources for the gaps. BCNPHA has conducted several Knowledge Translation activities as well as applying for arts and training grants.
- Sharing research knowledge - Recognize and address the challenge to share knowledge and distribute it as well as learn from each other.

Penny Gurstein (UBC, research interest area is housing and marginal populations)-

- *Why* a CBR agenda? Because we have no national housing agenda and we are in crisis around housing and affordability issues.
- We need a comprehensive national agenda and a BC focused agenda as we have unique issues. Four of the least affordable communities in Canada are in BC.
- Climate effects are increased because people have to commute into Vancouver from the Fraser Valley
- There is a trickle-down effect. People who used to rent now can't afford to and are going to the SROs. People from the SROs are becoming homeless. Couch surfing is a big issue.
- *Who* is to deal with the issue? There are strong organizations in BC including BCNPHA. The development community is recognizing the need. Universities have students and can be knowledge brokers. Need to look at the micro and macro levels and how to do evidence-based policy. Funders? MITACS is a good example of a supporter.
- *How?* Non-profits could use research to support and help mobilize information to develop policies.

Summary by Mary Ellen Purkis:

- That housing is invisible and individualized makes problems harder to see. It is hard to mobilize the population to support new efforts.
- Need leadership. We have a strong consciousness around need to be inclusive of the helpers and those affected, but we need leaders.
- Universities are about owning knowledge and that is not what is needed here. Lots of work needs to be done around that.

## **Comments/Questions from participants:**

1. S. Arnett- Youth Services. The first food bank opened in 1982 and the need grows continuously. It is an insidious process. Is it possible that affordable housing can be created without private sector input?  
Gene Miller responds- No. Private sector must be involved. We need some research around what land use conditions can foster greater affordability. It comes down to ‘sticks and nails’. There is an urgency around strategies and conditions to provide housing- not policy. All sectors need to participate.  
Penny Gurstein- multi-unit residential properties needed – There is a need for inducements in a national housing strategy to build housing.  
Kevin Albers- Construction costs are 20% less than 1 year ago. Now is the time and the opportunity to build. There is a fiscal disincentive in federal policy for private builders to do rental housing. This needs to change. Natasha Jategaonkar- Suggest public/private/non-profit partnerships may be increasingly necessary.
2. Detlef Beck- VanCity Credit Union. Need engineering research- how to put research in the ground. How to commercialize it in some way for the private sector- so they will understand and take the risk needed. Universities have land should not only do research but build affordable housing on their land.  
Penny Gurstein responds- Need a research agenda. How to make research actionable? How to get different areas at the university to work together?
3. Kathryn Molloy from Gabriola Healthy Communities /Housing - Want to keep Gabriola rural and small. There is only one multi-unit development and that is for seniors. Have homelessness there – about 100 people per week show up to the soup kitchen. There is no affordable housing. They are doing an OCP review; can they get a student tomorrow?  
Cecile Lacombe responds- If you get the research done, can we get your answer- yes. It is important to share what can be useful to others and not leave it on the shelf.
4. Bernie Pauly - S. Hwang’s research, suggests people (who are in shelters /not housed appropriately) are dying, males at average of 42 and females at 52. In her Street Stories research of 14 people they had last July, they now have 12, two have died. She asks how we can make this crisis visible. How can we make research relevant and useable?  
Gene Miller responds- Complexity immobilizes us. I try to make things as simple as possible. Focus on housing and building it. Everything else will fall into place around it.  
Penny Gurstein- Important to be clear about making research relevant.
5. Question from Duncan Philips- What is the role of technical research in housing affordability? MITACS?  
Cecile Lacombe responds- This is important. Maintenance is costly- developing easily maintained systems is one example of research that might help.

6. Reverend Al comments- Our Place looked at the Garbally Street location for their building. The City would not rezone it. They ended up building where they did because they owned the land and didn't have to do any changes around zoning etc. What else could we do?
7. Kathy from Community Council - Research has shown the need, visibility is the issue. Is there a capacity for a demonstration project that works and document it? It would be helpful.
8. Herman Rebneris - Rezoning takes lots of time, building can take only four months. Need to educate the community about what housing is already there and that it is positive and adds value to their neighbourhood. We need to engage the community.  
Rose Henry responds- She has experienced homelessness. We have come a long way in talking about housing. Need to bridge the gaps between those experiencing homelessness and the housed. Need to get the housed community to listen. Bureaucratic issues get in the way. We need to look at how to assist and ask all for the answers.  
Kevin Albers- Bureaucratic issues are a problem. Need to document lessons learned. They might help folks understand what organizations go through in getting housing built.  
Jim Bennett- Research has moved mountains, Homeless Needs Survey 2007 single most effective research in getting things moving and supporting the Mayor's Task Force etc. In many ways led us to where we are today. Need simple research.

*Roundtable participants then reconvened in afternoon strategy workshops.*

## **Workshop 1 – Research**

**Lead Resource Persons: Natasha Jategaonkar (BCNPHA) and Penny Gurstein (UBC)**

*Q: What are the common priorities for research on affordable and sustainable housing in BC? What are the gaps?*

- Overview of existing examples of research agendas and brief descriptions.
- Identify what is interesting- the focus, priority (communities know what they need- need propels research, need research support/ needs assessment)
- Example: Research agenda developed by Calgary Homeless Foundation has a specific goal embedded to end homelessness. It was noted that many of the examples of research strategies and research agendas were developed by community organizations. Greater Victoria Coalition to End Homelessness is developing an agenda, but there is a need for funding
- Need to develop action plans that identify gaps in existing research, need for accountability, need to be community specific (i.e. rural, e.g. Gabriola Island)
- Need research capacity (i.e. researchers, funding), there are disconnects between different levels of government, in academia, and reaction at street-level.
- We need to identify barriers in research and in what we are trying to do (i.e. zoning), Need more knowledge about systemic barriers (i.e. BCNPHA is conducting research project to document and bring awareness to the many systemic barriers women face when leaving violent relationships and trying to access long-term housing. Many of the barriers documented are also barriers to services, etc.)

Draft a strategy about what is needed, i.e. what are the gaps in existing research strategies or agendas and disseminate (to Universities, government, community-based researchers, research funding agencies)

Conferences can illuminate what community-based-research can do regarding housing, e.g. international AIDS Summit - this is a model that can be tapped into. CIHR funding in housing (community-driven research approach to tap into funding - we know that research follows funding, being strategic is important)

Problem: Research strategies can artificially segregate/separate research agendas (i.e. housing at one end and homelessness at the other- but these issues are connected)

*Q: What are the attitudes of securely housed people? These attitudes can create gaps*

- *It is important to publicize these attitudes, which can politicize the issue.*
- *We need to identify values as value-based decision-making can influence research.*

We need to look at our way of *doing* research and how we *use* it. This is about education, sharing and creating networks to build research capacity and community engagement.

UVic OCBR is a model of linkages between Universities, bringing people together around **real** projects, identifying gaps, working across provinces in Universities and lining up research (i.e. CARBC). We can start with projects and then create networks (i.e. online group on Facebook,

website). These informal projects can create strategic alliances and can start with cross community projects.

We need to be *political* with research i.e.: AIDS summit model- community and research, politically charged, networks, issue specific, strategic play

We need a more comprehensive approach to the continuum of housing solutions- we are now talking about targeted issues and loss at the continuum.

We need an inventory/clearing house (i.e. Homeless Hub at York University, uploading papers from housing symposiums, infrastructure funding to apply for the development of grant applications, community research needs postings). Centre of excellence virtual forum (research could be local, global focus, issues that are unique could be found in an open source portal to link up research/researchers)

Our research tools will exist beyond the research- how can we identify tools to use in future projects? Researchers/students can walk away from research (we can link students with faculty/community organizations and build research projects. It is important to get BC government on board as a partner or a co-owner of research). These tools are harder to find than the outcomes from research- we need to bring together tools and use these in communities

Collecting stories is important for humanizing the issue and bringing it home (making it visible)

Q: How can we integrate research efforts that are taking place concurrently?

Q: What are the best mechanisms to move research into action? (How do we get advocacy into research and form linkages in research networks, How can we encourage this?)

Q: What roles do stakeholders have?

Q: How do we get a critical mass out there (with the institutionalization of research) and create a research agenda?

Q: How do we go about capacity building? Mobilizing? Avoid clusters? How do we re-frame research? Can we build a (sustainable) provincial network?

A Clearing house: *what could it look like?*

Identify current research, identify research priorities, identify capacity, develop networks, share research findings (papers, conferences), have space (i.e. online clearing house), identify research opportunities (needs assessment, funding/grants, researchers), open-forum (open to all).

## **Workshop 2 – Practice**

### **Lead Resource Persons: Gene Miller (ASH) and Frank D'Ambrosio (Architect-Urbanism)**

The workshop had a wide range of participants from the public and private sectors including Frank D'Ambrosio, a local architect with extensive experience in planning, design, teaching and diverse building and community development, Herman Rebneris a local developer and affordable housing advocate with Cottage Grove Developments and Detlef Beck from Van City Credit Union. Jill Clements from the Greater Victoria Coalition to End Homelessness also attended with other housing providers and advocates. This was a wide-ranging discussion that resulted in an identification of some of the main issues, gaps, research and innovation opportunities. Consensus is that we MUST bring together the public and private sectors for local and national impact and universities working as brokers and directing focused research have a truly vital role to play.

#### **Issues – The following were identified**

- We need tax increases to support regional or provincial housing fund.
- Banks and lenders have risk-adverse lending restrictions.
- Zoning often gets in the way of creative, affordable and mixed housing.
- Bureaucracy at all levels must be addressed.
- Land prices are crazy, undermining our collective future and are THE major block to affordability.
- Homelessness is the tip-of-the iceberg.
- Affordable housing is intricately related to poverty and therefore policy solutions need to address minimum wage, health effects etc...
- Housing and homelessness solutions are often presented as overly-complex.
- The B.C. RAP (rental assistance program) needs improvement - the poorest people cannot access.
- Trends - We need to map the housing and land price trends over time and do scenario planning to help make the case that housing is an emergency for all, not just those on the street.
- We need to have a proper response to the fait accompli mentality that only wealthy baby boomers are going to live in Victoria and Vancouver in the future.

#### **Gaps**

- There needs to be a stronger connection between market and social housing solutions. The private sector needs incentives to build the housing.
- The not-in-my-backyard mentality whereby municipalities and regions can not support housing solutions needs to be challenged by legal tools.
- Developers should work closely with housing researchers to draw out the continuum of development processes to identify blockages and zoning regulations.
- Business schools and others need to help develop the financial architecture for affordable housing.
- New Supply – 2200 additional new units.

## **Research**

- The BC Roundtables need to create and develop a plan for getting public, government buy-in to a broad vision that includes a full range of mixed housing
- The development of integrated livable cities in Canada and global best practices in housing for all is vital to this vision building.
- We need to make the solid business case why investment in housing is a good health, crime prevention and overall well-being foundation for Canadians.
- We need to show that unaffordable housing and poverty are interdependent.
- Housing needs to be situated (not silo-ed) as part of an overall plan.
- Function before form! We need creative and sustainable design, architecture and engineering coming together for a B.C. best practices in housing solutions.
- We need to support and incentivize on-reserve housing solutions.
- Universities must be co-responsible – they need to walk the talk and house their students, faculty and leverage their assets to finance housing. Being a good example can directly help alleviate homelessness as students eat up much of the rental housing in Victoria.
- Research needs to build on real, living solutions and build hope - Best Practices need to be known and shared (e.g. Parry House).

## **Innovation/Strategy Highlights**

- We need all partners at table.
- Focus on building/supporting housing
- Get financial formulas right, new ways to finance
- Regulatory frameworks must work
- Unlock opportunities
- Aboriginal Housing is a vital focus for us all.
- Incentivize the whole system – Challenge universities and Business schools across the country to help!
- Tax strategies e.g.: need to look at Sweden and Holland
- Build on successful examples and assets as our modus operandi.
- Co-housing/Co-op – consciousness and support of these options needs support
- Housing Solutions do include secondary suites/raps – we need to increase and support stimulants.

## Workshop 3 – Policy

### Lead Resource: Cecile Lacombe, B.C. Government

*Q: What is needed, what impact can policy make?*

- We need ‘policy entrepreneurs’- examples of what worked and document how it happened.
- Perhaps action research that holds policy in the center. Would take a large team and a long term project. Started by someone who can do something and then ‘change the world’ little by little. Need to document- let it roll and happen- document- change as needed- document again.
- Evidence based research that informs policy. Understanding what works- a demonstration project? Discussed Community Council’s RAP project for families. Researchers could document a project from the beginning through the development phase through to opening the housing. Show the path taken, not just the outcomes.
- CMHC spends 10M yearly on research and could do better at disseminating it.
- There seems to be a traffic jam in the communication highway! Also need to reconnect perhaps through fora, people experiencing homelessness and those in poverty with those doing research. We need the information of those who experience homelessness and whose lives we wish to influence through policy.
- We need to look at the cultural impacts of affordable housing and what other cultures might have to offer us. For example, East India and multi-generational housing and development of community. Perhaps research to look at values different cultures place on housing.
- Notes that after 5 years 50% of new migrants to Canada own their own home. We could look at a range of research on intergenerational housing, small site housing and planning for community, not just housing.
- Policy doesn’t encourage different kinds of housing arrangements.
- Perhaps we need education around policy- what it is/is not, why it is developed, how it works, who it is written for. Could help all understand policy better and then work toward changing it.
- There are gaps in policy between what the regulations say and what it will look like on the ground. Need to try and look at the implications of policy.
- We need case studies that document the issues and barriers for people who live in the housing. This information is not fed back to policy makers and thus they have no information as to how best to make changes that will work. Discussed Actor Network Theory (Latour) as one way to understand the policy/planning/housing feedback loop.
- There is ‘bad policy’. Important to remember that policy comes from a specific philosophy of decision making. Ideologies direct policy- policies themselves not necessarily bad.

- The McConnell Foundation is a resource that can help fund research- they did for the Community Council. CED or asset-based focus is helpful. What works for people?
- Trying to get more people involved in housing research.
- Researchers have the power to inform and influence government.
- Was one of a team who taught GS 501 on Issues in Housing and Homelessness with practice based projects for Housing Policy Branch of BC Government. What role might CMHC further play in this area- helping us to move forward?
- Do we need to work at the level of G8 to get a national housing policy going? (response further to comment on G8 looking at housing).
- How do you influence policy?
- Policy has been influenced- now many areas in CRD have a secondary suite policy that helps legitimate, create and support secondary suites. There is a great deal of variation among municipalities- perhaps we need to work toward a blanket policy?
- To influence policy we need to: 1.) Paint a picture of what you want and what it would look like on a concrete level and (micro) and 2.) There is a philosophy and set of values at root of how policy is developed. What policy should be developed? Where do you diverge with these values and be overt about it in research.
- Demonstration projects can be helpful to start something....then move on to the next step with the next project...move things along, get permissions to move one step at a time and then policy will eventually change.
- Secondary suites can solve a problem today but make it worse tomorrow... dollars go from the basement to the upstairs adding to current inequities.
- Related her experience of living in a community house in Fairfield. A group of 8 people living in a two suite home. Now evicted....all have to move out, not sure where she will go next. An example of intolerance to different people and ways of living?
- All participants were definitely interested in continuing the discussion around policy.

## **Summary - Potential Directions for Policy Research**

- Demonstration projects - document the process from beginning to opening the building and beyond. Document processes: policy, development, funding and physical process of building as well as after opening. Document barriers and issues for people in the housing.
- Need to understand what works and why
- Intergenerational and different kinds of housing arrangements- why do they work/not work? What can they offer to us?
- Development of community- living and caring together. How does that happen and how does it work?

- How to plan for different kinds of communities and implications on urban and rural living.
- Education to understand, share and develop policy: who, what, why, when, where and how.
- How to influence policy?
- Case studies- Barriers and issues for people accessing housing. How does access work? Provide feedback for government to assist in policy development.

## **Workshop 4 – Partnerships**

**Lead Resource Persons: Duncan Phillips (MITACS) and Kevin Albers (M’Akola)**

### **Introductory Round**

*Q: What do you want to take away from the workshop and the roundtables?*

- We want to develop a therapeutic community. What is true partnership?
- Desire to be involved in more than just funding. Seeking projects that demonstrate innovation.
- We have had negative experience in research partnerships. Seeking information and practices on true partnership.
- How to engage developers in creating affordable housing
- How can University Engineering students engage with housing projects?
- Turning research strategy into action. How to make sure the voices of the populations served are at the table.
- We are a small island community and we are interested in research partnerships
- As a faith based organization we need a snapshot of partnerships and opportunities to engage
- We want to understand land use partnerships and affordable housing
- We are seeking opportunities to create new partnerships

### **Partnerships Strategy Discussion**

Duncan Phillips opened the partnerships strategy discussion with brief remarks on multiple sectors and multiple disciplines that need to partner on housing solutions. He explained the ACCELERATE program of MITACS and its goal to fund research and strategic partnerships. They have wrestled with the issue of funding rules limited to for -profits given the appetite for research from non-industry partners. Connections through CMHC as an industry partner can be helpful to non-profit community housing providers in order to access research partnership funding. Duncan has “industry associated” opportunities.

#### **Key questions and ideas emerged:**

- How can we as service providers access research dollars and new partnerships?
- CMHC has a lengthy budget cycle but MITACS “Industry associated” with CMHC perhaps can move forward faster.
- There is a need to get creative in funding research partnerships. For example take one research project and combine funding from: JCP – federal, Mitacs, Real Estate Foundation and Community Foundations.
- Another option involves funding through social enterprises. Seek Vancity expertise.
- We need a way to access the University researchers – another option is the unpaid practicum. However the single semester involvement poses a time constraint on housing research projects.

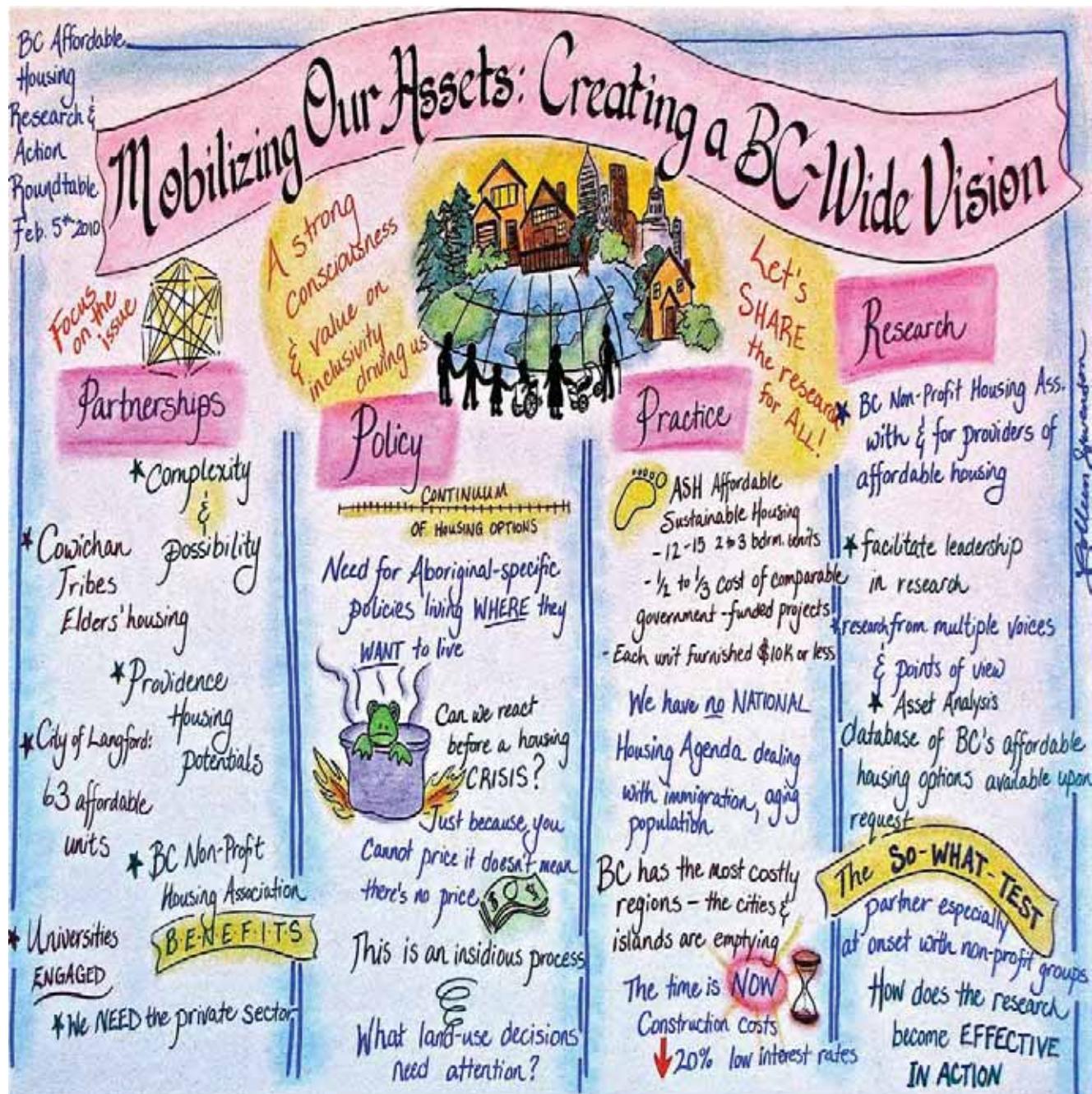
- The Faculty of Engineering has a student club where students do volunteer work, innovative work, in teams. Why not start an “affordable housing club” and see what kinds of housing technology ideas emerge. Mention was made of the solar power prototypes student decathlon, for example.
- The FlexPlex (Habitat for Humanity) has secondary suites with CMHC support and this has opened the door in Saanich and had an impact on the private sector. For example the Bay View has flex unit.
- How can a housing service provider with research questions 1. Access the right people at the University and 2. How can this be funded? OCBR at UVic is developing a portal - look for it on our new website soon. OCBR is building the capacity to provide some community/university partnership brokering.

**Research Partnerships Project examples:**

1. External Research Grant of CMHC (one example involves business case modeling for faith based groups wanting to develop and provide affordable housing).
2. Build a partnership with MITACS and CMHC to develop a joint program – one application
3. Community Scholars program.

### 3. Appendixes

Appendix 3.1: BC Affordable Housing Research and Action Roundtable, February 5<sup>th</sup>, 2010. Graphic Highlights



Graphic Illustration 1.1: Roundtable Summaries



Graphic Illustration 1.2: Research and Practice Workshop Details



Graphic Illustration 1.3: Policy and Partnerships Workshop Details

## **Appendix 3.2: Evaluation Comments**

### **1. What is your area of expertise and interest? What assets do you bring to this work?**

#### **Interests**

- Housing-buildings-affordable housing- sustainable community development
- Attended as a rep of Real Estate Foundation (REF)
- Gabriola Housing Task Force, facilitator
- Improvement of access to federal programs and services, applying research to operational plans while recognizing policy
- NYSA owns and operates the only purpose built apartment building for youth in the province
- Rural housing and homeless issues
- Community vitality and CED related to housing options development along with the continuum of affordable housing
- MA candidate, thesis is on homelessness, housing and social movements (tent cities as forms of self-help housing)
- Not for profit housing provider
- Strategies for poverty reduction and the effects of poverty on children and families; developing public awareness of the need for food, housing and job security
- Capacity-building, self-sufficiency, CBR
- Service provider
- Affordable housing research and strategies
- Housing and homelessness

#### **Expertise**

- Developing and sustaining the alliance
- Can fund land use related research, education and law/policy reform; have accumulated research knowledge and are respected by community and government alike
- Youth services
- Health Information Science- Information management in housing
- Developed and managed housing, “Pollyanna” of enthusiasm
- Frontline program and research development and practice
- Building/developing
- Willingness to work towards the creation of a ‘formula’ for action to bring affordable housing to communities
- Linking funding to build, maintain and renovate housing and support services to the non-profit sector who don’t have the expertise to do it themselves
- 20 years experience and contacts at UVIC and City of Victoria

## **2. How can we create and sustain a community-based housing research program in BC that engages academia, community, aboriginal, business, and government partners?**

### **Research**

- Model for a Community Engaged Housing Research Alliance
- Have a rural component
- Know one another's mandates, share info, develop a way to broker best practices
- Need dedicated dollars to support young to old and conversations to capture passion and wisdom
- Create a network between the community (with the need), academia (with the capacity for research) with the government and private sector (with the means to put research into action).
- Consider rural implications
- Creating stronger research network, inform my peers of this Roundtable. I would like to get involved in mobilizing a Facebook page for sharing research and research ideas.
- Tie all four of these areas together and get the learning and knowledge out and shared to all areas.
- Identify and build something- develop the research story... What was done, what worked, what was learned and share these stories.
- Do research while building affordable housing; share existing research
- Building community knowledge; communities have a right to know but also a responsibility. Are we creating dependencies?
- Community-based action
- Show how research has had a tangible result in creating housing

### **Practice (Building Housing)**

- Have a rural component
- Each attendee contributes money to a fund. Begin the fund now!
- Push for research and evaluation of one time projects; how they work in terms of creative financing and policy and municipal regulatory support with appropriate housing up and running in a short time frame. Government needs to develop or dismantle any policy that does not facilitate the good of a range and diversity of housing options for citizens.
- New supply of affordable housing units, i.e. ASH. Need to streamline the rezoning process. How are we going to bring our ideas into action?
- Through community plan review get affordable, accessible, integrated housing on Gabriola (regulatory reform)
- More on innovative community designs that work and looking at best practices and the process that led to success, identifying barriers to vision
- Regulatory barriers need to change. Get the word out through the UBCM. Keep a vision of inter-generational and mixed-means communities
- Provide 'how-tos' toward action on construction that can influence policy makers
- Fixed approval processes
- Paradigm shift to building affordable rental/ownership housing
- Continue to create opportunities to show how partnerships can bring about housing

## **Policy**

- Documenting process plus technical skills in policy development, solutions, regulations etc., involvement in several successful cases; want to keep the discussion going among all attendees at the roundtable
- Have a rural component
- Keep feeding info and ideas “up”. Keep adding numbers of stakeholders to increase and attain critical mass.
- We need a policy mechanism for testing or demonstrating new models of housing and related solutions.
- Importance of education on policy and systemic barriers
- Use demonstration projects to test policies and understand the processes that made it possible.
- Determine the ‘policy friendly’ communities building or leading in affordable housing. What were the barriers, resolutions?
- Address issues in the rental assistance program.
- Need a policy at the local level to bring awareness to the political level.
- Changing policy processes (taxes, zoning, legal suites) that will permit increased housing.

## **Partnerships**

- Have a rural component
- Do not underestimate any contribution to the cause
- Consider impact on non-profits so they are not eliminated from the funding equation, but research relies on them for credibility and authenticity.
- Build more community, university and government partnerships
- Need a champion individual(s) or group to focus momentum and accountability
- Be creative, identify groups that stand to benefit and go to them for funding.
- Ensure community involvement in research and participation with academics that do the work. Need to know what is out there and who to partner with.
- MITACS- was interesting to find out about them. But it was equally interesting to discuss how universities can work more effectively with community agencies.
- Need to know who the key and essential partners are.
- Non-profit self interest groups should partner with outside businesses etc. to create better credibility in presentations.
- Creating local partnerships and taking it to the next level

## **3. What are the highlights of today’s roundtable? What did you like best?**

- It was a well-run event – quality content with a very human feel. You chose beautiful weather and a great venue. I thought it was positive that different sectors and communities were represented. There seemed to be serious commitment to finding ways to help people understand that many things are possible through campus-community partnerships and exploring what those possibilities might look like. A few people commented that they are interested in knowledge translation, or getting information ‘out

there'. That is a role the REF (Real Estate Foundation) will assume more and more as we seek to live up to our new vision of being a "pivotal connection in making land use knowledge and practice in BC a model for the world".

- Linkages, inspiration
- Some private sector, public sector and financial institutions along with social activists- in dialogue.
- I liked hearing from Rose, who put a real face on the issues we are addressing.
- Diverse audience, roundtable, Colleen's artwork
- AM panel bringing in different perspectives; sharing ideas
- Meeting some new people, having longer conversations with colleagues, learning about some efforts currently underway
- Connections and time to think about the ideas generated
- Cohesiveness of so many participants- all saying build.
- The opportunity to share thoughts and ideas
- Meeting Gene Miller and the opportunity to be part of a larger conversation
- Networking opportunities

### **What are your suggestions for changes?**

- I think the format was good, and it was clear that many people are eager for ongoing discussion, about the capital "P" partnership or individual alliances and projects. While it might have been valuable to schedule more opportunity for whole group discussion during the wrap-up after the concurrent workshops, I don't think that is realistic for a one-day format.
- Greater rural focus
- Challenge each person- what action step can you take? Need more representation from residents of housing
- Create a student accessible web database that contains CBR research proposals (with attached funds) so that the students have direct access to real issues.
- Be innovative, be a leader in all aspects from planning/funding to inception of a project to technological innovations. Would like to know how a project works from start to finish
- More focus on how research results will be action oriented. E.g. how to use research results for advocacy.
- It was great!
- Action and accountability
- Did you invite municipal planners or planners from the CRD?
- Perhaps more time for full group and forums
- Concrete actions, results, so I feel my efforts were worthwhile

**4. Do you have any other comments for future roundtables or for the development of this partnership initiative?**

- Given the needs and wants expressed, and the degree of enthusiasm about sharing ideas and outcomes, it might be helpful to have an e-newsletter or Facebook page, or some other way of connecting people to what is going on. That way each can be as plugged in as he/she likes.
- Develop a research network
- Thank you for all your hard work and passion- I felt very welcomed.
- Thank you for the welcome
- Who is responsible for acting on the deliverable from this meeting? This needs to be defined to make something happen
- Very helpful, lots of info to absorb
- Very helpful, great learning for me- thank you.
- Great venue, timing was good
- Include more municipal and provincial politicians
- Zero in on specific items to nail down action plans
- The amazing artwork and energy of people at the tables

**Appendix 3. 3: Examples of Existing Research Agendas Relevant to Affordable and Sustainable Housing in BC.** Prepared for BC Affordable Housing Research and Action Roundtable: Victoria, BC – Feb 5 2010

***Making Research Matter: Calgary's 3 Year Research Agenda to End Homelessness* (2009).**

Calgary Homeless Foundation. Available online at:  
[www.homelesshub.ca/ResourceFiles/ug0120xw.pdf](http://www.homelesshub.ca/ResourceFiles/ug0120xw.pdf)

*Description from HomelessHub.ca:* Calgary's 10 Year Plan to End Homelessness will be realized through action plans addressing five broad strategies: prevention, re-housing, housing, data and research, and the non-profit sector. The 2008 Homelessness Research Symposium brought together close to 50 key members of the local research community and engaged them in working towards the development and implementation of a 3 Year Research Agenda in support of these strategies. The Symposium participants also endorsed the formation of a Calgary Homelessness Research Network as a vehicle for coordinating and strengthening this effort. Based on the insights and recommendations provided at the 2008 Homelessness Research Symposium, the Calgary Homeless Foundation will begin its work to implement a 3 Year Research Agenda in partnership with interested stakeholders. (<http://www.homelesshub.ca/Library/Making-Research-Matter-Calgarys-3-Year-Research-Agenda-to-End-Homelessness-37714.aspx>, Accessed 1 Feb 2010)

***Affordable Housing for Seniors: Collaborating to Create a Research Agenda and Action Plan – Summary Report* (2009).** BC Non-Profit Housing Association Research Department. Available online at: [www.bcnpha.ca/pages/research/affordable-housing-for-seniors-may-8-09.php](http://www.bcnpha.ca/pages/research/affordable-housing-for-seniors-may-8-09.php)

The BC Non-Profit Housing Association, the BC Network for Aging Research, the Social Planning and Research Council of BC, and Seniors Services Society organized this one-day think-tank of diverse stakeholders to begin to develop a research agenda and action plan that identifies gaps in knowledge related to affordable housing for seniors and outlines collaborative strategies to address those gaps. The event was held simultaneously in four sites across BC (Kelowna, Prince George, Victoria and Vancouver) in May 2009 and linked by WebEx videoconference technology. The Summary Report includes notes from the presentations of keynote speaker Jim Zamprelli, Senior Researcher with the Canada Mortgage and Housing Corporation (CMHC), as well as five panel speakers representing diverse stakeholder groups. Following the speakers' presentations, all think-tank participants were asked to identify broad research themes, gaps in knowledge, and ideas for collaborative research and action that could address the key issues. Summaries from these discussions are also included in the attached report, along with a list of event outcomes, a summary of evaluation results, a list of participants from all four sites, and ideas for further involvement.

(<http://www.bcnpha.ca/pages/research/affordable-housing-for-seniors-may-8-09.php>, Accessed 1 Feb 2010)

***BC Non-Profit Housing Association (BCNPHA) Research Strategy (2008-2013).*** BCNPHA Research Department. Available online at: [www.bcnpha.ca/pages/research/bcnpha-research-strategy.php](http://www.bcnpha.ca/pages/research/bcnpha-research-strategy.php)

The purpose of the British Columbia Non-Profit Housing Association (BCNPHA) Research Strategy is to proactively outline and develop a research framework that both supports and advances the work of BC's non-profit housing sector. The BCNPHA Research Strategy is designed around 7 priority areas: (1) Housing & Conceptual Change; (2) Growing Sectoral Capacity; (3) Strategies for New and Re-Development; (4) Green Housing & Sustainability; (5) Impacts of Affordable Housing; (6) Housing & Health; and (7) Housing & Human Rights. In each of these areas, we will aim to conduct research that serves the BCNPHA mandate of service, education, and advocacy. Our goal is to

strategically position the BCNPHA as a leader in affordable housing research.  
(<http://www.bcnpha.ca/pages/research/bcnpha-research-strategy.php>, Accessed 1 Feb 2010)

**A Research Agenda for Ending Homelessness** (2007). National Alliance to End Homelessness. Available online at: [www.endhomelessness.org/content/article/detail/1671](http://www.endhomelessness.org/content/article/detail/1671)

*Description from National Alliance to End Homelessness:* This Research Agenda was developed in order to better inform government agencies, philanthropic organizations, and other funders about research questions that will help move policy and practice forward. The agenda aims to prioritize key questions by guiding funders and their research collaborators during the identification, conceptualization, and development of new research. The agenda does not represent an exhaustive list of unanswered questions. Instead, it focuses on priority research questions immediately relevant to policy and program development.

(<http://www.endhomelessness.org/content/article/detail/1671>, Accessed 1 Feb 2010)

**Research Theme Framework (2004 – 2008).** Canada Mortgage and Housing Corporation (CMHC).

*Description from Homelessness Resource Center:* CMHC's research plays an important role in maintaining and enhancing the high standard of Canada's housing. For 2004-2008, CMHC has established a framework to guide its research that reflects CMHC's overall commitment to improving the affordability, quality and choice of housing for Canadians. Research will be done in five broad theme areas: improving the efficiency of housing markets, housing needs of communities, distinct housing needs of individuals, building performance and technology, and improved data on housing issues. This framework will guide the selection of individual research projects, which are determined on an annual basis. The new framework is the result of wide-ranging consultations with current and potential partners, stakeholders and the housing research community.

(<http://homeless.samhsa.gov/Resource/View.aspx?id=34266&AspxAutoDetectCookieSupport=1>, Accessed 1 Feb 2010)

**Why Cities Matter: Policy Research Perspectives for Canada (2002).** Bradford, N. Published by Canadian Policy Research Networks (CPRN). Available online at:  
[www.cprn.org/doc.cfm?doc=168&l=en](http://www.cprn.org/doc.cfm?doc=168&l=en)

*Description from Canadian Policy Research Networks:* This report takes stock of current knowledge about the problems and prospects of our cities. Its primary goal is the clarification of major issues, differing perspectives, and central debates in a rapidly evolving and complex field of policy inquiry and action. It seeks to provide a baseline for further public discussion by situating the choices facing Canadian cities today in their historical context, and in relation to contemporary intellectual debates about how cities work, and how they might work better.

(<http://www.cprn.org/doc.cfm?doc=168&l=en>, Accessed 1 Feb 2010)

**Homelessness Research in the Greater Vancouver Regional District: An Agenda for Moving Forward** (2002). Quantz, D. & Frankish, J.C.

*Description from HomelessHub.ca:* Described in this report are the results of a collaborative effort to develop an agenda for future homelessness research in the Greater Vancouver Regional District. This agenda features recommendations for the planning and dissemination of homelessness research in the GVRD and provides a valuable compilation of information for producers and users of research.

(<http://www.homelesshub.ca/Library/Homelessness-Research-in-the-Greater-Vancouver-Regional-District-An-Agenda-for-Moving-Forward-36304.aspx>, Accessed 1 Feb 2010)

#### **Appendix 3.4: Some References on Housing for Targeted Populations**

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### **Appendix 3. 5: List of Attendees**

**Gene Miller**, Affordable Housing Strategy/UDI  
**Judy Storness-Kress**, BC Government  
**Laura Tate**, BC Government  
**Trudy Rotgans**, BC Government, Housing Policy Branch  
**Julie Ko**, BC Government, Housing Policy Branch  
**Melanie Hope**, BC Government, Housing Policy Branch  
**Cecile Lacombe**, BC Government, OHCS Housing  
**Natasha Jategaonkar**, BC Non-Profit Housing Association  
**Lynne Belle-Isle**, Canadian Aids Society, Programs Consultant  
**Anne Balding**, Canadian Mental Health Association  
**Debra Yip**, Canadian Mortgage Housing Corporation  
**L. King**, Canadian Mortgage Housing Corporation  
**Steve Hall**, Canadian Mortgage Housing Corporation  
**Jim Bennett**, Canadian Mortgage Housing Corporation  
**Maurice Rachwalski**, City of Victoria, Sustainability Department  
**Rose Henry**, Coalition to End Homelessness  
**Maureen Young**, Coast Capital Savings, Community Partnerships & Investments  
**Daphne McNaughton**, Community Council, Board Member  
**Trish Irish**, Community Council, Research Manager  
**Herman Rebneris**, Cottage Grove Contracting Ltd.  
**Kevin Albers**, M'akola Housing Society  
**Jennifer Hill**, Ministry Community Development  
**Duncan Phillips**, Mitacs, Inc.  
**Judy Walsh**, Nanaimo Affordable Housing Society  
**France Tellier**, John Howard Society, Nanaimo Region  
**Steve Arnett**, Nanaimo Youth Services Association  
**Karyn French**, Pacifica Housing  
**Carly McMahon**, People for a Healthy Community, Committee Member  
**Kathryn Molloy**, People for a Healthy Community, Executive Director  
**Celina Owen**, Real Estate Foundation of BC  
**Penny Gurstein**, University of British Columbia, School of Community and Regional Planning  
**Jacquie Smith**, Senior Resource and Support Society  
**Laurie Bruce**, Service Canada  
**Geri Sera**, Social Planning Cowichan, Affordable Housing Strategy  
**Michelle Nowzek**, Social Planning Cowichan, Executive Director  
**Colleen Kasting**, Stepping Stones: Hope for Parenting Youth  
**Chris Poirier-Skelton**, United Way of Greater Victoria

**Erin Rennie**, University of British Columbia, Caucus Research  
**Margo Matwychuk**, University of Victoria, Anthropology  
**Susan Fiddler**, University of Victoria, Co-op and Career  
**Eric Manning**, University of Victoria, Engineering  
**Cristal Sargent**, University of Victoria, Grad Student  
**Sylvia Olsen**, University of Victoria, Grad Student  
**Trudy Norman**, University of Victoria, Grad Student  
**Leslie Brown**, University of Victoria, Human and Social Development  
**Mary Ellen Purkis**, University of Victoria, Human and Social Development  
**Bernie Pauly**, University of Victoria, Nursing  
**Charlotte Charlie**, University of Victoria, Office of Community-Based Research  
**Maeve Lydon**, University of Victoria, Office of Community-Based Research  
**Tricia Roche**, University of Victoria, Office of Community-Based Research  
**Detlef Beck**, Vancity Credit Union  
**Linda Johnson**, Vancouver Island Health Authority  
**DenaKae Beno**, Vista Planning, Consultant