Beyond the Downtown Eastside:
A Regional Perspective on Affordability, Displacement and Social Justice

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Project Overview

1. Background – Beyond the Downtown Eastside
2. Research Questions
3. Methodology
4. Findings To Date – 4 Case Studies
5. Emerging Themes
6. Next Steps
7. Discussion
Beyond the Downtown Eastside

Map: Incidence of LICO-BT, 1991
Research Questions

R1) Regional Restructuring Trends: Where are the poor in the Vancouver metropolitan region?

R2) Policies and Programs: What planning approaches are being used to mitigate (or exacerbate) the spatial dislocation of low- and moderate-income households in these communities?

R3) Policies and Programs: How can we support the development of a regional consensus to protect existing (or develop replacement) low-income housing in neighbourhoods facing redevelopment pressures?
# Methodology

1. Literature review
2. Quantitative Analysis
3. Qualitative Analysis
   - Media analysis
   - Expert and stakeholder interviews
4. Regional Support Network
   - Workshops and regional learning events
Quantitative Analysis: Challenges and Considerations

- Difficulty comparing pre-2006 census and 2011 National Household Survey
- Limited data available at scale smaller than census tract
- Challenge of neighbourhood-based planning across census tracts
Quantitative Analysis: Key Take-Aways

• % of people under LICO has increased (1991: 17.4%; 2006: 20.8%)

• Distribution of people under LICO is spreading out of the urban core
Qualitative Analysis

• Complement existing quantitative data at census tract level

• Media analysis of articles in local news sources

• 10 expert interviews with politicians, planners with municipal and regional governments, and representatives from advocacy and civil society groups
Case Study: Burnaby

**Population Vancouver CMA 2011**

- Vancouver: 26%
- Richmond: 8%
- Surrey: 20%
- Burnaby: 10%
- All Other Municipalities: 27%
- Tri-Cities: 9%

**% of Metro Vancouver Growth, 2006-2011**

- Vancouver: 13%
- Tri-Cities: 4%
- Richmond: 8%
- Burnaby: 10%
- Surrey: 37%
- All other municipalities: 28%

**Vancouver CMA Population, 2011:** 2,313,328

**Burnaby Population:** 223,218

**Burnaby Population under LICO 1991:** 28,735 (18.5%)

**Burnaby Population under LICO 2006:** 51,038 (25.5%)
Case Study: Burnaby

Where are the poor:

- Metrotown: MURB housing in Maywood neighbourhood
- Edmonds: secondary suites, Highgate Village
- Burquitlam, Lougheed Town Centre

*Image: Incidence of LICO-BT, 2006*
Case Study: Burnaby

• Who are the poor:
  – In media: families, lone-parent families, refugees
  – In policy dialogues: newcomer families, refugees
  – In the census:

• Politics and Policy:
  – Burnaby receiving 16% of BC refugee settlements (2013)
  – Notable political shift from strong civic pride in non-market housing (1970s-1990s) to no investment in non-market housing (1990s-present)
  – Zoning amendments to allow for rapid redevelopment of medium-density rental housing stock (2011)
  – Unique level of coordination and partnership amongst service providers due to city involvement
Case Study: Surrey

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- Tri-Cities: 9%

% of Metro Vancouver Growth, 2006-2011:
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- Surrey: 37%

Vancouver CMA Population, 2011: 2,313,328
Surrey Population: 468,251
Surrey Population Under LICO, 1991: 37,920 (15.7%)
Surrey Population Under LICO, 2006: 70,450 (18%)
Case Study: Surrey

Where are the poor:

- Surrey Central, Guilford Town Centre
- Whalley, Newton

*Image: Incidence of LICO-BT, 2006*
Case Study: Surrey

• **Who are the poor:**
  – In media: homeless low-income singles, families, lone-parent families, children living in poverty
  – In policy dialogues: Female-headed households, working poor, low-income Aboriginal people
  – Compared to census:

• **Politics and Policy:**
  – Surrey is underserved by service providers, transit
  – Very high growth makes service provision difficult – lag in levels of government, funding
  – Stated difficulty in leveraging land lift along rapid transit corridor as market has not ‘caught up’ yet – creates problems in funding amenities
Case Study: Richmond

Population Vancouver CMA, 2011
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- Tri-Cities: 9%
- Richmond: 8%
- Burnaby: 10%
- All Other Municipalities: 27%

% of Metro Vancouver Growth, 2006-2011
- Vancouver: 13%
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- Richmond: 8%
- Surrey: 20%
- Burnaby: 10%
- All other municipalities: 28%

Vancouver CMA Population, 2011: 2,313,328
Richmond Population: 190,473

Richmond Population Under LICO, 1991: 18,980 (15.2%)
Richmond Population Under LICO, 2006: 45,208 (26.1%)
Case Study: Richmond

Where are the poor:

• Hard to say – challenge with income reporting in higher-income areas with high proportion of new Canadians (e.g., Terra Nova, Thompson)

• Homeless encampment along Fraser River north of Bridgeport

Image: Incidence of LICO-BT, 2006
Case Study: Richmond

• Who are the poor:
  – In policy dialogues: how to unpack income information versus real need?
  – In media:
  – Compared to the census:

• Politics and Policies
  – Very progressive and aggressive housing policies
  – Inconsistencies of income statistics make data-driven planning challenging – Council can refute idea that there are “poor” in Richmond
  – Fast growth has made it hard for City to leverage as much value as possible from redevelopments
Case Study: Tri-Cities

Population Vancouver CMA, 2011

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- Tri-Cities: 9%
- All Other Municipalities: 27%
- Richmond: 8%
- Burnaby: 10%
- Surrey: 20%

% of Metro Vancouver Growth, 2006-2011

- Vancouver: 13%
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Vancouver CMA Population, 2011: 2,313,328

Tri-Cities Population Under LICO, 1991:
Tri-Cities Population Under LICO, 2006:
Case Study: Tri-Cities

Where are the poor:

- Burquitlam: MURB housing
- Austin Heights
- Homeless Camps: wooded areas along the Fraser River

*Image:* Incidence of LICO-BT, 2006
Case Study: Tri-Cities

• Who are the poor:
  – In media: low-income people at risk due to rising rents; people requiring specific care such as seniors and people with disabilities
  – In policy dialogues: homeless low-income singles, low-income families, low-income renters
  – Compared to the census:

• Politics and Policies
  – Tri-city approach to housing and homelessness, but variable responses from the three municipalities
  – Question of capacity: some municipalities have limited social planning functions
  – Pending impact of the Evergreen line development; acknowledgement that locations chosen in part based on land value
Emerging Themes

• Number and Distribution of low-income people
  – Movement out of the urban core
  – Overall regional increase in people under LICO

• Data Limitations
  – More of a focus on the neighborhood level is needed and must include quantitative data plus local knowledge

• Vancouver’s experience
  – High profile politics and development paradigms dominate our regional image, but is highly context-specific
  – Need more comparative research across the region
Emerging Themes

• Dichotomy of transit planning and pro-poor / social justice conversations
  – Emerging implications: rapid transit funded by development are putting low-income communities at risk
  – Currently, no political consensus on how to manage this
  – Need for a clear policy discussion

• Regional Governance
  – Current regional planning framework was developed in a different political and economic context
  – Now: need for a more harmonized, elastic approach to funding allocation and service provision from senior levels of government
Next Steps

• Spring 2016 – data analysis and mapping
• Late spring 2016 – workshops and regional learning events
• Summer 2016 – Submission of final study to Neighbourhood Change Research Partnership
Discussion