

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?

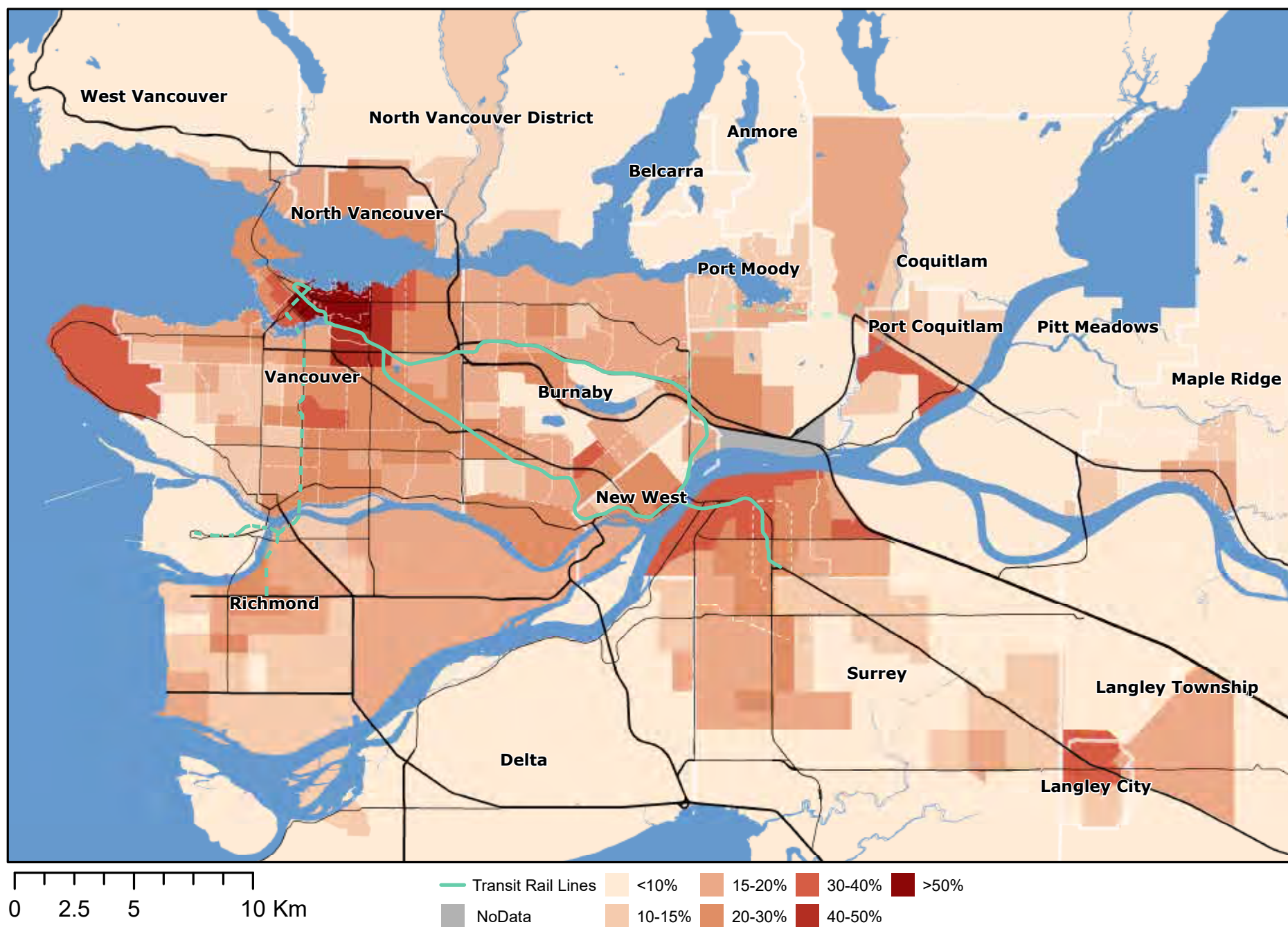
Methodology

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

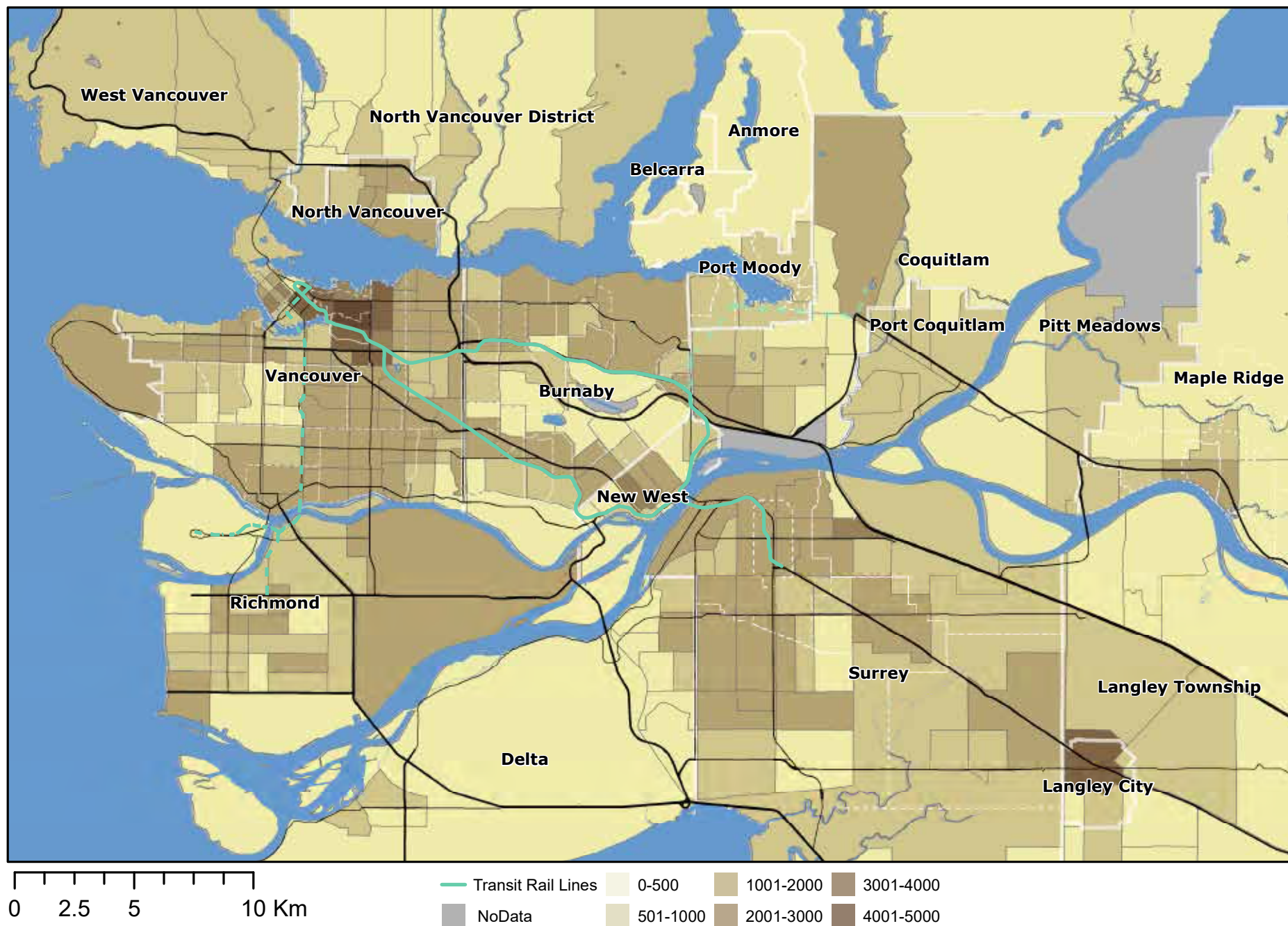
Quantitative Analysis: Challenges and Considerations

- 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

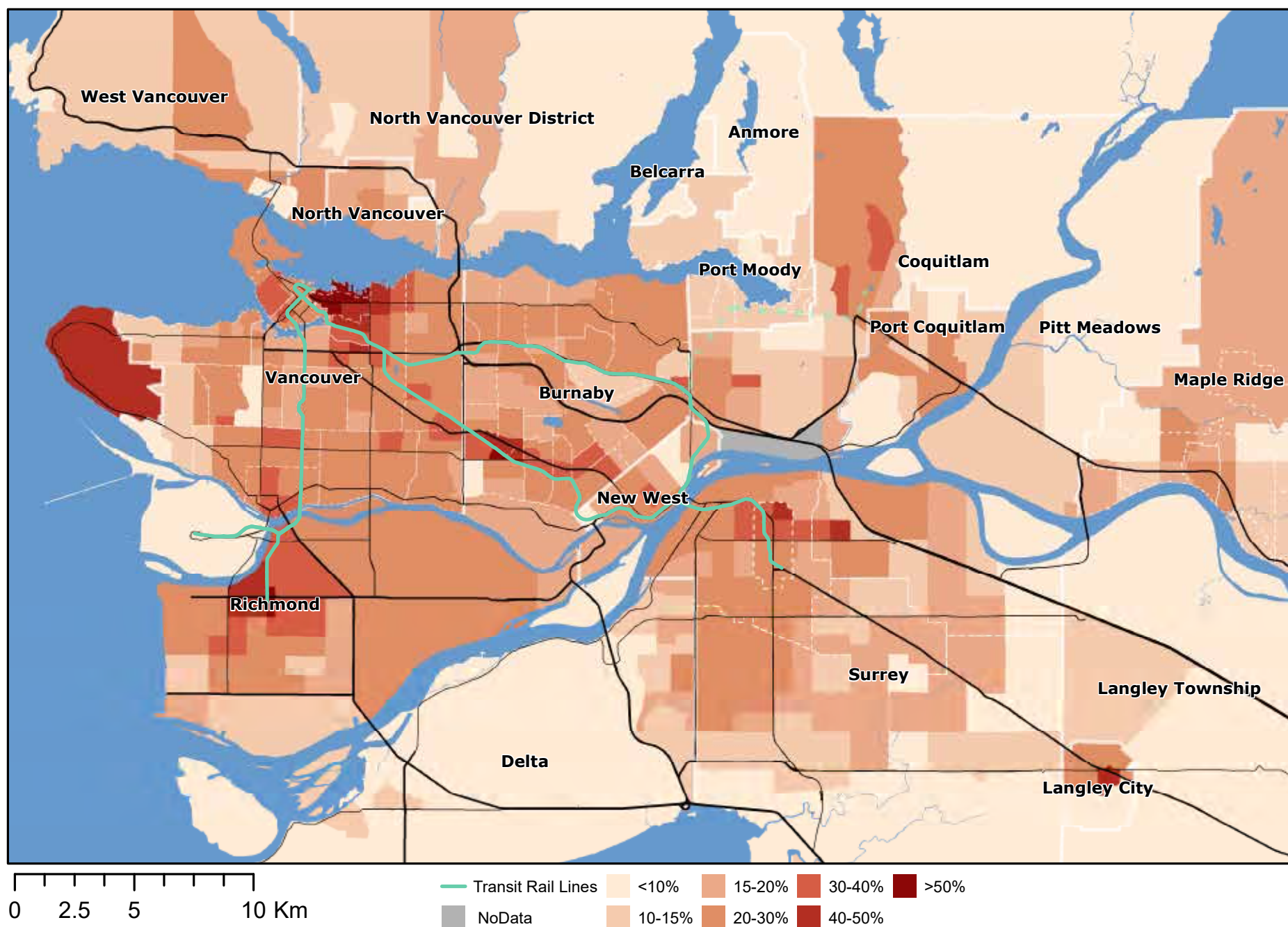
Incidence of LICO - 1991 - Metro Vancouver



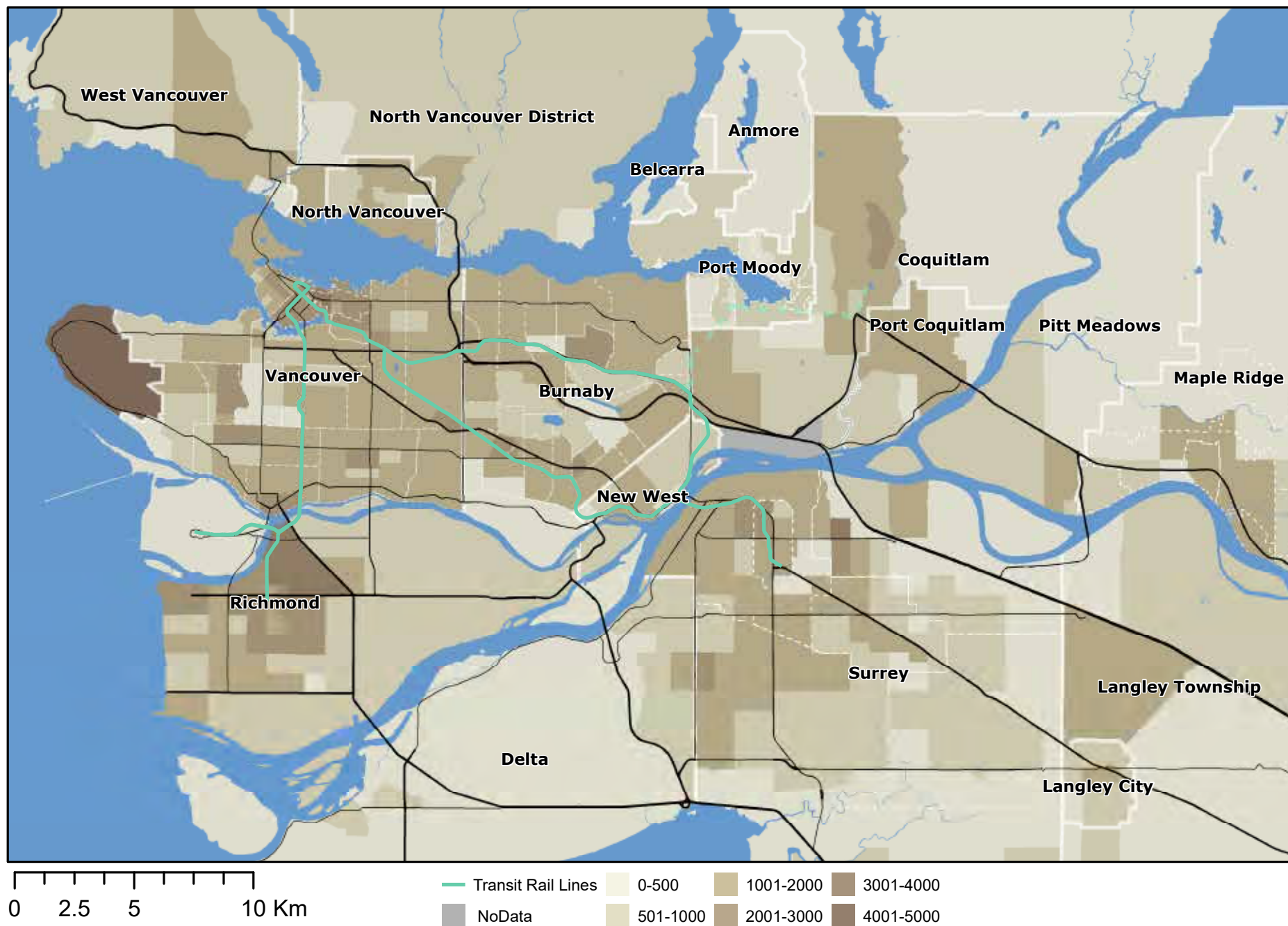
Individuals Below LICO Before-Tax 1991 - Metro Vancouver



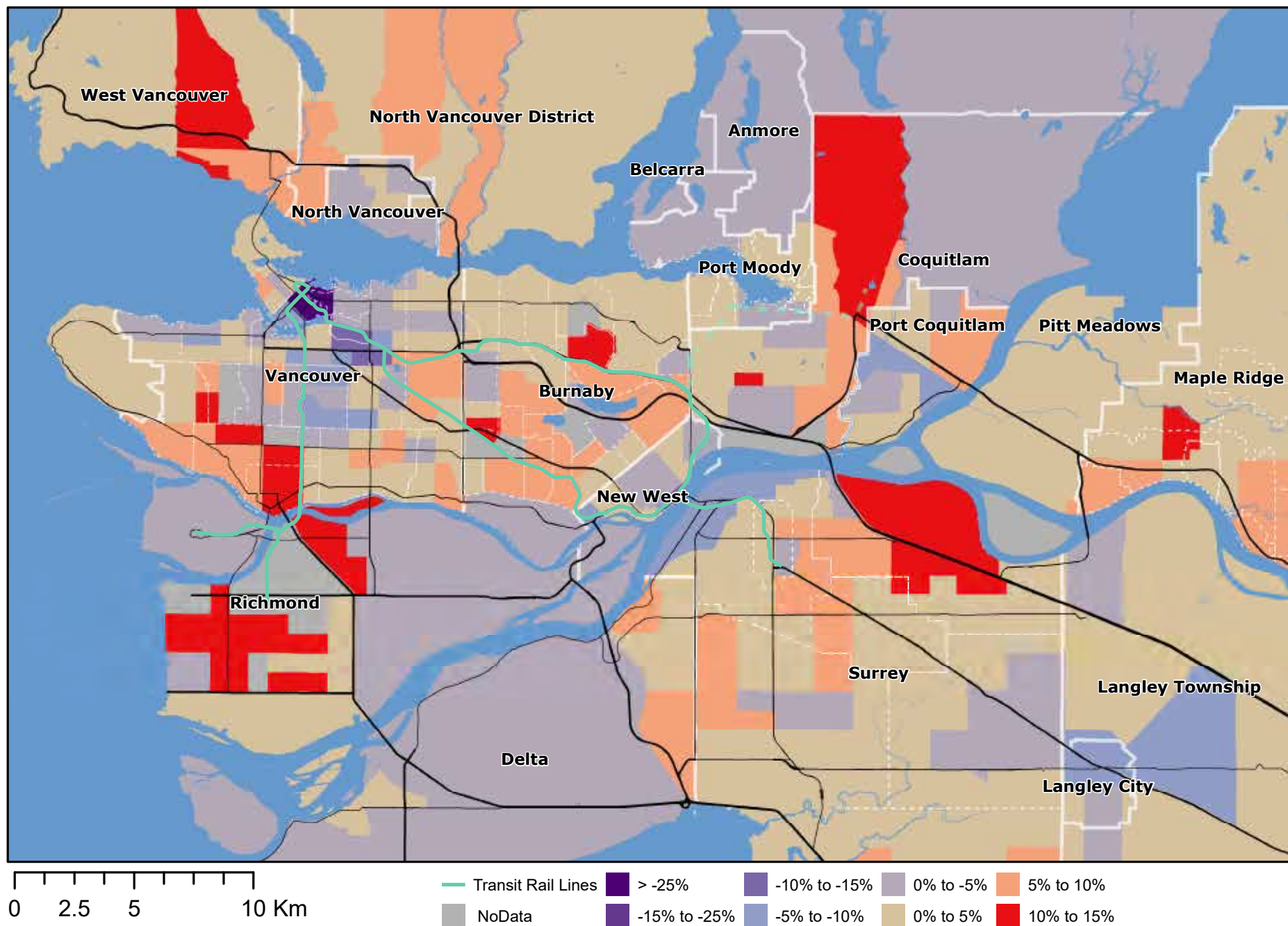
Incidence of LICO Before Tax - 2006 - Metro Vancouver



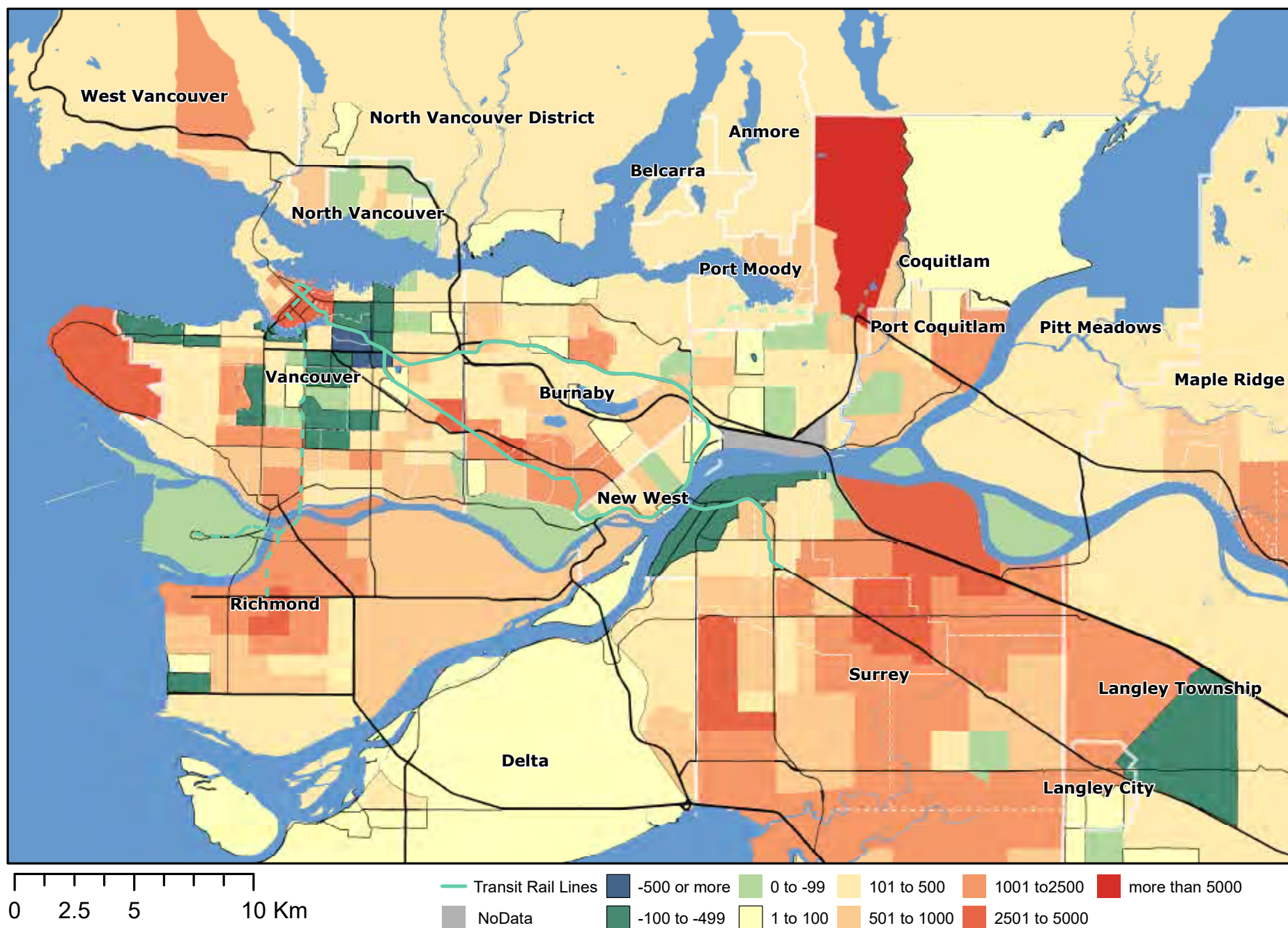
Individuals Below LICO Before-Tax 2006 - Metro Vancouver



Change in LICO Incidence 1991-2006 (1991 Census Tracts) - Metro Vancouver



Change in Private Household Population Under LICO 1991-2006 (1991 Census Tracts) - Metro Vancouver



Quantitative Analysis: Key Take-Aways

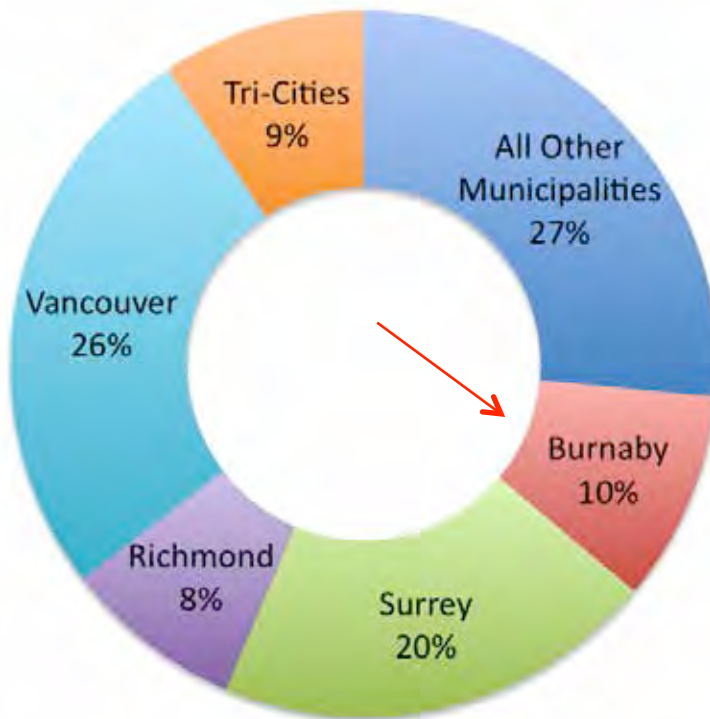
- % of people under LICO has increased (1991: 17.4%; 2006: 20.8%)
- Distribution of people under LICO is spreading out of the urban core

Qualitative Analysis

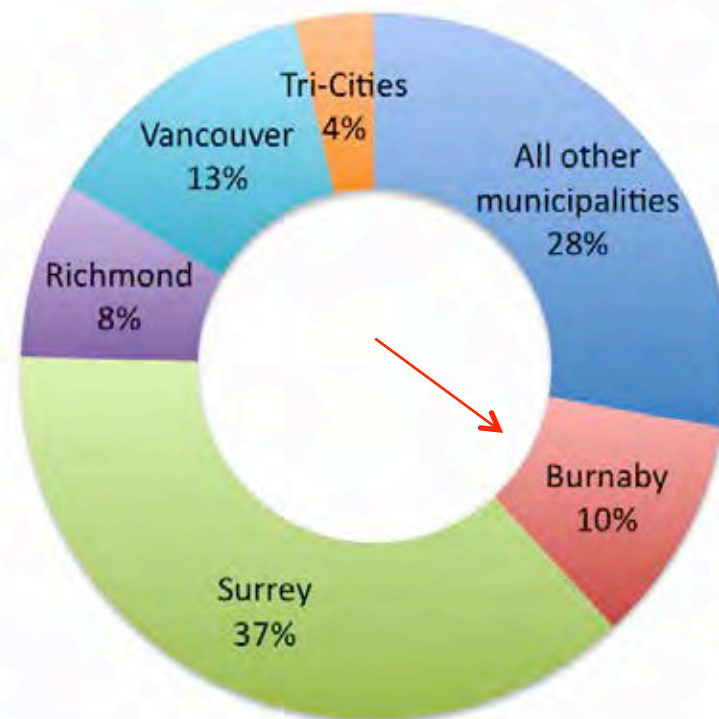
- Complement existing quantitative data at census tract level
- Media analysis of articles in local news sources
- 10 expert interviews with politicians, planners with municipal and regional governments, and representatives from advocacy and civil society groups

Case Study: Burnaby

Population Vancouver CMA, 2011



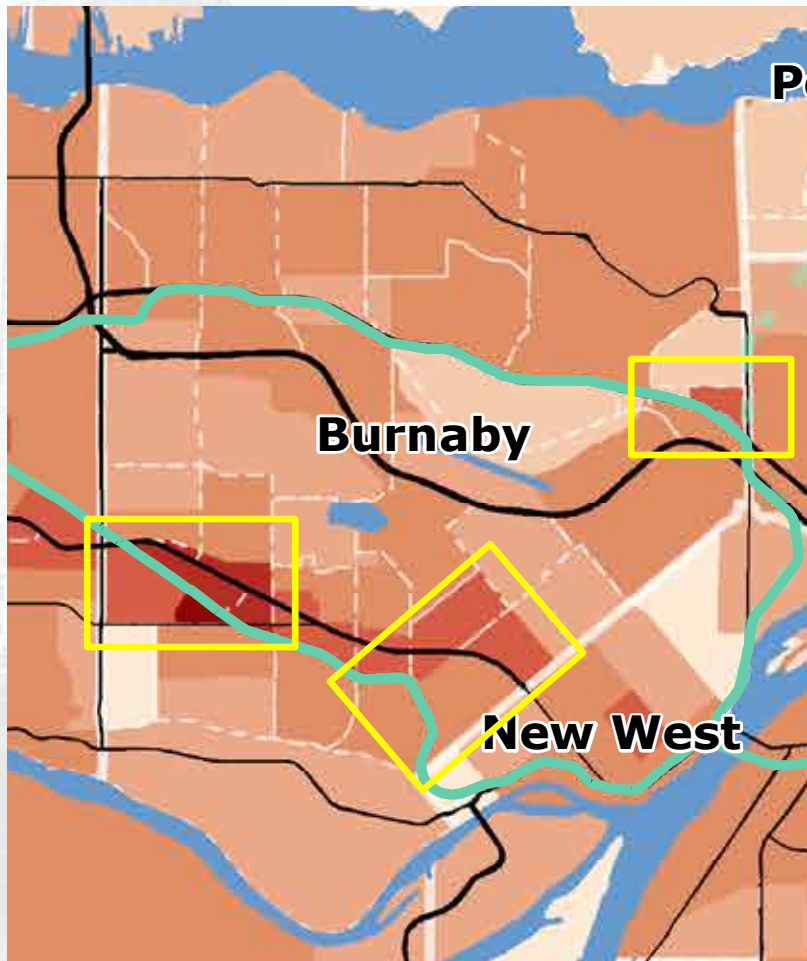
% of Metro Vancouver Growth, 2006-2011



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

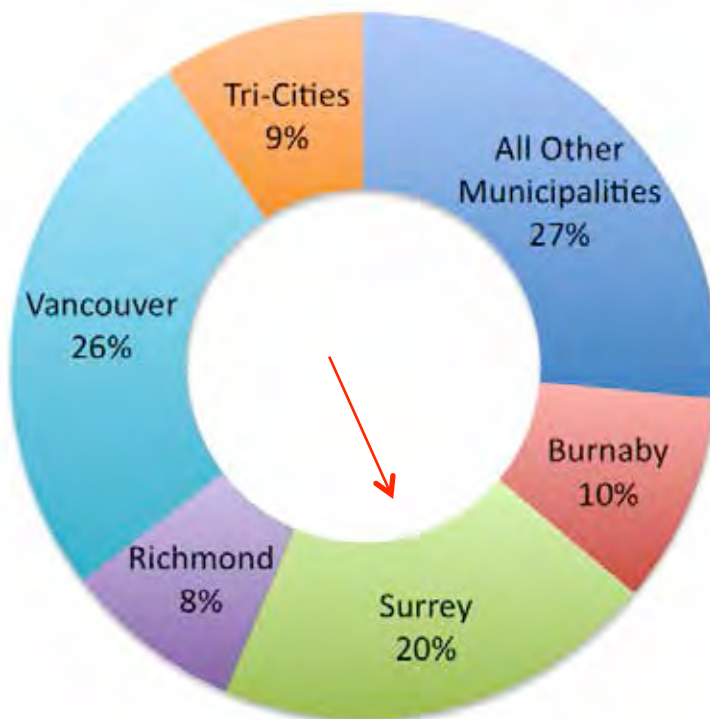
Image: Incidence of LICO-BT, 2006

Case Study: Burnaby

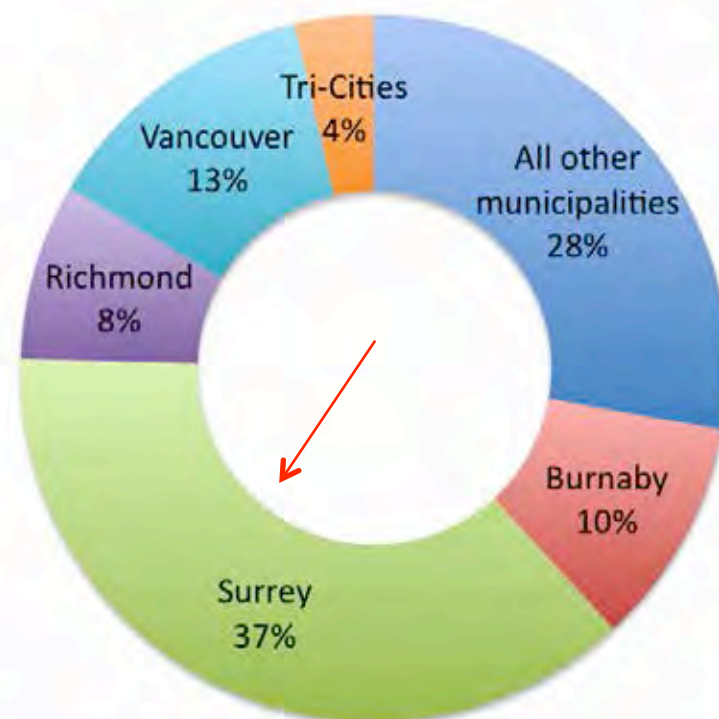
- Who are the poor:
 - In media: families, lone-parent families, refugees
 - In policy dialogues: newcomer families, refugees
 - In the census:
- Politics and Policy:
 - Burnaby receiving 16% of BC refugee settlements (2013)
 - Notable political shift from strong civic pride in non-market housing (1970s-1990s) 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

Population Vancouver CMA, 2011



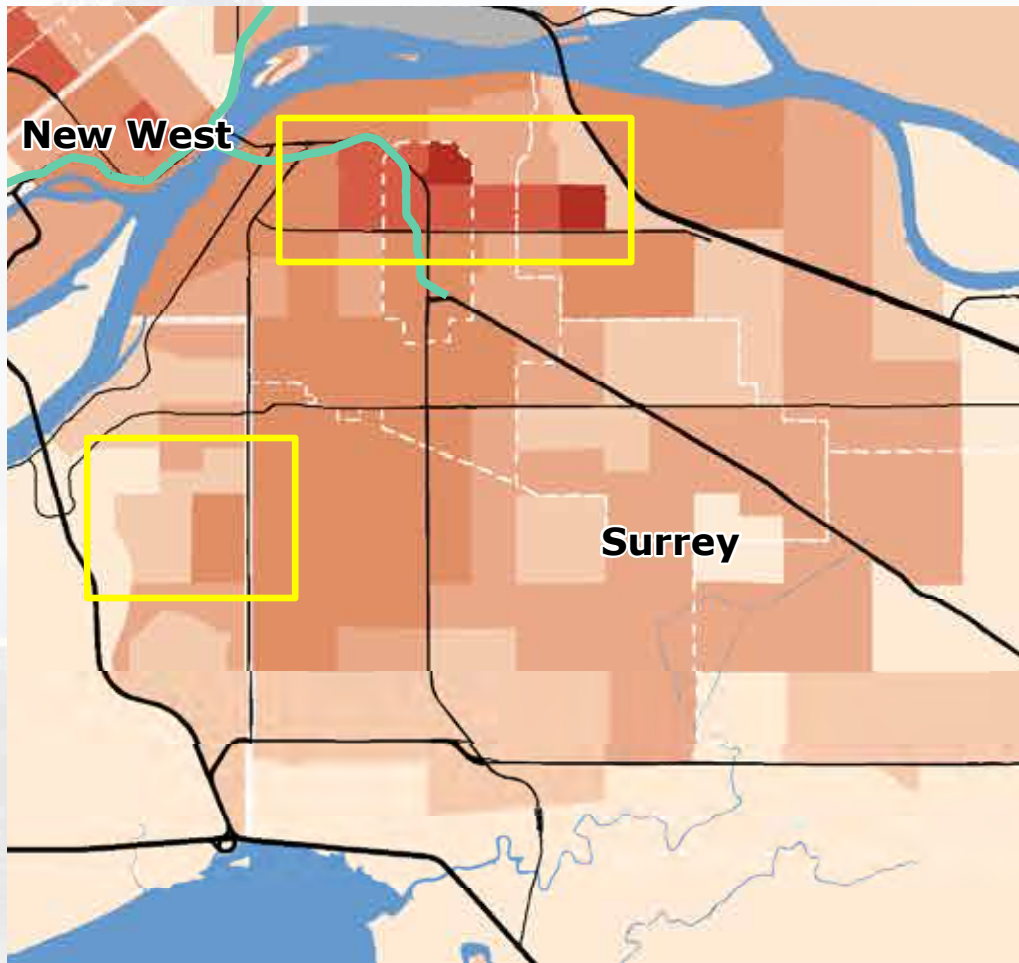
% of Metro Vancouver Growth, 2006-2011



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

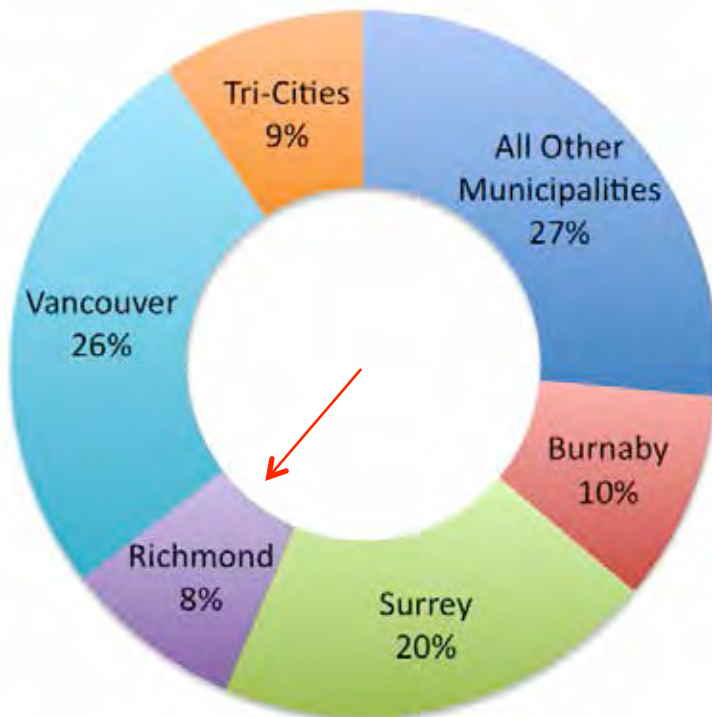
Image: Incidence of LICO-BT, 2006

Case Study: Surrey

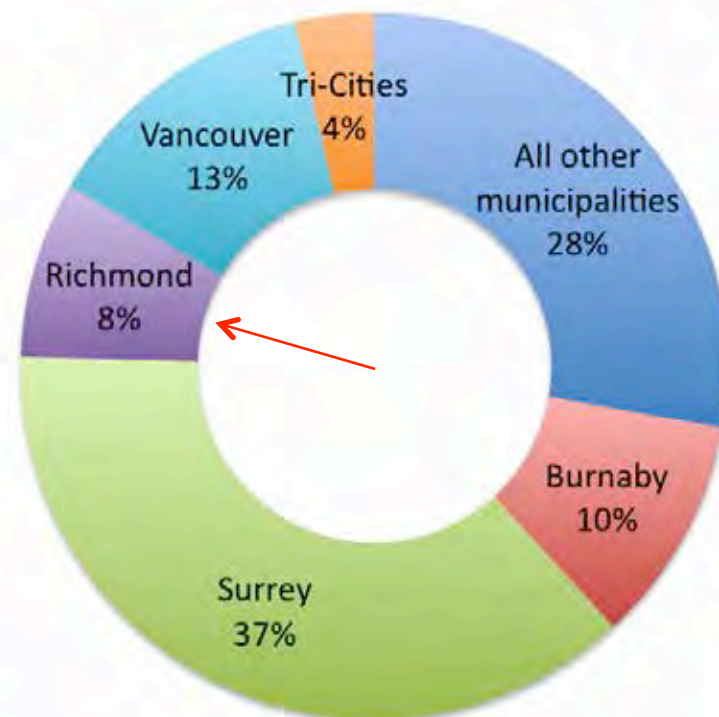
- Who are the poor:
 - In media: homeless low-income singles, families, lone-parent families, children living in poverty
 - In policy dialogues: Female-headed households, working poor, low-income Aboriginal people
 - Compared to census:
- Politics and Policy:
 - Surrey is underserved by service providers, 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



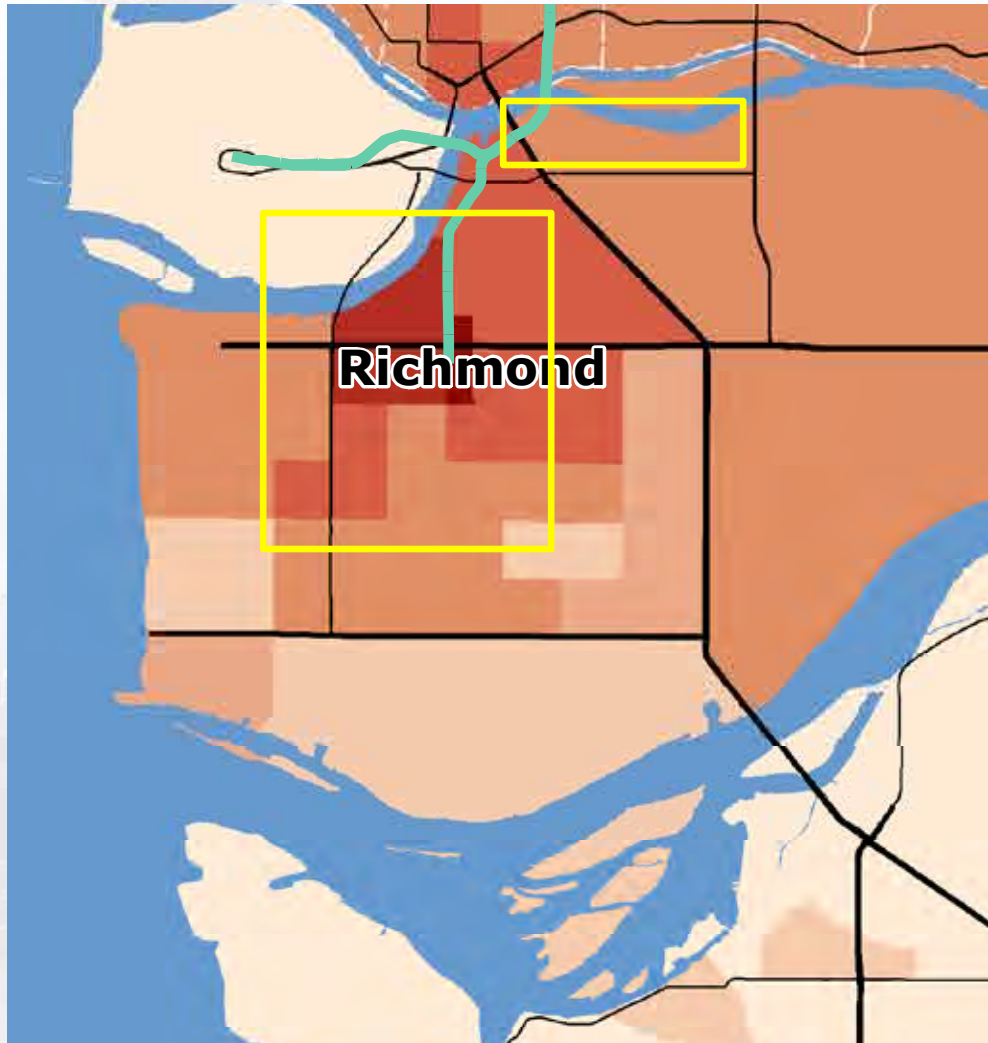
% of Metro Vancouver Growth, 2006-2011



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 (eg. Terra Nova, Thompson)
- homeless encampment along Fraser River north of Bridgeport

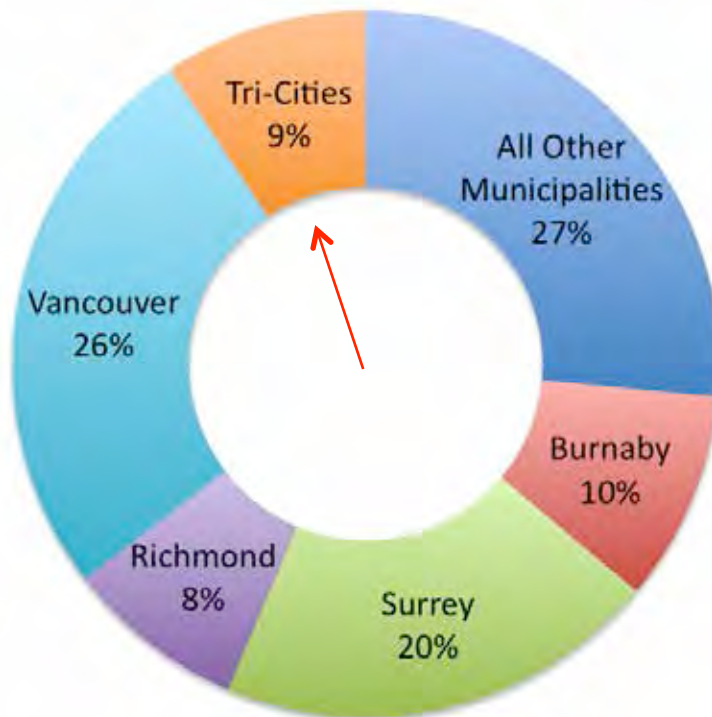
Image: Incidence of LICO-BT, 2006

Case Study: Richmond

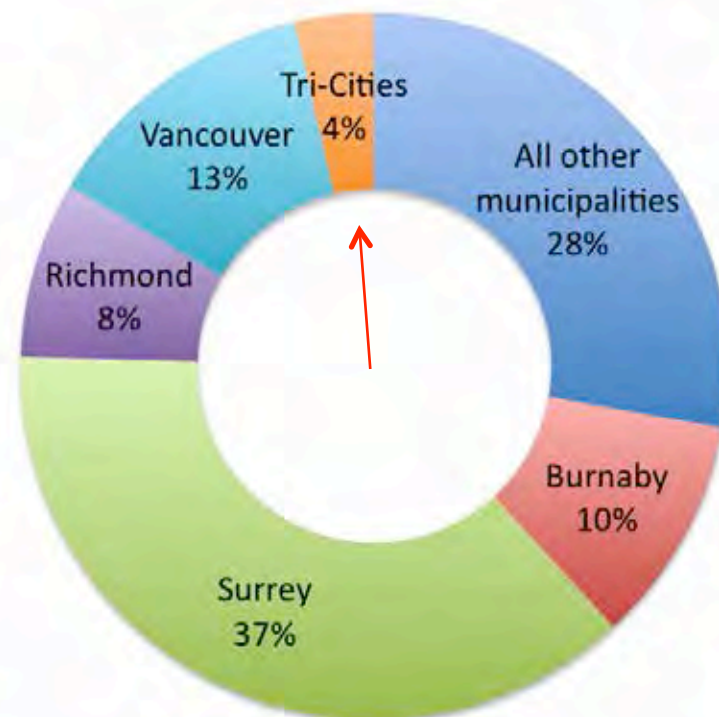
- Who are the poor:
 - In policy dialogues: how to unpack income information versus real need?
 - In media:
 - Compared to the census:
- Politics and Policies
 - Very progressive and aggressive housing policies
 - Inconsistencies of income statistics make data-driven planning challenging – Council can 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



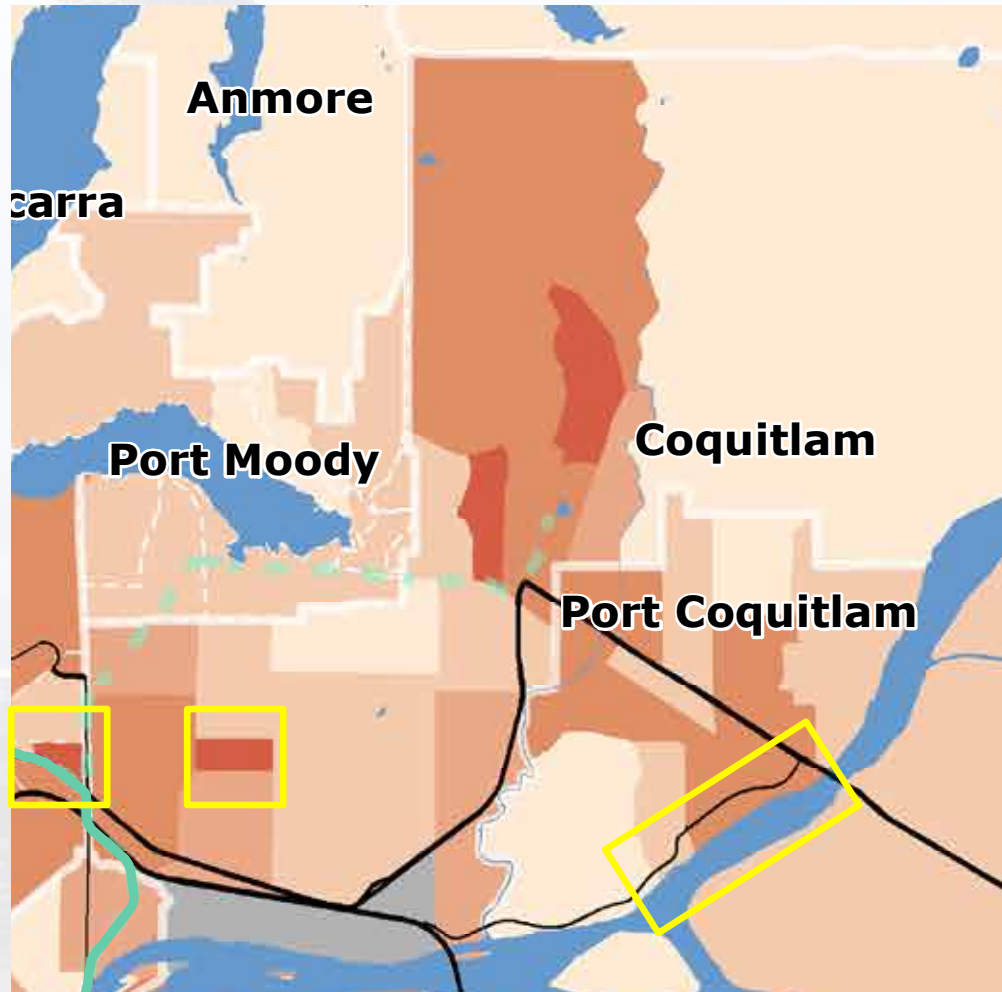
% of Metro Vancouver Growth, 2006-2011



Vancouver CMA Population, 2011: 2,313,328
Tri-Cities Population, 2011: 215,773

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

