

**School of Community and Regional Planning (SCARP)
University of British Columbia
COURSE OUTLINE - FINAL**

Course Number	PLAN 530
Course Credit(s)	3
Course Title	Affordable Housing Policy and Planning
Term	2018-2019 Winter Term 2
Day/Time	Monday

Instructor	Noha Sedky
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Short Course Description

This course will provide an introduction to affordable housing policy and planning. The history of Canadian housing policy and programs will be examined followed by current issues and challenges faced by municipalities, regional governments, non-profit housing providers, and others. The causes and responses to homelessness will also be addressed, as well as the evolution of social or non-market housing in Canada and elsewhere. Students will undertake a major research project in partnership with a local organization.

Course Format

The course is structured primarily in a lecture-discussion format. Students are expected to read the required readings thoroughly for each class and be prepared to fully participate in a discussion or activity based on the readings. A major component of the course will be a research project with topics identified by a local community partner agency.

Course Overview, Content and Objectives

Planning for affordable housing involves many stakeholders and jurisdictions with diverse interests ranging from the local and regional (e.g. density, land supply) to the provincial (e.g. housing, health, mental health, addictions), the federal (e.g. taxation, homelessness, Aboriginal affairs), and increasingly the private sector (e.g. bonusing, amenity contributions). While housing historically fell under the jurisdiction of senior levels of government, matters of affordable housing and homelessness are increasingly falling to municipal governments where the issues are most visible.

This course will provide an introduction to affordable housing policy and planning. It explores key issues related to the current practice of housing planning and policy making, primarily at the local level. The history of federal, provincial and municipal level housing policies and programs will be examined

followed by current issues and challenges faced by municipalities, regional governments, non-profit housing providers, and others. The causes and responses to homelessness will also be addressed, as well as the evolution of social or non-market housing in Canada and elsewhere.

In addition to the lecture/discussion based structure, the students will participate in a number of short in-class activities and a walking tour. The course will include the preparation of a fictional staff report (short assignment) and complete a group research project on a topic identified by a community partner agency (major assignment).

Key Dates

Jan 7	First Class
Jan 14	Submission of Major Project Topic
Jan 28	Research Project Outline
Feb 4	Mid Term Assignment Due
Feb 18	No Class (Family Day/Reading Week)
Feb 25	Research Project Update
Apr 1	Final Presentations (Final Class)
Apr 5	Major Projects Due

Learning Objectives and Course Outcomes

The course seeks to help students to better understand:

- The legislative, political, and historical context of affordable housing policy and practice in Canada.
- The major issues and debates in contemporary affordable housing policy and planning (approaches, innovations, opportunities, and barriers).
- The key concepts and challenges associated with achieving housing affordability for all Canadians and adequately responding to homelessness.
- The tools and techniques relevant to affordable housing planning and policy making.

Students will work on a research question of current relevance to housing practitioners. This forms a major component of the course and provides an opportunity for additional outcomes:

- Undertaking research on a topic of immediate relevance to public and non-profit partner agencies.
- Completion of a publicly available research paper.
- Potential to establish professional connections with local housing agencies.
- Potential for conference presentations and/or further research and study beyond the class where appropriate.

Contacting Me

I do not have office hours at UBC. I am usually at my CitySpaces Consulting office during weekdays and may or may not be able to respond right away, but I will endeavor to respond within 24 hours. Please contact me if you have any questions, concerns or suggestions for the class or for me as the instructor. I welcome this input.

Your major research project will involve considerable amount of time and resources to successfully

complete. As such, please set frequent milestones and check in with me (Noha.sedky@ubc.ca) or Elizabeth Ballantyne (elizabeth@ballantyne.com) whenever you have questions.

Evaluation Criteria and Grading

Prerequisite: There are no prerequisites to this class, although students with prior experience in the housing field may be able to pursue their research projects at a greater level of depth and analysis.

The final grade is based on:

- 15% on complete attendance, familiarity with the readings, and participation in class discussion and activities
- 35% on mid-term assignment (Preparation of a Staff Report to Council)
- 50% on a major project and presentation (Research project)

The course grade and focus will revolve around a major research project of relevance to an external housing agency. As such, a highly professional approach to the research will be expected; this includes research methods, analysis, and presentation.

Grading Criteria:

A+ (95-100%)	Outstanding	Outstanding work demonstrating a solid understanding of the concepts based on the readings and discussions; excellent analysis and synthesis of the material; clear, complete, and well-organized submission; high standard of professional writing and presentation; and evidence of original thinking.
A+ (90-94%)	Excellent	
A (85-89%)	Very Good	Fully meets and occasionally exceeds expectations of SCARP students. Work conducted on time, competently, and professionally.
A- (80-84%)	Good	Generally meets expectations of SCARP students.
B+ (76-79%) B- (72-75%)	Fair	Some deficiencies; e.g., assignments late, instructions not followed, writing/presentation lacking professionalism, analysis superficial or problematic.
C+ (64-67%) C (60-63%) F (0-59%)	Inadequate	Serious or frequent deficiencies. Does not meet minimum expectations.

Course Schedule and Readings

1. Introduction to Affordable Housing Terms and Concepts (Jan 7)

An introduction to affordable housing concepts, issues, and policy options. This will include housing supply and demand; demographic drivers and trends; definitions of affordable housing; core housing need; and the housing continuum. Housing policy is inextricably linked to a range of social, economic, and environmental factors and considerations. Strengthening the housing sector is associated with improved quality of life; neighbourhood revitalization; physical and mental health; employment; economic development; and a host of other areas.

Readings:

- Carver, H. (1948). Chapter 6 - The ultimate housing problem. In *Houses for Canadians: A study of housing problems in the Toronto area*. Toronto : University of Toronto Press
- Shlomo, A. (2002) *Housing policy matters: a global analysis*. Oxford: Oxford University Press. Chapter 1, 1.1, 1.2, 1.3.
- Canada Mortgage and Housing Corporation. (2014). *Canadian Housing Observer*: Chapters 2 and 3. Ottawa: CMHC.

2. Evolution of Housing Policy (Jan 14)

A review of the major periods of housing policy in Canada; the creation and consolidation of the welfare state; and the evolution of federal, provincial and municipal roles in affordable housing.

Guest Speaker: Lance Jakubec, Canada Mortgage and Housing Corporation

Readings:

- Riis, Jacob. (1890) *How the other half lives: studies among the tenements of New York*. Introduction and Chapter 1.
- Bacher, J.C. (1993) Chapter 1 - Canadian housing policy in perspective. In *Keeping to the marketplace: the evolution of Canadian housing policy* (pp. 3-36). Montreal: McGill-Queen's University Press.
- Carter, T. and Polevychok, C. (2004) Executive Summary: Housing is Good Social Policy. Canadian Policy Research Network.
- Government of Canada. (2017) *Canada's National Housing Strategy: A Place to Call Home*.
- Belanger, Yale D. (2016) A Critical Review of Canadian First Nations and Aboriginal Housing Policy, 1867 – Present. In *Exploring Effective Systems Responses to Homelessness*.

3. Municipal Tools for Housing (Jan 21)

Municipalities use land use planning decisions to address housing choice and affordability. This includes policy and regulations on density, housing form, secondary suites, lot sizes, fiscal measures, and other practices.

- *Guest Speaker:* City of Vancouver

Readings:

- CitySpaces Consulting. (2018) *Nanaimo Affordable Housing Strategy*. Prepared for the City of Nanaimo.
- City of North Vancouver. (2016) *Housing Action Plan*.
- City of Quesnel. (2013) *Affordable Housing Strategy*.
- City of Vancouver. (2017) *Housing Vancouver Strategy*.
- City of Richmond. (2017) *Affordable Housing Strategy 2017-2027*.
- Metro Vancouver. (2012) *What Works: Affordable Housing Initiatives in Metro Vancouver Municipalities*.
- Metro Vancouver (2015) *Regional Affordable Housing Strategy Update*.

4. Market Rental Housing (Jan 28)

Efforts by municipalities to identify and address the shortage of new purpose-built rental housing and the relative lack of choice and affordability facing low and moderate income households. This class will focus on the tools available to local government for creating purpose-built rental housing. Includes legislation, challenges, and examples.

- *Guest Speaker:* Michael Epp, City of North Vancouver
- *Major Research Project – Outline Due In Class*

Readings:

- City of New Westminster. (2017) Secured Market Rental Housing Policy.
- Hulchanski, David. (2004). Chapter 11: How did we get here? The evolution of Canada's exclusionary housing system. *Finding room: options for a Canadian rental housing strategy.*
- Hulchanski, D.J. (2007). Canada's dual housing policy: assisting owners, neglecting renters. *Centre for Urban and Community Studies: Research Bulletin.* (38), 1-8.
- Pomeroy, Steve. (2004) Chapter 20: Towards a comprehensive affordable housing strategy for Canada. *Finding room: options for a Canadian rental housing strategy.*

5. Creating Non-Market Housing (Feb 4)

How municipalities, community organizations and the private sector work to create new non market housing using a variety of tools. Discussion of examples, challenges, opportunities and lessons learned.

- *Guest Speakers:* Tiffany Duzita and Lily Wilson, Community Land Trust Foundation of BC
- *Mid Term Assignments Due In Class*

Readings:

- Cooper, S. and Skelton, I. (2015) Addressing Core Housing Need in Canada. *Canadian Centre for Policy Alternatives – Manitoba Office.*
- CitySpaces Consulting. (2014) *Expiring Operating Agreements: A Planning Guide for BC's Non-Profit Housing Societies.* Prepared for BC Housing and BC Non Profit Housing Association.
- Pomeroy, S., and Evans, L. (2008) *Housing as a Mechanism in Poverty Reduction Strategies: A Brief Review of International Experience and Implications for Ontario.* Prepared for Ontario Non Profit Housing Association.
- *Optional:* Carter, T. (1997) "Current practices for procuring affordable housing: The Canadian context." *Housing Policy Debate.* 8:3, 593-631.

6. Understanding Housing Affordability (Feb 11)

What do we mean by affordable housing? What are the limitations associated with commonly used affordability metrics? What do we know about the link between housing affordability and transportation costs? This session will provide an opportunity to review common definitions and measures of housing affordability and discuss the limitations or misconceptions associated with these terms and metrics.

Readings:

- Glaeser, E. (2008) *Rethinking federal housing policy: how to make housing plentiful and affordable.* Chap 1: pp16-23.
- Gurran, N. (2008) "Affordable Housing: A Dilemma for Metropolitan Planning?", *Urban Policy and Research,* 26:1, 101-110

- Hulchanski, D. (1995) The concept of housing affordability: Six contemporary uses of the housing expenditure-to-income ratio. *Housing Studies*. 10:4, 471-492.
- Metro Vancouver. (2015) The Metro Vancouver Housing and Transportation Cost Burden Study: A New Way of Looking At Affordability.

7. Causes and Effects of Homelessness (Feb 25)

The response to homelessness has evolved considerably in recent decades. Housing first is a model or approach to responding to homelessness that has gained considerable traction in recent years. This class will provide an overview of the homelessness situation in Canada, its causes, effects, as well as federal, provincial and municipal roles and responses. It will also consider the transition towards housing first models in Canada and the US and how this shift has impacted the sector.

Readings:

- Burt, M. (2003). Chronic homelessness: emergence of a public policy. *Fordham Urban Law Journal*, 30(3): 1267-1279.
- Gaetz, S., Dej, E., Richter, T., and Redman, M. (2016) Executive Summary and Chapter 4. The State of Homelessness in Canada 2016. Canadian Observatory on Homelessness Press.
- Goering, P. et al. (2014). National At Home/Chez Soi Final Report. Calgary, AB: Mental Health Commission of Canada.
- Patrick, Caryl. (2014) Aboriginal Homelessness in Canada: A Literature Review.
- Nakae, Maria; Gulcur, Leyla; Tsemberis, Sam. (2004) Housing First, consumer choice, and harm reduction for homeless individuals with a dual diagnosis. *American Journal of Public Health*.

8. Homelessness Among Non-Traditional Groups (Mar 4)

As a follow up to the previous class, this homelessness session will delve more deeply into some of the more vulnerable groups in our society, including women, youth, and Indigenous people. Recent efforts to better count and understand who these subpopulations are will be reviewed, as well as initiatives and interventions that attempt to respond to the needs of these under-served groups.

Guest Speaker: TBD

Readings:

- BC Non-Profit Housing Association (2018) 2018 Youth Homeless Count in Metro Vancouver.
- The Homelessness Services Association of BC, Urban Matters, and BC Non-Profit Housing Association (2018) 2018 Report on Homeless Counts in B.C. Prepared for BC Housing.
- City of Vancouver (2018) 2018 Aboriginal Homelessness Count in Metro Vancouver.
- Gaetz, Stephen; O'Grady, Bill; Kidd, Sean; and Schwan, Kaitlin. (2016) Without a Home: The National Youth Homelessness Survey. Toronto: Canadian Observatory on Homelessness Press.

9. Alternative Forms of Ownership Housing (Mar 11)

Efforts by municipalities to identify and address the disparity in household incomes and homeownership by facilitating the development of below market housing. Examples of near market or below market homeownership will be examined with a focus on the challenges and benefits of different approaches.

Readings:

- Davis, John Emmeus (2010) "More Than Money: What Is Shared in Shared Equity

- Homeownership?” *Journal of Affordable Housing & Community Development Law*. 19(3/4) 259-277
- SPR Associates Inc. (2017). *Review of Policies for Homeownership and Rental Tenure in Canada*. Prepared for Canada Mortgage and Housing Corporation
- *Optional*: Carlson, Margie. (2015) *International Examples of Affordable Ownership*. BC Housing.

10. International Examples (Mar 18)

Key theories, definitions and dominant policies and strategies that have been used internationally to address the lack of housing affordability in a variety of contexts. The discussion will consider policies and strategies that may be of relevance to the Canadian context.

- *Mid Term Project Update*

Readings:

- Calavita, N. and Mallach, A. (2010) Chap. 1 “An International Perspective on Inclusionary Housing” in Calavita, N. and A. Mallach (Eds.) *Inclusionary Housing in International Perspective*. Cambridge MASS: Lincoln Institute of Land Policy, 1-13.
- Fitzpatrick, S. and Stephens, M. (2007) *An International Review of Homelessness and Social Housing Policy*. London: Department for Communities and Local Government. pp.1-81.
- Gurstein, P., Patten, K. and Rao, P. (2015) *The Future of Public Housing: Trends in Public Housing Internationally*.
- SPR Associates Inc. (2016) *Examination of international housing policies and initiatives that support movement along the housing continuum: Summary Report*. Prepared for Canada Mortgage and Housing Corporation. pp.1-23.
- *Optional*: Katz, B. et al (2003) “Rethinking local affordable housing strategies: Lessons from 70 years of policy and practice.” Washington, DC: Brookings Institute.
- *Optional*: United Nations Economic Commission for Europe (2015) *Social Housing in the UNECE Region: Models, Trends and Challenges*. United Nations.

11. Walking Tour (Mar 25)

The class will do a walking tour in Downtown Vancouver. Given the size of the class, the tour will be partially self-guided followed by a de-brief discussion and learning activity. Details to follow.

12. Student Presentations (April 1)

- Final Projects Due April 5

Academic Integrity

The academic enterprise is founded on honesty, civility, and integrity. As members of this enterprise, all students are expected to know, understand, and follow the codes of conduct regarding academic integrity. At the most basic level, this means submitting only original work done by you and acknowledging all sources of information or ideas and attributing them to others as required. This also means you should not cheat, copy, or mislead others about what is your work. Violations of academic integrity (i.e., misconduct) lead to the breakdown of the academic enterprise, and therefore serious consequences arise and harsh sanctions are imposed. For example, incidences of plagiarism or cheating

may result in a mark of zero on the assignment or exam and more serious consequences may apply if the matter is referred to the President's Advisory Committee on Student Discipline. Careful records are kept in order to monitor and prevent recurrences.

A more detailed description of academic integrity, including the University's policies and procedures, may be found in the Academic Calendar.

<http://calendar.ubc.ca/vancouver/index.cfm?tree=3,54,111,0>.