

School of Community and Regional Planning (SCARP)
University of British Columbia
DRAFT COURSE OUTLINE

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 8	First Class
Jan 15	Submission of Major Project Topic
Jan 22	Research Project Outline
Feb 5	Mid Term Assignment Due
Feb 26	Research Project Update
Mar 3	Walking Tour (<i>date to be confirmed</i>)
Mar 26	Final Presentations – Part 1
Apr 9	Final Presentations – Part 2 (Final Class)
Apr 16	Research Projects Due

No Class Dates: Feb 12 (Family Day in BC), Feb 19 (UBC Reading Break), April 2 (Easter Monday)

Learning Outcomes

By the end of the course, students should be able to:

- Understand the legislative, political, and historical context of affordable housing policy and practice in Canada.
- Identify major issues and debates in contemporary affordable housing policy and planning (approaches, innovations, opportunities, and barriers).
- Gain a detailed knowledge of the methods, debates and key concepts around affordable housing and homelessness.
- Consider the tools and techniques relevant to affordable housing planning and policy making.

In addition, students will have an opportunity to work on a research question of current relevance to housing practitioners and potentially establish professional connections with local housing agencies.

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 Policy (Jan 8)

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 and Planning in Canada (Jan 15)

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, Innovation Fund Consultant, 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 22)

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:* TBD, City of Vancouver

Readings:

- Housing Policy Branch. (2004) Planning for housing 2004: An overview of local government initiatives in British Columbia. BC Ministry of Community, Aboriginal and Women's Services.
- Metro Vancouver. (2012) What Works: Affordable Housing Initiatives in Metro Vancouver Municipalities.
- Metro Vancouver. (2015) The Metro Vancouver Housing and Transportation Cost Burden Study: A New Way of Looking At Affordability.
- City of Vancouver. (2017) Housing Vancouver Strategy.

4. Market Rental Housing (Jan 29)

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.

Readings:

- Hulchanski, D.J. (2007). Canada's dual housing policy: assisting owners, neglecting renters. Centre for Urban and Community Studies: Research Bulletin. (38), 1-8.
- 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.
- 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 5)

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.

Readings:

- 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.

- 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.

6. International Examples (Feb 26)

Morning: Key theories, definitions and dominant policies and strategies been used internationally to address the lack of housing affordability in a variety of contexts. Case studies will be used of particularly relevant policies and strategies to the Canadian context.

- *Mid Term Project Update*

Readings:

- Katz, B. et al (2003) "Rethinking local affordable housing strategies: Lessons from 70 years of policy and practice." Washington, DC: Brookings Institute.
- Gurran, N. (2008) "Affordable Housing: A Dilemma for Metropolitan Planning?", *Urban Policy and Research*, 26:1, 101-110
- 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.
- Förster, Wolfgang. 80 Years of Social Housing in Vienna. Available at: <https://www.wien.gv.at/english/housing/promotion/pdf/socialhous.pdf>

7. Walking Tour (Mar 3)

The class will do a walking tour of Vancouver's Downtown Eastside. This will include a visit to two supportive housing buildings operated by RainCity Housing. Following the visit, we will have an opportunity to meet with staff from RainCity Housing. Please note the date and time for the walking tour has not yet been finalized and may change.

8. Causes and Effects of Homelessness (Mar 5)

A review of the homelessness situation, its causes, its effects, as well as federal, provincial and municipal roles and responses. Will include: definition(s) of homelessness, the role of federal government, provincial government, local governments and community agencies.

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.

9. Housing First Responses and Non-Traditional Groups (Mar 12)

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 focus on the transition towards housing first models in Canada and the US. It will also consider segments of the population, such as women, youth and Indigenous households, that may need non-traditional responses and solutions.

- *Guest Speaker:* Celine Mauboules, Shelter Net BC

Readings:

- 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*.
- Patrick, Caryl. (2014) *Aboriginal Homelessness in Canada: A Literature Review*.
- 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.

10. Alternative Forms of Ownership Housing (Mar 19)

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
- Carlson, Margie. (2015) *International Examples of Affordable Homeownership*.
- Carlson, Margie. (2015) *International Examples of Affordable Ownership*. BC Housing.

11. Student Presentations – Part 1 (Mar 26)

12. Student Presentations – Part 2 and Class Wrap Up (April 9)

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>.