



**The Pacific Housing Research Network
Symposium on Housing Research in BC**

**BCNPHA Housing Central Conference
November 20-23, 2016, Richmond BC**

PHRN Sessions Program

The PHRN Steering Committee includes representatives from:



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What is PHRN?

The Pacific Housing Research Network (PHRN) facilitates multi-sectoral housing research activities across BC, fostering dialogue and collaboration among housing researchers and stakeholders, and encouraging the effective application of research results to housing solutions.

PHRN aims to promote the dissemination and discussion of research results and lessons learned from research focused on housing affordability and sustainability. The network seeks to encourage its members to communicate and discuss ongoing research projects, and to find and share research dissemination opportunities.

PHRN has four main objectives:

1. To encourage the sharing of findings across researchers, knowledge users, and stakeholders.
2. To support each other in developing and conducting research.
3. To leverage capacity to find funding solutions for housing research and dissemination.
4. To encourage students to consider housing as an area of choice for their career.

Panels schedule

Session 1: Monday November 21, 10:30-12:00 Family Design, Home-making Practices & Housing First Support

Presentations:

Family-Friendly Rental Housing, Jada Basi

Multi-Family Housing Design and Well-Being, Lili Shulman-Friedler, Patricia Rios, Chessa Adsit-Morris

Housing Process of Chinese Immigrants in Canada, Jing Zhao

Mapping Metro Vancouver: Exploring Implementation Possibilities for Housing First, Mei Lan Fang, Sarah Canham, Lupin Battersby, Rebecca Bell, Mineko Wada, Sandy Biggerstaff, Andrew Sixsmith

Session 2: Tuesday November 22, 10:30-12:00 Responding to Homelessness

Presentations:

BC's Overdose Public Emergency: Impacts on Shelters and Services Responding to Homelessness and Substance Use in Victoria BC, Bruce Wallace, Bernadette Pauly, Katrina Barber, Jenna Patterson

Evaluation of the Vulnerability Assessment Tool for Supportive Housing Applicants in BC, Will Valenciano, Deborah Kraus

Adapting the Individual Placement and Support Employment Program for Vancouver's Homeless Population, Christina Panagio, Michael Anhorn

Social Return on Investment in Affordable Housing, Tammy Bennett

Panels schedule

Session 3: Tuesday November 22, 2:00-3:15 Emerging Research in Asset Management

Presentations:

Cost of Accessibility Features in Newly-Constructed Modest Houses, Elizabeth Tang

Improving Zero Waste Programs in Low Income Housing, Andrew Martin

(Un)Safe Spaces: 'Building' Safety for the Homeless LGBTQ Population, Josh Armstrong

Session 4: Wednesday November 23, 12:45-2:00 Specific Populations & Demographic Responses

Presentations:

Supporting the Housing Needs of Indigenous Women discharged from the BC Women's Hospital + Health Centre, Jenny Morgan

Making Poverty: The Effects of On-Reserve Housing Programs in the 20th Century, Sylvia Olsen

Friendly Landlord Network, Christina Grammenos

What do we see in the Media and what do we see in the Data? Demographic Responses to Housing Unaffordability in Metro Vancouver, Nathanael Lauster

Presentation abstracts

Session 1: Monday November 21, 10:30-12:00

Family Design, Home-Making Practices & Housing First Support

Family-Friendly Rental Housing

Jada Basi

Increasing prices for single-detached dwellings are less affordable to families than they once were, and indicators suggest that more families are living in multi-unit dwellings. Concerns of compromised livability have been raised for families living in unconventionally small units or units with an insufficient number of bedrooms to accommodate all members of their household. Part of this challenge is the low availability of three or more bedroom units in multi-unit development projects. In communities with increasing demand for family-friendly housing, especially family friendly rental, there is a need to re-consider how we plan and build homes for families.

Municipalities are responding to this challenge by exploring and formulating policy that requires the inclusion of family-friendly units within new multi-unit residential development projects, typically defined as units with three or more bedrooms. This presentation provides an overview of research and case studies of family-friendly housing policies, and how these policies can generate family-friendly units that are affordable and suitable to low and moderate income family households. Additional considerations for livability will also be shared, including concept planning and space programming that incorporates ground-oriented units/access to outdoor space, and child and youth friendly amenities.

Multi-Family Housing Design and Well-Being

Lili Shulman-Friedler, Patricia Rios, Chessa Adsit-Morris

Vancouver Foundation's 2010 survey and report, Vital Signs, revealed that the primary concern for Metro Vancouver residents, above affordability, is social isolation. This was the first study to illustrate the connection between sense of belonging, social trust and community health and resilience. Current interdisciplinary research indeed reveals: the most powerful correlate of human health and well-being is positive social relationships.

Housing needs, availability and sustainability concerns result in an increasing number of households living in smaller apartment buildings. The Vancouver Foundation's Connections and Engagement Survey has demonstrated that residents in these buildings are shown to be less socially connected than their counterparts in detached homes. Apartment dwellers are less likely to chat with, trust or do favours for their neighbours. They also have a harder time making friends. Other research has indicated that socially isolated individuals have increased anxiety, lower resilience, and are at higher risk for mental disorders, substance abuse and heart disease resulting in premature death by up to 15 years.

Multi-family housing, through design and location, can exert a significant effect on social relationships, neighborhood trust and residents' sense of belonging. Up to now, there are no clear and accessible resources cataloging these insights. Nor are there existing practical guidelines that might contribute to the creation of policies aimed at improving health and well-being for multifamily housing.

Our research gathers, refines and illustrates evidence existing in the literature and industry practice linking design and social wellbeing in multi-family housing. Insights from environmental psychology, sociology and public health are translated into accessible materials which will offer guidance for developers, builders, policymakers and residents. We will present evidence-based guidelines developed for practitioners as well as international best practice case studies. Insights and resources will empower policymakers to make better decisions on zoning, building guidelines and urban systems planning.

Housing Process of Chinese Immigrants in Canada

Jing Zhao

Immigrants now live in more expensive housing than they did in the past and they also shoulder much heavier housing burdens than do Canadians overall. Despite this, the diverse visible minorities have achieved a certain spatial distribution, residential pattern, and civic engagement in Canada. However, housing attainment does not necessarily mean successful settlement in the host society. This article investigates how immigrants make immediate living environment into a home through an analysis of their housing careers. Using mixed method including mapping activity, qualitative interview with three cohorts of Chinese immigrants in Vancouver, this study examines group differences in residential outcomes, including homeownership, living arrangement, housing maintenance, satisfaction with housing unit and neighborhood. Paying attention to the housing dynamics across life stages, I argue that everyday home-making practices are critical to the ability of renegotiating the social and spatial environments they encounter in a constrained context where greater structural barriers to the life chances exist.

Mapping Metro Vancouver: Exploring Implementation Possibilities for Housing First

Mei Lan Fang, Sarah Canham, Lupin Battersby, Rebecca Bell, Mineko Wada, Sandy Biggerstaff, Andrew Sixsmith

When Housing First depends on available community services to support immediate access to housing, deeper understandings of the obtainability of these community resources and the system within which they function is essential. Housing First advocates for the utilization of a systems approach, akin to the “Systems-Based Response,” to tackle homelessness (and related challenges such as poverty, housing and mental health) in a collective, multi-system and cross-sectoral manner. Research was undertaken to enhance functional understandings of the system of support services necessary for Housing First implementation across Metro Vancouver. Informed by principles of community-based participatory research, this presentation will introduce findings from 13 community mapping workshops conducted throughout Metro Vancouver. Participants (including housing and shelter providers, frontline workers, and clients) worked together, depicting on large, regional maps the various types of services and amenities available to them in their local communities to maintain housing. Group discussions enabled the identification of barriers and facilitators for accessing services and supports to acquire and sustain housing for clients. Community mapping methods captured participants’ descriptions and understandings of resource differences between and within communities, with three workshops dedicated to women-, youth- and senior-specific resources. Community mapping workshops also enabled service providers and users to voice their experiences of Housing First relevant support resources and revealed how the distribution of resources across regions resulted in different service delivery options, solutions, and challenges. Workshop dialogues encompassed issues relating to accessibility, availability, and navigation of local services and resources. Findings are rich as they encapsulated diverse perspectives from a range of communities identifying unique system gaps and weaknesses. This information is crucial when advocating for increased government and community support and resources necessary for delivering Housing First.

Session 2: Tuesday November 22, 10:30-12:00

Responding to Homelessness

BC's overdose public emergency: Impacts on shelters and services responding to homelessness and substance use in Victoria BC

Bruce Wallace, Bernadette Pauly, Katrina Barber, Jenna Patterson

Purpose: BC's provincial health officer declared drug-related overdoses a public health emergency in 2016. Centre for Addictions Research of BC (CARBC) researchers provide data from current research initiatives to inform the call for action to prevent drug-related overdoses and deaths specifically in responses to homelessness.

Methods: (1) A secondary analysis of Victoria Police call data for five years (2011-2015) related to calls coded "Drugs" or "Overdose". (2) Qualitative analysis of relevant themes from focus groups (N=49) conducted in 2015 focused on substance use and harm reduction in homeless shelters that includes shelter residents, shelter staff, and harm reduction staff. (3) Analysis of CARBC's High Risk Populations Monitoring Survey of adults using substances (N=80) conducted at three agencies that respond to substance use and homelessness. Questions pertaining to substance use in social service agencies and in public washrooms are analyzed.

Results: Overdose related calls to Victoria police more than doubled in 2015 with 181 overdose calls that year. Almost half (43%) of adults using substances and accessing services responding to homeless reported using substances in the washroom of a social service agency in the past 12 months. Focus groups confirm; injection drug use is a significant issue within shelters, while use is prohibited within shelters it remains pervasive, staff are increasingly responding to overdose events, in particular washrooms are sites where injection drug use and overdose events are common.

Conclusions: Agencies responding to homelessness including shelters are extremely impacted by the overdose public health crisis. Current harm reduction efforts are limited by the absence of safe places for people to inject drugs. Washrooms in particular are a frequent site of use and overdose events. There is an undeniable need for supervised consumption and comprehensive harm reduction services in Victoria, BC particularly linked to services responding to homelessness.

Evaluation of the Vulnerability Assessment Tool for Supportive Housing Applicants in BC

Will Valenciano, Deborah Kraus

This session will present preliminary results of an evaluation of the Vulnerability Assessment Tool (VAT) for supportive housing applicants. The VAT was developed by the Downtown Emergency Services Centre in Seattle in 2003 to provide a more objective way to determine the relative vulnerability of homeless individuals seeking housing.

BC Housing and non-profit agencies operating supportive housing in Vancouver began using the VAT in 2014, recognizing a need for a common assessment tool with the following objectives:

- **Assess the eligibility and needs of applicants to supportive housing**
- **Inform decisions around housing placements to ensure applicants are placed in housing with appropriate supports**
- **Inform decisions around housing placements to ensure a workable tenant mix is created at supportive housing sites**
- **Provide consistency among service providers and non-profits with a common assessment tool**
- **Create a fair and transparent process around who gets housed in supportive housing**

The purpose of this evaluation is to determine to what extent the VAT achieved its objectives, identify lessons learned in using the VAT (e.g. what worked well and what did not work well), and inform whether stakeholders should continue to use the VAT to allocate housing priority to rent-up new supportive housing buildings and on an on-going basis to fill vacancies upon turnover. The evaluation was also designed to address to what extent the VAT has been successful in meeting objectives related to targeting, efficiency, effectiveness, and consistency.

The methodology included key informant interviews with non-profit supportive housing providers who used the VAT, staff who provide housing supports to tenants selected using the VAT, and tenants assessed with the VAT. It also included analysis of quantitative data for supportive housing applicants and tenants.

Adapting the Individual Placement and Support Employment Program for Vancouver's Homeless Population

Christina Panagio, Michael Anhorn

A recovery goal for as many as 70% of people who have issues related to homelessness and mental health is to find competitive employment that is congruent with personal preferences and is personally satisfying. The Individual Placement and Support (IPS) program has been coined the “gold standard” for vocational interventions with mental health clients, and has consistently shown dramatic increases in employment for people who have serious issues with mental health in 19 randomized controlled trials. The Canadian Mental Health Association – Vancouver Fraser Branch (CMHA) delivers an IPS program for its clients who have serious mental health concerns such as bipolar disorder and schizophrenia across Vancouver and Burnaby. The program has a 51% success rate at helping its clients find and retain employment over a two-year period. Using a gap analysis as the methodology, this paper investigates some of the ways in which the IPS program could be adapted for people who have experienced homelessness. One of the CMHA's concerns was to reach and maintain the high fidelity of its IPS model while reviewing the possible ways in which an IPS program could utilize and augment mental health teams that already exist for people who have experienced homelessness within many of the supportive housing developments and within the community. These mental health teams include, but may not be limited to, Assertive Community Treatment (ACT) and Intensive Case Management (ICM) teams. The research found that IPS works better for people who have experienced homelessness than other vocational programs in British Columbia because it has been developed to engage and build trust with clients and their mental health teams and that the program costs are comparable to, or better than, WorkBC program costs when considering the needs of Tier 3 and Tier 4 clients.

Social Return on Investment in Affordable Housing

Tammy Bennett

This paper discusses the results of a study commissioned by BC Housing that used the internationally standardized Social Return on Investment (SROI) methodology to examine the value created by four affordable housing developments owned and operated by non-profit housing societies in BC. The SROI approach goes beyond measuring and accounting for value in strictly financial terms. It tells the story of how change is created by affordable housing and how much social value is created for every dollar that is invested in affordable housing. The methodology combines quantitative and qualitative research techniques to develop a clear understanding of the financial value of investing in affordable housing in comparison to the cost of the investment. It demonstrates, in monetary terms, the financial benefit of affordable housing.

The presentation will include:

- **An overview of the SROI framework – how it works;**
- **Findings about the social value created by four affordable housing developments owned and operated by non-profit housing societies in BC;**
- **Reasons why a non-profit housing provider may want to participate in or undertake an SROI evaluation.**

Session 3: Tuesday November 22 2:00-3:15 Emerging Research in Asset Management

Cost of Accessibility Features in Newly-Constructed Modest Houses

Elizabeth Tang

With the aging of the population and increasing life expectancy, the construction of sustainable homes that change with occupants' needs could have benefits for residents and communities. The majority of seniors express a preference for "aging in place," this means that more Canadians are looking for homes that can be easily and cost-effectively adapted to keep pace with their changing needs. To help housing providers meet this growing demand, Elizabeth Tang of CMHC will present the findings from an in-depth study CMHC carried out to estimate the incremental cost of adding accessible features to the design and construction of new homes, which would allow occupants to live comfortably and independently in those homes as they age, and which could be adapted over time without the need for any major upgrades or costly renovations.

Improving Zero Waste Programs in Low Income Housing

Andrew Martin

The City of Vancouver is striving to achieve its Greenest City goal of reducing solid waste going to the landfill and incinerator by 50% from 2008 levels by 2020. To reach this goal, all buildings and sectors within the City must play their parts. Many low income housing facilities are struggling to comply with new regulations, and changes to waste collection programs have resulted in significantly higher volumes of costly abandoned waste, and well as fines for waste stream contamination due to improper sorting of recycling, food scraps and garbage. The past five years have shown increasing costs to building operators for waste management across all building types.

**This study examines the waste collection programs of shelters, SROs, supportive housing facilities, and non-market rental buildings in the City of Vancouver. The study examines the roles of all stakeholders in the programs, from tenants and building managers, to waste haulers, building operators, and building architects.
(continued on next page)**

A series of case studies demonstrate the successes and challenges of implementing effective waste management programs, and identify strategies for supporting the needs of specific demographics including seniors, First Nations, recent immigrants, non-English speakers, as well as individuals with disabilities and mental health challenges.

Through an evaluation of best practices both locally and internationally, this study suggests practical actions that can be taken to improve the efficiency of waste management programs, and thus reduce costs for building operators. While waste management is typically viewed as a logistical challenge, this study emphasizes the importance of approaching waste management through a social equity and inclusivity lens, given the diverse needs of residents involved.

(Un)Safe Spaces: ‘Building’ Safety for the Homeless LGBTQ Population

Josh Armstrong

Due to harsh environmental conditions and increased vulnerability on the streets, access to safe accommodations is a necessity, a means of survival, for all members of the homeless population. However, extant literature suggests that the LGBTQ community is plagued by disproportionate rates of homelessness. Systemic and interpersonal forms of homophobia, transphobia and social exclusion within the public sphere contribute to this increased risk and follow LGBTQ individuals onto the street and into shelters. Consequently, ensuring the safety of LGBTQ persons in shelters is of the utmost importance. The purpose of this research was to investigate the spatial paradigms (geographic location, aesthetic, architectural form, policy and procedures, and occupants) associated with sexual minority groups’ use of space as they apply to the homeless LGBTQ population’s use of shelters. Further, this project sought to assess the relevance of these paradigms as they relate to the creation of safe space in shelters. To achieve these objectives, in-depth interviews with professionals from local shelters and LGBTQ organizations were conducted. Results from this study address the question(s): “Do current shelters offer safe spaces for homeless LGBTQ persons?” and “If not, how do we create these spaces?”

Session 4: Wednesday November 23, 12:45-2:00

Specific Populations & Demographic Responses

Supporting the Housing Needs of Indigenous Women discharged from the BC Women's Hospital + Health Centre

Jenny Morgan

In Vancouver, BC, the BC Women's Hospital + Health Centre provides tertiary healthcare services for women's health, and is one of ten agencies under the Provincial Health Services Authority (PHSA). On July 16, 2015 a Declaration of Commitment on Cultural Safety and Humility in Health Services for First Nations and Aboriginal people in British Columbia was signed by the Deputy Minister of Health and CEOs of 7 BC Health Authorities. This was the first step toward embedding cultural safety and humility within health services. Through guiding principles, and measures to: create a climate for change, engage and enable stakeholders, and implement and sustain change, this declaration provides a framework for action, which the Provincial Health Services Authority will operationalize at the BC Women's Hospital + Health Centre, through the PHSA Indigenous Cultural Safety + Humility Framework, to develop best practices through evidence based research.

When considering the complex needs of Indigenous women whom are admitted to the BC Women's Hospital + Health Centre and other inpatient + outpatient programs onsite, there is a need for health systems to adequately understand and meet these needs. This presentation will encompass the implications of the signed Declaration, how it is being operationalized within the agency, and what mechanisms, programs, and services are currently in place to support the Indigenous women, and what are the identified gaps. Other supporting documents will also be discussed such as the Royal Commission on Aboriginal Peoples (1996), United Nations Declaration on the Rights of Indigenous peoples (2016, with the federal commitment to focus on women and children), Paige's Story (2015), and the Truth and Reconciliation Commission of Canada Calls to Action and Final Report, answering how these documents inform practice to supporting the housing needs of Indigenous women discharged from the BC Women's Hospital + Health Centre.

Making Poverty: The Effects of On-Reserve Housing Programs in the 20th Century

Sylvia Olsen

While few people would say that Canada has done a good job of housing its poor citizens, Sylvia Olsen's research goes beyond problems of housing the poor. She draws from government records to uncover how, between the 1930s and 1990s, the Indian Department created and oversaw a failed housing system on reserves across the country - one decision at a time. While housing is usually seen to be a result of poverty, she argues that during this time, the practices and policies of the Indian Department were active participants in making Indigenous people and First Nations communities poor.

As a consequence of the persistent housing crisis on reserves in Canada Indigenous people suffered not only from living in substandard dwellings but also from the indignity and shame that comes from the association Canadians have made between the poor conditions of on-reserve housing and the personal characteristics of its occupants. What most people do not know is how it is that on-reserve housing remained in crisis for so long. On-reserve housing is something we have done not something we have studied. While federal government reports have charted the number of houses on reserves and their physical condition, no one has examined the history of government programs or how they were delivered until now. Recognizing that we cannot fix a problem until we know it, Sylvia's research provides the background information future academics will need to tell a different story about housing on reserves and policies makers need to make informed decisions.

Friendly Landlord Network

Christina Grammenos

The Friendly Landlord Network is a pilot project funded by the Vancouver Foundation and housed at Aunt Leah's Place that has just completed its first year. The Friendly Landlord Network's goal is to connect youth aging out of foster care with safe, affordable rentals through a network of Friendly Landlords throughout Metro Vancouver. Under the program, landlords receive market rent and ongoing tenancy support from a network of 12 partner youth-serving organizations. This program seeks to address the housing need for youth transitioning from care (a University of Victoria's 3 year longitudinal study established that 45% of youth experiences homelessness within 3 years of ageing out of care) and is based on results of the Housing First At Home/Chez Soi project which established a willingness of private landlords to be part of the solution to homelessness.

The presentation will outline the importance of the unique focus on finding market housing solutions for youth transitioning out of care, present results from the first year of the project, share considerations and decision-making that were part of program development, reflect on gaining media attention as well as successful outreach strategies. In addition, the presentation seeks to address best practice by exploring ideas around housing specific questions such as the role for shared accommodation and concerns around vetting of roommates, being responsive to landlord concerns, and share additional partnerships developed with the private sector to offer incentives to landlords.

What do we see in the Media and what do we see in the Data? Demographic Responses to Housing Unaffordability in Metro Vancouver

Nathanael Lauster

Widespread concerns over housing unaffordability in Metro Vancouver have prompted the search for a demographic response, most often migratory. For instance, in media accounts members of the "Creative Class" are often portrayed as leaving the city, towing "Millennials" along behind them. In this paper I draw attention to the nature of popular claims. What specific aspects of housing unaffordability are expected to produce a migratory response? Whose migratory responses are viewed as mattering? Using available quantitative data, I also attempt to draw insights relevant to these claims, both for the population of Metro Vancouver as a whole, and for relevant sub-groups. Is there any evidence from net-migration figures to suggest particular groups are leaving the area? Finally, I turn to other possible demographic responses to housing unaffordability, considering possible impacts on fertility (childbearing) and mortality (death). Where, and for whom, do we see housing unaffordability matter in terms of demographic outcomes? What important stories might be missing from media accounts?

Presenter Biographies

Session 1: Monday November 21, 10:30-12:00

Family Design, Home-Making Practices & Housing First Support

Family-Friendly Rental Housing

Jada Basi

Jada Basi is a Housing and Social Policy Planner with CitySpaces with over a decade of experience, focusing on social policy, housing research, real estate market analysis, and land use planning. She is known for preparing community housing action plans, affordable housing strategies, homelessness plans, and housing feasibility studies and business plans. Jada is rooted in small town and rural communities, having grown up in BC's interior and working in small and rural resource towns. She has presented at several conferences on the topic of housing, including CHRA (2015), and BCNPHA (2014 and 2015).

Multi-Family Housing Design and Well-Being

Lili Shulman-Friedler, Patricia Rios, Chessa Adsit-Morris

Lili Shulman-Friedler (School of Community & Regional Planning, UBC, PhD Student) - focuses on the relationship between supply and demand for a range of housing and neighborhood types; and in the impacts of these different forms on social, economic, and environmental issues. Lili holds a master's degree in Urban Planning from the Technion, Israel.

Chessa Adsit-Morris (Happy City Lab) Research and Project Lead - directs key Happy City research and consulting projects. Chessa has a diverse background in environmental research, sustainable green building design and environmental education.

Housing Process of Chinese Immigrants in Canada

Jing Zhao

Jing Zhao is a PhD candidate in Department of Sociology in University of British Columbia. Her research interests include immigration, family, life course, housing, culture. She is currently involved in two research projects, the first is Habits and Homemaking across Three Immigrant Cohorts, the second is The Interaction of Immigration and Reproduction: Fertility Process of Chinese Immigrants in Canada.

Mapping Metro Vancouver: Exploring Implementation Possibilities for Housing First

Mei Lan Fang, Sarah Canham, Lupin Battersby, Rebecca Bell, Mineko Wada, Sandy Biggerstaff, Andrew Sixsmith

Mei Lan Fang, MPH, is an Academic Fellow with the AGE-WELL Networks of Centres of Excellence at Simon Fraser University and a PhD student in the School of the Built Environment at Heriot-Watt University in Scotland. Mei is the lead researcher on a community-based participatory research project examining how seniors engage in ‘place-making’ in their communities.

Sarah Canham, PhD, is a Research Fellow at the Gerontology Research Centre at Simon Fraser University. She is a gerontologist with over 15 years’ experience working in the field of aging and health.

Lupin Battersby, MA, is a Research Associate at the Gerontology Research Centre at Simon Fraser University where she is also a PhD candidate in the Faculty of Health Sciences. Her doctoral research looks at research centres’ knowledge translation practices and outcomes. Lupin has 15 years’ experience in qualitative research and project coordination.

Rebecca Bell is the Manager of the Greater Vancouver Shelter Strategy. She has over 10 years’ experience working with marginalized populations in Metro Vancouver, ranging from front line service delivery to provincial coordination. Through GVSS, Rebecca has led multiple initiatives to support Housing First implementation in Metro Vancouver.

Mineko Wada, PhD, is a Post-Doctoral Fellow at the Gerontology Research Centre at Simon Fraser University. Her doctoral research explored how men and women as dual-income couples with at least one pre-school child experience managed their everyday activities including paid work, household work, childcare, leisure and exercise.

Sandy Biggerstaff is the Interim Executive Director at bc211 with more than 15 years of knowledge working in both large- and medium-sized service-based organizations. She has extensive experience successfully cultivating stakeholder relationships, leading diverse crossfunctional teams and is a highly skilled manager, negotiator and project manager.

Andrew Sixsmith, PhD, has been Professor and Director of the Gerontology Research Centre at Simon Fraser University since 2007. His research interests include development of technologies for independent living, modeling well-being of seniors, long-term care, and theory and methods in Gerontology.

Session 2: Tuesday November 22, 10:30-12:00

Responding to Homelessness

BC's Overdose Public Emergency: Impacts on Shelters and Services Responding to Homelessness and Substance Use in Victoria BC

Bruce Wallace, Ph.D, School of Social Work and Centre for Addictions Research of BC, University of Victoria

Bernadette Pauly, RN, Ph.D, School of Nursing, Scientist, Centre for Addictions Research of BC, University of Victoria

Katrina Barber, MA Candidate, Research Associate, Centre for Addictions Research of BC

Jenna Patterson, MSW Candidate, Research Associate, Centre for Addictions Research of BC

Evaluation of the Vulnerability Assessment Tool for Supportive Housing Applicants in BC

Will Valenciano & Deborah Kraus

Will Valenciano is a Housing and Health Services Manager with BC Housing, Orange Hall Office in Vancouver's Down Town Eastside. Will worked as a social worker in Riverview Psychiatric Hospital in Coquitlam, BC for 10 years specializing in discharge planning and community integration. His area of work with Orange Hall is in supportive housing, coordinated access and assessment, and lead Vulnerability Assessment Tool trainer. Will received his Bachelor of Social Work from University of British Columbia and Masters of Health Studies from Athabasca University. Will is a registered social worker with BCCSW.

Deborah Kraus is the Manager of Research at BC Housing. She has more than 20 years' experience conducting research and policy analysis on housing and homelessness for all levels of government and many community-based organizations. In 2012, Deborah received a Master's degree in Public Policy from Simon Fraser University (SFU) in Vancouver. Deborah also holds a Juris Doctor degree from Osgoode Hall Law School, Toronto.

Adapting the Individual Placement and Support Employment Program for Vancouver's Homeless Population

Christina Panagio & Michael Anhorn

Christina Panagio, MA, has 15 years of non-profit and government experience and has worked and volunteered in organizations whose mandates are related to finding solutions to homelessness, addictions, and mental health issues. She specializes in communications, program evaluation and project management. She holds an MA in Community Development and is a board member of the Canadian Mental Health Association – Vancouver Fraser Branch. Christina will be presenting the findings of her report with Michael Anhorn, MA, Executive Director of the Canadian Mental Health Association – Vancouver Fraser branch.

Social Return on Investment in Affordable Housing

Tammy Bennett

Tammy Bennett is the Senior Manager for Corporate Planning at BC Housing. Tammy has more than 16 years of experience with outcomes, performance measures and program evaluation on housing and homelessness. Tammy has a Master's degree in Planning, from the University of British Columbia.

Session 3: Tuesday November 22 2:00-3:15 Emerging Research in Asset Management

Cost of Accessibility Features in Newly-Constructed Modest Houses

Elizabeth Tang

Elizabeth Tang is CMHC's Knowledge Transfer Consultant in BC. In her role as Knowledge Transfer Consultant, Elizabeth is focused on engaging with professionals in the housing industry, academics and provincial and municipal governments to ensure access to the latest and most relevant housing information from CMHC. Elizabeth has been with CMHC since 2006. Prior to working at CMHC, Elizabeth was Trade Commissioner, Department of Foreign Affairs and International Trade. She is a LEED Green Associate, and holds an MBA from University of British Columbia with a specialization in sustainability and business strategic management. CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and advice to Canadian governments, consumers and the housing industry.

Improving Zero Waste Programs in Low Income Housing

Andrew Martin

Andrew Martin is a Master's student at the School of Community and Regional Planning (SCARP) at UBC, with a focus on housing. He works as a Greenest City Scholar with the City of Vancouver, researching strategies to improve zero waste programs in low income housing in Vancouver. He also works as a Research Assistant with SCARP Director Dr. Penny Gurstein on topics including housing research needs in BC, and is organizing a delegation to present at the upcoming Habitat III conference in Quito. He is passionate about the power of innovative community-oriented housing models to make wider societal change.

(Un)Safe Spaces: ‘Building’ Safety for the Homeless LGBTQ Population

Josh Armstrong

Josh Armstrong is a graduate student at the University of Victoria pursuing his Master of Arts in Sociology. Broadly, he is interested in research and theory related to sexualities, gender (especially masculinities) and space. His current work is focussed on deviantized sexual minority groups’ use of online space as well as instances of homophobia in online space.

Session 4: Wednesday November 23, 12:45-2:00 Specific Populations & Demographic Responses

Supporting the Housing Needs of Indigenous Women discharged from the BC Women’s Hospital + Health Centre

Jenny Morgan

Jenny Morgan is Gitksan from BC. She is the Director for Indigenous Health at the BC Women’s Hospital + Health Centre. She completed her bachelor’s degree in social work from the University of British Columbia (2003), her Masters in Social Work from the University of Victoria (2014), and is currently enrolled in the doctorate of education (executive cohort) with a focus on organizational leadership with the University of Western Ontario. Her focus and commitment in this work is driven by leading in institutional accountability to providing Indigenous culturally safe practices in health.

Making Poverty: The Effects of On-Reserve Housing Programs in the 20th Century

Sylvia Olsen

Dr. Sylvia Olsen has lived for most of her life on Tsartlip First Nation and has worked in the field of on-reserve housing for more than 20 years. She has sat on several national and provincial indigenous housing committees and currently teaches on-reserve housing management on-line at Vancouver Island University. Dr. Olsen is a historian, an award winning author and a knitting enthusiast.

Friendly Landlord Network

Christina Grammenos

Christina Grammenos is the Community Engagement Coordinator of the Friendly Landlord Network, housed at Aunt Leah's Place. Aunt Leah's Place is a registered charity that, for more than 25 years, has been helping kids in foster care and teen moms achieve a better future by providing guidance, supported housing, job training and coaching in essential skills. Christina has been working on putting together partnerships among youth-serving organizations to build the network, developing the online platform, outreach to landlords to make the Friendly Landlord Network a success.

What do we see in the Media and what do we see in the Data? Demographic Responses to Housing Unaffordability in Metro Vancouver

Nathanael Lauster

Nathanael Lauster is the author of the new book *The Death and Life of the Single-Family House: Lessons from Vancouver on Building a Livable City* (Temple University Press). In addition to publishing numerous journal articles, he also co-edited *The End of Children? Changing Trends in Childbearing and Childhood* (UBC Press) and sits on the International Editorial Advisory Board of *Housing Studies*. He is an associate professor of Sociology at the University of British Columbia.

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