

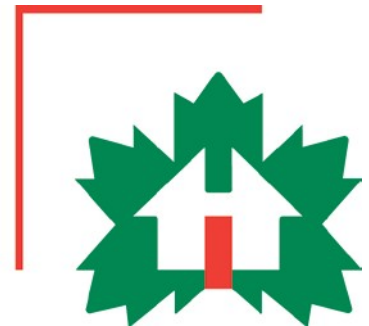


## ***INFORMAL HOUSING***

**Kevin Lee, CEO**  
**Canadian Home Builders' Association**

**Presentation to the**  
**International Housing Association**  
**Annual Meeting**

**Canadian**  
**Home Builders'**  
**Association**





# ***INFORMAL HOUSING: HOMELESSNESS PART 1***

**Canada does not have much informal housing, but it does have homelessness:**

- At least 200,000 Canadians experience homelessness in any given year (0.6% of Canada's 36M population)
- At least 150,000 Canadians a year use a homeless shelter at some point

Degrees of homelessness

- Of the 200,000 people who use homeless shelters in an average year, relatively few (4,000 to 8,000) are "chronically homeless"
- 6,000 to 22,000 are "episodic homeless" - people who move into and out of homeless shelters multiple times over several years
- The vast majority (176,000 to 188,000) are "transitional homeless" — individuals and families who enter the shelter system for a short stay of generally less than a month. For them, homelessness is usually a one-time event.
- Even though the first two groups make up less than 15 per cent of the homeless population, they account for more than half of the resources of the homelessness system



## ***INFORMAL HOUSING: HOMELESSNESS PART 2***

### **Homelessness Per Day:**

- At least 30,000 Canadians are homeless on any given night
- At least 50,000 Canadians are part of the "hidden homeless" on any given night — staying with friends or relatives on a temporary basis as they have nowhere else to go

Of the 30,000 homeless on any given night:

- 3,000 are unsheltered (on the street)
- 15,000 are staying in emergency shelters (full capacity)
- 7,500 are staying in violence-against-women shelters
- 4,500 are in hospitals, jails or other interim facilities

### **Demographics:**

- Single adult males (25 to 55) are almost half the homeless population (47.5%)
- Youth (16 to 24) are 20% of the homeless. An estimated 25% to 40% are gay, lesbian, bisexual, transsexual or transgender



# INFORMAL HOUSING: ABORIGINAL/FIRST NATIONS

## Population:

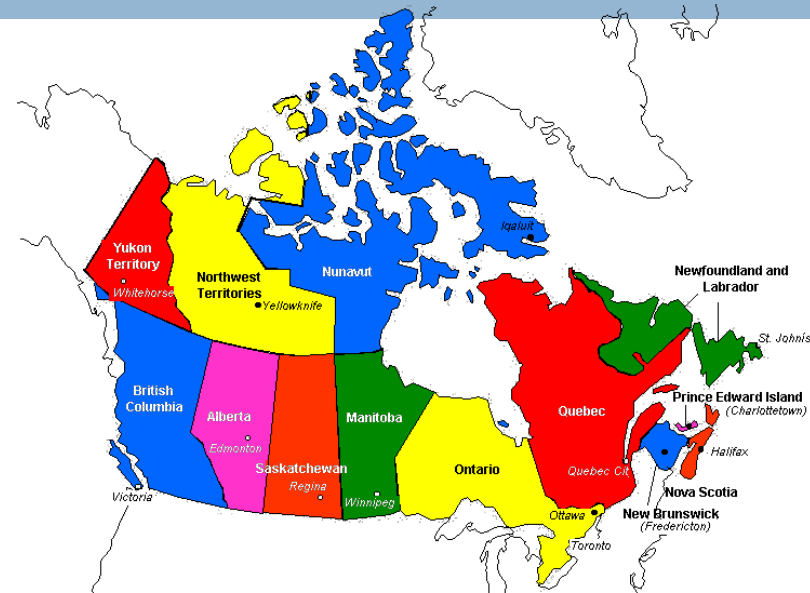
- 1.4 million people had an Aboriginal identity in 2011, representing 4.3% of the total Canadian population. The largest numbers of Aboriginal people lived in Ontario, Manitoba, Saskatchewan, Alberta and British Columbia. Aboriginal people made up the largest shares of the population of Nunavut and the Northwest Territories

## On Reserve Housing:

- As of March 2013 there were approximately 107,000 housing units for a population of 320,000-400,000 who live on reserve
- Poor conditions: overcrowding, mold contamination, lack of clean water, basic amenities
- 37% of households require major repairs

## Urban Aboriginal Housing:

- Nationally homeownership and rental rates are lower than rest of population
- Aboriginal people are over-represented among the homeless in almost every urban centre in Canada, with the over-representation growing dramatically the more one heads west and north





## INFORMAL HOUSING: SECONDARY DWELLINGS

**Secondary dwellings** (known as secondary accessory or garden suites, granny suites/flats, basement apartments, laneway, coach or carriage houses) are dwelling units that can be attached or detached from the main dwelling, but provide a separate living space. They are not serviced (water, electricity) separately and the land they are on is not divisible from the main dwelling

- With the increased cost in housing, and focus on increasing density, secondary dwellings are become more popular, especially in Canada's largest urban areas.
- Secondary suites are an important supply of rental housing.
- Rents are often lower than those for apartments in conventional rental buildings.
- Although the total number of units is unknown, in 2014 it was estimated that there were about 26,600 secondary units in Vancouver, forming about a fifth of the rental stock.

City Councils are struggling with zoning and regulatory requirements, as well as NIMBYism. The largest issue surrounding secondary dwellings are the number of unregulated or “hidden” units, that may be unsafe for occupants.





**Kevin Lee, CEO**  
**[kevin.lee@chba.ca](mailto:kevin.lee@chba.ca)**

**Canadian  
Home Builders'  
Association**

