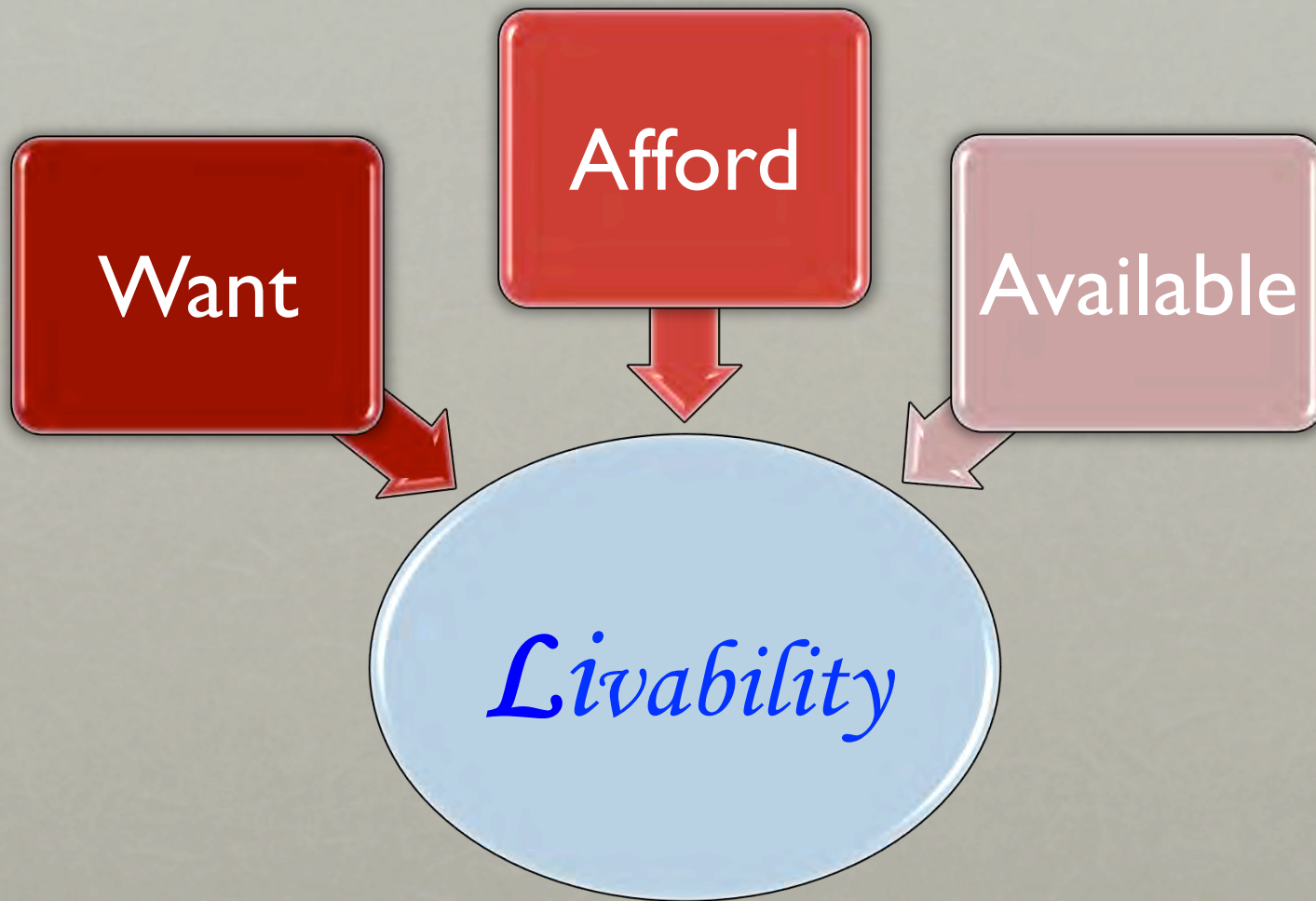


# *Livability in Vancouver*

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Vancouver, Canada

"Livability in Vancouver" Conference  
Organized by UBC Economics Students Association  
Hosted by UBC Learning Exchange (612 Main Street)  
Saturday, 25 January 2014



# Want

- Environment
- Multiculturalism
- People
- Schools





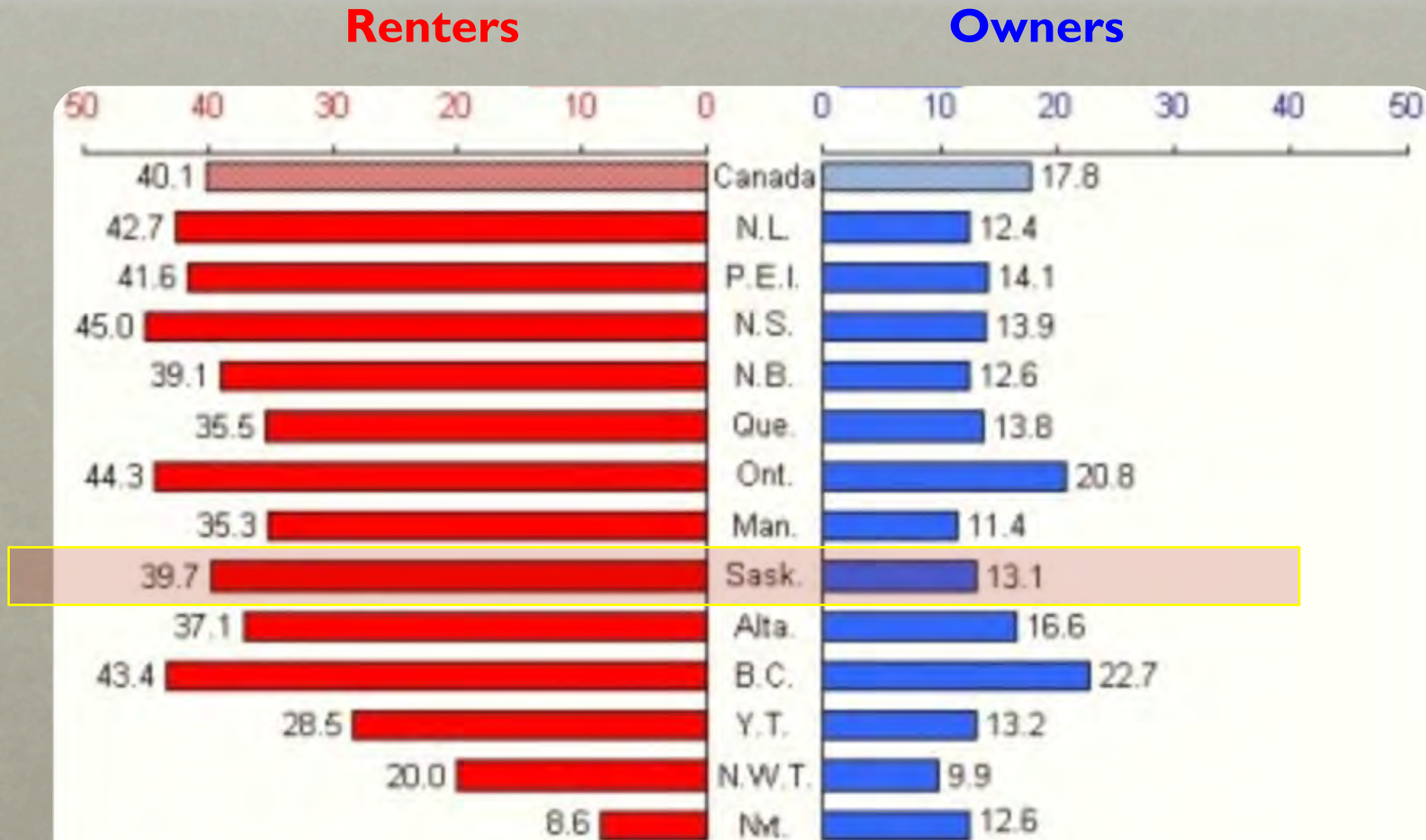
# Affordability

Share of Income spent on Shelter

higher than 30%

# Unaffordable Housing

Percentage of renters and owners spending 30% or more of Income on shelter costs.

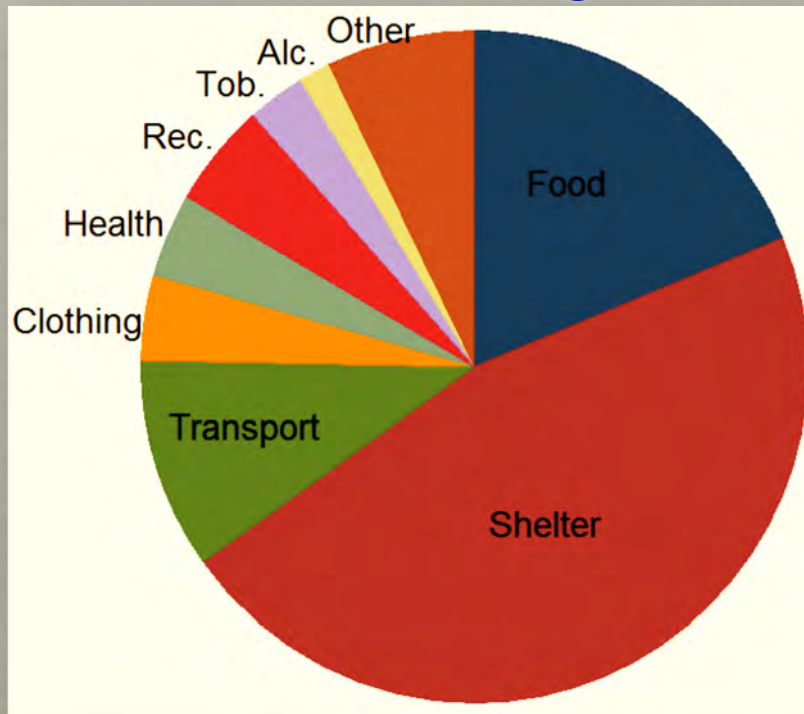


Source: Census 2006.

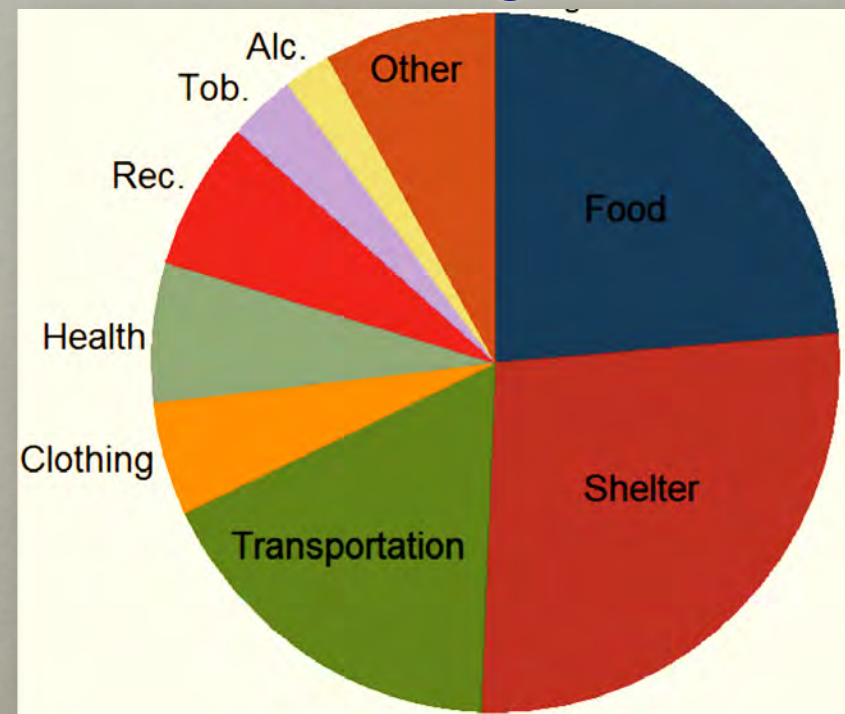
Source: Census 2006

# Budget Share of Low Income Households

## In Unaffordable Housing

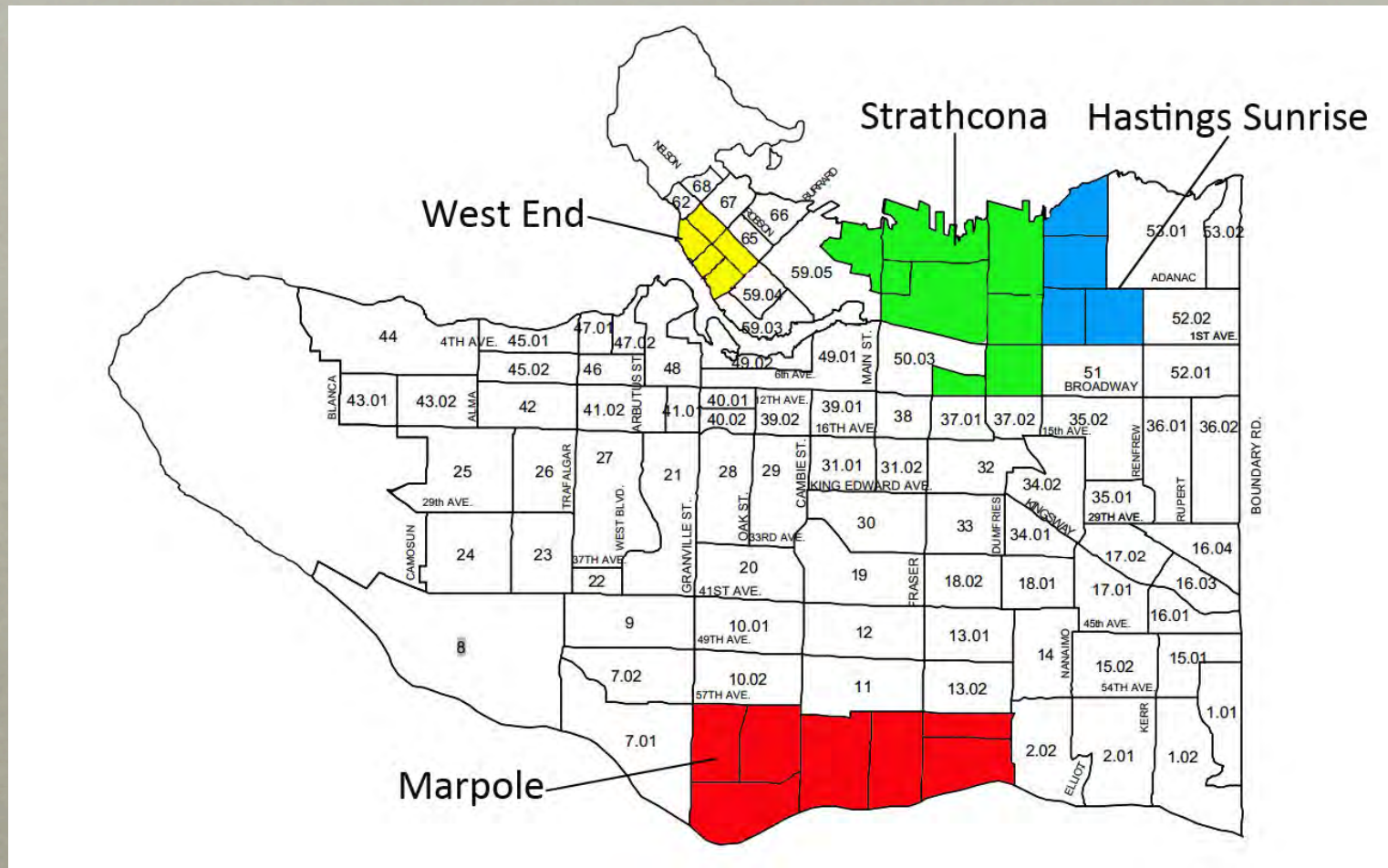


## In Affordable Housing



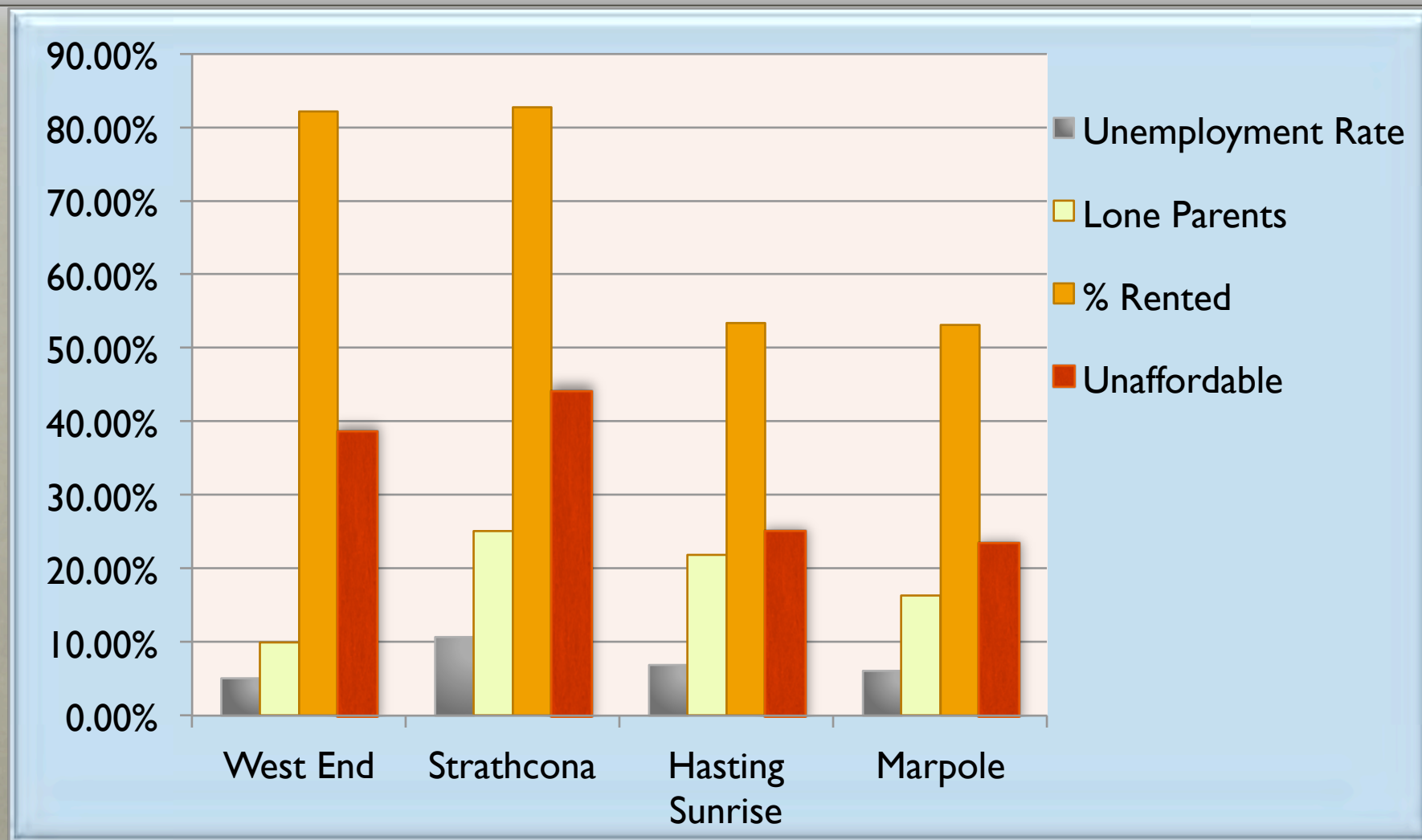


# Vancouver Census Tracts- 4 regions



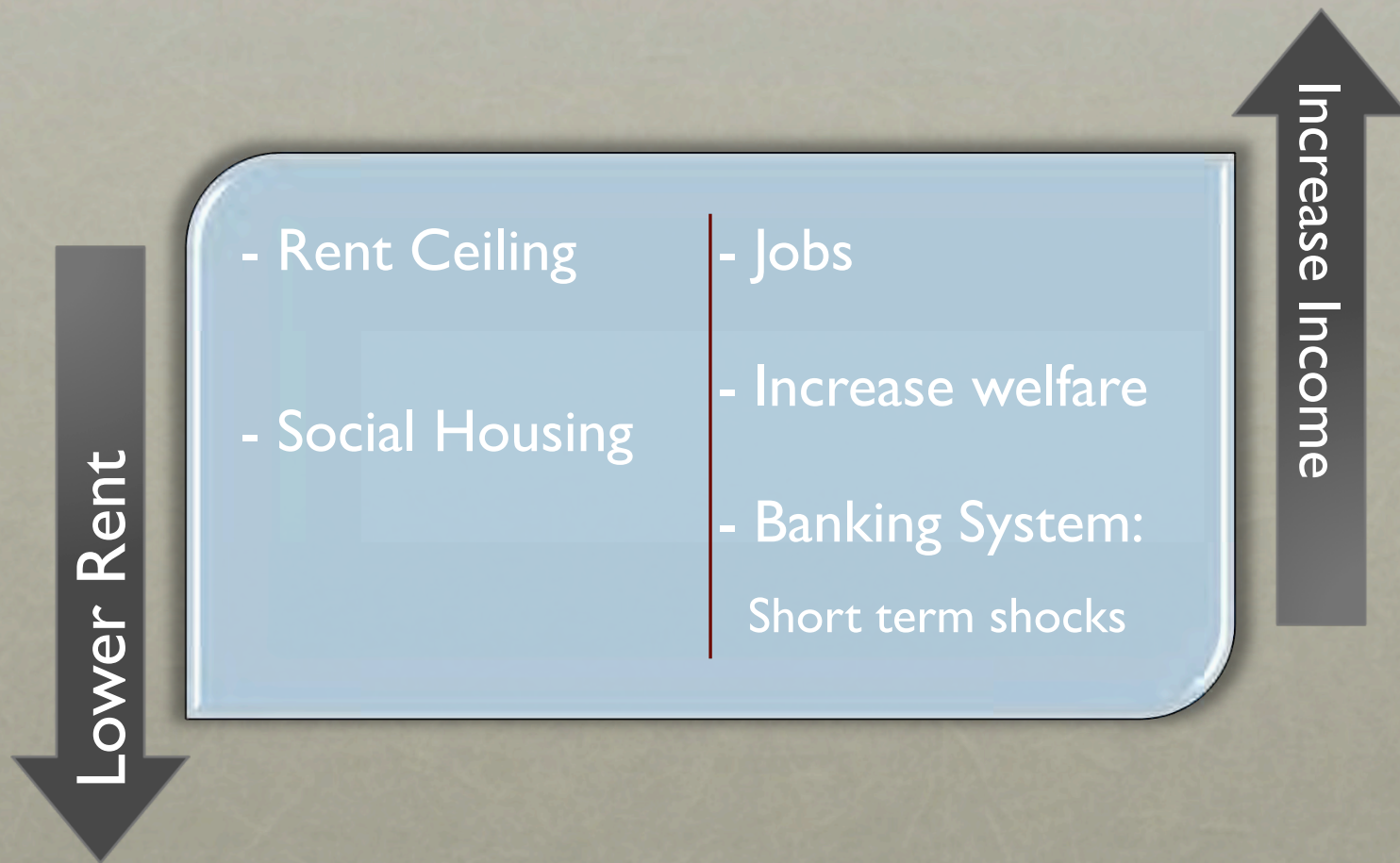
# Let's Get to Know Them

Socioeconomic characteristics of People in these 4 regions





# How Do We Make it Affordable



# A Housing Market with a Rent Control

**PRICE CEILING - a maximum legal price for the market.**

# DO RENT CONTROLS HELP THE HOMELESS?

## Shortage

When a price is regulated  
there will be a shortage

“Best way to destroy a city is through  
**Rent Control**” Economist Walter William.





# Price Control

Reduces supply hence availability

# Social Housing

## Works

Not too well

- Maintenance
- Conditions
- Segregation



# Short Term Financial Shocks

- Rich And The Middle Class – Rely On The Banking Sector
- Lower Income Households – Don't Have Access To The Same Financial Solutions.



# Major Banks Credit Options

	RBC Royal Bank	BMO Bank of Montreal	TD Canada Trust	VanCity Credit Union
<b>Line of Credit</b>	-Individually assessed -Eligibility amount based on <b>credit history</b> -Interest rate is based on credit history, ranging from Prime + <b>5%</b> to Prime+11%	- Individually assessed -Eligibility amount based on <b>credit history</b> -Interest rate is based on credit history, ranging from Prime <b>+3.2%</b> to Prime+11%	-Individually assessed -Eligibility amount based on <b>credit history</b> -Interest rate is based on credit history, ranging from Prime <b>+3.8%</b> to Prime +11%	-Individually assessed -Eligibility amount based on <b>credit history</b> -Interest rate is based on credit history, ranging from roughly Prime+ <b>3%</b> to Prime +11%
<b>Overdraft Protection</b>	Interest rate is 21%	Interest rate is 21%	Interest rate is 21%	Interest rate is 17.75%
<b>One year loan</b>	Individually assessed. Minimum: ~\$5000 and	Individually assessed. Minimum: \$5000.	Individually assessed. Minimum:\$5000.	Individually assessed. Minimum:\$5000. Under \$5000 subject to fees.

# Payday Loan Options

	Focus Cash Loans	Mr Payday	Money Tree	Loans for Canada	Uncle Payday	MyEasypay day	Mogo Inc.	Kabayan Lending	Cash Loans
<b>Online form time</b>	5 min	5 min		5 min	5 min	5 min	5 min	5 min	5 min
<b>Providing Documents</b>	Attach Online	Attach Online		Attach Online	Attach Online	Attach Online	Attach Online	Attach Online	
<b>Approval Time</b>	15 min	15 min		"guaranteed fast"	15 min	15 min		Within hours	30min
<b>Receiving Time</b>	30 min	30 min		30 min	30 min	30 min		24hrs	1 hr
<b>Minimum Age</b>	19	19	19	18	19			19	
<b>Minimum Income</b>	\$1000 biweekly	\$1000 biweekly			\$1000 biweekly	\$1000 biweekly	\$1000 biweekly		
<b>Bankruptcy</b>		Not in <1yr	Not in <1yr	Not in <1yr	Not Current	Not in <1yr		Not in <1yr	Not in <1yr
<b>Cost of \$100</b>	\$115/\$500 over 20 days- 400%	\$115/\$500 over 20 days	\$23/100 or \$18/100 if on time	23% of principal over 14 days	\$115/\$500 over 20 days	\$115/\$500 over 20 days	\$700 over 30 days – \$5.37/day	Determined upon application	\$115/\$500 over 20 days
<b>Repayment</b>	Debit - bank acct.	Debit- bank acct.	Discretion	Discretion	Debit-bank acct.	Debit-bank acct.	Debit - bank acct.	Post-dated check	Debit- bank acct.

Interest Rate (Annual)- A rough average (400%) varies according to the length of the loan period  
 Information gathered by my student Deyan Ivanov (2012)

# Major Payday Loan Drawbacks

- Extremely high interest rates - downward debt spiral
- Users are four times more likely to declare bankruptcy
- Over 70% of users have more than one such loan
- Very little regulation from the government



# The Solution

Bank for Short Term Loans:  
to address short term financial shocks

**A Rent Bank**

# Existing Rent Banks in BC

## Fraser Valley Rent Assistance Project (2010)

- 22 clients, average annual income \$17,300
- 9 single mothers

## Prince George Rent Bank (2009-2010)

- 59 clients, average annual income \$23,600

## Surrey Rent Bank (2010)

- 26 clients, incomes \$10,000-\$20,000 range
- 67 individuals total, 37 children

## Vancouver Rent Bank (2013)

- Frist report: In high Demand
- Nearly 120 households helped.
- **A rent bank in Vancouver can significantly reduce the cost of homelessness and the cost of rental eviction.**

# Increase Source of Income

- Employment: Assistance and Skill development
- Minimum Wage
- Welfare Amount
- Address other related issues- e.g. Child care for lone-parent families.



# Strategy to improve Livability

## Increase Income

