

BUILDING KNOWLEDGE



This study series documents the experiences of supportive housing sites that gained neighbourhood acceptance. The purpose of this research is to help future sites better address neighbourhood concerns at the initial stages of a project. Sharing lessons learned also helps identify strategies to improve relationships with neighbours of existing social housing sites.

This supplement series to the community acceptance case studies shows how the property values in the neighbourhoods surrounding the case study sites may have changed over the years, including a comparison to each city's average property value trends.

An overview of the property values findings from the case study sites is also available on our [website](#).

Community Acceptance Series: Overview of Property Values Supplementals

Since buying a home is likely the most significant investment made by an individual or family, homeowners may be concerned about potential negative impacts on property values in their neighbourhood. Community opposition to the creation of new social housing, and supportive housing in particular, is often based on the fear that the introduction of social housing into a neighbourhood is going to lead to increased crime and devalued properties (Province of British Columbia, 2000; Goetz, Lam, & Heitlinger, 1996). Many studies over the years illustrate that stereotypes about the impact of social housing are often unfounded and that appropriately designed and integrated social housing in a neighbourhood can actually increase residential property values (Albright, Derickson, & Massey, 2013; Ellen et al., 2007; Nguyen, 2005; Galster, Tatian, & Pettit, 2003; Goetz, Lam, & Heitlinger, 1996).

Analysis was conducted on these five housing developments located in different communities across the province. None of the sites saw a significant decline in property values in the two years post-opening in the immediate areas or neighbourhoods surrounding the case study sites, as feared by some neighbours.



Data and Methodology

Data Source

Tables provided by Landcor Data Corporation include data on the median assessed value of properties, such as residential, commercial, and other land use properties. The assessed value was assigned by BC Assessment. Properties were classified using BC Assessment property classification. The dataset provides Median Assessed Property Values (MAPVs) for the period of 2000-2018. MAPVs for various types of properties were provided in concentric zones around the case study supportive housing sites. Zones were defined as 100-metre concentric zones (circles) around a site:

- › 0-100 m around site
- › 101-200 m around site
- › 201-300 m around site
- › 301-400 m around site
- › 401-500 m around site
- › 0-500 m around site

For purposes of this study, only “Residential” class was used, thus excluding five following classes: “Civic, Institutional, Recreational”; “Commercial”; “Farm”; “Industrial Classification”; and “Transportation, Communication, Utility, Improvements.” Throughout the rest of this report, property values are defined as Median Assessed Residential Property Values (MARPVs).

Methodology

- › To compare differences in changing MARPV for areas with and without supportive housing, the immediate area around the site (defined as the 200 m concentric circle around the case study site: includes averaged values from 0-100 m and 101-200 m areas) and the neighbourhood (defined as the 500 m concentric circle around the case study site) are compared to the each city’s MARPV over the reporting periods.
- › To measure short-term changes in MARPV from the construction of supportive housing, comparisons between MARPV at the year of site opening and two years after the site opening are made, and values are compared to respective city change in MARPV over the same period.
- › To measure longer-term trends and effects of supportive housing on the surrounding area, comparisons of changing MARPV are made between site opening and MARPV up to 2017.

Data Limitations

- The data presented in this report are based on the assessed, not market (sale/buy) value.
- The data are not adjusted to account for differences in floor area between household units, thus larger homes can affect median value. For example, if a re-zoned single-family home, which was originally valued at \$1 million, is redeveloped into a 10-unit residential property, with each unit valued at \$300,000, this will bring the MARPV in the area down, even though the land became more valuable and use was intensified, because there are more units at a lower MARPV.
- Large-scale trends can affect an area’s property value beyond the presence of social housing. Significant growth of housing prices in urban centres can be explained by fundamental economic factors, speculation and limited supply (CMHC, 2017). These factors can affect property prices in a neighbourhood far beyond potential impact of social housing on nearby property values (Nguyen, 2005).
- Since the analysis is based on aggregate data for thousands of properties near each case study site, shorter-term and/or smaller trends may be obscured by the volume of data.
- For many of the properties analyzed, the timelines overlapped with the 2008 financial crisis. This explains the reduction and/or stagnation in MARPV in the years 2009-2010.
- Note that there was no available breakdown for each of the property categories, thus all types of residential properties were aggregated into zones for analysis.

Acronyms:

MAPV – Median Assessed Property Value

MARPV(s) – Median Assessed Residential Property Value(s)

Summary

This report looked at the following supportive housing developments:

CASE STUDY	OPERATED BY	LOCATION	# OF UNITS
5616 Fraser Street	Raincity Housing and Supports Society	Vancouver	30
Camas Gardens	Pacifica Housing	Victoria	44
Christine Lamb Residence	SARA for Women	Abbotsford	41
Cardington Apartments	John Howard Society of the Central and South Okanagan	Kelowna	30
Timber Grove	Coast Mental Health	Surrey	52

2 Years Pre-Opening

- › MARPVs in areas where the supportive housing case study sites were going to be built grew at a slower pace than the city average in one case, and mirrored city-wide trends in the other four cases.

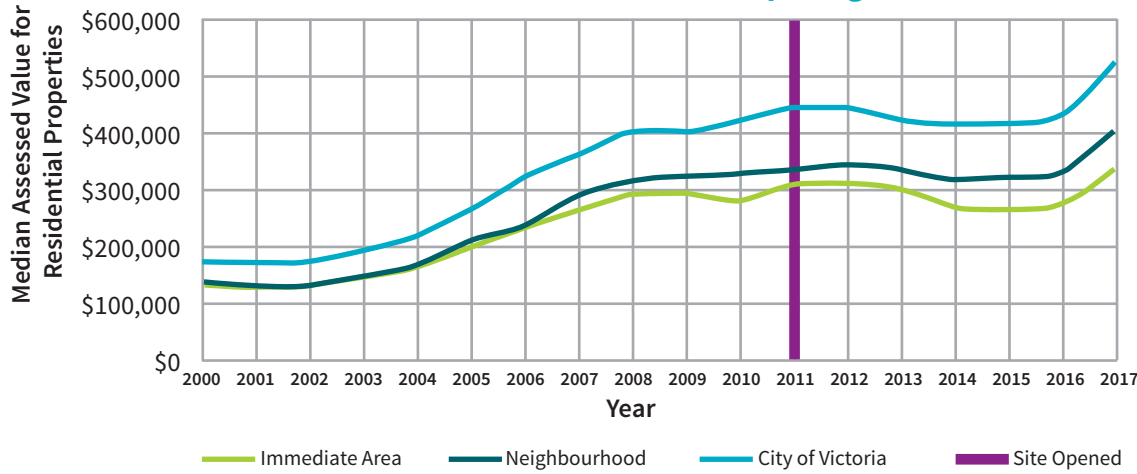
2 Years Post-Opening

- › MARPVs in areas where the supportive housing case study sites were built rose faster than the city average in one case, mirrored city-wide trends in three cases, and grew at a slower pace than the city average in one case (decreased slightly).

CASE STUDY	SHORT-TERM TREND IN MARPV IN AREA AROUND SITE (2 YEARS PRE-OPENING)	SHORT-TERM TREND IN MARPV IN AREA AROUND SITE (2 YEARS POST-OPENING)
5616 Fraser Street	Mirrored city trends	Mirrored city trends
Camas Gardens	Mirrored city trends	Mirrored city trends
Christine Lamb Residence	Grew more slowly than city average (decreased slightly)	Mirrored city trends
Cardington Apartments	Mirrored city trends	Grew faster than city average
Timber Grove	Mirrored city trends	Grew more slowly than city average (decreased slightly)

Camas Gardens, Victoria

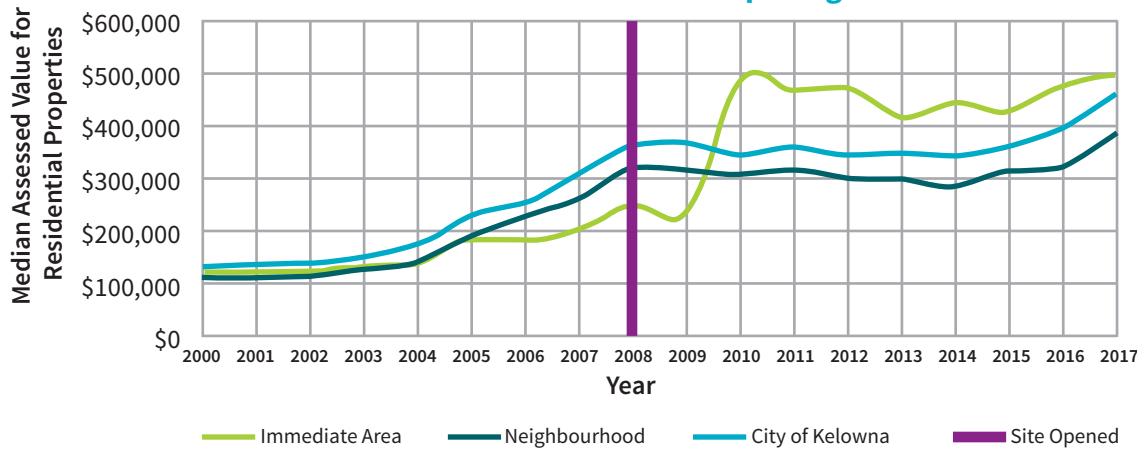
Residential Property Values Near Camas Gardens Before and After Site Opening



Source: Landcor, 2018. Median Assessed Property Values.

Cardington Apartments, Kelowna

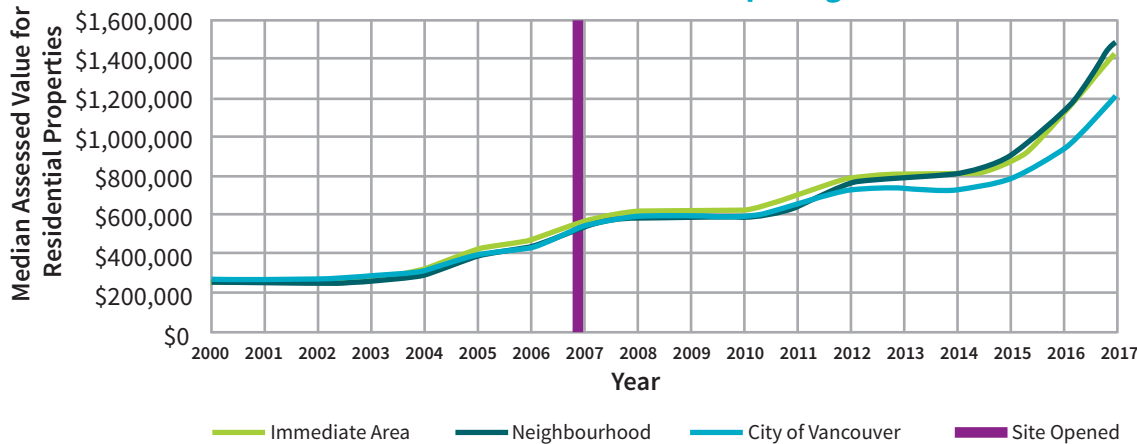
Residential Property Values Near Cardington Apartments Before and After Site Opening



Source: Landcor, 2018. Median Assessed Property Values.

5616 Fraser Street, Vancouver

Residential Property Values Near 5616 Fraser St. Before and After Site Opening

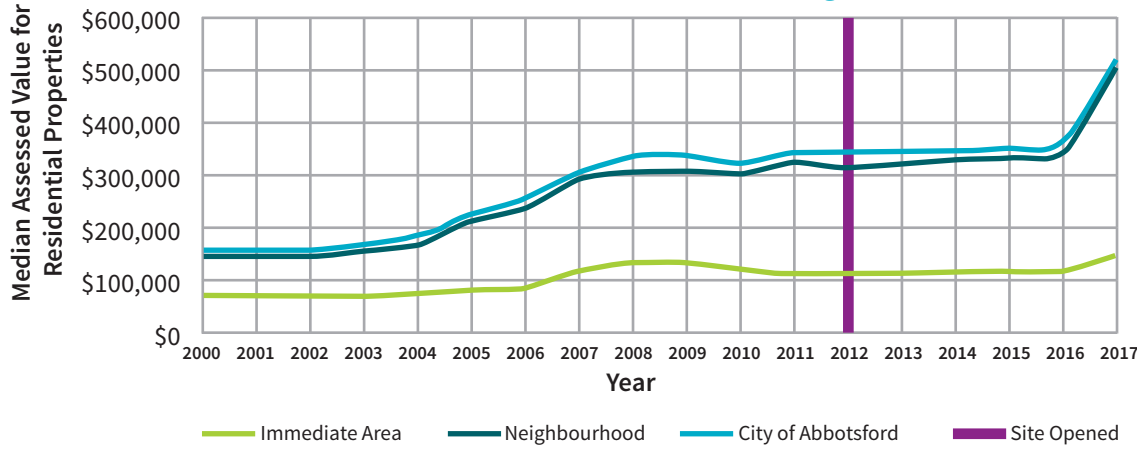


Source: Landcor, 2018. Median Assessed Property Values.



Christine Lamb Residence, Abbotsford

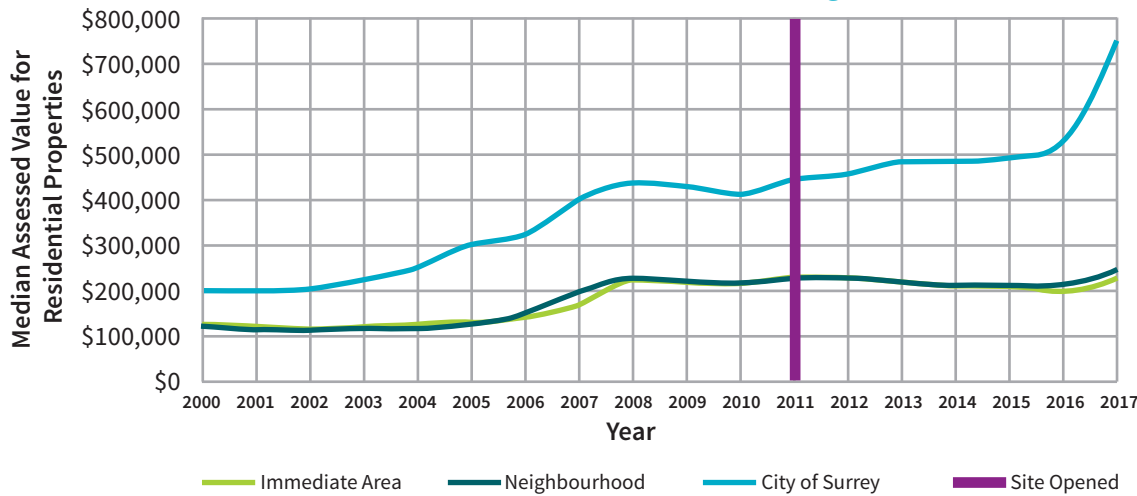
Residential Property Values Near Christine Lamb Residence Before and After Site Opening



Source: Landcor, 2018. Median Assessed Property Values.

Timber Grove, Surrey

Residential Property Values Near Timber Grove Before and After Site Opening



Source: Landcor, 2018. Median Assessed Property Values.



Camas Gardens in Victoria
(Pacifica Housing)



Christine Lamb Residence in Abbotsford (SARA for Women, formerly Women's Resource Society of the Fraser Valley)



Cardington Apartments in Kelowna
(John Howard Society of the Central and South Okanagan)



Timber Grove in Surrey
(Coast Mental Health)



5616 Fraser Street in Vancouver
(RainCity Housing)

More Information:

Visit BC Housing's Research Centre at www.bchousing.org to find the latest workshops, research and publications on the key challenges and successes in building and operating affordable, sustainable housing.

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Work Cited

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