

BUILDING KNOWLEDGE



Full reports

The Social and Economic Value of Scattered-Site Supportive Housing in B.C.

The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.

The Social and Economic Value of Affordable Housing Development Supported through the BC Housing Community Partnership Initiative

Social Return on Investment (SROI) Series Overview of The Social and Economic Value of Supportive and Affordable Housing in B.C.

BC Housing commissioned three studies to examine the social and economic value created by affordable and supportive housing. All three studies follow the internationally standardized Social Return on Investment (SROI) methodology.

SROI analysis combines quantitative, qualitative, and participatory research techniques to determine the value of outcomes from different stakeholder perspectives. The result is a ratio that compares the total amount invested in a social initiative to the financial value of social and economic outcomes that are achieved, showing – in monetary terms – the financial benefit of social investments.

Findings from all three studies show that a range of significant social and economic value is created through investment in affordable and supportive housing. The studies took a conservative approach in determining the value created: the actual value created by the programs is likely higher than the research findings. Outcomes in the SROI analysis were identified and valued for the following stakeholders:

Stakeholder	Key Outcomes
Affordable/Supportive Housing Residents	 Housing stability, increased disposable income, decreased utility costs, increases in personal wellbeing, healthier living conditions, ability to engage in employment, reduced substance use, increased safety, and social connections.
Local community and neighbourhood	 Employment generated during construction ¹ , increased local spending, and less homelessness.
Landlords ²	 Positive and stable tenancies, decreased loss of income, and less time spent due to rent arrears, repairs or evictions.
Government	 Increased revenue from local permits and taxes ¹ and cost reallocations due to decreased use of services such as emergency health, hospitals, criminal justice, child welfare, and other social services such as homeless shelters and basic needs supports.

¹ Applies only to affordable housing development supported through CPI.

² Applies only to scattered-site supportive housing.



SROI of Affordable Housing Construction

The Social and Economic Value of Affordable Housing Development Supported Through the BC Housing Community Partnership Initiative: A Social Return on Investment Analysis (2016)

This study explores the social return on investment (SROI) of constructing affordable housing in B.C. Four affordable housing developments receiving investment from BC Housing were examined as case studies.

BC Housing partners with non-profit societies, government agencies and community organizations through the Community Partnership Initiative (CPI) to facilitate the development of affordable housing in communities across British Columbia. The CPI arranges mortgage financing to create self-sustaining affordable housing that does not require ongoing operating subsidies. BC Housing’s capacity to arrange financing with favourable terms is the cornerstone of the program.

Affordable housing developed through CPI is intended for people who have low and moderate incomes. Rents may be structured as rent geared to income, fixed rent and /or up to affordable market rent.

The four affordable rental housing projects that were examined as case studies in this SROI study were:

Case Study	Operated By	Location	# of Units
Dahli Place	Greater Victoria Housing Society	Victoria	68
Pembroke Mews	Greater Victoria Housing Society	Victoria	25
Qualicum Park Village	Qualicum Parksville Kiwanis Housing Society	Qualicum Beach	34
Ellendale	Elizabeth Fry Society of Greater Vancouver	Surrey	22

RESULTS:

For every dollar invested in affordable rental housing through CPI, between two to three dollars in social and economic value is created.





SROI of Supportive Housing Operations

The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.: A Social Return on Investment Analysis (2018)

This study explores the social return on investment (SROI) of operating dedicated-site supportive housing in B.C. Five dedicated-site supportive housing programs receiving investment from BC Housing were examined as case studies.

To support individuals experiencing — or at risk of experiencing — homelessness in transitioning from the streets, shelters, or inadequate housing to long-term housing stability in the community, BC Housing invests in community-based non-profits to operate supportive housing buildings across the province (dedicated-site supportive housing).

Dedicated-site supportive housing: where a building exclusively offers supportive housing units, with supports directly available on-site as well as through outreach workers and connections to off-site services.

Each case study considered the total 2016-2017 operational budget for the supportive housing building. For some programs, operational costs are covered entirely by BC Housing and rents paid by the residents, while others include additional funding from other agencies.

The five dedicated-site supportive housing projects that were examined as case studies in this SROI study were:

Case Study	Operated By	Location	# of Units
The Budzey Building	RainCity Housing	Vancouver	147
Cardington Apartments	John Howard Society of Central & South Okanagan	Kelowna	30
The Kettle on Burrard	Kettle Friendship Society	Vancouver	140
Queens Manor	Victoria Cool Aid Society	Victoria	36
Wesley Street	CMHA Mid Island Branch	Nanaimo	36

RESULTS:

For every dollar invested in dedicated-site supportive housing, approximately four to five dollars in social and economic value is created.





The Social and Economic Value of Scattered-Site Supportive Housing in B.C.: A Social Return on Investment Analysis (2018)

This study explores the social return on investment (SROI) of operating scattered-site supportive housing in B.C. Five scattered-site supportive housing programs receiving investment from BC Housing were examined as case studies.

To support individuals experiencing — or at risk of experiencing — homelessness in transitioning from the streets, inadequate or emergency housing to long-term housing stability in the community, BC Housing invests in community-based non-profits to provide programming and rent supplements through the Homeless Outreach and Homeless Prevention Programs (HOP and HPP respectively).

Scattered-site supportive housing: residents are supported in securing market rentals scattered throughout the community (usually with a rent supplement) and supports are provided by an outreach worker to residents where they live or through supported connections to other services.

Each case study considered the total 2016-2017 scattered-site program budget, including rent supplements, staffing, administration and landlord liaison, and rents paid by residents (usually shelter component of BC income assistance). For some programs, operational costs are covered entirely by BC Housing HPP/HOP investment, while others receive funding from BC Housing and other agencies.

The five scattered-site supportive housing projects that were examined as case studies in this SROI study were:

Case Study Housing Provider	Location	# of Residents Supported in One Year
CMHA Kelowna	Kelowna	54
CMHA Mid-island Branch	Nanaimo	30
Lookout Housing & Health Society	Surrey	75
MPA Society	Vancouver	160
Pacifica Housing	Victoria	286

RESULTS:

For every dollar invested in scattered-site supportive housing, approximately three to five dollars in social and economic value is created.



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