Finding a place in Vancouver: Immigrants in (and out) of the housing market

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Finding a place in Vancouver

- Basis for this presentation
- 2006 CMHC/HHB study of immigration and Vancouver (2001 census and LSIC)
- 2005 HHB/CMHC study of immigration and homelessness in Vancouver (primary data collection)
1. Immigrants and the housing market of Vancouver

- The Vancouver context
  - Highest real estate prices in Canada
  - Second highest rent levels

- Housing market
  - Nearly all housing is in the private market
  - Amount of state-provided housing is tiny
  - No rent controls
  - New construction: single-family, detached houses and condominiums … static supply of rental units
Table 1.1: Importance of Immigration, Canada and Three Metropolitan Areas

<table>
<thead>
<tr>
<th>Immigrant population (%)</th>
<th>2001</th>
<th>1996</th>
<th>1991</th>
</tr>
</thead>
<tbody>
<tr>
<td>CANADA</td>
<td>18.4</td>
<td>17.4</td>
<td>16.1</td>
</tr>
<tr>
<td>Montréal</td>
<td>18.4</td>
<td>17.8</td>
<td>16.4</td>
</tr>
<tr>
<td>Toronto</td>
<td>43.7</td>
<td>41.9</td>
<td>38.0</td>
</tr>
<tr>
<td>Vancouver</td>
<td>37.5</td>
<td>34.9</td>
<td>30.1</td>
</tr>
</tbody>
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