



**BC Non-Profit
Housing Association**

RESEARCH STRATEGY

2008 – 2013

Table of Contents

Introduction.....	2
1 The BCNPHA Research Strategy	3
1.1 Purposes & Objectives	
2 The BCNPHA Research Department	4
2.1 Research Department Background	
2.2 BCNPHA Organizational Context	
2.3 Research Philosophy	
2.4 Research Achievements	
3 Research Priority Areas	7
3.1 Housing & Conceptual Change	
3.2 Growing Sectoral Capacity	
3.3 Strategies for New & Redevelopment	
3.4 Green & Sustainable Housing	
3.5 Impacts of Affordable Housing	
3.6 Housing & Health	
3.7 Housing & Human Rights	
4 Research Processes & Protocols	12
4.1 Ethical Guidelines	
4.2 Research Activity Protocol & Structure	
4.3 Research Staffing: Roles & Protocols	
5 Research Partners & Funding	16
Potential & Existing Research Partners	
Research Partner Protocols	
Potential & Existing Research Funding	
6. Research Strategy Matrix.....	18
Appendix A: Past Achievements & Currently Funded Projects	i
Appendix B: Research Committee Terms of Reference.....	ii
Appendix C: Research Committee Members.....	iv

Introduction

The purpose of the British Columbia Non-Profit Housing Association (BCNPHA) Research Strategy is to proactively outline and develop a research framework that both supports and advances the work of BC's non-profit housing sector. As the demand for affordable and social housing rises and the availability of resources diminishes, the BCNPHA recognizes that quality research and information is increasingly necessary to effectively maintain, develop, and advocate for sustainable non-profit housing stock. Through mutually-beneficial partnerships, generative dialogue, and collaborative projects, our goal is strategically position the BCNPHA as a leader in non-profit housing research.

In keeping with what we know to be key emerging issues in the field of non-profit housing in BC, as well as in areas we need to further understand, the BCNPHA Research Strategy is designed around 7 priority areas: 1) Housing & Conceptual Change; 2) Growing Sectoral Capacity; 3) Strategies for New and Re-Development; 4) Green Housing & Sustainability; 5) Impacts of Affordable Housing; 6) Housing & Health; and 7) Housing & Human Rights. In each of these areas, we will aim to conduct research that serves the BCNPHA mandate of service, education, and advocacy.

To maximize the impact of our Research Strategy, the BNCHPA will develop strategic partnerships with community-based organizations, non-profit service providers, municipal, provincial and federal governments, and academic research institutions. We will seek out collaborators across a range of health and social service sectors that are in line with our research priority areas, including those in community planning, geography, environmental sciences, health, and human rights.

The results of this Strategy are primarily intended to serve the work of the BCNPHA and its membership. The BCNPHA recognizes the need to integrate housing research more fully into the operations of non-profit housing organizations in order to maintain and grow the sector amidst a changing environment. Member-friendly communication strategies will be built into the plans of each project to ensure that our research is transformed into action, and the research department will serve as a clearinghouse for relevant research information. Careful considerations of where and how to invest research funding and human resources will be directed by the framework outlined in this strategy, so that the BCNPHA can respond to emerging issues. Ultimately, the BCNPHA is seeking to position itself as a centre of BC-specific housing research excellence.

1. The BCNPHA Research Strategy

1.1 Purposes, Objectives & Goals

The purposes of this document are to:

1. Contextualize the BCNPHA Research Department and Strategy within the organizational mission vision.
2. Define the BCNPHA research philosophy and values.
3. Outline a framework of current and future Research Priorities Areas.
4. Delineate research activity protocols, including the roles of the Research Director, research partners, consultants, and students.
5. Identify current and potential research partners, projects, and funding opportunities.
6. Outline guidelines for conducting ethical research practices.

The objectives of the Research Strategy are to:

1. Support and advance the work of the BCNPHA, specifically in terms of its mandate of service, education, and advocacy for members.
2. Collect baseline data from which to evaluate existing and future BCNPHA programs and projects.
3. Promote a collaborative and multidisciplinary approach to affordable housing research and development.
4. Gather, review, collate, and develop a database of existing research on housing that is useful to BCNPHA members.
5. Develop specific strategies for knowledge translation to ensure that research findings and innovations are meaningful to communities and non-profit housing providers.
6. Position the BCNPHA as a leader in the field of housing research in BC and Canada.

The goal of the Research Strategy is to create a knowledge-base that allows the BCNPHA and its members to:

1. Create a province-wide vision for affordable housing from a non-profit housing perspective.
2. Demonstrate the value of the non-profit housing sector.
3. Maintain, sustain, and grow the stock of the non-profit housing sector.
4. Improve the financial sustainability of the non-profit housing sector.
5. Build the leadership and managerial capacity of the non-profit housing sector.
6. Facilitate the creation of 'green' housing in the non-profit housing sector.
7. Ensure that housing is available as an essential human right.

The BCNPHA Research Department

2.1 Research Department Background

The BCNPHA Research Department was established in June 2005 to provide research support to members by: referring research and publications, editing and preparing internal research documents, preparing grant applications, proposals and outlines, and researching issues relevant to members.

At the March 2006 board meeting, the BCNPHA Board of Directors appointed a Research Advisory Task Force to support the Research Department in assessing the effectiveness of current and proposed social housing programs in BC. Recommendations from the Task Force at the January 2007 board meeting included a recommendation to evolve from a temporary Research Advisory Task Force under the Board to an ongoing Research Committee under the direction of the Executive Director.

The objectives of the Research Committee have shifted away from the single topic focus of the Task Force and moved more towards an overarching responsibility of providing input and direction on the research areas relevant to the BCNPHA membership (see section Research Priority Areas in Section 3 below).

2.2 BCNPHA Organizational Context

The BCNPHA is guided by a Board of Directors that represents non-profit housing providers across the province, as mandated by the following mission and vision.

Mission

The work of the Association is to lead and support its members who are non profit housing providers through services, educational opportunities, and advocacy.

Vision

1. All households in B.C. have access to safe, secure, and affordable housing.
2. All non profit housing providers who are members of the Association consistently achieve excellence as defined by best practices.
3. All non profit housing providers who are members of the Association provide safe, secure, and affordable housing to their tenants.
4. The public, private, and non profit sectors work respectfully together towards developing and maintaining safe, secure, and affordable housing.

The BCNPHA membership includes over 500 non-profit housing and service providers. These members provide affordable housing to some of the most vulnerable populations across BC, including low-income families, people of Aboriginal descent, women and children fleeing violent relationships, people with mental health and addictions issues, people with developmental disabilities, and senior citizens.

The Research Department is one of 4 key areas within the BCNPHA, including Member Services Department, the Education and Communication Department, and the Society for Affordable Housing Education, Awareness, and Development (AHEAD), which is the charitable arm of the BCNPHA.

The Research Department works closely with each of the other areas of the organization to support their work and to utilize their extensive knowledge of the BC non-profit housing sector in the development of research initiatives. The Department is particularly affiliated with AHEAD, whose mission is to provide education and training to non-profit housing providers, community organizations, low income tenants and applicants, and the general public to increase awareness and understanding of homelessness and housing alternatives, facilitate innovation, and promote standards of excellence. By closing aligning our strategies and project initiatives, the Research Department and AHEAD are further able to support the work of the Member Services and Education and Communication departments, and thereby improve services, and education, and advocacy for the BCNPHA membership.

2.3 Research Philosophy

BCNPHA has been a long-time supporter of providing information on non-profit housing research to its membership. In particular, the Research Department is dedicated to engaging in research processes **with** and **for** the BCNPHA members, in order to create information that is meaningful and relevant to their work.

Community-based research (CBR) principles drive this Research Strategy. As the title depicts, CBR focuses on the needs of specific communities in the knowledge generation process. CBR privileges local knowledge in social contexts, facilitates participatory processes, and has explicit action-outcome agendas. In CBR, communities are widely defined by geographic regions, common issues, and/or specific sub-populations.

Community-based researchers work with community members to identify areas of research interest and need, collect data and contextualize it with local social, economic, and political knowledge, and develop communication strategies. Additionally, the explicit purpose of conducting the research is to gather quantitative and qualitative

information that serves the purpose of the sector and to initiate action outcomes. Certainly, each project and each community will have different needs and capacities for engaging in research projects. CBR principles account for such diversity through a commitment to emerging research plans and collaborative research relationships. As such, the BCNPHA Research Department recognizes the need to be sensitive and responsive to the changing demands and circumstances faced by their members and adapt the research plan accordingly. The development of inter-sectoral research partnerships is critical here to help bolster local capacity and outcome potentials.

2.4 Achievements

Since its inception in 2005, the BCNPHA research department has already experienced research achievements. Appendix A outlines research projects that we have successfully completed and those for which we have currently secured funding to conduct.

3. RESEARCH PRIORITY AREAS

The work of the Research Department from 2008 through 2013 will be guided by 7 Priority Research Areas, as outlined below. The research conducted in each of these Priority Areas will serve to:

- 1) Advance the mandate of BCNPHA, namely service, education, and advocacy to its members;
- 2) Evaluate existing BCNPHA projects and programs to establish best practices;
- 3) Act as a clearinghouse for relevant housing research; and
- 4) Strategically pursue a research agenda that positions the BCNPHA as a leader in the field of housing research in BC and Canada.

The Research Priority Areas focus on emerging issues for the non-profit sector, each of which require the collation of existing research and the creation of innovative and BC-specific research. In each of these areas the Research Department will seek strategic collaborations to most effectively conduct research and translate findings in ways that are meaningful and relevant to BCNPHA members. Finally, it is essential to point out that each of these Priority Research Areas overlaps and informs the other. None of these issues stand alone nor is any one prioritized over others; rather, together they paint an integral picture of the landscape of non-profit housing provision and research.

3.1 Housing & Conceptual Change

The current context for non-profit housing provision is in flux. In the current political and economic climate, fewer government resources are available to sustain existing non-profit housing stock. Additionally, as the cost of housing escalates in BC and as the rates of poverty and inequity rise, the provision of non-profit housing that is affordable, community-based, and sustainable is increasingly essential.

Conceptual change means re-envisioning the ways in which we think about non-profit and affordable housing, from conception through development, financing, and sustainability. By challenging and updating the theories and templates that frame non-profit provision, the sector can strategically respond to this ever-changing environment.

Examples of research questions that will guide this priority area include:

- How should the continuum of affordable housing be defined, particularly in a BC-context?
- What new forms of partnerships and funding structures can be developed to support non-profit development and sustainability across private and public partnerships?
- How can the sector proactively protect and enrich their financial capacities?

- In what ways can non-profit housing boards create innovative coalitions and change management plans to sustain their local energy and enthusiasm?
- What role might tenant participation play in the development of the sector?

3.2 Growing Sectoral Capacity

The Boards and staff of the BNCPPHA membership are the heart and soul of the non-profit sector. They work at a community level to provide affordable housing, often against overwhelming odds and competing political agendas. The capacity of the Boards and staff to maintain and develop their housing units is essential to sector sustainability.

The BCNPPHA has actively developed programs to support non-profit housing providers through current and future management challenges. This has included the creation of AHEAD, which has developed educational programs that have been implemented by BNCPPHA in the areas of inter-sectoral partnerships, attracting and maintaining volunteers more effectively, increasing the scope and professionalism of fundraising, and developing a proactive approach to strategic planning. Evaluating these projects and conducting action-oriented research in other areas of need will support the managerial growth and capacity of the sector.

Examples of research questions that will guide this priority area include:

- In what ways can the impact of AHEAD's projects be measured, evaluated, and enhanced?
- How can best practices in succession planning and human resource development support the sustainability of non-profit Boards?
- What role does leadership play in growing and sustaining the sector and how can it be cultivated?
- How can the financial capacity of non-profit providers be supported through strategic partnerships, financial planning and investment?

3.3 Strategies for New & Redevelopment

In the next 30 years, over 85% of BC non-profit housing providers will face the expiration of their operating agreements with provincial and federal governments. Non-profit housing providers must begin financial and policy discussion immediately in order to remain viable after their agreements expire. Additionally, as the cost of housing rises and the number of people living in poverty escalates, the sector cannot afford to lose any of its providers and must consider innovative and resource-efficient strategies for meeting the rising demand.

BCNPHA is currently taking an inventory and conducting an asset analysis of the non-profit housing stock throughout the province. This inventory project will help to analyze the expiry dates of operating agreements, land titles, existing assets, tenant groups, and other variables. This information will enable BCNPHA to create baseline data from which to evaluate the sustainability of the sector and this research strategy, identify potential crises situations, and create a template for strategic planning and redevelopment to support members in need post-operating agreement.

Examples of research questions that will guide this priority area and the inventory project include:

- How can non-profit boards and tenants be supported in planning strategically for the future of existing and new non-profit housing stock?
- What challenges are there for new and redevelopment?
- How can the existing stock be leveraged to achieve new development?
- What types of innovative densification strategies can be used to maximum limited resources?

3.4 Green & Sustainable Housing

The reality of climate change and the necessity of environmentally friendly housing practises can no longer be denied. Increasingly, Green practices are being espoused in housing developments and retrofits in order to reduce energy consumption and improve the sustainability of housing practices.

However, participating in the Green movement is an expensive endeavour for non-profit housing providers with limited resources. Oftentimes, the decisions around environmentally friendly building and energy options are co-opted by financial imperatives and shortfalls. Research that explores how to balance between environmental realities and financial necessities is imperative to support the non-profit sector in lessening their environmental impact and using their limited resources efficiently.

Examples of research questions that will guide this priority area include:

- How can partnerships with government agencies and financial institutions create a supportive infrastructure for the 'Greening' of the non-profit sector?
- What forms of provider and tenant education result in the update of energy saving practices?
- What building practices and retrofits are best-suited to non-profit developments?

3.5 Impacts of Affordable Housing

Anecdotally, BCNPHA has heard of the positive impacts affordable and non-profit housing has on the lives of tenants and the benefits of affordable housing to the community. Yet there is little research to directly measure the impacts. Acquiring quantitative and qualitative data in a BC context will greatly improve the BCNPHA's ability to advocate on behalf of its membership and increase public and private investment in non-profit housing stock.

Examples of research questions that will guide this priority area include:

- How does the provision of non-profit housing decrease cycles of family homelessness and poverty?
- How are economic circumstances and the ability to maintain meaningful employment improved through access to non-profit housing?
- How does non-profit housing increase the capacity for the social development of children?

3.6 Health & Housing

Extensive research has clearly illustrated the connection between housing and health at a number of levels. For example, biophysical aspects of health and housing such as lead, mould, dust mites, asbestos and overcrowding in the home often provoke the onset of chronic respiratory illnesses and allergies, especially for children. Children living in substandard housing are also at risk of lower levels of development. Additionally, those who are homeless run the increased risk of contracting respiratory diseases, chronic headaches, seizures, major mental illnesses, addiction, prostitution, premature death, and several dermatological, vascular, nutritional, and psychiatric disorders.

Positive health behaviours are also undermined by unaffordable housing. When more than 30% of a household's income is spent on rent, the ability to make healthy and preventative choices such as good quality homes in neighbourhoods of choice, nutritious foods, regular exercise and recreation, and other ways to achieve good mental health difficult to maintain.

Psychosocial and mental health is also compromised by under-housing. Poverty-induced by high shelter costs also results in high stress levels for households. Many individuals in BC also struggle with mental illness and addiction, sometimes making it difficult to access and maintain housing and traditional types of employment.

Examples of research questions that will guide this priority area include:

- How are the stress and isolation experienced by many senior citizens connected to the lack of affordable housing?
- What is the connection between homelessness, addiction, and mental illness in the BC context?
- How can partnerships be developed between non-profit housing and health providers to promote the health of those at risk of homelessness and/or under-housing?
- What health issues do women fleeing violent relationships face in relation to the barriers associated with long-term housing?

3.7 Housing & Human Rights

Housing is an essential human right. Yet existing options for affordable housing in BC are limited for many of the most marginalized and vulnerable citizens. As the population in BC continues to diversify, and the gap between the rich and poor escalates, maintaining housing and human right standards is becoming increasingly difficult.

Additionally, housing as human right goes beyond a building with a roof. Rather, it is about being able to feel safe, secure, and respected in one's neighbourhood and community, free from discrimination and violence. Being appropriately housed also means living with the essential materials to feed and clothe families.

The BCNPHA recognizes that more research is necessary to understand the unique housing needs of vulnerable groups including Aboriginal people, seniors, new immigrants and refugees, and low income families, and queer communities. Understanding the barriers these groups face in acquiring adequate, appropriate, and affordable housing is required in order to evaluate and improve existing non-profit housing and service provision.

Examples of research questions that will guide this priority area include:

- How do cultural differences impact the provision and acquisition of affordable housing for new immigrant and refugees?
- What type of community interventions can be implemented to enhance respect for differences and minimize fear among neighbours in non-profit housing contexts?
- How are men and women differentially impacted by a lack of non-profit housing in rural and remote areas in BC?
- In what ways do the laws governing seniors' supported housing implicate the work of non-profit housing providers?

4. Research Processes & Protocols

4.1 Ethical Guidelines

The BCNPHA Research Strategy Ethical Guidelines will be informed by *THE TRI-COUNCIL POLICY STATEMENT ON CONDUCTING RESEARCH INVOLVING HUMANS*. The Tri-Council Policy Statement seeks to ethical research practices that respond to the evolving needs of research communities. It outlines the ethical guidelines adhered to by the three primary research funders in Canada at the federal level; the Social Sciences and Humanities Research Council (SSHRC), the National Sciences and Engineering Research Council (NSERC), and the Canadian Institutes for Health Research (CIHR, formally known as the Medical Research Council).

The Tri-Policy Statement is based on the foundational belief that research is a fundamental means of advancing human and social well-being. It also outlines Basic Ethical Principles by which all research activities should adhere. They are:

- 1) Respect for Human Dignity
- 2) Respect for Free and Informed Consent
- 3) Respect for Vulnerable Persons
- 4) Respect for Privacy and Confidentiality
- 5) Respect for Justice and Inclusiveness
- 6) Balancing Harms and Benefits
- 7) Minimizing Harms
- 8) Maximizing Benefits

The Policy Statement recognizes that these core principles need to be applied in contextually-appropriate manners and are positioned therefore as guidelines, rather than strict rules. These guidelines will be thoughtfully and thoroughly applied on a project by project basis to direct engagement with research participants, staff, and partners in all BCNPHA research activities.

4.2 Research Activity Protocol & Structure

The BCNPHA Board of Directors set the strategic directions for the Association and thus will be the primary influence on the direction for research. The Board has designated the BCNPHA Research Committee as an Executive Director's committee, which will annually evaluate the work and direction of the Research Department to maintain relevance and monitor environmental change and shifts and to ensure community evolutions are captured effectively.

PROTOCOL FOR CURRENT AND FUTURE RESEARCH COMMITTEE MEMBERSHIP

The BCNPHA Research Committee is the Executive Director's Committee comprised of members who provide an advisory role to the overall BCNPHA Research Strategy. The Executive Director recruits Committee Members from the research and non-profit housing sectors to provide feedback and offer direction to the research priority areas (see Appendix B: *Research Committee Terms of Reference* & Appendix C: *Current Research Committee Members*).

PROTOCOL FOR PROJECT-SPECIFIC RESEARCH ADVISORY COMMITTEES

The development of projects in each of the Priority Areas will be enhanced by academic, community-based, and governmental research collaborators. These partners/collaborators may be recruited by the BCNPHA Executive Director or Research Director as Research Advisory Committee members to guide a specific research projects, including all aspects of project development, data collection, analysis, and dissemination.

4.3 Research Staffing: Roles & Protocols

The BCNPHA Research Strategy will be developed and implemented by a range of staffing options. In all situations, research staff, contractors, and volunteers will be included as integral members of the Research Department who add-value and capacity and are treated with respect and dignity. Open communication and transparent agreements will define the scope of each working relationship.

BCNPHA RESEARCH DIRECTOR

The Research Director will work directly with the BCNPHA Executive Director and Research Committee and will be primarily responsible for the ongoing management and development of the Research Department, in accordance with the Research Strategy objectives, priorities, protocols, and plans.

The Director will be responsible for:

- Liaise with the BCNPHA and the Society for Affordable Housing Education, Advocacy and Development (AHEAD) team members, to support, augment, and integrate research with other departments of the organization.
- Implement the work plan of the BCNPHA Research Strategy.
- Develop strategic partnerships with research collaborators across academic, community, and government sectors.
- Develop knowledge of and relationships with potential funding bodies.
- Identify and pursue research funding opportunities.
- Conduct research relevant to BCNPHA and non-profit housing.
- Hire, negotiate contracts with, and oversee the work of research assistants, consultants, and students.

- Field requests for research service from BCNPHA members and prepare quotes and contracts for conducting the work.
- Ensure that ethical principles are adhered to in all research activities.
- Organize research to support the Executive Director's advocacy role as needed.
- Represent the BCNPHA at provincial and national advisory levels.
- Developing an understanding of 1) the BCNPHA membership and socio-political context, 2) existing BCNPHA studies, and 3) affordable housing research across Canada.
- Maintaining regular contact with the BCNPHA Research Committee.

PROJECT-SPECIFIC RESEARCH CONTRACTORS

Research contractors will be hired on a project-specific basis. The Research Director, in consultation with the Executive Director, will be responsible for identifying and negotiating agreements with appropriate contractors as required for research projects. In some instances contractors will be hired to oversee and deliver an entire research project, while in other cases they may be hired to complete specific pieces of work within a broader project.

The Research Director will develop a list of BCNPHA-affiliated research contractors, who have indicated an interest in working with the BCNPHA research department, have demonstrated research skills, and expertise in housing research. For each contract, project-specific roles, responsibilities, deliverables, and compensation will be clearly negotiated and agreed upon in writing. A fee schedule that delineates a range of fees per research responsibilities and deliverables will be used to guide contractor agreements. Any piece of research work valued at \$25,000 or above will be advertised in an open competition as a Request for Proposals.

RESEARCH ASSISTANTS & STUDENT INTERNSHIPS

Research Assistants will be hired on a per project basis through a process similar to that outlined above for research contractors. In general, research assistantships will support the work of larger research projects under the direction of the Research Director and/or the lead research contractor. These working relationships will also be clearly designated in terms of roles, responsibilities, and deliverables and compensation will be delineated by a BCNPHA Research Assistant pay schedule. In order to support the training and development of housing researchers, we will hire graduate students in relevant fields as Research Assistants wherever possible.

Student internships will also be sought out by the Research Director as a means to promote student learning and training and to advance the goals of the Research Strategy. In general, student internships are

unpaid positions that students fill as part of their course requirements. The BCNPHA and the Research Director will support Internships with space, research support and guidance, and/or access to the non-profit housing sector. If possible, BCNPHA will seek to support internships for associated research costs. In return, interns will conduct a piece of research with agreed upon deliverables, which contributes to the BCNPHA mandate and Research Strategy.

Student-led work refers to research projects conducted by graduate students specifically for their degree requirements (e.g. Masters' thesis and/or Doctoral dissertation). This research differs from internships in that the students will outline and drive the project as outlined by their academic institutions. The BCNPHA and the Research Director will support student-led work by advising graduate students in areas related to the Research Strategy and where appropriate, providing access to the non-profit housing sector. Student-led work will not be compensated by the BCNPHA unless specifically negotiated (e.g. the BCNPHA and the student jointly apply for grants to fund the project). In all most cases, the BCNPHA will request that students create a deliverable out of their research that benefits its membership.

The Research Director will actively pursue the creation of formal relationships with University departments across BC to develop protocols and agreements for BCNPHA student internships and student-led housing projects as a key tactic in implementing the Research Strategy.

5. Research Partners & Funding

This section simply names existing and potential research partners and funding opportunities, which will aid the BCNPHA Research Department in pursuing its objectives.

5.1 Potential & Existing Research Partners

NON-PROFIT AGENCIES

- Aboriginal Housing Management Association
- BC/Yukon Society for Transition Houses
- Canadian Centre for Policy Alternatives
- Canadian Housing and Renewal Association
- Canadian Mental Health Association
- Centre for Native Policy and Research
- Immigrant Services Society
- Heart & Stroke Foundation of BC and the Yukon
- Ontario Non-Profit Housing Association
- Mosaic (services for immigrants and refugees)
- Social Planning and Research Council (SPARC)
- Seniors Services Society

GOVERNMENT AGENCIES

- BC Housing
- BC Hydro
- BC Ministry of Community Services
- BC Ministry of Employment and Income Assistance
- BC Ministry of Children and Family Development
- BC Ministry of Health and Provincial Health Authorities
- Canadian Mortgage & Housing Corporation
- Office of Housing & Construction Standards – Housing Policy Branch
- Metro Vancouver (GVRD)
- Service Canada

ACADEMIC CENTRES

- Action Research Exchange, Simon Fraser University
- Affordable Housing Program, McGill University (Dr. Avi Freidmann)
- Centre for Applied Research for Mental Health and Addictions (Dr. Julian Somers)
- Centre for Urban and Community Studies, University of Toronto (Dr. David Hulchanski)
- Institute of Health Promotion Research, University of British Columbia (Dr. Jim Frankish)
- Institute of Critical Studies in Gender and Health, Simon Fraser University (Dr. Olena Hankivisky & Dr. Marina Morrow)
- Office of Community-based Research, University of Victoria (Dr. Bud Hall)
- Metropolis Project (Dr. David Ley)
- School of Community and Regional Planning, University of British Columbia (Penny Gurstein, PhD)
- Women's Health Research Network (Dr. Colleen Reid)

5.2 Research Partnership Protocols

Developing authentic and meaningful research partnerships requires that attention be paid to the roles, responsibilities, and agreements made by each partnering organization. In order for the partnerships to be transparent and sustainable, Terms of Reference will be written for each partnership to be clear on mutual expectations and intentions and to explicitly outline the benefit of the relationship to BCNPHA. The Terms of Reference will clearly outline:

- Project goals, objectives, & scope
- Partner roles & responsibilities
- Workload agreements
- Relevant ethical issues
- Project outcomes & deliverables
- Resource contributions and distributions

Specific partnership and Terms of Reference protocols will be developed on a per project basis and be signed by the BCNPHA Executive Director and our partners' equivalent authority.

A Memorandum of Understanding will be developed to form a basis for the working relationship in instances when more significant and long-standing research partnerships are possible (i.e. beyond a specific project).

5.3 Potential & Existing Research Funding

HOUSING SPECIFIC FUNDING BODIES

- Canada Mortgage and Housing Corporation
- Real Estate Foundation of BC
- BC Housing

BC SPECIFIC FUNDING BODIES

- Vancity Community Foundation
- Vancouver Foundation
- United Way of the Lower Mainland
- Metopolis BC: Centre of Excellence for Research on Immigration and Diversity
- Michael Smith Health Research Foundation
- The Law Foundation of British Columbia
- Victoria Foundation

NATIONAL FUNDING BODIES

- Social Sciences and Humanities Research Council of Canada (SSHRC)
- Canadian Institutes for Health Research (CIHR)
- Human Resources and Social Development Canada (HRSD)
- Status of Women Canada
- Canadian Women's Foundation

6. Research Strategy Matrix

This matrix provides both a brief overview and map for reaching the objectives of the BCNPHA Research Strategy. In relation to the Research Priority Areas, it identifies potential research topics, partners, funding sources, and existing resources. The items noted in the Matrix certainly do not cover the spectrum of possibilities or existing resources; rather, the gaps illustrate the areas in which the Research Department will grow. The long-term vision for this Matrix is to develop it into a live database that organizes and documents the work of the Research Department.

Priority Area	Potential topics	Potential Partners	Potential Funders	Existing Resources
1. Housing & Conceptual Change	<ul style="list-style-type: none"> • Re-thinking affordable housing provision & funding • Re-envisioning the housing continuum • Integrating community engagement & enhancing public interest 	OHCS – Housing Policy Branch	SSHRC	Where's the Money Gone? An analysis of declining government housing expenditures (Pomeroy, 2007).
2. Growing Sectoral Capacity	<ul style="list-style-type: none"> • Building management & leadership skills • Enhancing financial sustainability • Building skills for housing development and delivery • Strengthening community responsibility for housing 	AHEAD Seniors Services Society	BC Lottery Commission BC Housing Law Foundation	Sustaining the Sector (BCNPHA, 2004) Employers Guide (BCNPHA, 2007)
3. New & Redevelopment	<ul style="list-style-type: none"> • Assessing need for new development • Redevelopment innovations • Inter-sectoral partnerships 	BC Hydro BC Housing Municipalities CHRA	Real Estate Foundation VanCity Foundation Coast Capital CHRA	Asset Analysis Project (BCNPHA, underway) Was Chicken Little Right? Case Studies on the Impact of Expiring Social Housing Operating Agreements (Pomeroy, 2006)
4. Green & Sustainable Housing	<ul style="list-style-type: none"> • Balancing environmental sustainability & economic necessities • Strategies for green retrofits • Energy efficiency 	Canadian Centre for Policy Alternatives – Climate Justice BC Hydro Green BC Smart Growth BC	SSHRC – CURA grant BC Hydro Real Estate Foundation VanCity Coast Capital	Asset Analysis Project (BCNPHA, underway)

5. Impact of Affordable Housing	<ul style="list-style-type: none"> • Children's physical and social development • Correlations between housing and employment • Breaking cycles of poverty and homelessness 	OHCS- Housing Policy Branch Centre for Urban & Community Studies, U of T	CMHC HRSD Canada	Canadian Policy Research Network Reports
6. Health & Housing	<ul style="list-style-type: none"> • Mental health & addictions issues • Housing needs for women fleeing violent relationships • Smoke-free options in multi-unit dwellings • Integrated housing and health service provision 	CARMA CMHA WHRN ICSGH – SFU Centre for Urban & Community Studies, U of T	CIHR Vancouver Foundation Health Authorities Status of Women Canada Canadian Women's Foundation	The Social Determinants of Health: Canadian Perspectives (Raphael, 2004) Housing and Service for People with Substance Use and Mental Health Issues (SPARC, 2006) Examination of the Continuum for Housing and Supports for Women Fleeing Domestic Violence (BCNPHA, 2007)
7. Housing & Human Rights	<ul style="list-style-type: none"> • Housing needs for new immigrants • Aboriginal housing issues • Seniors housing & assisted living issues • Low income housing provision • Housing and service provision for people with disabilities 	WHRN ICSGH – SFU Seniors Services Society MOSIAC AHMA SPARC	SSHRC Status of Women Canada Canadian Women's Foundation Metropolis United Way Victoria Foundation	70 Ways to Reduce the Cost of Developing and Operating Supportive Housing for Seniors (BCNPHA, 2004)

Appendix A: Past Achievements & Currently Funded Projects

Completed Projects

Examination of the Housing and Support Continuum for Women and Children Fleeing Domestic Abuse

BCNPHA conducted four phases of preliminary research in partnership with the BC/Yukon Society for Transition Houses, exploring key issues and challenges for women and children fleeing domestic violence in BC. Research included:

- Mapping existing housing and service support for women throughout BC
- Exploring main barriers to accessing housing and service supports
- Documenting innovative solutions to addressing those barriers, and
- Developing a framework for further research.

Planning for Current and Future Affordable Housing in the Columbia Basin

BCNPHA examined strategies for planning and sustaining affordable housing in the East Kootenay region, including:

- Literature review of existing affordable housing initiatives in the Columbia Basin;
- Demographic forecast analysis of population and housing market in Fernie, Cranbrook, and Nelson;
- Focus group participants in Fernie, Cranbrook, and Nelson identified local issues and prioritized strategies for further examination
- Key informant interviews conducted to explore prioritized strategies
- Transferability of housing strategies examined and analyzed for East Kootenay region

Housing Affects Health Affects Housing: Determining Good Health as Part of the Housing Solution in British Columbia

Housing Affects Health Affects Housing is a short literature review conducted by BCNPHA for the Ministry of Health, Conversation on Health website. Affordable, stable housing in well-designed communities helps to ensure families have greater food security, better access to health resources and service supports, and non-toxic home environments.

70 Ways to Reduce the Cost of Developing and Operating Supportive Housing for Seniors

This BCNPHA guide, by Kate Mancer and Carole Holmes, provides practical advice on reducing the cost of developing and operating supportive housing from a variety of perspectives. Researchers interviewed approximately 40 supportive housing specialists including architects, development consultants, planners, health authorities, and housing providers themselves. The guide contains subject matter ranging from the development process (including new construction, renovation and conversion, and service enrichment) through to board governance and operations.

Sustaining the Non-Profit Housing Sector in British Columbia

This report, by Marason Management Ltd., successfully identifies significant areas in which the sector can be strengthened. It offers an alternative response to not only the fiscal challenges, but also to the social and psychological challenges of feeling alienated and powerless in the current non-profit housing environment. It challenges us, as a sector, to pull together and form collaborative and cooperative survival strategies that will establish long-term management practices.

Models for Sustainable Partnerships between Housing Providers and Community Agencies to Address Homelessness

This report prepared for BCNPHA by Debbie Kraus, Jim Woodward and Associates Inc. and Margaret Eberle, describes eight partnership initiatives with housing providers and service agencies underway in a variety of North American cities. Although all of these initiatives include working together to address homelessness, the support needs of the various initiatives are varied and encompass a full range of methods for providing service delivery. Landlords interviewed in the study reported high levels of satisfaction with these partnerships. The willingness to participate was identified as one of the factors in making these models replicable in BC.

Currently Funded Projects

Exploring Densification Opportunities in BC Non-Profit Housing: A Strategic Planning Process

- Funding from the Real Estate Foundation of BC, \$55,000 (secured)
- Funding from the VanCity Community Foundation, \$25,000 (secured)

Addressing the Housing and Service Barriers for Women Fleeing Violent Relationships: A Community-based Action Research Project

- Seed funding from the BC Women's Health Research Network, \$4,500 (secured)
- Start-up funding applied for from the Vancouver Foundations BC Medical Services Health Research Foundation, Community-based Research Grants, \$10,000 (secured)



Appendix B: Research Advisory Committee Terms of Reference

BC NON-PROFIT HOUSING ASSOCIATION – RESEARCH COMMITTEE Terms of Reference

1. Name of Committee

BCNPHA Research Committee (Executive Director committee)

2. General Purpose

To provide an advisory role to the overall BCNPHA Research Strategy and to assess the relevance of identified research priority areas.

Key Duties and Responsibilities

- a. Facilitate the implementation of the Research Strategy
- b. Provide guidance on ethical protocols in accordance with the ethical framework set-out in the Research Strategy
- c. Contribute to the ongoing environmental scan of non-profit housing research, as it relates to the research priority areas and the mission and vision of BCNPHA
- d. Identify key partnerships and strategic alliances within community-based and academic researchers for potential membership in BCNPHA Research Project Advisory Committees or consultant roles
- e. Promote BCNPHA's research in the private, non-profit, academic and government sectors, and the general public
- f. Make research recommendations to BCNPHA, including the identification of gaps in BC-specific non-profit housing research

3. Composition and Appointments

The Executive Director recruits committee members from the research and non-profit housing sectors to provide feedback and offer direction to the research priority areas. Committee membership is a bi-annual appointment.

4. Meetings

A maximum of 4 meetings/year will be set-up by the Research Director and/or Executive Director as required.

5. Resources

BCNPHA Executive Director and BCNPHA Research Director.

6. Approval and Review Date

To be reviewed annually.

Appendix C: List of Research Committee Members

Karen Stone, BCNPHA Executive Director

Natasha Jategaonkar, Research Director

Pamela Ponic, BCNPHA Research Associate & Research Consultant

Debbie Kraus, Housing Research Consultant

Margaret Steele, Housing Research Consultant & BCNPHA Director

Karyn French, BCNPHA Member & Director

Don Littleford, BCNPHA Member