

Adequate Housing Data (i.e. 7 criteria)

Our understanding of Edmonton’s housing system is limited by assumptions and gaps in knowledge – particularly with root causes, trends and information that is timely and disaggregated.

Firstly, one key limitation is our narrow understanding and definition of housing, which is often conflated with affordability. While affordability is a key piece, there are additional essential components that also need to be in place for housing needs to be met. The UN’s definition of [adequate housing](#) includes 7 criteria, freedoms and entitlements – a useful tool to address the gaps in our conventional understandings of housing challenges, dynamics and solutions.

Secondly, when it comes to effectively addressing systemic issues with appropriate responses, the cornerstones of accountability and transparency are often limited or lacking. Local and regional monitoring and accountability mechanisms are needed to determine whether or not a government is meeting its human rights obligations – progressively realizing the right to [adequate housing](#). This would provide access to housing data that shows us where we are currently at with our housing gaps and unmet needs, what direction we are headed (improving or worsening access to housing), and specifies what work remains. Which requires governments adequately resourcing monitoring and accountability mechanisms to ensure that the work that is required can be done.

Both of these deficiencies are barriers to addressing (in)access to [adequate housing](#) in our community. The exercise detailed below is an initial first step designed to invite contributors to imagine housing through the concept of housing adequacy – identifying what data or information currently exists and could be applied in Edmonton to each of the 7 criteria of [adequate housing](#):

◦ Security of tenure ◦ Availability of services, materials, facilities, and infrastructure ◦ Affordability ◦ Habitability ◦ Accessibility ◦ Location ◦ Cultural adequacy

Pivoting Edmonton’s Housing Data

The table below is an active crowd-sourcing document, created to collectively apply the 7 criteria of [adequate housing](#) to Edmonton with the aim of building our housing data and tackling some of our knowledge gaps. We invite you to share your thoughts, ideas, comments and questions directly in the table below. The purpose of this exercise is to:

(1) Identify what we currently understand about housing and have in place (i.e.: columns A, B, C & D) as relevant to each criteria (i.e. rows 2-8) of [adequate housing](#).

(2) Considering each criteria of [adequate housing](#) and how each might be best measured (column E)

(3) Pivoting: can (2) be addressed by (1)? (column F)

→ can we build on or make necessary changes to what currently exists, do we need to create new data?

Criteria (7) as defined	(A) What is currently in place? note	(B) What is currently measured? note	(C) What is missing? note
<p>Security of tenure note</p> <p>Occupants have a degree of tenure security which guarantees legal protection against (a) forced evictions, (b) harassment and (c) other threats</p>	<p>No tracking of the majority of evictions, threats to security. Onus on tenant.</p> <p>AB: Human Rights Tribunal (~3-4 yr wait); RTDRS (~60 day wait) – support from Civil Rights Lawyers (i.e. ECLC)</p> <p>GoC: Federal Housing Advocate, Canadian Human Rights Tribunal</p> <p>No discussion, decisions are</p>	<p>- Homeward Trust Dashboard (homelessness, by-names list; formerly point in time counts) / ESPC Built Environment Indicators</p> <p>- 3 entry points for forced eviction process: RTDRS, Court of Queen's Bench, Provincial court</p> <p>→ Court order needs to be filed for forced evictions that can only be done by civil enforcement agencies:</p> <p>1) seizure activities Area #4</p> <p>*Evictions & *Landlord Distress</p>	<p>Monitoring threats to security of tenure (i.e. financialization, encampments); Rights based tenancies (ie. standardized applications, move in/out reports, rental agreements); Monitoring (loss of) non-market stock – i.e. privatization, repair, operating agreements</p> <p>Asking renters and vulnerable homeowners directly</p> <p>Enfranchise tenants, to have capacity to make decisions for themselves.</p>

made without consulting people experiencing housing insecurity, frontline staff or communities that require housing.

Landlord redlining lists/blacklists (despite provincial and federal legislation on tenant privacy)

Warrant for Rental Arrears
2) [Civil Enforcement Agencies Activity](#) Provincial

*Evictions & *Landlord Distress Warrant for Rental Arrears)

3) Residential Tenancy Dispute Resolution Service (RTDRS)

[% of applications](#)

- [Consumer contact call centre data](#)

i.e. number of people calling re evictions (not all data point have postal codes, but most do)

- ECOHH: [annual homeless memorial](#)

- Vacancy Rates, Availability, Turnover & Universe Counts

- Primary Rental: CMHC Annual Rental Market [Survey](#), i.e. [2021](#) (more details found in CMHC Housing Market Information [Portal](#), search by location (CMA or CY)).

*Note change in 2020 (no longer recording type of owner)

- Secondary Rental: CMHC Secondary Rental Market Survey, *Note change in 2017 (no longer including non-condo secondary, which was ~42% of renter households in 2015 & 2016

- Starts and Completions [Survey](#) and Market Absorption [Survey](#)

- Mortgages

Bank of Canada

- [Housing Affordability Monitor](#)

(based on monthly mortgage payments)

- Consumer & Corporate Mortgages and credit ([balances](#) for new & existing lenders by chartered banks)

Asking people who work with people who are experiencing houselessness in edmonton and how they see gaps in care.

Transparency with organizations like homeward trust: with decisions being made and where funds go and links to security (and additional 6 criteria).

Needing to track evictions: re-establish City of Edmonton's LTAB, work with RTDRS & provincial court to track and measure evictions.

Impact of/influence of NIMBYISM

		<p>NestoMeter – mortgage industry (Aug 22)</p> <ul style="list-style-type: none"> - City of Edmonton Condo conversion data (address, location, neighborhood, dates: 2000-2019 in hand) - Household Debt: Debt service indicators (nationally) - Statistics Canada: Canadian Housing Survey forced evictions (infographic: National) 	
<p>Availability of services, materials, facilities and infrastructure</p> <p>Sustainable access to</p> <ul style="list-style-type: none"> (a) safe drinking water, (b) adequate sanitation, (c) energy for cooking, (d) heating, (e) lighting, (f) food storage or (g) refuse disposal 	<p>Minimum Housing & Health Standards (AB Tenancy Act: → Public Health Act; Housing Regulation)</p> <p>Building Codes (Fed, Prov, City) - i.e. Secondary suites regulation/registry</p> <p>Short term rentals: some do not have cooking facilities</p>	<p>Statistics Canada:</p> <ul style="list-style-type: none"> - Households and the Environment Survey (Details / Data Products, CMAs) <ul style="list-style-type: none"> • Dwelling’s main source of water <ul style="list-style-type: none"> ○ Treatment of main source of water by households ○ Primary type of drinking water consumed • Light saving lights • Thermostat (raised/lowered) • Indoor water conservation • Primary heating and type - AHS Environmental Public Health complaint data re MHHS (obtainable via FOIP request) <ul style="list-style-type: none"> - Reported Problem / Request details, Date, & location (i.e. Edmonton; City, or community that is part of CMA) 	<p>Conditions typically not reported even when unsafe: risk loss of housing through decommissioning or public health order (eviction).</p> <p>Tension between safety and affordability (basement suites on registry do not seem affordable)</p> <p>Lack of regulation, implementation of safety measures & data on impact of lead pipes on water safety Epcor report Article</p> <p>Impact of privatizing drainage</p>
<p>Affordability</p> <p>Housing cost does not threaten or compromise</p>	<p>Affordability does not have a clear and concise definition</p>	<ul style="list-style-type: none"> - CMHC Housing Market Assessment - CMHC Annual Rental Market Survey (CMHC Survey Data Tables / Housing portal (YEG CMA & CY)/ 	<p>UNDERLYING ASSUMPTIONS of AFFORDABILITY</p> <p>* Fundamentally affordability is tied to market speculation: need to change</p>

<p>the occupants' enjoyment of other human rights note</p>	<p>CMHC Annual Housing Report i.e. 2021)</p> <ul style="list-style-type: none"> - Primary Rental: CMHC Annual Rental Market Survey (also found in CMHC Housing Market Information Portal) - Secondary Rental: CMHC Secondary Rental Market Survey → CMA primary and secondary - CMHC Absorbed & Unabsorbed prices (newly built homes) & # built - CMHC Housing portal: shelter costs disaggregated by tenure (also income disaggregated by tenure): from Census data - Mortgage stress test - Housing affordability index (monthly/CMA) - HART Tool - Canadian Rental Housing Index - Canadian Cost construction guide <p>Conventionally: ratios and thresholds</p> <ul style="list-style-type: none"> - Basic Needs (MBM) or STIR 30% income threshold note - 'below market rate' (5, 10 or 15%); - Housing hardship (MBM) - Core Housing Need (province) - CNITs - Point in Time Counts - # in 1st time Homeownership programs - non-market wait lists/wait times (statistics canada) - House rent-to-income ratio (HRIR: 3.0 or less: UN metadata, additional indicators) - Rental Wage 	<p>narrative / address and reframe discourse.</p> <ul style="list-style-type: none"> - Market driven: how to critique (housing exists within Market Enclosures) <ul style="list-style-type: none"> - benign, simple and unrealistic view of the 'market': you buy and sell and trade (supply side versus demand side) - We still don't know what profiteering looks like on the back side. Some financial documents might be disclosed, but process still really intentionally obscure (designed this way). - Using market thinking and processes as default/standard to define and create non-market housing (counter-intuitive, key tension). I.e. 'proforma', role of banks/institutional lenders (mortgages/lending, 'debt load'). <ul style="list-style-type: none"> - Social/non-market housing (existing in perpetuity)? - What does 'return over time' actually mean? <p><u>Lacking Equity Lens</u></p> <ul style="list-style-type: none"> - Character driven & 'willingness' / 'Morality' & 'worthiness' - Intersectionality: Impacts of zoning and uneven community development / dispossession on affordability (affordable & inclusive for whom?) - Impacts of (ongoing) colonization. I.e. notions of land, ownership, mortgages, banks and access <p>INCOME</p> <ul style="list-style-type: none"> - Need to include Household debt as part of 'income' (i.e. paying rent on credit card); - Need to factor in differences in income & remaining income after housing costs are paid
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		<ul style="list-style-type: none"> - Income: Disaggregated AT, AISH & Income Support rates (Maytree) - Household Debt: Equifax reports each quarter (excluding mortgages), such as Sept 9 2022 	<ul style="list-style-type: none"> - Differences in income as Gendered Intersectionality; <p>HOUSING COSTS</p> <ul style="list-style-type: none"> - Impact of uncapped/unregulated utilities - Impact of financialization on affordability (ie. ~50% of primary rental owned by REITs/Housing Funds); <p>DEFINITIONS / CONCEPTS</p> <ul style="list-style-type: none"> - limits of MBM (not reflective of paying for basics on credit card, that costs of basics for families & households dealing with lower incomes are typically more expensive, out of touch with real life costs/inflation)
<p>Habitability note</p> <p>Guaranteed</p> <ul style="list-style-type: none"> (a) physical safety (b) adequate space, <p>Protection against the</p> <ul style="list-style-type: none"> (a) cold, (b) damp, (c) heat, (d) rain, (e) wind, (f) other threats to health and (g) structural hazards 	<p>Public Health Act</p> <p>Building codes</p>	<p>CMHC/Stats Canada</p> <ul style="list-style-type: none"> - Major Repair (note: typically underreported with renters) - NOS / Suitability / Crowding (note: not culturally adequate) <p>AHS Environmental Public Health complaint data re MHHS (obtainable via FOIP request)</p> <ul style="list-style-type: none"> - Reported Problem / Request details, Date, & location (i.e. Edmonton; City, or community that is part of CMA) <p>Secondary Suite Registry Map</p> <p>Heat Loss Map</p> <ul style="list-style-type: none"> - IFSSA Intake / Lifeworks Self-Sufficiency Matrix <p>Statistics Canada:</p> <ul style="list-style-type: none"> - Indoor air quality - Outdoor garden or space with trees, shrubs, flowers or vegetables 	<p>Impacts of climate crisis: extreme heat; building standards;</p> <p>Airbourne safety in multi-family buildings: air quality & flow; mask compliance (etc); second hand smoke</p>

		<ul style="list-style-type: none"> - Trees on property Households and the Environment Survey (Details / Data Products, CMAs) <ul style="list-style-type: none"> o Outdoor garden or space with trees, shrubs, flowers or vegetables ● Household hazardous waste <ul style="list-style-type: none"> o Household hazardous eWaste o Household hazardous non-eWaste o Composting practices ● Air conditioners ● Homegrown food for personal use ● Trees on property ● Indoor air quality ● Parks & Green Space ● Outdoor activities by proximity to home ● Outdoor garden or space with trees, shrubs, flowers or vegetables 	
<p>Accessibility</p> <p>Specific needs of disadvantaged and marginalized groups are not taken into account</p>	<p>Radical Inclusion</p> <p>Accessible Canada Act</p>	<p>CMHC:</p> <ul style="list-style-type: none"> - Activity limitations (from Census) - Social & Affordable Housing Survey - 'Resources' - Seniors Housing Survey <p>Statistics Canada:</p> <ul style="list-style-type: none"> - Canadian Survey on Disability (2017): Numbers in Edmonton - Non-market housing 	<p>Building codes and requirements for housing to be not only accessible for tenants but for all buildings and residences to be visitable. Goal is for this by 2040...</p> <p>Homes should be visitable and easily modifiable (rethinking design/building codes/density).</p>
<p>Location</p> <p>Housing is not cut off from (a) employment opportunities,</p>	<p>Edmonton is largely a car reliant city with urban sprawl.</p> <p>Map apps note (travel times)</p> <p>City policies: transit redesign</p>	<p>Walkscore (+ Transit & Bike)</p> <p>Statistics Canada</p> <ul style="list-style-type: none"> - Commute to place of employment - Proximity Measures Viewer - Geospatial explorer hub 	<p>Rights based approach to public goods (i.e. vs ETS transit redesign)</p> <p>Rights based approach to zoning bylaws, planning & development.</p>

<p>(b) health-care services, (c) schools, (d) childcare centres and (e) other social facilities, and not located in (f) polluted or (g) dangerous areas.</p>	<p>/ 5-15 minute communities^{note}, bylaw renewal <i>Access to public transit</i></p> <p>AHIP criteria</p>	<ul style="list-style-type: none"> - Parks & Green Space - Outdoor activities by proximity to home - Radon; self reporting - Government of Canada: Air Quality Health Index Flood Maps: Alberta & Edmonton Environmental Equity with extreme heat - Beneficial environments in cities: Healthyplan.ca's interactive map showing tree canopy & heat islands, disaggregated (CBC article). - Shade Inequality - Edmonton's Urban Heat Island <i>User Friendly Resources to geographically map Census data:</i> - <i>mountain math</i> Census Mapper 	
<p>Cultural adequacy</p> <p>Housing respects and takes into account the expression of cultural identity.</p>	<p>Majority of new rental housing is 1 & 2 bedroom apartments.</p> <p>Jesse Thistle's definition of Indigenous Homelessness</p>	<p>Statistics Canada/CMHC: some disaggregated data but not unpacked from colonial/settler assumptions of housing</p>	<p>Measures of cultural adequacy; building codes, zoning, 'abundant communities'</p>

ADDITIONAL DATA SOURCES / RESOURCES:

STATISTICS CANADA:

Data

- With Housing Advocate, Factsheets:
[Housing Experiences in Canada](#) (462800012021001) (PDF)
[Housing Experiences in Canada](#) (462800012021001)

Resources

- StatsCan [App](#)
- Data Literacy [Resources](#)
- Stats Can [Plus](#) (articles on up to date data news)

CMHC

Data Acquisition (3rd party data sources)

Socio-Economic

- Statistics Canada:
 - Labour Force Survey (LFS)
 - LFS BIPOC⁷
 - Canadian Housing Survey (CHS)
 - Census data
 - Total Population
 - Migration
 - Household Disposable Income
- CBOC⁸:
 - Economic forecasts

Housing Market

- CREA⁹:
 - MLS¹⁰ (Monthly Sales, Price, Listings)
- QPAREB¹¹:
 - Quebec sales data (real estate)
- Teranet:
 - House Price Index
 - Flipping Index (Paired Sales Prices)
- Statistics Canada:
 - LFS Rent
 - Building Permits - Demolitions
 - Building Permits - Conversions

Housing Finance

- Equifax:
 - Aggregated mortgage and consumer credit data

⁷ BIPOC : Black, Indigenous and People of Color

⁸ CBOC : The Conference Board of Canada

⁹ CREA : Canadian Real Estate Association

¹⁰ MLS[®] : Multiple Listing Service

¹¹ QPAREB: Quebec Professional Association of Real Estate Brokers

Appendix 1 – Notes

What is currently happening?

- “Major trends and emerging challenges”? (p.[20](#) – 79b.)

What is currently in place?

- What do we assume about housing? What housing concepts and definitions do we use, why, and where do they come from? What (housing) information exists (i.e. data, datasets, reports, etc), why/for what purpose, and for whom/who has access and use of this?

What is currently measured?

- How do we measure/operationalize housing concepts? What housing variables have been created? – for whom, why, in what format, who has access to this? Is there “...disaggregated data based on gender, race, disability, age, family status and income...”(p.20 – 77)?
- How are “...the housing circumstances of groups facing systemic discrimination, on structural barriers to housing and on the outcomes of measures taken to address such barriers” measured? (p.20 – 79b.)
- What sources do we use (i.e. (housing) data, datasets/information etc)? And who are these sources created and managed by, for what purpose, what safeguards are in place?

What is missing?

- Are “all sectors of housing systems, including private business enterprises and real estate markets” captured? (p.20 – 79d.)
- Do we have a “...collection of qualitative and quantitative data related to dignity and the experience of [rights holders](#) with respect to all aspects of the right to housing, including security of tenure, availability of services, affordability, habitability, accessibility, location, cultural adequacy, homelessness and evictions”? (p.20 – 79b.)
- Are [rights holders](#) meaningfully engaged in data creation, collection, analysis and use?
- As a reminder, “Statistical and qualitative information with appropriate safeguards should also be collected on the housing circumstances of groups facing systemic discrimination, on structural barriers to housing and on the outcomes of measures taken to address such barriers.” (p.20 – 79b.)
- Do we collect information on “...whether Governments have made reasonable efforts to meet established targets and timelines in accordance with housing strategies and the Sustainable Development Goals”? (p.20 – 79c.)

How can we best measure?

- How can each criteria be fully measured as defined? (might want to consider multi-variables: more than one for each)
- What is the unit of measurement of the data? (individual, household, municipality, etc?) Can this unit of measurement provide the detail needed for the criteria?
- How can this be done through a [rights-based approach](#)?
- Is [discrimination](#) and the [systemic](#) contributors of housing inadequacy appropriately measured? Not embedded or erased?
- Can this measurement be disaggregated/capture [intersectional experiences](#) of each housing criteria?
- Are [methodologies and methods](#) appropriately matched to each concept as well as disaggregated and reflective of the [housing experiences](#) of rights holders?
- Is this measure reliable and can it be measured consistently?

How could this be done?

- Who would/could do this work, where would the information be stored, who would it be accessed by, what resources and technical capacity would be needed?
- What collaborations and partnerships may be required – including consideration of challenges or opportunities, data gatekeepers?
- If this information already exists, would a legislative change be required for access?
- How will [rights holders meaningfully participate](#)?
- Is this sustainable, accessible and can it be done in a way that is ongoing and regularly updated (up to date)?
- Is this work rigorous? Does it rely on independent monitoring?
- Could this data be used to track progress with access to adequate housing? Could it be used as a tool to hold Governments and others accountable?

Security of Tenure: Tenure is a concept that is not often property defined. “Tenure takes a variety of forms, including rental (public and private) accommodation, cooperative housing, lease, owner-occupation, emergency housing and informal settlements, including occupation of land or property” (UN Habitat, [Monitoring Housing Rights](#), 2003, p.66)

Location Apps: including Waze, Citymapper, Moovit, Transit (App inc.), Whiz, Google maps, Apple maps, Triplinx, etc.

Affordability: “...tenants should be protected by appropriate means against unreasonable rent levels or rent increases. In societies where natural materials constitute the chief sources of building materials for housing, steps should be taken by States parties to ensure the availability of such materials ([pg. 66](#))

Affordability Ratios: UN recommends [25%](#) cut off. Income cut off [history](#) and uses now are problematic. Started off as 20% gross rent to income ratio in the 1940s – assumed one week’s income based on sole (white) male breadwinner and gross and net income was very similar. Over time, this ratio has expanded, first to 25% in the 1960s and 1970s, and then to 30% in the 1980s where it remains today. Not adjusted for inflation, nor addressing the widening gap between gross and net income widens – if housing costs are less than 30% of household income before tax, the household is considered to be affordably housed. The reason for these changes is unclear and these increases minimize the issue.

Sources: UN ([2020](#)), Layton ([2008](#)), Hulchanski ([1995](#)), CMHC ([Chapter 1](#), 2014)

Habitability: “The physical safety of occupants must be guaranteed as well... housing as the environmental factor most frequently associated with conditions for disease in epidemiological analyses; i.e. inadequate and deficient housing and living conditions are invariably associated with higher mortality and morbidity rates” ([pgs. 66-67](#)).

Freedom of Movement: The right to adequate housing includes freedoms, such as “The right to choose one’s residence, to determine where to live and to freedom of movement.” Policies created for our public goods without a rights based approach in a vehicle reliant city, created with underlying assumptions of everyone having access to a private vehicle, seriously impacts housing adequacy and exclusion

Appendix 2 - What is [Adequate Housing](#)?

Just like food, water and oxygen, housing is essential for human life–this is an indisputable fact. And just like food, water and oxygen there are minimal levels or standards that need to be in place for housing to support human life. These standards and requirements are known as ‘[adequate housing](#)’. Internationally recognized since 1948 ([p1](#)), “The right to adequate housing has been recognized as a fundamental human right because it is integral to core human rights values such as dignity, equality, inclusion, well-being, security of the person and public participation ([p4](#)).”

Adequate housing is “the right to live somewhere in security, peace and dignity” and includes freedoms, entitlements and criteria that need to be in place ([p3](#)):

Adequate Housing		
Freedoms (3)	Entitlements (4)	Criteria (7)
<ul style="list-style-type: none"> Protection against forced evictions and the arbitrary destruction and demolition of 	<ul style="list-style-type: none"> Security of tenure Housing, land and property restitution 	<ul style="list-style-type: none"> Security of tenure Availability of services, materials, facilities and

<p>one's home</p> <ul style="list-style-type: none"> • The right to be free from arbitrary interference with one's home, privacy and family • The right to choose one's residence, to determine where to live and to freedom of movement 	<ul style="list-style-type: none"> • Equal and non-discriminatory access to adequate housing • Participation in housing-related decision-making at the national and community levels 	<p>infrastructure</p> <ul style="list-style-type: none"> • Affordability • Habitability • Accessibility • Location • Cultural adequacy
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From the UN Human Rights Office of the High Commissioner – Special Rapporteur on Adequate Housing's [Website](#):

Key elements of the right to adequate housing

Adequate housing must provide more than four walls and a roof. A number of conditions must be met before particular forms of shelter can be considered to constitute “adequate housing.” These elements are just as fundamental as the basic supply and availability of housing. For housing to be adequate, it must, *at a minimum*, meet the following criteria:

- **Security of tenure:** Housing is not adequate if its occupants do not have a degree of tenure security which guarantees legal protection against forced evictions, harassment and other threats.
- **Availability of services, materials, facilities and infrastructure:** Housing is not adequate if its occupants do not have safe drinking water, adequate sanitation, energy for cooking, heating, lighting, food storage or refuse disposal.
- **Affordability:** Housing is not adequate if its cost threatens or compromises the occupants' enjoyment of other human rights.
- **Habitability:** Housing is not adequate if it does not guarantee physical safety or provide adequate space, as well as protection against the cold, damp, heat, rain, wind, other threats to health and structural hazards.
- **Accessibility:** Housing is not adequate if the specific needs of disadvantaged and marginalized groups are not taken into account.
- **Location:** Housing is not adequate if it is cut off from employment opportunities, health-care services, schools, childcare centres and other social facilities, or if located in polluted or dangerous areas.
- **Cultural adequacy:** Housing is not adequate if it does not respect and take into account the expression of cultural identity.

Appendix 3: What is a Rights Holder?

We all have entitlements to the right to adequate housing through international human rights law, ratified human rights conventions ([p4](#)) as well as by Canada's own [National Housing Strategy Act](#).

“Those in need of housing or related social benefits should be treated as **rights holders** and as **experts in what is required** for a dignified life, not recipients of charity. They are entitled to participate actively, freely and meaningfully in the design and implementation of programmes and policies affecting them ([p6](#) #21).”

“The right to meaningful and effective participation is a core element of the right to housing and critical to dignity, the exercise of agency, autonomy and self-determination ([p6](#) #20).”

Appendix 4: How can we Apply a Rights Based Approach to Housing Data?

While the AHSL is not an order of government, we can draw from the UN's [Guidelines for Implementation](#) of the Right to Housing on how this work can be done as well as suggestions for housing data and measures.

Meaningful participation (of rights holders) in the design and creation of adequate housing data

Inspired by Guideline #3 ([p.6](#)): Ensure meaningful participation in the design, implementation and monitoring of housing policies and decisions

- “Those in need of housing or related social benefits should be treated as **rights holders** and as experts in what is required for a dignified life, not recipients of charity. They are entitled to participate actively, freely and meaningfully in the design and implementation of programmes and policies affecting them.” (21)
- “Meaningful and effective participation” is “critical to dignity, the exercise of agency, autonomy and self-determination” (20)

- Participation “should reflect the diversity of communities and ensure that the needs of all residents are represented. Equal participation must be ensured for women, informal and homeless residents, persons with disabilities and other groups experiencing discrimination or marginalization;” (24.c)
- “Indigenous peoples have the right to be actively involved” (24.d)

Housing data that captures the systemic context and contributors of “discrimination, exclusion and inequality” including “housing systems [that] have intensified social, economic, political and spatial inequalities” ([p10](#) #43)

Inspired by Guideline #8 ([pgs 10-12](#)): Address discrimination and ensure equality

- “Discrimination, exclusion and inequality are at the heart of almost all violations of the right to housing. Housing systems have intensified social, economic, political and spatial inequalities.” ([p10](#) #43.)
- “Discriminatory exclusion from housing greatly exacerbates and reinforces socioeconomic inequality for members of these groups, depriving them of access to employment or productive land and forcing them to pay higher costs for services. In many States, the ability to buy and own housing or land has become the dominant factor in perpetuating inequality.” ([p11](#) #45.)
- “...entrenched systemic discrimination in housing... [and] housing and land policies that exacerbate inequality.” ([p11](#) #46.)
- “...be non-discriminatory...alleviate the effects of discrimination against marginalized groups and address their unique circumstances... [measures] the structural causes of inequality in housing;” ([p11](#) #48.b)
- With “...distinctive standards and approaches to equality that have been developed by and for particular groups” ([p11](#) #48.d)
- “...equality and non-discrimination should be interpreted, to the greatest extent possible, in ways that facilitate the full protection of the right to adequate housing.” ([p11](#) #47)
- “...prohibit all forms of discrimination... by public or private actors and guarantee not only formal but also substantive equality, which requires taking positive measures to address housing disadvantages and ensure equal enjoyment of the right to housing;” ([p11](#) #48.a)

Adequate housing measures need to fully reflect the **systemic context** and **intersectionality** of housing experiences

- “Refugees, asylum seekers, migrants, especially those who are undocumented, internally displaced persons, stateless persons, persons with disabilities, children and youth, indigenous peoples, women, lesbian, gay, bisexual, transgender and

intersex persons, older persons and members of racial, ethnic and religious minorities are disproportionately represented among those living in homelessness, in informal accommodation and inadequate housing, and are often relegated to the most marginal and unsafe areas. These groups often experience intersectional discrimination as a result of their housing status.” (p10-11 #44.)

- “...must ensure the right to housing of Indigenous peoples in accordance with the United Nations Declaration on the Rights of Indigenous Peoples. This means guaranteeing the right of indigenous peoples to be actively involved in developing and determining housing [data]...and, as far as possible, to administer such programmes through their own institutions.... must also fully comply with relevant domestic treaties and agreements concluded with indigenous peoples;” (p11-12 #48.d.ii)
- “...the right to adequate housing has a particular meaning for persons with disabilities and that the Convention on the Rights of Persons with Disabilities... [includes] the rights to reasonable accommodation, living independently and being included in the community. The disproportionate number of persons with disabilities living in homelessness constitutes a violation of the substantive right to equality and must be addressed as such;” (p12 #48.d.iii)
- “...recognize that housing systems are often based on and reinforce racial segregation and inequality. As guaranteed in the International Convention on the Elimination of All Forms of Racial Discrimination, the right to equality should be interpreted substantively to include the equal enjoyment of the right to adequate housing without discrimination on grounds of race, colour or national or ethnic origin and requires positive measures to address ongoing legacies of colonization, apartheid, occupation and racism;” (p12 #48.d.iv)
- “...recognize lesbian, gay, bisexual, transgender and intersex persons as belonging to groups that often suffer stigmatization, discrimination and criminalization with respect to housing and experience widespread homelessness. They must be included in legal protections from discrimination in housing and protected from being forcibly evicted from their homes.” (p12 #48.d.v)
- Recognize “...children’s right to adequate housing, inter alia by applying the principle of the best interests of the child and, where appropriate, including children in relevant decision-making. Where a lack of housing threatens the ability of parents to remain with their children, appropriate housing and related support must be provided to avoid family separation. Particular attention should also be given to young adults exiting child welfare institutions to ensure they have access to affordable and adequate housing and to prevent homelessness;” (p12 #48.d.i)

Pivot Housing Data: additional suggestions to keep in mind for adequate housing data

Inspired by Guideline #15 (p20): Ensure effective monitoring and accountability mechanisms

- Should be “disaggregated data based on gender, race, disability, age, family status and income...” (p20 #77)

- “...should include the collection of qualitative and quantitative data related to dignity and the experience of rights holders with respect to all aspects of the right to housing, including security of tenure, availability of services, affordability, habitability, accessibility, location, cultural adequacy, homelessness and evictions. Statistical and qualitative information with appropriate safeguards should also be collected on the housing circumstances of groups facing systemic discrimination, on structural barriers to housing and on the outcomes of measures taken to address such barriers. Major trends and emerging challenges should also be identified;” ([p20 #79.b](#))
- “...should extend to all sectors of housing systems, including private business enterprises and real estate markets.” ([p20 #79.d](#))