



# The Right to the City: Who is housing for?

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# Rental Housing in New Brunswick

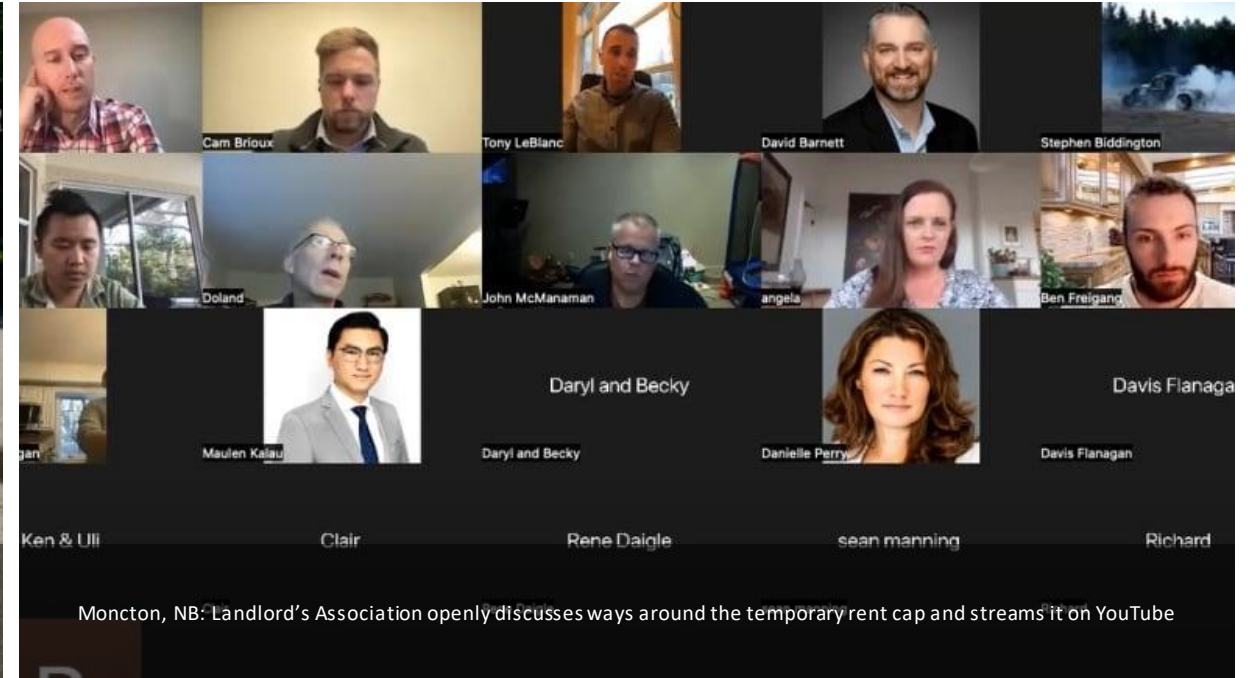
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- 2021 vacancy rate for rental apartments: 1.7%
- 2021 to 2022 growth in housing market approximately 30%
- Fredericton: 22% increase in rents in high rise units 2017 to 2021
- Moncton: 28% increase in rents in high rise units from 2017 to 2021
- Doubling of NB Housing Wait List from May 2021 to present





Fredericton, NB: Couple evicted after fighting 67% rent increase



Moncton, NB: Landlord's Association openly discusses ways around the temporary rent cap and streams it on YouTube

# What Happens Without Affordable Housing? NB Housing Study

- Study information:
  - 501 individuals on the NB Housing Wait List
  - Tracking participants for 18 to 36 months
  - Administrative data linking

Some of our outcome measures:

- CESD-10 14.2 (0-30: >10)
- K6 10.02 (0-24:  $\geq 5$  for moderate  $\geq$  for severe)
- EQ-5D-5L 0.5 (0-1: 1=full health)
- EQ-VAS Physical Health 59.6/100
- OSS-3: 7.9 (3-14: 3-8 = poor social support)



# Policy Responses: Who is housing meant for?

- Provincial Government:
    - Rental review
    - Temporary “rent cap” of 3.6%
    - Lowering taxes on non-owner occupied properties
  - Municipal Governments:
    - Affordable Housing Action Plans
      - Inclusionary zoning
      - Development Incentives
    - Other city level response: SJ Housing Corporation
  - Housing as a public good rather than a private commodity?
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