

Region: Metro Vancouver



Info Sheet: Housing Data Tables – Resettled Refugees and Displaced Ukrainians

The following housing data tables show regional housing costs in relation to the income supports that resettled refugees and displaced Ukrainians receive upon arrival to Canada. This info sheet aims to show the disparity between the supports that newcomer refugees and displaced Ukrainians are eligible for compared to the cost of living in each of the regions in British Columbia. In this info-sheet we focus on the **Metro Vancouver** region of British Columbia.

Average rent / vacancy rates for the Metro Vancouver region

The below rates are based on October 2022 rates released in January 2023 by the Canada Mortgage and Housing Corporation (CMHC).

City	1 Bdrm Rent	Vacancy Rate	2 Bdrm Rent	Vacancy Rate	3+ Bdrm Rent	Vacancy Rate
Burnaby	\$1,418	1.1%	\$1,822	0.7%	\$2,084	1.4%
Coquitlam	\$1,343	0.4%	\$1,639	0.4%	\$1,763	1.6%
New Westminster	\$1,338	0.6%	\$1,770	0.7%	\$2,515	0.5%
City of North Vancouver	\$1,643	1.1%	\$2,058	0.9%	\$3,458	0.7%
Richmond	\$1,459	0.9%	\$1,775	0.2%	\$2,144	0.4%
Squamish	\$1,421	0.8%	\$1,933	0.8%	\$2,322	0.0%
Vancouver	\$1,629	0.7%	\$2,272	1.2%	\$3,059	2.4%
Average	\$1,464	0.8%	\$1,896	0.7%	\$2,478	1.0%

Source: [CMHC housing market information portal](#)

Income support for Government Assisted Refugees (GARs)

A GAR is a person who resettles to Canada because they have been determined to be a [Convention refugee](#). GARs receive financial and other support to help cover basic needs from the Government of Canada through the Resettlement Assistance Program (RAP) for up to one year after their arrival in Canada.

Source: <https://www.canada.ca/en/services/immigration-citizenship/helpcentre/glossary.html>

Income Support	Description	Individual - monthly	Family of 4 (couple and 2 children) - monthly
RAP assistance	Food, incidentals, shelter, transportation and a communication allowance. <i>Note: Other special allowances may be added based on need.</i>	\$1,010 (first 12 months)	\$1,726 (first 12 months)
Income assistance – Provincial Government	Shelter and food and basic needs. <i>Note: Support allowances may vary based on family make-up.</i>	\$935 (month 13+)	\$1,770 (month 13+)

Income support for Canada-Ukraine Authorization for Emergency Travel (CUAET) holders

The Canada-Ukraine Authorization for Emergency Travel (CUAET) allows Ukrainians and their family members to enter Canada, offering extended temporary status and allowing them to work, study and live in Canada for up to 3 years.

Income Support	Description	Individual	Family of 4 (couple and 2 children)
One-time payment (Federal government)	Shelter and food and basic needs.	\$3,000	\$9,000
Temporary Hardship Assistance (Provincial government – for up to 12 months)	Hardship assistance is based on need and eligibility.	Up to \$935 Monthly	Up to \$1,770 Monthly

Sources: <https://www.canada.ca/en/immigration-refugees-citizenship/news/2022/06/financial-assistance-now-available-for-ukrainians-in-canada.html>
<https://news.gov.bc.ca/releases/2022SDPR0044-001029>

There is a high level of housing unaffordability for all B.C. residents. However, this is exacerbated for resettled refugees and CUAET populations as they face additional challenges such as finding employment, learning a new language and settling in a new country while managing culture shock and in some cases, trauma and mental health difficulties at the same time.

The income supports listed above are for food, shelter, transportation, communication allowance and other incidentals. However, these expenses as well as costs for utilities, internet, phone, clothing and other basic expenses are higher than the financial supports. Additionally, British Columbia's annual inflation rate grew from 7.3% in August 2022 to 7.7% in September 2022, the third-highest rate in Canada. Grocery prices have increased 11.4% in September 2022 compared to September 2021. The total average cost of utilities in BC is \$156 per month, which includes electricity, water, internet and cable.



The rate of inflation is a key economic indicator and is defined by the price of a collection of goods (consumer price index) at one point in time compared to another. Inflation is hardest on those on a fixed income such as resettled refugees and displaced Ukrainians. Lower income households will spend a large amount of their monthly income on food, housing, gas and utilities and with increased inflation, they will be spending a larger percentage of their income on these essential items. This does not take into account the social and mental health impacts on these families.

"Many of the families arriving to Canada have 3+ children. Given our budget, the few listings that were available were in poor condition and not adequate living spaces for my family. Case workers who were helping my family and I find housing did not present many options since there is a low rental supply. Landlords were also asking for a lot of information that we couldn't provide. I have 6 children and landlords were hesitant to rent a smaller suite to my large family. I was also not aware of what the landlord's responsibilities are here in Canada. For example, I painted the bedroom walls and did touch ups around the home myself not knowing that this should be done by the landlord. Also, finding transportation to view listings was difficult because I'm not familiar with public transit routes and found it took hours to get to just one listing."

- Afghan family living in Vancouver for over 6 months