

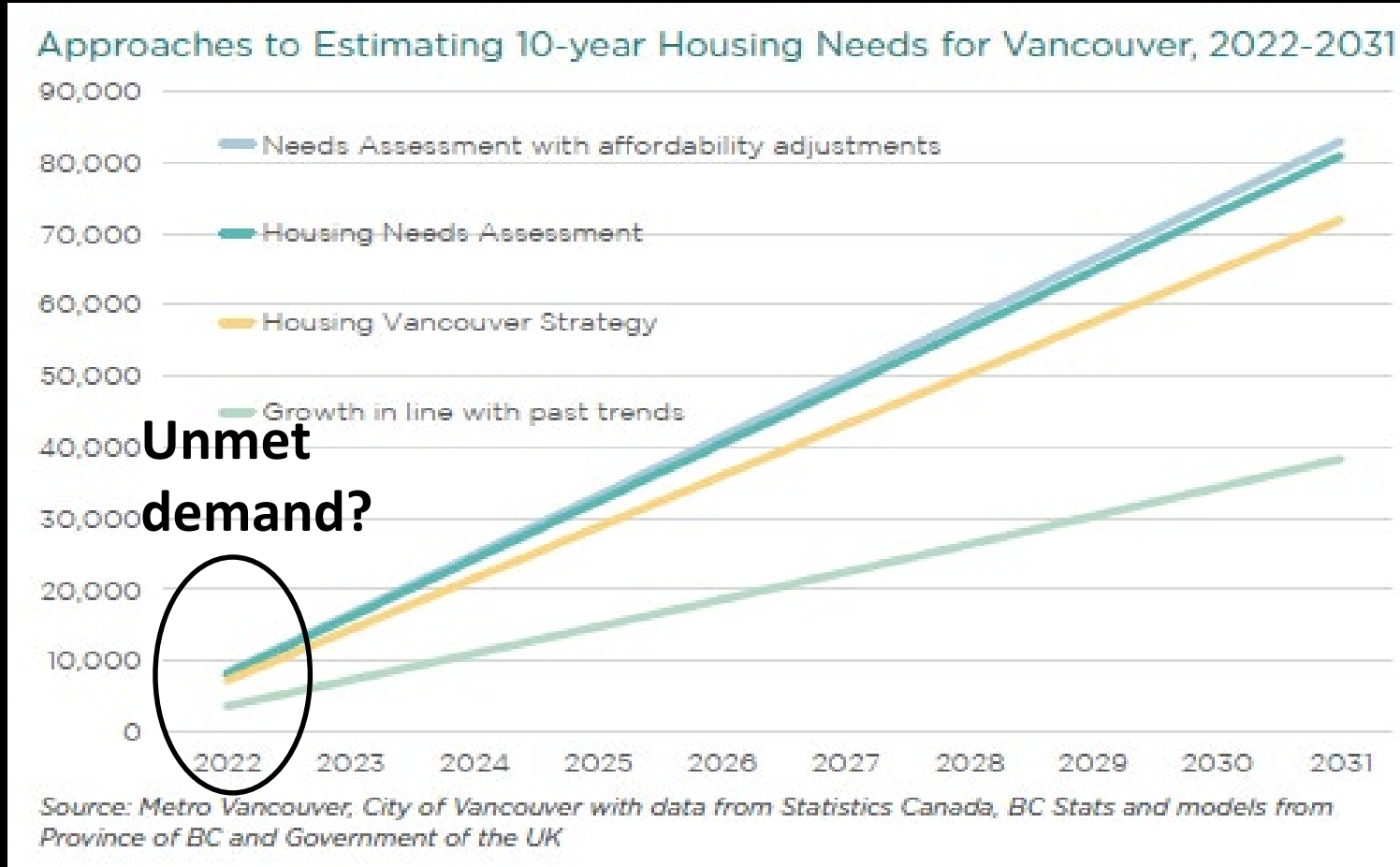
Planning for Housing Provision:

Housing Need → Housing Targets → Housing Supply

**Vancouver 2050: An Expert Discussion on Planning and Growth,
Special Meeting of Council, Sept. 28, 2021**

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Housing Need: Why is there 'unmet demand'?



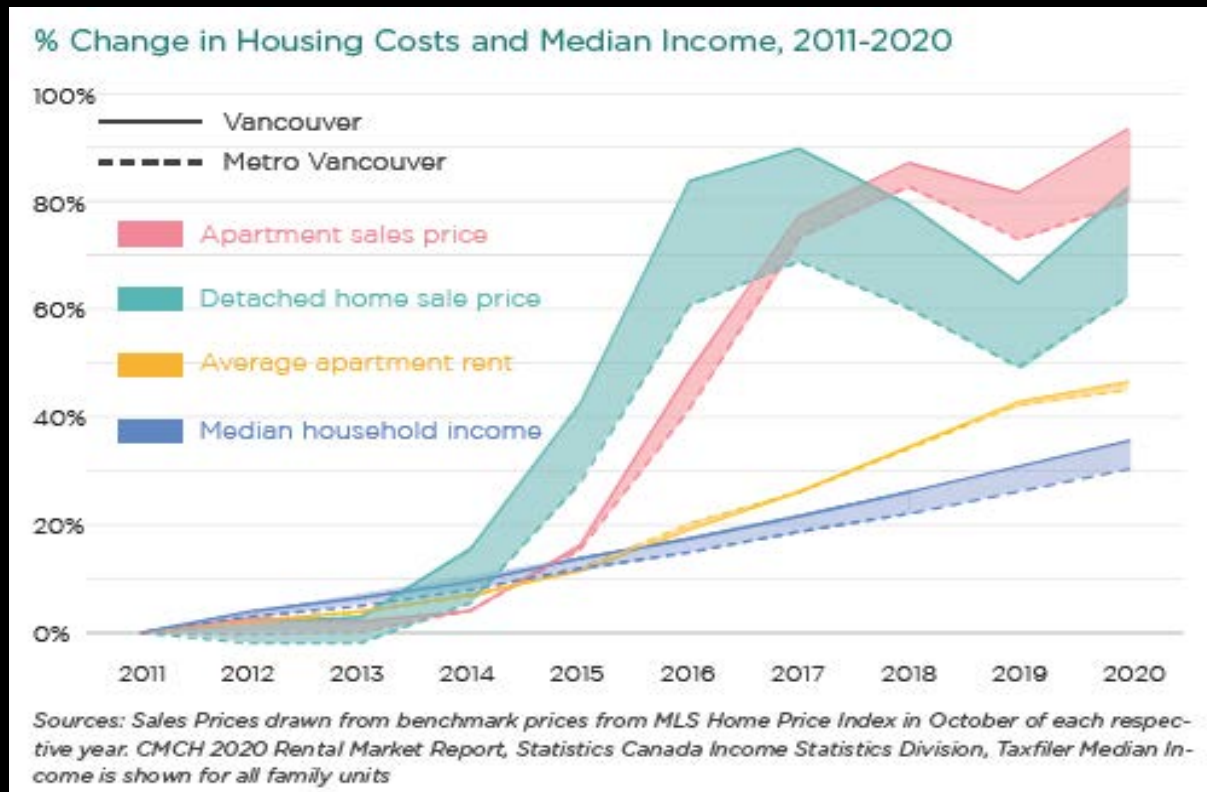
Unmet Demand
(current households/residents)
Est. 46k at present

New Demand
(new households)
Est. 35k over period
of 2022-2031

Source: City of Vancouver, 2021. *City and Regional Growth Trends. Background Materials for Vancouver 2050: An Expert Discussion on Planning and Growth.*

Housing Need: Why is there 'unmet demand'?

- insufficient provision of suitable, affordable non-market housing
- insufficient provision of suitable, affordable market housing—why?



Change in housing costs, 2011-2020

Correlated with changes in factors affecting:

Demand for housing?

Supply of housing?

Source: City of Vancouver, 2021. *City and Regional Growth Trends. Background Materials for Vancouver 2050: An Expert Discussion on Planning and Growth.*

Housing Need and Target Setting: Evidence or Aspiration Based?

Housing Needs Assessment

New Provincial legislation requires B.C. municipalities to assess and report on housing need. Vancouver is exploring a variety of approaches to understanding the amount of housing required among current and future residents.

PRELIMINARY 10-YEAR HOUSING NEEDS ASSESSMENT¹

Existing Need	#s	Assumptions
Homelessness	-3,200 individuals ²	Individuals experiencing or at risk of homelessness plus projected 2.3% per year growth in homelessness. ³
SRO Replacement	-7,000 singles units	SRO Replacement target given the number of tenants who require supports and living in inadequate housing.
Renter and owner households over-paying on housing	-28,000 households	Renter and owner households earning \$80k or less and spending over 50% of their before-tax income on housing in 2016.
Growth	#s	
Projected 10-year Growth in Renter and Owner Households	-35,000 households	Additional households in Vancouver over the next 10 years based on past household growth from 2006 to 2016. ⁴

Source: City of Vancouver, Statistics Canada, Metro Vancouver

(1): Staff are working on a housing needs assessment, which will be finalized in 2021.

(2): Number of homeless individuals is from the 2020 City of Vancouver Homeless Count.

(3): 2.3% is based on the annual rate of growth in homelessness between 2011 and 2020 (City of Vancouver Homeless Count)

(4): Projection is based on past increase in Census household growth in Vancouver from 2006-2016; this will be adjusted to reflect Metro Vancouver 2050 projections when available

= 73,200 households: 8,000 fewer than 81,200 'housing needs assessment'

Source: City of Vancouver, 2021. *City and Regional Growth Trends. Background Materials for Vancouver 2050: An Expert Discussion on Planning and Growth.*

Housing Target Workshop, May 2021

= 81,200 households

Vancouver 2050: An Expert Panel on Planning & Growth, Sept. 2021

= 73,200 households
[Elsewhere: 81,200]

Initial Housing Need Estimates

DRAFT

Existing Need	Assumptions
Homelessness (~3,200 individuals)	Existing of individuals experiencing or at risk of homelessness plus projected 6% per year growth in homelessness
SRO Replacement (~4,000 singles households)	SRO Replacement target given the number of tenants who require supports and living in inadequate housing
Existing Need from Renters over-paying on rent (~19,000 households)	Count of existing renter households in 2016 paying >50% income on housing by income band
NEW – Secure housing for renters in secondary suites (~20,000 households) <i>**Note – Staff will refine this in response to feedback that secondary suites are important housing for some renters and cultural communities. An alternative suggestion is to use CHS survey data on renters reporting inadequate housing conditions.</i>	Count of existing renter households in 2016 living in Census apartment duplexes (proxy). May include MCDs and only “up/down” duplexes and excludes semi-detached dwellings. (Renters paying over 50% on rent in these household were subtracted)
NEW - Other existing un-met demand (X households) : adults living with parents; under-housed families; renters looking to own; commuters looking to live in Vancouver; older households looking to downsize	TBD pending feedback on assumptions
Growth	Assumptions
Projected 10-year Growth in Renter and Owner Households (~35,000 households) based on past trends	Overall growth in renters and owner households between 2006 and 2016 reported in the Canadian Census – aligned with Metro Vancouver 10-year Housing Demand Estimate

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Source: City of Vancouver, Statistics Canada, Metro Vancouver

(1): Staff are working on a housing needs assessment, which will be finalized in Spring of 2022

(2): Number of homeless individuals is from the 2020 City of Vancouver Homeless Count, adjusted by 20% to account for under-count as per best practices

(3) 2.3% is based on the annual rate of growth in homelessness between 2011 and 2020 (City of Vancouver Homeless Count)

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From Housing Targets to Housing Supply

How are housing needs going to be met?

Est. 73,200 Households in Need

3,200 Homeless/At Risk Individuals

7,000 SRO Replacement

(Singles Households)

28,000 Renter and Owner Households

Overpaying on Housing

35,000 New Households

73,200 net new build units?

(completions – demolitions)

Units approved/in pipeline +
additional approvals/development?

New development + vacated units?

Affordability of new builds?