

Tri-Cities
Homelessness
& Housing
Task Group

Start with Home

Companion Document Statement of Need Renewing Riverview

Part A: Rental Housing Affordability & Need Analysis

The charts, tables and text in this companion document are largely derived from the “Tri-Cities Housing Affordability Report -2014”. The report is published annually by the Tri-Cities Homelessness & Housing Task Group.

In this Companion Document, 2006 census data is used for “renter household income by income groups” and for households in “core housing need” and “at risk of homelessness”, as more recent data is not yet available from the 2011 National Household Survey which replaced the long form survey of 2006 and prior years. However, there is a reasonable correlation between 2006 census data and the 2011 National Household Survey data (reported as 2010) that is currently available to give some confidence that 2006 data is still relevant, as indicated in the tables below:

	< \$30,000		\$30,000 - \$49,999	
	#	%	#	%
Coquitlam	9,360	23	7,930	19
Port Coquitlam	3,355	18	3,465	19
Port Moody	1,405	14	1,675	17

Source: Metro Vancouver Housing Data Book 1.4 January 2014 (Statistics Canada, 2006 Census)

	< \$30,000		\$30,000 - \$49,999		\$50,000 - \$79,999		\$80,000 - \$99,999		≥ \$100,000	
	#	%	#	%	#	%	#	%	#	%
Coquitlam	9,510	21	7,330	16	9,345	21	5,010	15	14,365	31
Port Coquitlam	3,455	17	3,275	16	4,510	22	2,800	14	6,600	32
Port Moody	1,855	15	1,780	14	2,700	21	1,530	12	4,770	38

Source: Metro Vancouver Housing Data Book 1.4 January 2014 (Statistics Canada, 2011 National Household Survey)

1. Synopsis

Affordability (pg. # 3-4)

- i) In 2006, 39 % of Tri-Cities renter households (6,335) had an annual income of less than \$30,000, while 59% (9,586) had an income of less than \$45,000. In 2013, the household income required to find accommodation deemed affordable (at 30% of gross household income) in a 1 bedroom purpose-built rental apartment was \$33,208, and \$41,320 for 2 bedroom accommodation. In the absence of social (subsidized or non-market) housing (3,689 units in the Tri-Cities) or rent assistance (1,260 households in the Tri-Cities), 39% of Tri-Cities renter households (9% of all Tri-Cities households) cannot afford a 1 bedroom market rental apartment, and only the “top” wage earners in this income group can afford a bachelor suite.

According to the City of Coquitlam *Housing Affordability Discussion Paper* January 2013, since 1991 the average rent in Coquitlam has increased 89%, while median household income has increased by only 23%.



- ii) Low - Moderate income households (\$35,000 - \$56,000) can potentially afford current purpose-built market rents in the Tri-Cities, depending upon the size of apartment unit they require - however, this is due to the aging nature of the purpose-built rental apartments in the Tri-Cities.

Housing Need (pg. #5)

- iii) In 2006, 4,620 renter households in the Tri-Cities were paying more than 30% of household income, and considered to be in “core” housing need. 1,675 renter households were paying more than 50% of household income on rent, and consequently deemed to be at risk of homelessness. As of March 31st, 2014, 1,260 households in the Tri-Cities were receiving provincial rent assistance (either RAP or SAFER) - consequently a considerable number of renter households in the Tri-Cities spending more than 30% on housing are not receiving rent assistance.

Housing Supply (pg. #6-7)

- iv) 61% of renter apartment units (4,780 units of a total of 7,860) in the Tri-Cities are over 30 years of age, and 30% (2,390 units) are in excess of 40 years. This includes all renter apartment units - not just purpose-built - as determined in the 2006 census. Very few purpose-built apartments units have been built in the Tri-Cities since 2001 - the inventory has grown from a total of 4,195 units in 2001 to 4,418 in 2011, an increase of just 223 units over the 10 years.
- v) Social housing is an option for households earning less than BC Housing’s Housing Income Limits (\$39,500 for a 1 bedroom unit, \$48,000 for 2 bedroom unit). However, with a total of 3,689 social housing units in the Tri-Cities (including family and seniors housing) and 9,586 renter households in 2006 with an income of less than \$45,000, there is clearly not enough social housing units available to meet the need. Provincial rent subsidies (RAP, SAFER - at a total of 1,260 households in the Tri-Cities) are not sufficient to fill this gap. As of July 2013, there were over 700 households on the Tri-Cities on BC Housing’s social housing waitlist.

According to the City of Coquitlam *Housing Affordability Discussion Paper* January 2013, there is a projected demand in the next 10 years in Coquitlam for 4,000 new “below market” (subsidized) housing units.

- vi) Although to date few rental units have been lost to demolition or conversion to strata ownership in the Tri-Cities, this will change as construction of Evergreen Line stations at Burquitlam and Moody Centre puts pressure for redevelopment on aging rental properties. The Burquitlam station will be within a 10 minute walk of almost ¼ of Coquitlam’s existing purpose-built rental housing, much of which was built in the 1960’s and 1970’s. It will be very difficult to replace these units at current rents without significant developer incentives.

Currently 2 large rental complexes in Burquitlam have been purchased, with planning for redevelopment underway. Together, these 2 complexes represent **10% of Tri-Cities purpose-built rentals**, in excess of 400 units. Rents currently range from \$775 for a 1 bedroom unit to \$950 - \$1,050 for a 2 bedroom unit

According to the City of Coquitlam *Housing Affordability Discussion Paper* January 2013, as Coquitlam evolves and older housing stock is updated or redeveloped, projections indicate that somewhere between 700-1000 units of older rental housing could be lost in Coquitlam by 2023 .

Provincial Subsidies (pg. #8-9)

- vii) For many households with incomes less than \$35,000 that are eligible for the provincial Rental Assistance Program (RAP) in the private rental market, the level of assistance is still not sufficient to reduce the cost of housing to 30% of household income, the generally accepted criterion for rental housing affordability.

Further, this assistance is available only to family households with at least 1 dependent child. According to a Metro Vancouver memo to its Housing Committee, July 23, 2010: *Profile of Renter Households at Risk of Homelessness in Metro Vancouver*, only **24%** (about 5,800 of 24,600) of households earning less than \$35,000 annually in Metro Vancouver in 2006 were actually eligible to receive RAP payments.

Homelessness (pg. #10)

- viii) Although chronic homelessness in the Tri-Cities has hovered in the range of 50 persons since 2011, still 133 unique individuals accessed the Bridge Shelter program over the 5 months of the 2013-2014 winter season. Outreach workers report it is impossible to find suitable housing for homeless persons within the Tri-Cities, even with the application of a rental subsidy from BC Housing - persons seeking housing must move to either Maple Ridge or Surrey.

2. Affordability

Renter Household Income by Income Groups - 2006

	< \$20,000		\$20,000 - \$29,999		\$30,000 - \$44,999		\$45,000 - \$69,999		≥ \$70,000	
	#	%	#	%	#	%	#	%	#	%
Coquitlam	2,625	25	1,560	15	2,053	20	2,323	22	1,790	17
Port Coquitlam	1,085	28	470	12	778	20	803	21	695	18
Port Moody	400	19	195	9	420	20	530	25	585	28

Source: Metro Vancouver Housing Data Book 1.5 January 2014 (Statistics Canada 2006 Census)

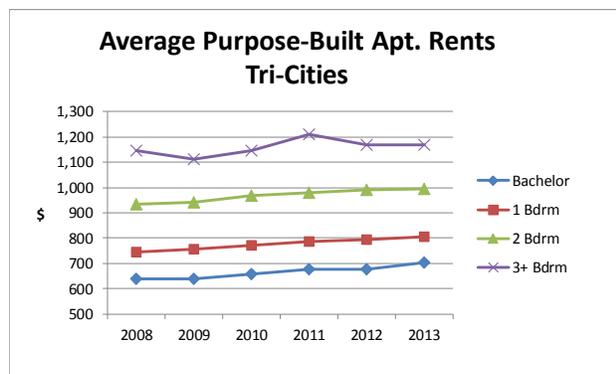
Median Household Income - Tri-Cities 2010

	Renters (\$)	Owners (\$)	All (\$)
Coquitlam	N/A	N/A	67,787
Port Coquitlam	N/A	N/A	72,563
Port Moody	N/A	N/A	79,918

Households with annual incomes below 50% of the median income for a region are deemed to be “low income” - about \$35,000 or less in the Tri-Cities in 2010.

Households with annual income between 50% and 80% of the median income for a region are deemed to be “low to moderate” income — about \$35,000 - \$56,000 in the Tri-Cities in 2010.

Source: Metro Vancouver Housing Data Book 1.1 January 2014 (Statistics Canada, 2011 National Household Survey)



In 2006, 25% of all Coquitlam households were renters, while 21% of households in Port Moody and 20% in Port Coquitlam were renters.

Source: Metro Vancouver Housing Data Book 1.3 January 2014

These rents reflect the aging nature of the Tri-Cities purpose-built rental stock. It will be impossible to replace this purpose-built rental stock with new units at similar rents in the absence of significant financial incentives.

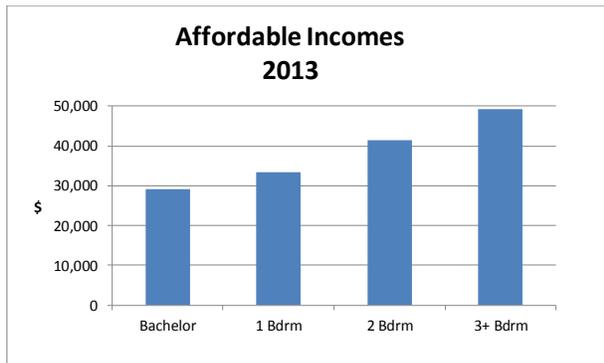
Source: Metro Vancouver Housing Data Book 2.6, January 2014

Note: Excludes privately-owned condominium apartment rental units

“The rental sector plays a critically important role in Canada’s housing system. Reflecting transitions in life, many tenants are young, creating new tenant households when they leave the family home. Others are older, seeking apartment living when they no longer need or want to maintain larger family homes. Similarly, immigrant households, a critical component of labour market supply, initially rent before they transition to ownership.”

Source: FCM: The Housing Market and Canada’s Economic Recovery, January 2012

Affordable Incomes — Purpose-Built Apartment Rentals



The calculation of rental housing affordability is based on the generally accepted guideline that rental housing is affordable when no more than 30% of household income is required to pay the shelter cost (rent + utilities). The calculation assumes that bachelor and 1 bedroom apartments pay \$25/month utilities in addition to rent, 2 bedroom apartments pay \$40/month and 3+ bedroom apartments pay \$60/month utilities. Rents are based on 2013 Tri-Cities average purpose-built rents.

2014 Housing Income Limits

BC Housing uses the concept of “Housing Income Limits” (HIL) to determine eligibility for social (subsidized or non-market) housing - to be eligible for this housing, the applicant’s gross household income must be below the HIL.

“Housing Income Limits” represent the income required to pay the average market rent for an appropriately sized unit in the private market. Average rents are derived from CMHC’s annual Rental Market Survey, done in the fall and released in the spring. The size of unit required by a household is governed by federal/provincial occupancy standards.

The Housing Income Limits for Metro Vancouver are:

Bachelor	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
\$35,000	\$39,500	\$48,000	\$56,000	\$60,000

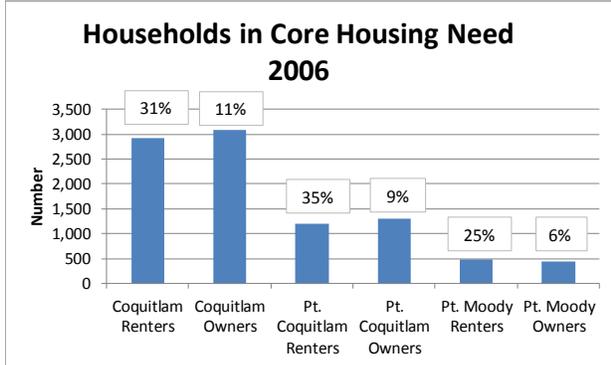
Source: BC Housing website http://www.bchousing.org/resources/HPK/Rent_Calculation/HILs.pdf

BC Housing’s HIL’s are more generous than the current average market rents in the Tri-Cities. However, if a household in subsidized housing has an income in excess of current market rents in the Tri-Cities and pays rent on the basis of “rent geared to income” (at 30% of gross household income), the household will actually pay more for rent than the Tri-Cities average.

CMHC National Occupancy Standard:

1. There shall be no more than 2 or less than 1 person per bedroom.
2. Spouses and couples share a bedroom.
3. Parents do not share a bedroom with children.
4. Dependants aged 18 or more do not share a bedroom.
5. Dependants aged 5 or more of opposite sex do not share a bedroom.

3. Housing Need



Source: Metro Vancouver Housing Data Book 3.1 January 2014
 Note: Figures above the bars are the households in core need expressed as a % of the total of renter or owner households in that community

A household is said to be in “Core Housing Need” if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

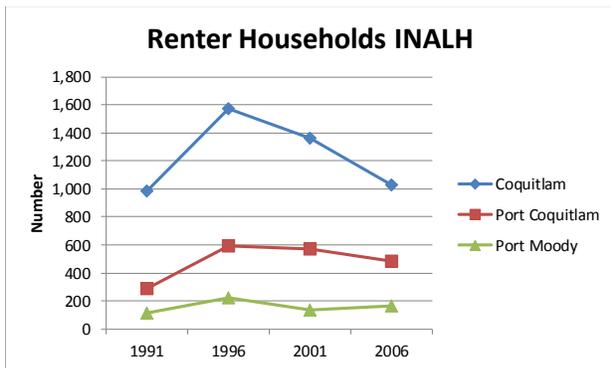
“Adequate” dwellings are those reported by their residents as not requiring any major repairs.

“Suitable” dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard requirements.

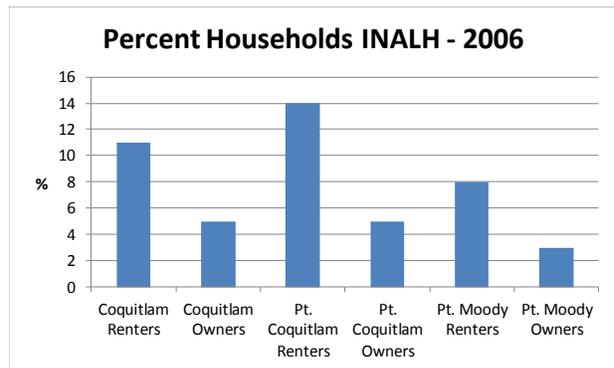
“Affordable” dwellings cost less than 30% of total before-tax household income

Households at Risk of Homelessness

“INALH” households are households In Core Housing Need That Are Spending At Least Half of household income on shelter. These households are in dire housing circumstances. INALH data is considered to be a measure of households at risk of homelessness.



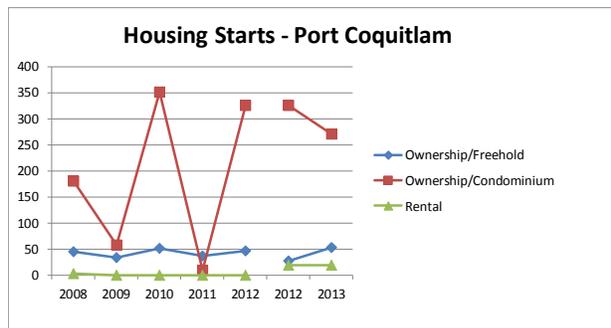
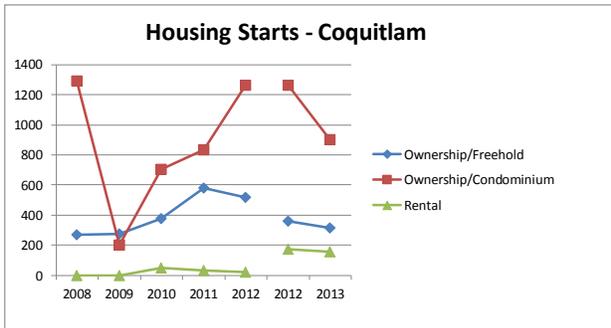
Source: Metro Vancouver Housing Data Book 3.2 January 2014



Source: Metro Vancouver Housing Data Book 3.2 January 2014

4. Housing Supply

Tri-Cities Housing Starts

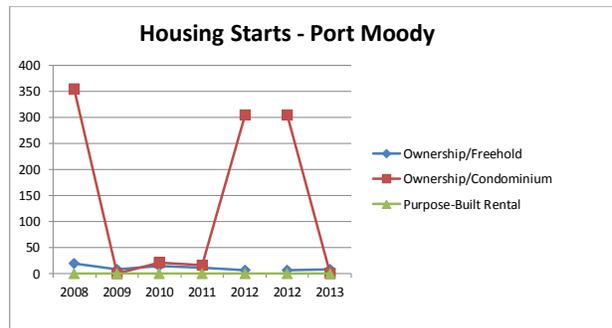


Definitions:

Freehold - A residence where the owner owns the dwelling and the lot outright.

Condominium - An individual dwelling which is privately owned, but where the building and/or land are collectively owned by all dwelling unit owners.

Rental - A dwelling constructed for rental purposes regardless of who finances the structure.



Sources:

2008 - 2012: Metro Vancouver Housing Data Book 2.3 February 2013

2012 - 2013: CMHC Housing Now, Table 2.5 January 2014

Note: 2008 - 2012 data counts single-detached houses with secondary suites as 2 ownership/freehold units. In 2013, CMHC revised the method of categorizing secondary suites such that secondary suites in single-detached houses are now counted as "rental". CMHC revised their 2012 data to reflect this change in categorization. For example, the increase in the number of rental units reported for the 2 sets of 2012 data (19 ⇒ 175) for Coquitlam suggests that 156 of the new rental units reported in the latter 2012 data were secondary suites.

“A number of factors underlie the lack of rental production, including rent regulation and taxation of rental investment income; foremost among these factors, however, are the fundamentals of new construction. The rental income generated is insufficient to offer a reasonable rate of return for investors, because costs are out of balance with revenues. This disincentive to invest in rentals is in large part attributable to the impact of condominium development, which sets the price for multi-residential land.”

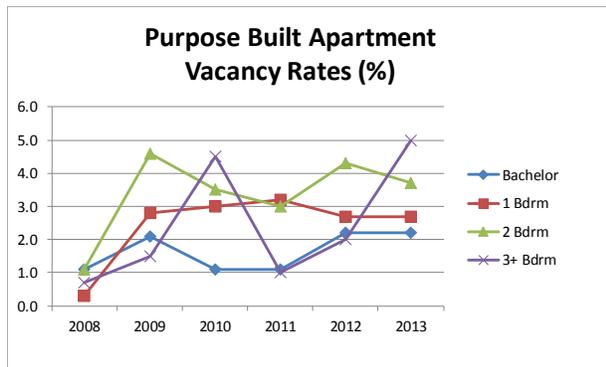
Source: FCM: The Housing Market and Canada’s Economic Recovery, January 2012

Purpose-built rental apartments accounted for approximately 22% of the estimated 19,822 Tri-Cities rental dwelling units in 2009. The remainder of the rental units were either secondary suites, social housing or owner-rented housing.

Purpose Built Rental Apartment Inventory by Unit Size - Tri-Cities

	2008	2009	2010	2011
Bachelor	187	190	189	185
1 Bdrm	2296	2366	2391	2405
2 Bdrm	1647	1637	1663	1661
3+ Bdrm	215	200	197	197

Source: Metro Vancouver Housing Data Book 4.2 January 2014



The vacancy rate is an indication of the health of the residential rental market. A residential vacancy rate of 3.0% is generally considered a balanced market. Low vacancy rates lead to challenges for many households, particularly those with low incomes, in finding suitable and affordable rental housing. Vacancy rates falling consistently below 3% generally correlate with upward pressure on rents.

FCM No Vacancy: Trends in Rental Housing in Canada, July 2012

Sources:
Metro Vancouver Housing Data Book 2.7 January 2014

	2001-2006		1991-2000		1981-1990		1971-1980		1961-1970		1946-1960		Pre-1946	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Coquitlam	255	5	655	12	1280	23	1750	32	1055	19	410	7	110	2
Port Coquitlam	90	6	425	29	335	23	320	22	195	13	110	7	0	0
Port Moody	220	26	125	15	110	13	160	19	180	21	50	6	25	3

Source: Metro Vancouver Data Book 4.1 January 2014

Note: Renter apartment unit data includes **all** apartment rentals - not just purpose-built - as determined in the 2006 census.

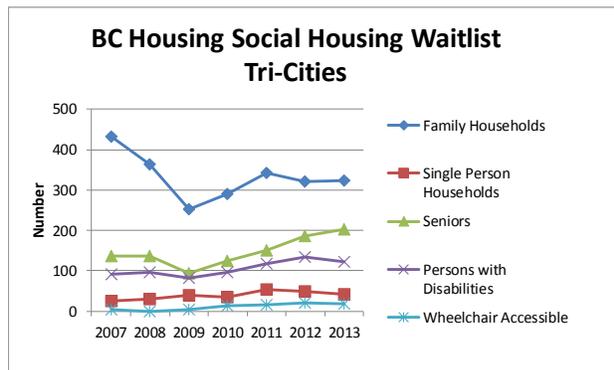
Social Housing

Social housing requires ongoing government subsidies to reduce rents for low and low - moderate income households. The government subsidies cover the difference between the revenue from monthly rents and the actual cost to operate the housing. Non-market housing is operated and managed by non-profit agencies, cooperatives and BC Housing (although there is no BC Housing direct-managed housing in the Tri-Cities).

Total Units of Social Housing - 2011

	Seniors	Family
Coquitlam	1023	946
Port Coquitlam	504	550
Port Moody	263	403

Source: City of Coquitlam Housing Affordability Discussion Paper, January 2013, pg. 10
As of September 2011

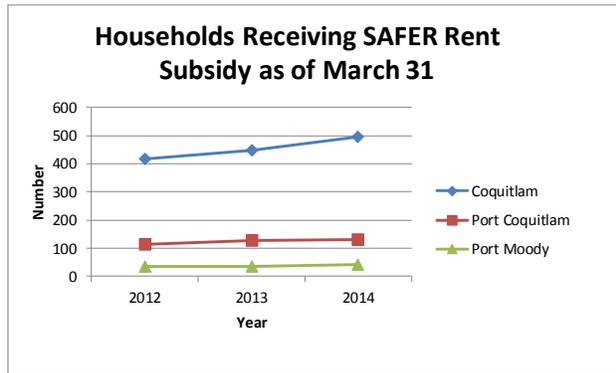


BC Housing collects data on households that have applied for social housing in Metro Vancouver. The BC Housing wait list is an indicator of affordable housing need, but is not necessarily an accurate measure of demand. The data presented here indicates the number of households resident in the Tri-Cities that were on the BC Housing waitlist for social housing during the year indicated.

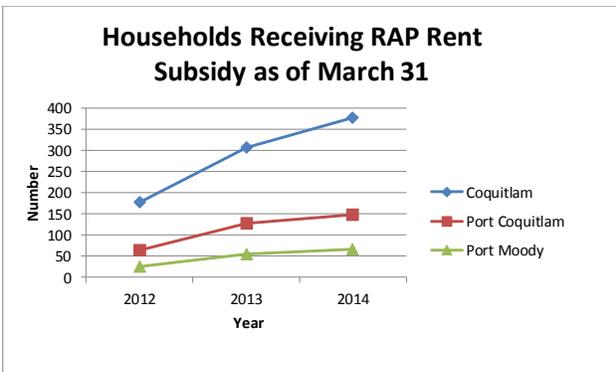
Source: Metro Vancouver Housing Data Book 3.5 January 2014
Reported by BC Housing as of June (2007 - 2009) or July (2010 - 2013) of each year

5. Provincial Subsidies

Households Receiving Provincial Rent Subsidies

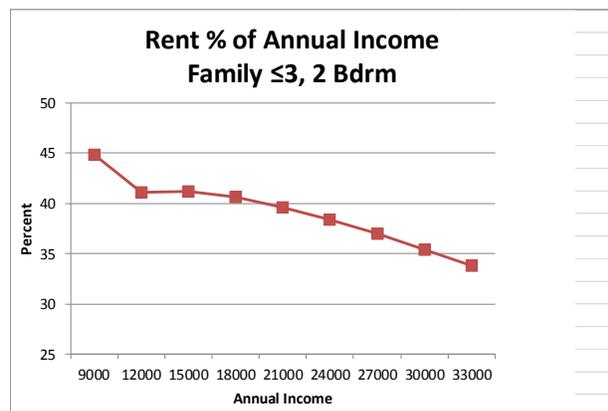


Source: BC Housing Corporate Planning Department, April 2014



Source: BC Housing Corporate Planning Department, April 2014

The following 2 charts analyze the affordability of housing with a RAP subsidy for a range of household incomes from \$9,000 to the maximum allowable of \$35,000. A rent is deemed “affordable” at a maximum of 30% of gross annual household income.



Case 1: Family of 3 or fewer; maximum rent ceiling available under RAP = \$975 (Apr '08); maximum RAP benefit \$653; minimum RAP benefit \$50; maximum annual gross income \$35,000

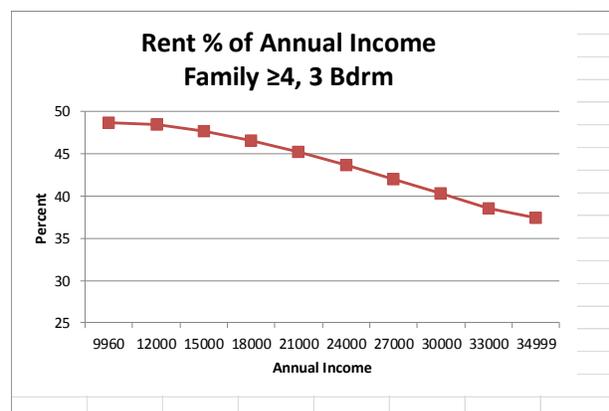
Assumptions: 2 Bedroom apartment (e.g. single parent + child), Tri-Cities rent 2012 = \$989, any extra costs of utilities not taken into account,

Source: Tri-Cities Homelessness & Housing Task Group analysis, February 2013

The Shelter Aid for Elderly Renters (SAFER) program helps make rents affordable for BC seniors with low incomes. SAFER provides monthly cash payments to subsidize rents for eligible BC residents who are age 60 or over and who pay more than 30% of gross household income towards rent for their home. To be eligible for the supplement, gross monthly income in Metro Vancouver must not exceed:
 Singles - \$2,333 (\$27,996)
 Couples - \$2,517 (\$30,204)
 Shared - \$1,625 (\$19,500)

Source: BC Housing website, March 2013

The Rental Assistance Program (RAP) provides eligible low-income, working families with cash assistance to help with their monthly rent payments in the private market. To qualify, families must have a gross household income of \$35,000 or less, have at least one dependent child, and have been employed at some point over the last year.



Case 2: Family of 4 or more; maximum rent ceiling = \$1,100 (Apr '08); maximum RAP benefit \$765; minimum RAP benefit \$50; maximum annual gross income \$35,000

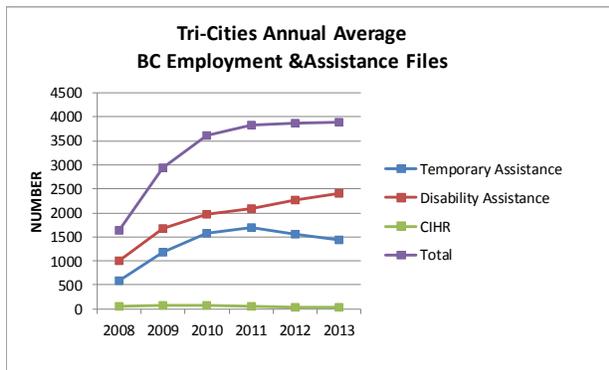
Assumptions: 3 Bedroom (e.g. 2 parents + 2 children), Tri-Cities rent 2012 = \$1,169, any extra costs of utilities not taken into account. Note: Assumes 2 children are of opposite sex and over 5 years of age - per CMHC National Occupancy Standard

According to a Metro Vancouver memo to the Housing Committee, July 23, 2010: *Profile of Renter Households at Risk of Homelessness in Metro Vancouver*:

“Of the 31,295 “at risk” [i.e. INALH] renter households [in Metro Vancouver, 2006], about 24,600 (79%) had incomes under \$35,000 and were likely not in receipt of social assistance [both conditions for receiving RAP]. Out of these 24,600 households, only about 5,800 (24%) were family households with children that would have met the criteria for the Rental Assistance Program. The remaining 76% were households with singles, families with children older than 18, families without children and non-family households.”

“The single largest group of “at risk” renters households that were ineligible for the Rental Assistance Program were singles [58% of the 24,600 = 14,365]. ... While a large proportion of “at risk” singles were seniors, the majority (54% of singles = 7,805) were working people.”

Households Receiving Provincial Income Assistance



The intent of the BC Employment and Assistance program is to help people move from income assistance to sustainable employment, and to provide income assistance to those who are unable to fully participate in the workforce.

"Temporary Assistance" includes: Expected to Work, Expected to Work with Medical Condition, Temporarily Excused, and Persistent Multiple Barriers.

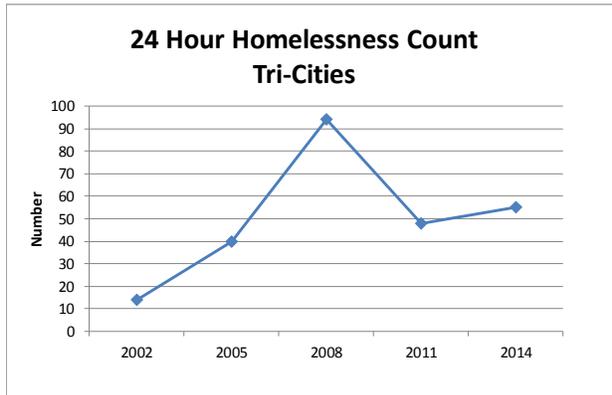
CIHR is a now defunct category "Child in the Home of a Relative". There are few remaining grandfathered cases.

Source: BC Ministry of Social Development & Social Inclusion
April 2014

Unit Size	1	2	3	4	5	6
Shelter Allowance	\$375	\$570	\$660	\$700	\$750	\$785

Note: Shelter allowance is the same for all classes of income assistance recipients, but increases with the number of household dependents:

6. Homelessness

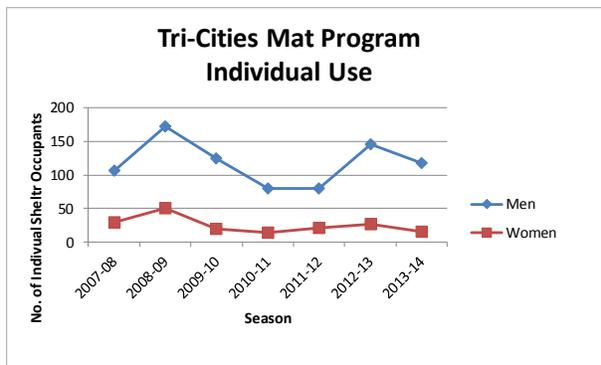


Source: Metro Vancouver

A 24 hour count of homeless persons in Metro Vancouver is carried out every 3 years. It is recognized that this will undercount the actual number of homeless persons as some homeless persons will remain hidden – either because they are “couch-surfing” and out of sight, or because they simply don’t want to be counted.

Note that the 24 hour Metro Vancouver homeless count includes women fleeing abuse in local transition houses, and persons without a fixed address in local hospitals or correction facilities.

A temporary over-winter shelter program has been operated by the Hope For Freedom Society since the fall of 2007. For the first 5 years of operation, the shelter program was known as the Tri-Cities Cold Wet Weather Mat Program and ran nightly from November through March. The program rotated between host church venues, one month at a time, and clients were bussed from permanent pick-up points to the shelter location.



In 2012, the CWW Mat Program was replaced with the Bridge Shelter, running from October through March, and at a fixed, walk-in accessible location. In 2013, the Bridge Shelter reverted to the rotating church venue format, with operation from November through March.

Part B: Demand for Housing for Women and their Children in the Tri-Cities

The information in this section is a summary of the data provided in the Tri-Cities Homelessness & Housing Task Group's report "The Housing Needs of Women and Their Children in the Tri-Cities" published in June 2013.

Tri-City Transitions Transition House occupancy and turn-aways

Data from Tri-City Transitions Society indicates that between 200 and 300 women with children fleeing violence stay at the Transition House each year. Roughly double that number are turned away each year.

Elizabeth Gurney House occupancy and turn aways

Approximately 25% (19) of the 77 women with children staying at Elizabeth Gurney House last year were from the Tri-Cities. In the last fiscal year 1,545 women and children were turned away.

Female Lone Parents Head of Households paying more than 50% for housing (2006)

Community	Number of Households
Coquitlam	430
Port Coquitlam	235
Port Moody	85
Tri-Cities Total	750

Source: Statistics Canada 2006

Number of Women with Children Households from the Tri-Cities in the Housing Registry as of March 31, 2013

Applicant Category	Coquitlam	Port Coquitlam	Port Moody	Total Tri-Cities
Disabilities	0	1	0	1
Family	93	43	13	149
Wheelchair Accessible	1	1	0	2
Pending	1	0	0	1
Total Applicant Households	95	45	13	153

Source: BC Housing, Housing Connections, March 31, 2013

Applications for Como Lake Gardens from women with children in the Tri-Cities in the first year of operation that could not be accommodated

Como Lake Gardens was fully tenanted upon opening in 2012 and received an additional 26 applications from women with children in the Tri-Cities in its first year of operation. In the first year (March 2012 – March 2013) of operation 3 suites became available when the existing tenants moved out.

Number of Women with Children Households Fleeing Violence from the Tri-Cities who have applied for Housing through the Housing Registry Between April 1, 2012 and March 31, 2013

Community	Households
Coquitlam	7
Port Coquitlam	8
Port Moody	2
Total Households - Tri-cities	17

Source: BC Housing, Housing Connections, March 31, 2013