HOUSING NEEDS REPORT

City of Pitt Meadows

DRAFT FOR DISCUSSION
January 2022

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ACKNOWLEDGEMENTS

We acknowledge that the City of Pitt Meadows is located on the traditional territory of the Katzie First Nation.

We would like to thank all Pitt Meadows residents, community organizations, housing and service providers, developers, Indigenous organizations, and all other stakeholders who provided their feedback throughout this process.

We would also like to thank Metro Vancouver for compiling and providing much of the data that has informed the Housing Needs Report.

EXECUTIVE SUMMARY

[to be completed once report finalized]

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1. INTRODUCTION

Local governments across the Metro Vancouver region and British Columbia encounter challenges in their efforts to achieve a diverse and affordable housing supply for all residents. To establish a baseline understanding of housing need and demand within their community, municipal governments are required to complete housing needs reports that collect, review and analyze data about current and future population, household income, significant economic sectors, and the currently available and anticipated housing units. The housing needs report becomes the basis for determining current and projected housing needs and provides evidence-based information to support local planning efforts in addressing these gaps.

This report is structured in four parts:

1. Introduction
   Describes the housing needs report requirement for local governments in British Columbia, the study purpose, regional context, and stakeholder and community engagement.
2. Community Profile
   Provides key demographic, household, and economic data, including population and household projections.
3. Housing Profile
   Provides an overview of housing supply, market conditions, and housing indicators.
4. Housing Demand and Need
   Summarizes housing needs in the community identified through the research and analysis, and engagement processes.

1.1 PURPOSE

New legislative requirements in British Columbia (BC) took effect April 16, 2019, requiring local governments to collect data, analyze trends and prepare reports that describe current and projected housing needs in their communities. In addition, municipalities and regional districts in BC must complete publicly accessible housing needs reports by April 2022 and every five years after that.

Housing needs reports are intended to strengthen the ability of local governments to understand their current and future housing needs and ensure that local policies, plans, and development decisions that follow are based on recent evidence. These reports can identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. Having a housing needs report is a critical input that supports the development of a comprehensive housing strategy or action plan.

1.2 PROJECT OVERVIEW

The preparation of the Housing Needs Report involved: a background review of existing City policies and strategies; review of data from Statistics Canada, Canada Mortgage and Housing Corporation (CMHC), BC Housing, and local City data; Input from non-profit housing providers, housing and homelessness service providers, local developers, and residents. The data and information obtained was then used to complete projections to identify anticipated housing needs over the next five years. The project process and timeline are outlined in Figure 1 below.

Figure 1. Pitt Meadows Housing Needs Report Project Process

PHASE 1: PROJECT INITIATION AND DATA COLLECTION	PHASE 2: DEVELOP HOUSING NEEDS REPORT
MAY TO AUGUST 2021	DECEMBER 2021 TO FEBRUARY 2022
Review City Policies and Strategies	Prepare Draft Housing Needs Report
Collect and Analyze Data	Implement Community Engagement
Implement Stakeholder Engagement	Finalize Housing Needs Report

1.3 REGIONAL CONTEXT

Local governments are required to consider the most recently collected information and housing needs report when amending an Official Community Plan or Regional Growth Strategy. In Metro Vancouver, member jurisdictions are required to adopt Regional Context Statements, which include policies or strategies that will work toward meeting future housing demand as set out in the regional growth strategy.

1.4 STAKEHOLDER AND COMMUNITY ENGAGEMENT

The engagement process for this project involved two phases. The first phase included targeted focus groups with key stakeholders, including non-profit housing providers, housing and service support providers, and developers to gather feedback on current needs, gaps, opportunities, and priorities. The second phase of engagement included follow-up with key stakeholders and outreach to the larger community to validate the key findings of the draft housing needs report.

Engagement Opportunities and Participation

The following engagement opportunities were provided for stakeholders and residents to share their feedback.

- Stakeholder Focus Groups:
  - Service and Support Providers: 5 participants
  - Non-Profit Housing Providers: 1 participant
  - Private Developers and Landlords: 1 participant
- Online Community Survey: X Participants

High-Level Summary

A high-level summary of key themes that emerged through stakeholder and community engagement is provided below.

Current Housing Issues

- Lack of housing options available in Pitt Meadows (all types, including rental and affordable).
- Need for more accessible rental housing and consideration for adaptable design when constructing homes (e.g., aging in place).
  - Need accessibility considerations to be built into the house during design to support aging in place or future accessibility issues).
- Residents have to move out of Pitt Meadows to Maple Ridge or other communities to access appropriate housing or services.
  - They lose their network and connections, and units are not as affordable.
- Difficult for seniors who can still live independently to downsize and still own due to lack of options.
  - Not all seniors are the same and require varying needs and levels of support.
  - Seniors can fall into homelessness if they cannot keep up with market rents.
- Very few supports, such as mental health support services, lifeskills training opportunities, transportation services, are available in Pitt Meadows, and residents must access them elsewhere.
- Youth who cannot support themselves end up in unsafe housing situations and tend not to have large support networks.
  - Youth and youth aging out of care can fall into homelessness as they do not have income to maintain housing.
  - More youth education opportunities are needed related to maintaining their home, managing rent, life skills training, etc.
- Need to know who the most vulnerable people in the community are to check on them (e.g., during extreme cold or heat waves).
- Some high needs residents require a lot of supports (e.g., mental health/physical) and often are on fixed or have lower incomes.
- Rent supplements are not keeping pace with market-rate rental increases.
- The process to go through rezoning/permitting is often longer for residential development compared to other types.
- Construction costs are high, which puts a lot of risks on the developer.

Future Direction

- Support greater awareness of the relationship between the health care system and accessing/maintaining housing and how physical and mental health challenges may be addressed through the City's policies and regulations.
- Encourage funding programs to support residential development opportunities that allow people of different ages and from different walks of life to live, work, and play in proximity with each other.
  - It can be challenging to access funding for more collaborative housing models when specific criteria need to be met.
- Collaborate with BC Housing and other non-profits to provide additional non-market housing.
- Explore ways to support non-market housing operational and infrastructure costs.
- Consider partnering with developers to integrate affordable housing into new residential projects.

- Together with developers and the community at large, consider new residential areas and other housing location opportunities within Pitt Meadows.
- Bring people together who have the expertise, land, capital, etc. to support the development of affordable housing.

1.5 INTERPRETATION

There are a few limitations concerning the data available to inform the preparation of this report:

- Much of the data used to prepare this report was based on historical data, including the past three Statistics Canada Censuses (2006, 2011, 2016), CMHC rental surveys, and Metro Vancouver projections.
- The data included in this report comes from a variety of sources, and therefore, similar data from different sources may not be identical.
- Some percentage distributions may not equal 100% due to rounding, and some number categories may not calculate the total amount due to rounding from the original data source.
- The customized Statistics Canada Census Report provided by the BC Ministry of Municipal Affairs, and Housing is based on a different sampling group compared to the Statistics Canada Census Community Profiles. Therefore, there is some variation in data depending on the source.
- Rental data, including vacancy rates and the historical median rent, is collected through CMHC's 'Rental Market Survey. This survey only captures rental information from apartments and row houses located in buildings of three or more units. While CMHC conducts a secondary rental market survey, Pitt Meadows is not one of the urban centres where this data is collected. Therefore, there is a gap in data available for the secondary rental market.
- Due to the smaller sample size, some data is not available or restricted because of privacy or data reliability concerns.
- Multiple terms are used to describe the data referenced in this report. A Glossary of Terms is provided in Appendix A for the reader's reference.

2. COMMUNITY PROFILE

The community profile section examines key demographic, household, and economic indicators for the City of Pitt Meadows (referred to as "Pitt Meadows" from now), including population growth, age, household characteristics, and labour force statistics. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

2.1 DEMOGRAPHICS

Population

According to the 2016 Census of Population, 18,573 people were living in Pitt Meadows. Pitt Meadows represented 0.75% of the Metro Vancouver population, which was 2.5 million in 2016. Between 2006 and 2016 (the three most recent census periods), Pitt Meadows grew by 18.9%, adding 2,950 people, and representing 0.9% of the region's total population growth; however, much of this growth occurred between 2006 to 2011. During that time, Pitt Meadows' population grew by 13.5% while there was only a 4.7% population increase between 2011-2016. Table 1 shows the population growth in Pitt Meadows, Metro Vancouver, and British Columbia from 2006 to 2016.

Table 1. Population Growth, Pitt Meadows, Metro Vancouver, and BC (2006, 2011, 2016)

Community / Area	Population Growth	2006	2011	2016
Pitt Meadows	18.9%	15,623	17,736	18,573
Metro Vancouver	16.4%	2,116,581	2,313,328	2,463,431
British Columbia	13.0%	4,113,487	4,400,057	4,648,055

Source: Statistics Canada, Census of Population, 2006, 2011, 2016.

ANTICIPATED POPULATION

Metro Vancouver prepares population and growth projections[1] for the region and its member jurisdictions. According to the most recent projections[2], Pitt Meadows' population is anticipated to increase by 900 people, from 21,400 residents in 2021 to 22,300 residents in 2026, which represents an anticipated population growth of 4.1% over a 5-year period. In comparison, the Metro Vancouver region is expected to experience 8.5% population growth over the 5-year period, 2021-2026 (Table 2).

Table 2. Anticipated Population Growth, Pitt Meadows and Metro Vancouver (2021 to 2026)

Community/Area	Anticipated Population Growth	2021	2026
Pitt Meadows	4.1%	21,440	22,310
Metro Vancouver	8.5%	2,807,470	3,046,860

Source: Metro Vancouver

Age Profile

Table 3 shows the median age of Pitt Meadows' population, as reported in the three most recent census periods. In 2016, Pitt Meadows' median age (42.3) was higher than that of the region (40.9).

Table 3. Median Age, Pitt Meadows and Metro Vancouver (2006, 2011, 2016)

Age	2006	2011	2016
Pitt Meadows	38.3	39.5	42.3
Metro Vancouver	39.1	40.2	40.9

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

[1] The population and growth projections prepared by Metro Vancouver takes into consideration additional factors beyond historical growth. They are based on Census data and annual population change estimates developed by Statistics Canada (StatCan); estimates of national (StatCan), provincial (BC Stats) and municipal (if applicable) future growth; land capacity analysis and local development plans and policies; and assumptions of indicators that may evolve in the future.

[2] The projections included here represent the latest available draft projections at the time of publication and may change once the final regional projections are adopted by the Metro Vancouver Regional District Board.

The fastest-growing segment of the population in Pitt Meadows between 2006 and 2016 was people aged 85 years and older (+103.4%), followed by people aged 65 to 84 years (+65.4%), and 45 to 64 years (+33.8%). Table 4 shows the population by age group in Pitt Meadows during the last three Census periods (2006, 2011 and 2016).

Table 4. Population by Age Group, Pitt Meadows (2006, 2011, 2016)

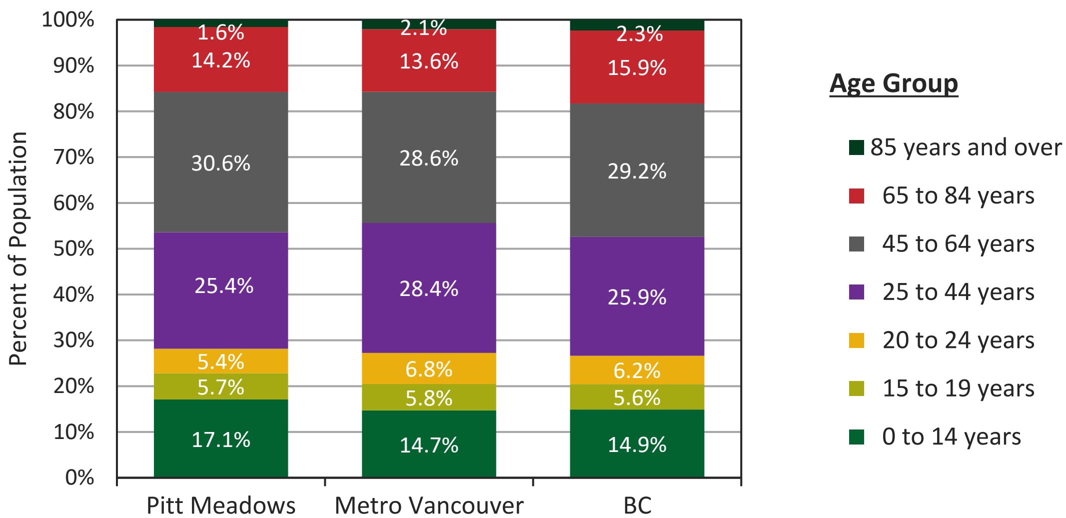
Age Group	2006		2011		2016		Percent change 2006-2016
0 to 14 years	3,005	19.2%	3,240	18.3%	3,170	17.1%	5.5%
15 to 19 years	1,075	6.9%	1,210	6.8%	1,065	5.7%	-0.9%
20 to 24 years	985	6.3%	1,065	6.0%	995	5.4%	1.0%
25 to 44 years	4,565	29.2%	4,880	27.5%	4,720	25.4%	3.4%
45 to 64 years	4,250	27.2%	5,225	29.5%	5,685	30.6%	33.8%
65 to 84 years	1,590	10.2%	1,925	10.9%	2,630	14.2%	65.4%
85 years and over	145	0.9%	175	1.0%	295	1.6%	103.4%
Total	**15,625**	**100%**	**17,735**	**100%**	**18,570**	**100%**	**18.8%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Between 2006 and 2016, the fastest-growing segment of the population in Pitt Meadows was people aged 65 years +, indicating an aging population.

The age distribution of the population in Pitt Meadows was similar to Metro Vancouver and the province of BC. The proportion of children and youth aged 19 years or under was slightly higher in Pitt Meadows (22.8%) than in Metro Vancouver (20.5%) and BC (20.4%). The proportion of seniors 65+ years old in Pitt Meadows (15.8%) was similar to Metro Vancouver (15.7%) but slightly lower than BC (18.3%). Figure 2 compares the total population of Pitt Meadows, Metro Vancouver, and BC by age group.

Figure 2. Population by Age Group, Pitt Meadows, Metro Vancouver, and BC (2016)



Source: Statistics Canada, Census of Population, 2016

ANTICIPATED AGE PROFILE

According to Metro Vancouver growth projections, the most significant growth in Pitt Meadows is expected to occur among seniors aged 65 years and over, with the number of seniors aged 65 years and over expected to rise by 19.2%. Table 5 shows the anticipated population growth by age group in Pitt Meadows from 2021 to 2026.

Table 5. Anticipated Population Growth by Age Group, Pitt Meadows (2021 to 2026)

Age Groups	2021		2026		Population Change 2021 - 2026	
0 to 14 years	3,350	15.7%	3,200	14.3%	-150	-4.5%
15 to 19 years	1,150	5.4%	1,200	5.4%	50	4.3%
20 to 24 years	1,400	6.5%	1,150	5.2%	-250	-17.9%
25 to 44 years	5,600	26.2%	6,100	27.4%	500	8.9%
45 to 64 years	6,250	29.2%	6,250	28.0%	0	0.0%

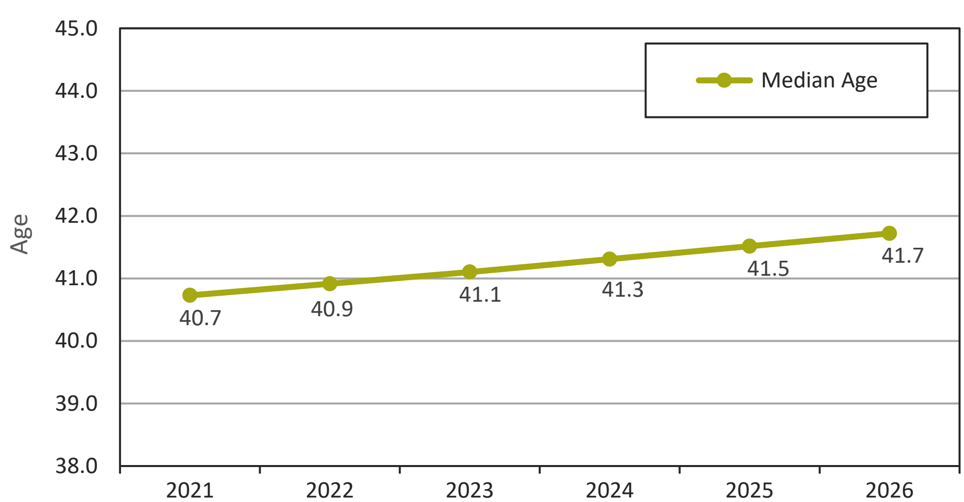
Age Groups	2021		2026		Population Change 2021 - 2026	
65 to 84 years	3,250	15.2%	3,850	17.3%	600	18.5%
85 years and over	400	1.9%	500	2.2%	100	25.0%
Total	**21,400**	**100%**	**22,300**	**100%**	**900**	**4.2%**

Source: Metro Vancouver

It is anticipated that the most significant growth over the next five years in Pitt Meadows will occur among seniors aged 65 years +, which is similar to trends occurring within the region.

BC Stats also prepares population estimates and projections at a regional district level. According to BC Stats' (Figure 3), the median age of the anticipated population in Metro Vancouver will increase from 40.7 years in 2021 to 41.7 years by 2026, suggesting that the trend over the 5-year period will be an aging of the region's population. This is concurrent with the findings of Metro Vancouver's projections and trends experienced across the province and country.

Figure 3. Median Age of the Anticipated Population, Metro Vancouver (2021 to 2026)



Source: BC Stats

2.2 HOUSEHOLDS[3]

Number of Households

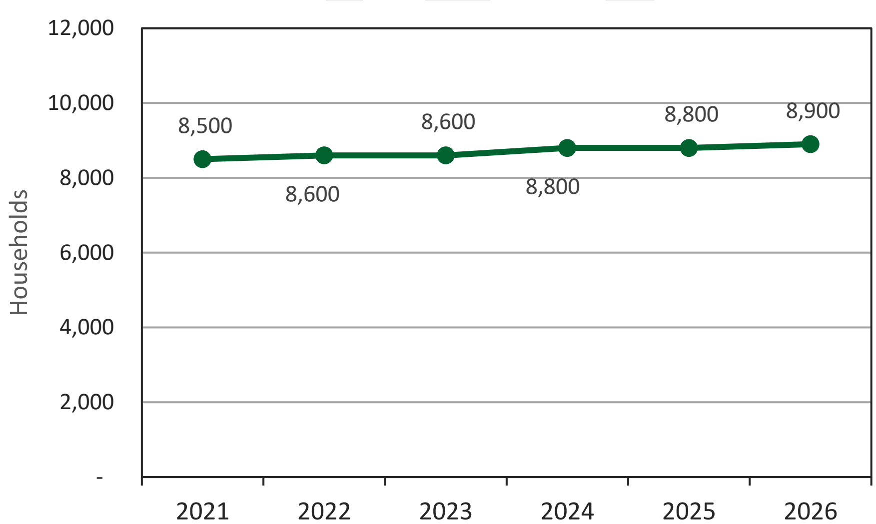
In 2016, the total number of households in Pitt Meadows was 7,195, which is an increase from the previous two census periods. In 2011, there were 6,720 households in Pitt Meadows, and in 2006 there were 5,820. This represented a 23.6% growth in the number of households between 2006 and 2016.

Between 2006 and 2016, the number of households in Pitt Meadows grew by approximately 24%.

ANTICIPATED HOUSEHOLDS

According to Metro Vancouver population and housing projections[4], the anticipated number of households in Pitt Meadows is expected to grow to a total of 8,900 households by 2026, a 4.7% increase from 2021. This is lower than historical rates and aligns with lower projected population growth. Figure 4 contains information on the household projections for Pitt Meadows from 2021 to 2026.

Figure 4. Anticipated Total Number of Households, Pitt Meadows (2021 to 2026)



Source: Metro Vancouver

[3] Statistics Canada defines a household as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad, where the 'dwelling' or 'home' is the physical structure the household resides in. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, of a group of unrelated persons or of a person living alone.

[4] The projections included here represent the latest available draft projections at the time of publication and may change once the final regional projections are adopted by the Metro Vancouver Regional District Board.

Household Size

According to the 2016 Census, over half (58.4%) of Pitt Meadows households were 1-person or 2-person households, as shown in Table 6. Households containing 5 or more persons accounted for 8.3% of all households. the average number of persons in a Pitt Meadows household was 2.6, which was higher than the average household size in Metro Vancouver (2.5) and BC (2.4).

Table 6. Number and Percentage of Households by Household Size, Pitt Meadows (2006, 2011, 2016)

Household Size	2006		2011		2016	
1 person	1,200	20.6%	1,415	21.1%	1,630	22.7%
2 persons	1,965	33.8%	2,325	34.6%	2,570	35.7%
3 persons	1,045	18.0%	1,195	17.8%	1,210	16.8%
4 persons	1,045	18.0%	1,190	17.7%	1,185	16.5%
5 or more persons	560	9.6%	590	8.8%	595	8.3%
Total	**5,820**	**100.0%**	**6,720**	**100.0%**	**7,195**	**100.0%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

In 2016, a majority (58.5%) of households were 1- and 2-person households.

ANTICIPATED HOUSEHOLD SIZE

By 2026, the average number of persons in a Pitt Meadows' household is expected to be 2.5, which is slightly less than the 2016 average household size of 2.6.

Household Tenure

In 2016, 77.4% of Pitt Meadows households were owners. This proportion was lower than the previous two census years (77.9% in 2011 and 81.3% in 2006). Pitt Meadows' ownership rate was higher than that of Metro Vancouver (63.7%) and the province (68.0%). Table 7 shows the tenure breakdown for Pitt Meadows households for the past three Census periods.

Table 7. Number and Percentage of Households by Household Tenure, Pitt Meadows (2006, 2011, 2016)

Tenure	2006		2011		2016	
Owner households	4,675	81.3%	5,165	77.9%	5,505	77.4%
Renter households	1,080	18.8%	1,465	22.1%	1,615	22.7%
Total	**5,750**	**100%**	**6,630**	**100%**	**7,115**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

In 2016, approximately 1 in 5 Pitt Meadows' households were renter households and while declining, the ownership rate was higher than that of Metro Vancouver and the province.

Subsidized Housing

According to the Statistics Canada Census, 'subsidized housing' refers to whether a renter household lives in subsidized housing. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

Of the 1,615 renter households in Pitt Meadows in 2016, 205 (12.7%) self-reported that they were living in subsidized housing / receiving a subsidy. Table 8 shows the information on the subsidy status for renter households in Pitt Meadows during the past three Census periods.

Table 8. Number and Percentage of Renter Households in Subsidized Housing, Pitt Meadows (2006, 2011, 2016)

Subsidized Renter Households	2006		2011		2016	
Renter households with subsidy	n/a	n/a	245	16.7%	205	12.7%
Renter households without subsidy	n/a	n/a	1,220	83.3%	1,410	87.3%
Total	**1,080**	**100%**	**1,465**	**100%**	**1,615**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Note: 2006 Census did not collect information on the presence of rental subsidies.

12.7% of renter households self-reported that they were living in subsidized housing or receiving a subsidy in 2016.

Gross Household Income[5]

In 2016, the median income for all Pitt Meadows households was $87,017, and the average income was $100,073. These were higher than the incomes of households throughout BC ($69,979 median income; $90,354 average income) and households in the Metro Vancouver region ($72,585 median income; $96,423 average income). Table 9 shows the median household incomes for Pitt Meadows, Metro Vancouver, and BC during the past three census periods.

Table 9. Median Household Incomes, Pitt Meadows, Metro Vancouver, and BC (2006, 2011, 2016)

Median Household Income	2006	2011	2016
Pitt Meadows	$76,603	$79,273	$87,017
Metro Vancouver	$65,342	$68,830	$72,585
British Columbia	$62,372	$65,555	$69,979

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

[5] Household income collected as part of Census data refers to the household's previous year's income (i.e., income data collected as part of the 2016 Census represents the total income of households in 2015 constant dollars).

In Pitt Meadows, 33.2% of households were earning less than $60,000 per year during the latest census period, as shown in Table 10. The proportion of households earning less than $30,000 per year was 11.5% in 2016. These households often require below market housing such as rent-geared-to-income housing.

Table 10. Number and Percentage of Households by Household Income Bracket (Constant 2015$), Pitt Meadows (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under $5,000	55	0.9%	185	2.8%	80	1.1%
$5,000 to $9,999	40	0.7%	85	1.3%	75	1.0%
$10,000 to $14,999	120	2.1%	115	1.7%	100	1.4%
$15,000 to $19,999	160	2.7%	245	3.6%	185	2.6%
$20,000 to $24,999	250	4.3%	205	3.1%	200	2.8%
$25,000 to $29,999	205	3.5%	210	3.1%	185	2.6%
$30,000 to $34,999	190	3.3%	185	2.8%	270	3.8%
$35,000 to $39,999	220	3.8%	335	5.0%	225	3.1%
$40,000 to $44,999	185	3.2%	220	3.3%	255	3.5%
$45,000 to $49,999	235	4.0%	275	4.1%	225	3.1%
$50,000 to $59,999	480	8.2%	425	6.3%	590	8.2%
$60,000 to $69,999	455	7.8%	440	6.6%	440	6.1%
$70,000 to $79,999	430	7.4%	465	6.9%	450	6.3%
$80,000 to $89,999	300	5.2%	475	7.1%	425	5.9%
$90,000 to $99,999	380	6.5%	340	5.1%	525	7.3%
$100,000 to $124,999	860	14.8%	905	13.5%	910	12.6%
$125,000 to $149,999	610	10.5%	650	9.7%	720	10.0%
$150,000 to $199,999	415	7.1%	695	10.3%	815	11.3%
$200,000 and over	225	3.9%	265	3.9%	520	7.2%
Total households	**5,820**		**6,715**		**7,195**	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Compared to the median income for all Pitt Meadows households ($87,017), renter households had a significantly lower median income ($53,268). Among renters, the proportion of households earning less than $60,000 was 57.6%. The proportion of households earning less than $30,000 per year was 21.1% in 2016. Table 11 shows the number and percentage of renter households by household income bracket for the past three census periods.

Table 11. Number and Percentage of Renter Households by Household Income Bracket (Constant 2015$), Pitt Meadows (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under $ 5,000	30	2.8%	55	3.7%	15	0.9%
$5,000 to $9,999	25	2.3%	0	0.0%	30	1.9%
$10,000 to $14,999	65	6.0%	50	3.4%	50	3.1%
$15,000 to $19,999	70	6.5%	90	6.1%	70	4.3%
$20,000 to $24,999	110	10.2%	55	3.7%	85	5.3%
$25,000 to $29,999	90	8.3%	105	7.1%	90	5.6%
$30,000 to $34,999	40	3.7%	80	5.4%	120	7.4%
$35,000 to $39,999	85	7.9%	105	7.1%	95	5.9%
$40,000 to $44,999	40	3.7%	50	3.4%	80	5.0%
$45,000 to $49,999	50	4.6%	95	6.5%	100	6.2%
$50,000 to $59,999	105	9.7%	115	7.8%	195	12.1%
$60,000 to $69,999	90	8.3%	120	8.2%	100	6.2%
$70,000 to $79,999	50	4.6%	65	4.4%	125	7.7%
$80,000 to $89,999	50	4.6%	130	8.8%	75	4.6%
$90,000 to $99,999	40	3.7%	105	7.1%	90	5.6%
$100,000 to $124,999	80	7.4%	110	7.5%	145	9.0%
$125,000 to $149,999	20	1.9%	105	7.1%	55	3.4%
$150,000 to $199,999	35	3.2%	20	1.4%	75	4.6%
$200,000 and over	0	0.0%	0	0.0%	15	0.9%
Total renter households	**1,080**		**1,470**		**1,615**	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Conversely, owners had a higher median income when compared to the rest of Pitt Meadows households. With a median household income of $98,055, owner households made $11,000 more than the median income of all Pitt Meadows households, and almost $45,000 more than the median income of renter households.

Table 12 shows the number and percentage of owner households by household income bracket for the past three census periods.

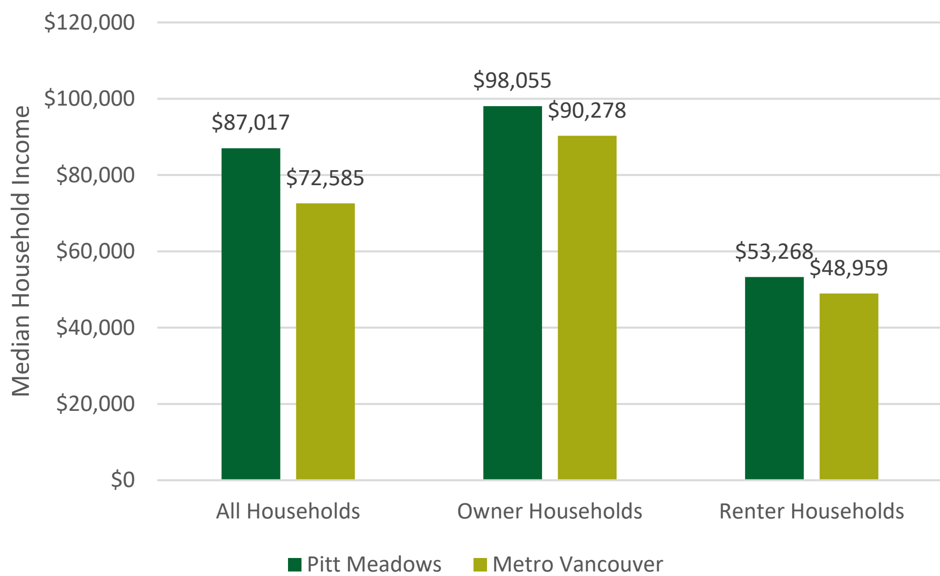
Table 12. Number and Percentage of Owner Households by Household Income Bracket (Constant 2015$), Pitt Meadows (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under $ 5,000	30	0.6%	130	2.5%	65	1.2%
$5,000 to $9,999	20	0.4%	75	1.4%	40	0.7%
$10,000 to $14,999	55	1.2%	70	1.3%	50	0.9%
$15,000 to $19,999	85	1.8%	155	3.0%	110	2.0%
$20,000 to $24,999	140	3.0%	150	2.9%	115	2.1%
$25,000 to $29,999	115	2.4%	105	2.0%	100	1.8%
$30,000 to $34,999	145	3.1%	105	2.0%	155	2.8%
$35,000 to $39,999	135	2.8%	225	4.3%	130	2.3%
$40,000 to $44,999	145	3.1%	170	3.2%	175	3.1%
$45,000 to $49,999	185	3.9%	170	3.2%	125	2.2%
$50,000 to $59,999	380	8.0%	310	5.9%	395	7.1%
$60,000 to $69,999	365	7.7%	320	6.1%	340	6.1%
$70,000 to $79,999	385	8.1%	405	7.7%	325	5.8%
$80,000 to $89,999	250	5.3%	345	6.6%	350	6.3%
$90,000 to $99,999	340	7.2%	240	4.6%	430	7.7%
$100,000 to $124,999	770	16.2%	795	15.2%	770	13.8%
$125,000 to $149,999	590	12.4%	550	10.5%	670	12.0%
$150,000 to $199,999	380	8.0%	675	12.9%	740	13.3%
$200,000 and over	225	4.7%	260	5.0%	500	9.0%
Total owner households	**4,740**		**5,245**		**5,580**	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Finally, Figure 5 compares the median household incomes in Pitt Meadows and Metro Vancouver by household tenure, highlighting the significantly higher incomes of owner households compared with renter households.

Figure 5. Median Household Income by Tenure, Pitt Meadows and Metro Vancouver (2016)



Source: Statistics Canada, Census of Population, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

In Pitt Meadows, the median income of owner households was 1.8 times higher than the median income of renter households.

2.3 ECONOMY & EMPLOYMENT

The local economy has a significant impact on housing needs and demand. In instances where the local economy is negatively impacted or slowing down, residents are not as likely to move or enter homeownership due to uncertainty and concerns about employment security, resulting in more homes on the market for longer periods, higher vacancy rates, and generally, more housing inventory. On the other hand, in communities anticipating significant increases in employment opportunities, it becomes increasingly difficult to find a home to purchase or rent, sales prices and rental rates increase, and residents may not be able to find a home that meets their needs (i.e., does not cost more than 30% of their income, has enough bedrooms, is safe and not in need of major repairs). During the COVID-19 pandemic, for example, a trend emerged with residents moving from urban centres to more rural areas and looking for larger homes that could more comfortably accommodate 1-2 people working from home. It will be important to monitor that trend and potential impacts on the housing market as employees are being asked to return to the office or set-up hybrid work weeks.

Labour Force

Pitt Meadows' participation rate was slightly higher than Metro Vancouver's and slightly higher than the province. Its unemployment rate was slightly lower than Metro Vancouver's and BC's, as shown in Table 13. The number of workers in the labour force increased by 17.8% between 2006 and 2016, which is consistent with the 18.9% increase in the overall population of Pitt Meadows over the same period.

Table 13. Labour Force Statistics, Pitt Meadows, Metro Vancouver, and BC (2016)

	Pitt Meadows	Metro Vancouver	British Columbia
Total Population Aged 15 Years and Over	15,260	2,064,615	3,870,375
In Labour Force	10,585	1,355,520	2,471,665
Employed	10,060	1,276,900	2,305,690
Unemployed	525	78,620	165,975
Not In Labour Force	4,675	709,095	1,398,710
Participation Rate	69.4%	65.7%	63.9%
Unemployment Rate	5.0%	5.8%	6.7%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

In 2016, the unemployment rate in Pitt Meadows (5%) was lower than both Metro Vancouver (5.8%) and the province (6.7%).

Just over half (53.2%) of the workers residing in Pitt Meadows worked (regardless of whether their place of work was in Pitt Meadows or not) in retail trade (11.1% of the workforce), health care and social assistance (10.7% of the workforce), construction (9.7% of the workforce), manufacturing (7.4% of the workforce), public administration (7.2% of the workforce), and professional, scientific, and technical services (7.1% of the workforce). Table 14 displays the number and percentage of workers by industry for the past three Census periods for workers who lived in Pitt Meadows.

Table 14. Number and Percentage of Workers by NAICS Sector, for workers who lived in Pitt Meadows (2006, 2011, 2016)

Sector	2006		2011		2016	
Industry - Not applicable	115	1.3%	195	1.9%	140	1.3%
All industry categories	8,870	98.7%	10,215	98.1%	10,445	98.7%
Agriculture, forestry, fishing, and hunting	300	3.3%	330	3.2%	230	2.2%
Mining, quarrying, and oil and gas extraction	70	0.8%	15	0.1%	25	0.2%
Utilities	30	0.3%	90	0.9%	75	0.7%
Construction	650	7.2%	895	8.6%	1,025	9.7%
Manufacturing	975	10.9%	865	8.3%	780	7.4%
Wholesale trade	545	6.1%	445	4.3%	680	6.4%
Retail trade	990	11.0%	1,275	12.2%	1,180	11.1%
Transportation and warehousing	455	5.1%	580	5.6%	625	5.9%
Information and cultural industries	315	3.5%	325	3.1%	235	2.2%
Finance and insurance	300	3.3%	410	3.9%	545	5.1%
Real estate and rental and leasing	185	2.1%	200	1.9%	175	1.7%
Professional; scientific and technical services	580	6.5%	575	5.5%	750	7.1%
Management of companies and enterprises	15	0.2%	25	0.2%	35	0.3%

Sector	2006		2011		2016	
Administrative and support; waste management and remediation services	385	4.3%	410	3.9%	400	3.8%
Educational services	540	6.0%	640	6.1%	640	6.0%
Health care and social assistance	780	8.7%	1,265	12.1%	1,130	10.7%
Arts; entertainment and recreation	165	1.8%	300	2.9%	205	1.9%
Accommodation and food services	625	7.0%	470	4.5%	580	5.5%
Other services (except public administration)	405	4.5%	430	4.1%	355	3.4%
Public administration	565	6.3%	670	6.4%	760	7.2%
Total	**8,985**		**10,415**		**10,585**	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Commuting Destination

In Metro Vancouver, commuting destination is also an important factor when considering a household's housing and transportation cost burden. 81.9% of Pitt Meadows' residents commuted to a different part of the region for work, compared to 14.7% who lived and worked within Pitt Meadows. Table 15 shows the breakdown of commuting destinations for workers with a usual place of work (workers who have a specific work address outside their home).

Table 15. Number and Percentage of Workers with a Usual Place of Work by Commuting Destination, Pitt Meadows (2016)

Commuting Destination	# of Worker Population (2016)	% of Worker Population (2016)
Within Pitt Meadows	1,180	14.7%
Within Region of Metro Vancouver but outside Pitt Meadows	6,565	81.9%
Within BC but outside of Metro Vancouver	250	3.1%
To a different Province or Territory	20	0.2%
Total - Worker Population with a Usual Place of Work	**8,015**	**100%**

Source: Statistics Canada, Census of Population, 2016

Mobility

Mobility status provides information about the movement of residents. Non-movers are persons who lived in the same residence as on the same date 5 years earlier. Non-migrants are persons who did not live in the same residence 5 years earlier but who still lived in Pitt Meadows (moved within the Census Subdivision). Migrants include internal migrants (who lived in a different municipality or province within Canada 5 years ago) and external migrants (those who did not live in Canada 5 years ago).

As shown in Table 16, 59.9% of Pitt Meadows residents were non-movers according to the 2016 Census, meaning they had lived in the same residence five years ago, while 27.8% of residents moved from outside of Pitt Meadows. Movement from other parts of Canada and other countries is an important source of new residents to many parts of the Metro Vancouver region and impacts housing supply.

Table 16. Mobility Status as Compared to 5 Years Ago, Pitt Meadows (2006, 2011, 2016)

Mobility Status	2006		2011		2016	
Non-movers	8,660	58.8%	9,275	55.8%	10,410	59.9%
Non-migrants	2,060	14.0%	2,250	13.5%	2,145	12.3%
Migrants	4,005	27.2%	5,100	30.7%	4,835	27.8%
Total	**14,725**	**100.0%**	**16,625**	**100.0%**	**17,390**	**100.0%**

Source: Statistics Canada, 2006 Census of Population, 2011 National Household Survey, 2016 Census of Population

In 2016, more than one-quarter of residents had moved to Pitt Meadows in the previous five years.

3. HOUSING PROFILE

The housing profile section provides an overview of key housing indicators for Pitt Meadows, including dwelling units currently occupied and available, changes in the housing stock, and housing values. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

3.1 HOUSING SUPPLY

Housing Unit Types

In 2016, there were 7,195 housing units in Pitt Meadows, with the most common type being single-detached houses (42.6%), followed by low-rise apartments with fewer than five storeys (22.7%), and townhouses (18.2%). From 2006 to 2016, low-rise apartments with fewer than five storeys saw the most significant increase (+72.5%). Table 17 shows dwelling units by structure type in Pitt Meadows during the past three Census periods.

Table 17. Number and Percentage of Dwelling Units by Structure Type, Pitt Meadows (2006, 2011, 2016)

Structure Type	2006		2011		2016	
Single-detached house	3,060	52.6%	3,115	46.4%	3,065	42.6%
Semi-detached house	155	2.7%	165	2.5%	185	2.6%
Apartment in a duplex	570	9.8%	680	10.1%	675	9.4%
Townhouse	1,020	17.5%	1,255	18.7%	1,310	18.2%
Apartment (fewer than 5 storeys)	945	16.2%	1,320	19.7%	1,630	22.7%
Apartment (5 or more storeys)	0	0.0%	0	0.0%	150	2.1%
Other single-attached house	0	0.0%	0	0.0%	0	0.0%
Movable dwelling	75	1.3%	160	2.4%	175	2.4%
Total	**5,820**	**100%**	**6,715**	**100%**	**7,195**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Between 2006 to 2016, the number of low-rise apartments with fewer than five storeys increased significantly (+72.5%) compared to the number of other dwelling types during the same time.

In terms of the breakdown of housing units by type (i.e., number of bedrooms), almost all of Pitt Meadows' housing units (90.6%) was housing that could be suitable for families (2 bedroom or 3+ bedroom units). However, between 2006 and 2016, there was a significant decrease (-90.0%) in the number of dwelling units with 0 bedrooms (bachelor/studio units), a housing type that can provide much-needed affordable housing for low and very-low income individuals.

Table 18 shows the dwelling units by the number of bedrooms in Pitt Meadows during the past three Census periods.

Table 18. Number and Percentage of Dwelling Units by Number of Bedrooms, Pitt Meadows (2006, 2011, 2016)

Number of Bedrooms	2006		2011		2016	
Studio	100	1.7%	0	0.0%	10	0.1%
1 bedroom	420	7.2%	540	8.0%	670	9.3%
2 bedrooms	1,400	24.1%	1,745	26.0%	2,130	29.6%
3 bedrooms	2,420	41.6%	2,685	40.0%	2,480	34.4%
4+ bedrooms	1,475	25.3%	1,735	25.8%	1,910	26.5%
Total	**5,820**	**100%**	**6,720**	**100%**	**7,200**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

In 2016, homes with 2 or more bedrooms made up 90% of the total number of homes in Pitt Meadows. The lack of bachelor/studio and 1bedroom units can result in challenges for households who may only be able to afford or maintain smaller units, such as seniors.

According to the 2016 Census, about one-quarter of the dwelling units in Pitt Meadows were built before 1981 (26.0%), and 21.9% were constructed in the most recent 10-year period, from 2006-2016. Table 19 shows the information on dwelling units in Pitt Meadows by the period of construction.

Table 19. Number and Percentage of Dwelling Units by Period of Construction, Pitt Meadows (2016)

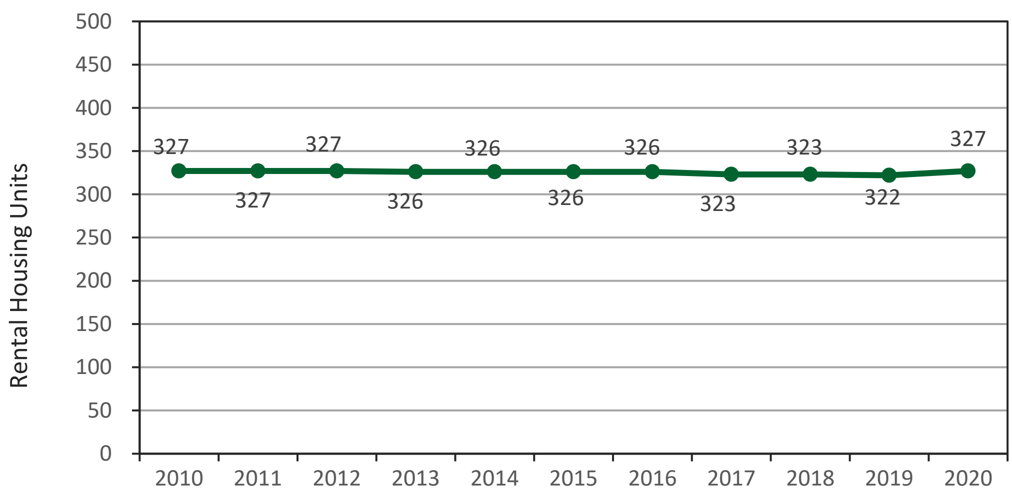
Period of Construction	# of Dwelling Units (2016)	% of Dwelling Units (2016)
1960 or before	245	3.4%
1961 to 1980	1,625	22.6%
1981 to 1990	1,500	20.8%
1991 to 2000	1,750	24.3%
2001 to 2005	495	6.9%
2006 to 2011	1,080	15.0%
2011 to 2016	500	6.9%
Total	7,200	100.0%

Source: Statistics Canada, Census of Population, 2016

Rental Housing

The following subsection outlines information regarding the primary (purpose-built) and secondary rental market in Pitt Meadows. Figure 6 shows the number of purpose-built rental units in the primary rental market in Pitt Meadows over time. This includes both purpose-built rental apartments and row housing (townhouses). In 2020, there were a total of 327 units in the primary rental market. Over the 2010 to 2020 period, the number of purpose-built rental units remained unchanged.

Figure 6. Total Number of Dwelling Units in the Primary Rental Market, Pitt Meadows (2010 to 2020)



Source: Canada Mortgage and Housing Corporation

Over the 2010 to 2020 period, the number of purpose-built rental units remained unchanged.

Secondary suites and private condominium rentals represent a portion of the rental housing stock in the Metro Vancouver region. Data for both private condominium rentals and secondary suites is challenging to obtain at the municipal level. According to the *Metro Vancouver Housing Data Book*, there were an estimated 253 private rental condominium units in 2018 in the private rental market in Pitt Meadows.

Table 20 shows the rental vacancy rates in Pitt Meadows overall and by type of housing unit (i.e., the number of bedrooms) since 2011. In 2020, the total vacancy rate in Pitt Meadows was at 1.1%, higher than the 0.6% the previous year.

Table 20. Vacancy Rate by Number of Bedrooms, Pitt Meadows (2011 to 2020)

Number of Bedrooms	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Studio	0.0%	0.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1 bedroom	1.5%	6.9%	0.0%	n/a	1.7%	n/a	n/a	0.8%	0.6%	0.0%
2 bedrooms	2.2%	3.1%	2.2%	0.8%	3.3%	n/a	0.8%	0.8%	0.7%	2.2%
3+ bedrooms	3.8%	5.7%	1.9%	n/a	0.0%	n/a	n/a	0.0%	n/a	1.8%
Average	**2.1%**	**5.0%**	**1.2%**	**1.8%**	**2.1%**	**n/a**	**1.1%**	**0.6%**	**0.6%**	**1.1%**

Source: Canada Mortgage and Housing Corporation
Notes: includes purpose built rental apartment and row housing numbers

The overall rental vacancy rate has varied since 2011 but has remained significantly below the 3.0% rate that is considered a healthy vacancy rate almost every year until 2020.

Short-Term Rentals

It is difficult to track the number of units in Pitt Meadows being used for short-term rentals (i.e., Airbnb and VRBO). A search of Airbnb and VRBO websites in August 2021 identified 4 suites being listed for short-term rentals, excluding rooms/cabins as part of bed and breakfast operations that were also listed.

Non-Market Housing

Non-market housing is affordable housing that is owned or subsidized by the government, non-profits, or housing co-operatives; where the housing is provided at below-market rents or prices. Non-market housing is found across the housing spectrum, ranging from emergency housing to supportive housing and co-operatives.

BC Housing assists in meeting the needs of BC's most vulnerable residents by providing affordable non-market housing and making housing in the private rental market more affordable through the provision of rent supplements. The information in this section is based on BC Housing's summary of housing units identified as emergency, supportive and independent housing in Pitt Meadows. There are other non-market housing units available in Pitt Meadows and Maple Ridge that are not part of BC Housing's list, many of which are described in this section based on available information, but the data presented may not be comprehensive.

Table 21 summarizes the number of dwelling units identified by BC Housing as non-market units in Pitt Meadows and Metro Vancouver in 2020. Table 22 summarizes the total number of non-market housing units and shelter beds specifically available for the homeless population in Pitt Meadows and Metro Vancouver. As of 2020, BC Housing administers 41 non-market (subsidized) units for low-income families in Pitt Meadows.

Table 21. Number of Dwelling Units that are Non-Market (Subsidized) Units, Pitt Meadows and Metro Vancouver (2020)

Community	Transitional Supported and Assisted Living	Independent Social Housing		Total Units
		Low Income Families	Low Income Seniors	
Pitt Meadows	0	41	0	41
Metro Vancouver	9,477	10,834	13,296	33,607

Source: BC Housing

Table 22. Number of Housing Units and Shelter Beds for the Homeless, Pitt Meadows and Metro Vancouver (2020)

Community	Housing Units for the Homeless	Shelter Beds	Total
Pitt Meadows	0	0	0
Metro Vancouver	7,565	1,339	8,904

Source: BC Housing

In addition, there were 28 families receiving subsidies through BC Housing's Rental Assistance Program (RAP) and 57 seniors receiving the Shelter Aid for Elderly Renters (SAFER) subsidy in Pitt Meadows in 2020. These programs provide eligible low-income working families and seniors with low to moderate incomes with financial assistance to afford monthly rent in the private market. BC Housing also provides rent supplements for people experiencing or at risk of homelessness. In 2020, 0 individuals were receiving this type of subsidy to access housing in the private market in Pitt Meadows.

The Red Door Housing Society manages several rental housing complexes across the lower mainland. While they do not manage any in Pitt Meadows, there are two subsidized housing developments in Maple Ridge.

- Fenstanton Place has 41 subsidized family townhouse units. Units range in size from 2-, 3-, and 4-bedroom units.
- Cottonwood Park has 41 townhouse units ranging from 2-5- bedroom units. Cottonwood is a mixed-income complex with market and subsidized units.

Emergency and Transitional Housing

There are currently no shelters or emergency housing options directly within Pitt Meadows. However, the Salvation Army operates a 30-bed emergency shelter for individual adults (19+), including 8 beds for women and 22 for men, in Maple Ridge. The Salvation Army also operates an Emergency Weather Shelter during extreme weather, such as when temperatures fall below zero degrees Celsius and large snow and rain falls.

The Salvation Army also provides transitional housing through the Genesis program, which provides up to 14 men and 1 woman with their own living area, a communal space, and a kitchen. The Genesis program is intended to support individuals living with mental illness, addiction and experiencing homelessness. Counselling, peer support and other community resources are provided to residents.

Also in Maple Ridge are two temporary supportive housing programs (both modular) operated by Coast Mental Health:

- Garibaldi Ridge is a three-storey building with 51 units and includes indoor amenity space, a commercial kitchen, dining and lounge area, laundry, clinical space, and storage space. Residents' support includes outreach workers, lifeskills training, employment programs and referrals to community supports and primary health. The program provides 24/7 on-site supports and has two staff members on site at all times. The program includes 16 full-time mental health workers and a nurse.
- Royal Crescent Gardens provides 53 homes with support services. This program also includes community programing, meals and has 14 full-time mental health workers and a nurse. Supports include a range of inpatient and outpatient supports with Fraser Health.

The Cythera Transition House Society, located in Maple Ridge, provides safe short-term housing for women and children impacted by domestic violence and/or abuse. The home is staffed 24 hours/day, and residents are provided with various mental health, legal, housing, and other community resources supports.

Co-operative Housing

There are several co-operative housing options in Pitt Meadows. Co-operative housing often offers a more affordable housing option and differs from private rental housing as residents living in co-operative housing have a direct say in how the housing is operated. Overall, there are 476 co-operative housing units. This total is based on the BC Co-operative Housing Foundation and may not include all co-operative housing units in Pitt Meadows.

Table 23. Number of Co-operative Housing Units by Number of Bedrooms, Pitt Meadows, (2019)

Number of Bedrooms	Total Units*
Studio	0
1 bedroom	66
2 bedrooms	124
3+ bedrooms	286
Total	**476**

Source: Co-operative Housing Federation of BC

The individual co-operatives housing options are described below. It is important to note that most of the waitlists are closed and not accepting new applications, indicating a demand for this type of housing.

- Meadowlands Housing Co-operative
  - Mix of one and two-bedroom units for adults 55+
    - 32 one-bedroom units
    - 32 two-bedroom units
  - Wait list is currently full, not accepting applications
- Ford Road Housing Co-operative
  - Mix of units for adults and families
    - 34 one-bedroom units
    - 76 two-bedroom units
    - 39 three-bedroom units
    - 11 four-bedroom units
  - Waitlist is closed
- Harris Road Housing Co-operative
  - Two and three-bedroom townhomes
    - 90 units
  - Waitlist is closed
- Meadowlands Mobile Home Co-operative
  - Co-op land with privately owned mobile/manufactured homes
  - 162 units

Seniors Housing

Most housing options for seniors are in Maple Ridge or other areas outside the City. The only seniors-specific facility in Pitt Meadows is Wesbrooke, an independent retirement community option that provides a range of services and amenities such as a dining room, housekeeping, and events for residents.

In Maple Ridge, the Maple Ridge Seniors Village is a campus of care model and provides a mix of independent living (one and two-bedroom suites), assisted living (one and two-bedroom suites), and complex care. In addition, the Revera Holygrood Manor is a long-term care home located in Maple Ridge. There are also several other facilities located in Maple Ridge that offer a range of housing from independent seniors' retirement communities to assisted living:

- Revera Sunwood (independent retirement living)
- Chartwell Willow (independent retirement living and assisted living)
- Maple Towers (subsidized seniors rental housing)
- Greystone Manor (independent retirement living)

Indigenous Housing

BC Housing and the Katzie First Nation Housing Society are working on a 43-home development for Indigenous youth, independent Elders, and families on the Katzie 1 reserve in Pitt Meadows, with an anticipated completion of fall 2021. The project includes second stage/transitional housing and recovery housing.

- Building 1 will be a two-storey providing 10 self-contained units for youth. Space for caretakers, programs and common areas are included. Part of the main floor will be a gallery and meeting space for Elders. The second floor will include office space for Katzie First Nation Administration.
- Building 2 will be a three-storey building with 10 self-contained studios, 7 one-bedroom units, and 2 two-bedroom units. These homes will provide second-stage housing for women fleeing domestic abuse, people suffering from mental illness, youth transitioning from Building 1, individuals battling addictions, people at risk of homelessness, and low-income individuals. The main floor will include 5 accessible units, a lounge and laundry facilities.
- Building 3 will be a three-storey building with 14 independent units. These homes will be for Elders and families. Building 3 is located close to the existing Health Care Facility and Daycare Centre. The building includes 4 two-bedroom, 6 three-bedroom, and 4 main floor accessible units.

Katzie Housing Society currently has a housing wait list of 89 individuals who are homeless, struggling with mental illness, and facing multiple barriers to secure housing (BC Housing, 2021).

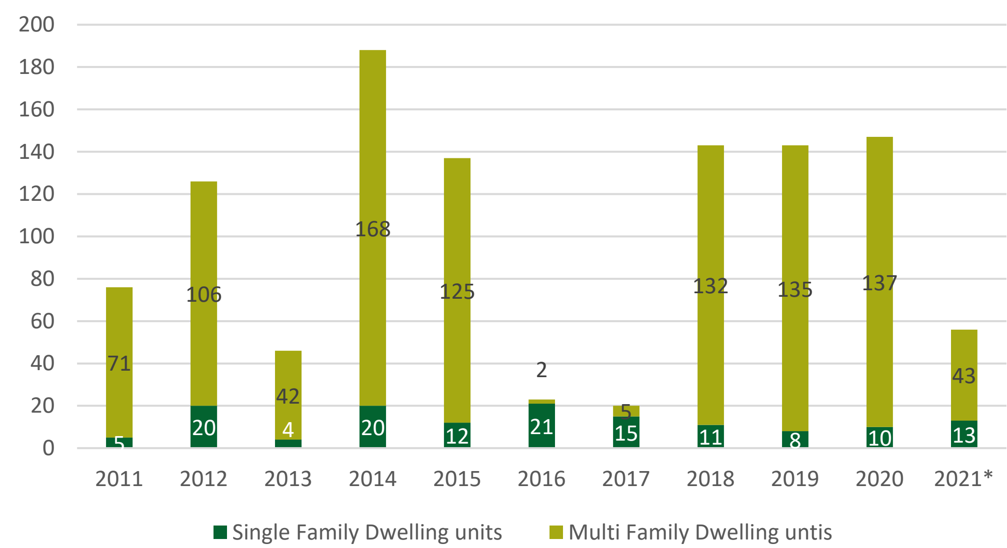
Student Housing

There are no post-secondary institutions in Pitt Meadows or student housing; however, there are two colleges in Maple Ridge: Ridge Meadows College and Sprott Shaw College, neither of which offer student housing.

Changes in Housing Stock

Residential building permit data provides information on the number of homes that are intended to be under construction. Over the last ten years, most of the building permits have been issued for multi-family dwelling units. There were significant declines in permits issued in 2016 and 2017, with only approximately 20 permits issued each year. However, that has since increased to approximately 140 and remained constant between 2018-2020 as a couple of large multi-family developments were built. To date, in 2021, the number of permits issued are less than half of the previous year, but there have been significant increases in construction costs due to supply chain issues because of COVID-19 which could be impacting development.

Figure 7. Number of Residential Building Permits by Type, Pitt Meadows (2011 to 2021)



Source: City of Pitt Meadows

** The 2021 numbers are those that have been received as of September 3, 2021.*

Housing completions are a measure of increasing housing supply over time. Table 24 shows housing completions by structure type over time in Pitt Meadows. Since 2011, the number of housing completions has varied, reaching a peak of 161-162 units completed in 2015 and 2019. Over the past ten years, most completions in Pitt Meadows have been for apartments.

Table 24. Number of Housing Completions by Structure Type, Pitt Meadows (2011 to 2020)

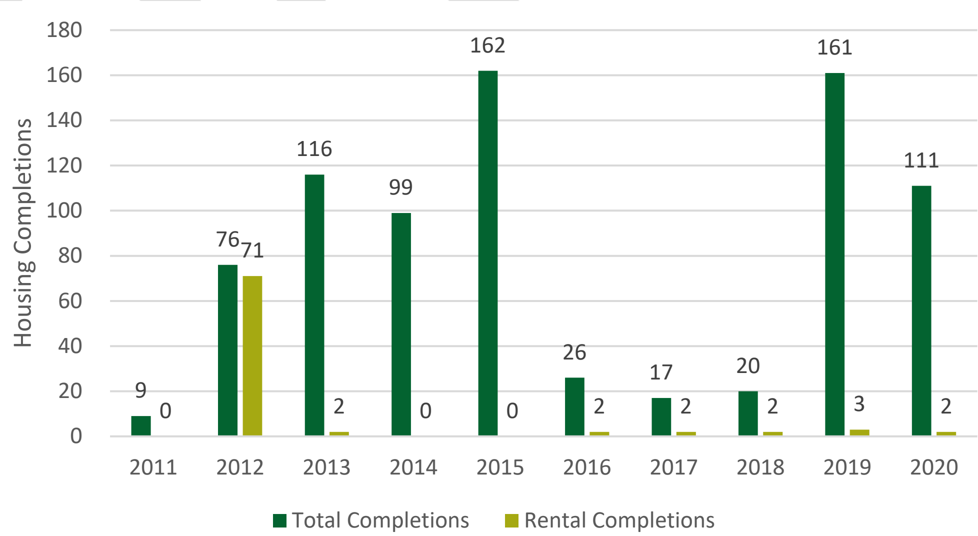
Housing Completions	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Secondary Suite	*n/a*	*n/a*	*n/a*	*n/a*	*0*	*1*	*0*	*0*	*n/a*	*n/a*
Single Detached	9	5	18	5	16	17	11	16	12	6
Semi-Detached	0	0	2	2	4	4	6	4	30	26
Townhouse	0	0	28	8	36	4	0	0	37	78
Apartment	0	71	68	84	106	0	0	0	82	1
Total	**9**	**76**	**116**	**99**	**162**	**26**	**17**	**20**	**161**	**111**

Source: Canada Mortgage and Housing Corporation

Note: 2019 data for secondary suite is combined into apartment category.

In 2020, townhouses and semi-detached homes accounted for most (94%) the housing completions in Pitt Meadows.

Figure 8. Number of Housing Completions by Tenure, Pitt Meadows (2011 to 2020)



Source: Canada Mortgage and Housing Corporation

As housing developments age over time, the renewal and redevelopment of these dwellings can result in demolitions. Demolitions affect net additions to the housing stock. Housing demolitions have varied in Pitt Meadows since 2011. In the past 9 years, the most demolitions happened in 2018, when 47 units were demolished, a majority of which (36) were townhouses; demolished because they were reaching the end of their lifespan. However, the site was re-developed as townhouses at a greater density of 95 units as part of the Bonson Townhome development. Table 25 shows the number of housing demolitions by structure type from 2011 to 2019.

Table 25. Number of Housing Demolitions by Structure Type, Pitt Meadows (2011 to 2019)

Housing Demolitions	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Detached	8	5	8	8	2	14	10	11	12
Duplex	0	1	0	0	0	0	0	0	0
Townhouse	0	0	0	0	0	0	0	36	0
Apartment	0	0	0	0	0	0	0	0	0
Total	**8**	**6**	**8**	**8**	**2**	**14**	**10**	**47**	**12**

Source: Canada Mortgage and Housing Corporation

3.2 HOUSING MARKET CONDITIONS

Housing Values

Tables 26 and 27 show the median values of housing for all units, by structure type, and by types of housing unit (0, 1, 2, 3, and 4+ bedrooms) in Pitt Meadows based on data from the 2016 Census[6]. As of 2016, the median housing values were highest for apartments/flats in duplexes ($699,724), single-detached houses ($699,459), and semi-detached houses ($449,000). Median housing values were highest for 4+ bedroom dwellings ($749,680) and lowest for 1 bedroom dwellings ($235,044).

Table 26. Median Housing Values by Structure Type, Pitt Meadows (2016)

Structure Type	Number of Dwellings	Median Value[7]
Single-detached house	2,785	$699,469
Apartment (5 or more storeys)	50	$268,640
Apartment (fewer than 5 storeys)	985	$280,508
Apartment in a duplex	420	$699,724
Townhouse	965	$389,121
Semi-detached house	140	$449,000
Total	**5,500**	**$598,662**

Source: Statistics Canada, Census of Population, 2016

[6] Housing values in the 2016 Census are based on the owner's estimation of the dollar amount expected should the house be sold.
[7] There has been a lot of change in housing values since 2016. The data from the 2021 Statistics Canada Census should be reviewed once available to have a more accurate understand of potential affordability challenges in the City.

Table 27. Median Housing Values by Number of Bedrooms, Pitt Meadows (2016)

Number of Bedrooms	Number of Dwellings	Median Value
Studio	0	$0
1 bedroom	245	$235,044
2 bedrooms	1,465	$300,905
3 bedrooms	2,080	$601,190
4+ bedrooms	1,710	$749,680
Total	**5,500**	**$598,662**

Source: Statistics Canada, Census of Population, 2016

Sale Prices

The Real Estate Board of Greater Vancouver tracks home sales in the Metro Vancouver region through the MLSLink Housing Price Index® (MLSLink HPI®), which measures benchmark or typical home prices. The MLSLink® Housing Price Index (HPI), established in 1995, is modelled on the Consumer Price Index. Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation). The HPI benchmarks represent the price of a typical property within each market. The HPI considers what averages and medians do not – items such as lot size, age, and the number of bedrooms. Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

Table 28 shows the HPI by structure type in Pitt Meadows from 2011 to 2020. During that time, benchmark prices increased by 82.9% for single detached homes, 86.2% for townhouses and 121.7% for apartments or condominiums. In 2020 (and in all years), single-detached houses had much higher benchmark prices ($925,900) than townhouses ($627,000) and apartment/condominium units ($502,300).

Table 28. HPI Benchmark Price (HPI)[8] by Structure Type, Pitt Meadows, (2011 to 2020)

Structure Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single Detached	$506,300	$501,800	$503,100	$513,500	$560,500	$760,600	$840,700	$956,700	$904,200	$925,900
Townhouse	$336,700	$321,633	$317,800	$322,200	$363,100	$447,400	$535,900	$664,200	$609,400	$627,000
Apartment / Condominium	$226,600	$217,600	$231,500	$245,300	$255,500	$285,100	$348,700	$480,300	$498,400	$502,300

Source: Real Estate Board of Greater Vancouver

[8] The MLSLink® Housing Price Index (HPI), established in 1995, is modelled on the Consumer Price Index. Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

Affordable Sales

Metro Vancouver is often identified as having the highest home prices relative to household income in North America. Factors such as sale price, household income and mortgage rates impact affordability within the ownership market. Ownership units are considered affordable if households with median household income can purchase the unit with 10% down, 25-year amortization period and pay no more than 30% of their income. Based on these considerations, the estimated affordable price for Pitt Meadows is set at $420,000 (previously set to $385,000 for 2011-2015).

Table 29 below shows the estimated total and affordable sales in Pitt Meadows by structure type between 2013 and 2018. The number of affordable sales has been decreasing over time between 2013-2018 with only 44 of 301 sales in 2018 considered as affordable.

Table 29. Estimated Real Estate Sales, Total and Affordable, by Structure Type, Pitt Meadows (2013 to 2018)

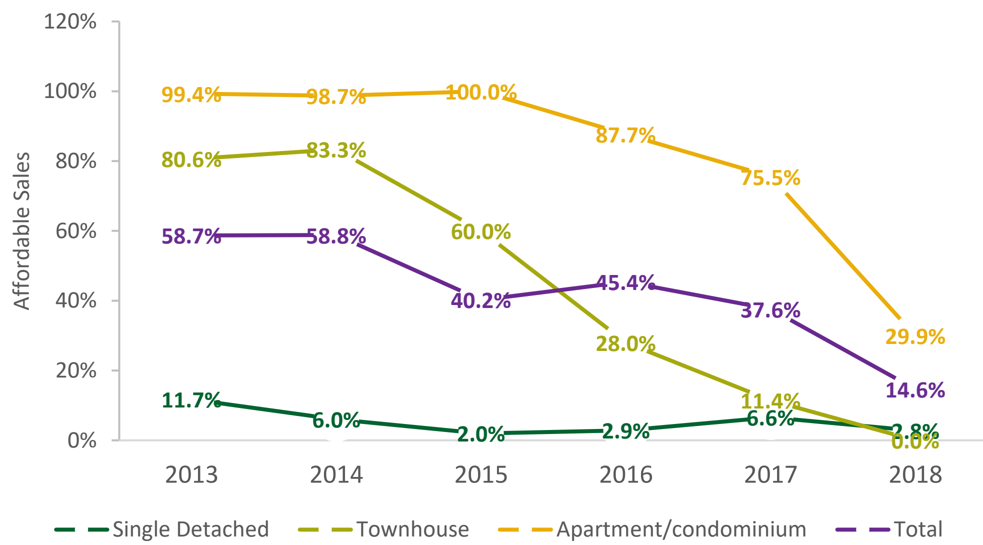
	2013		2014		2015		2016		2017		2018	
Structure Type	Total	Afford-able	Total	Afford-able	Total	Afford-able	Total	Afford-able	Total	Afford-able	Total	Afford-able
Single Detached	179	21	166	10	254	5	174	5	182	12	108	3
Townhouse	98	79	102	85	165	99	118	33	105	12	56	0
Apartment/ condominium	154	153	157	155	108	108	162	142	229	173	137	41
Total	**431**	**253**	**425**	**250**	**527**	**212**	**454**	**206**	**516**	**194**	**301**	**44**

Source: Real Estate Board of Greater Vancouver

Figure 9 shows the percentage of affordable sales by structure type. In 2018, 14.6% of total sales were considered affordable on average (44 affordable sales of the 301 total sales). The proportion of total sales deemed affordable had decreased since 2013, when it was 58.7%. Apartments and condominiums were much more likely to be affordable in past years. However, the proportion of apartment/condominium sales deemed affordable has also decreased every year, from a high of 99.4% in 2013 to 29.9% in 2018, with a significant drop from 75.5% in 2017 to 29.9% in 2018.

Homeownership affordability has been declining over time, with the most significant decline being seen for multi-family housing, including townhouses and apartments/condominiums.

Figure 9. Affordable Sales, by Structure Type, Pitt Meadows (2013 to 2018)

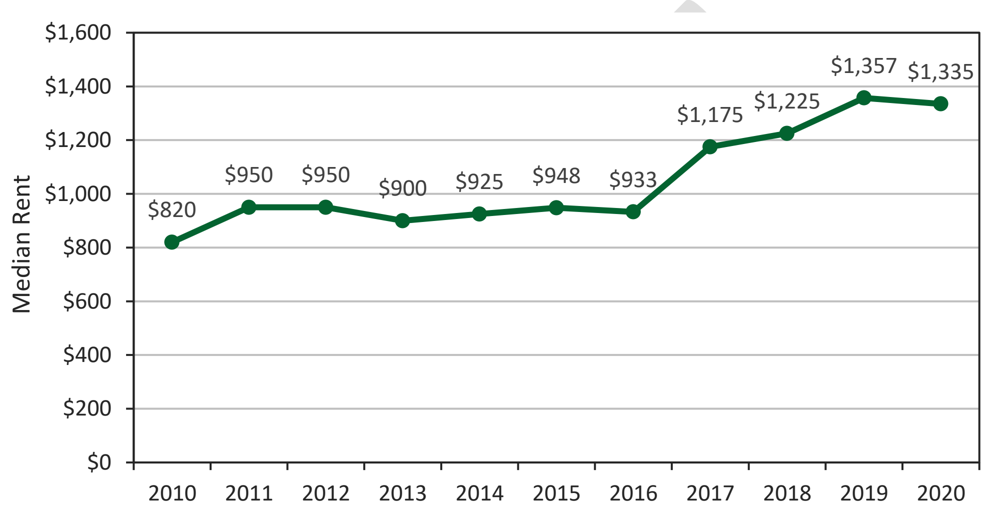


Source: Real Estate Board of Greater Vancouver

Rental Prices[9]

In 2020, the primary rental market average monthly rent price in Pitt Meadows was $1,361, and the median rent was $1,335. In comparison, the average monthly rent in Metro Vancouver was $1,394, and the median rent was $1,300. Figure 10 shows the median monthly rents for the primary rental market in Pitt Meadows, which includes purpose-built rental apartments and townhouses. CMHC does not collect rental price data for the secondary rental market. Between 2011 and 2020, overall median rents rose by $385 or 40.5%.

Figure 10. Primary Rental Market Median Monthly Rent, Pitt Meadows (2010 to 2020)



Source: Canada Mortgage and Housing Corporation

As shown in Table 30, the median rents have been mostly increasing for all types of rental housing units in Pitt Meadows since 2011.

Table 30. Primary Rental Market Median Monthly Rent by Number of Bedrooms, Pitt Meadows (2011 to 2020)

Number of Bedrooms	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Studio	$700	$825	**	**	**	**	**	**	**	**
1 bedroom	$770	$760	$775	$783	$784	$825	$991	$1,200	$1,150	$1,250
2 bedrooms	$1,000	$1,025	$950	$960	$988	$933	$1,200	$1,250	$1,400	$1,450
3+ bedrooms	$1,400	$1,400	$1,400	$1,375	$1,550	**	$1,623	$1,610	$1,770	$1,623
Median Rent	**$950**	**$950**	**$900**	**$925**	**$948**	**$933**	**$1,175**	**$1,225**	**$1,357**	**$1,335**

***Data suppressed to protect confidentiality or data not statistically reliable*
Source: Canada Mortgage and Housing Corporation

[9] The Rental Market Survey conducted by CMHC is implemented each during the first two weeks of October, and the results from the survey are reflective of market conditions at that point in time.

Affordable Rents

Affordability is a function of high housing costs relative to incomes, and it can be made worse if rents grow faster than incomes. Affordability pressures can also be more severe for households falling at the lower end of the income distribution. In Pitt Meadows, data on the number of rental units that were affordable to different incomes is not available due to confidentiality or reliability reasons.

Rental units are considered affordable to a household if they spend 30% or less of their household income on rent. Based on this consideration, units that rent for $940 per month or less are deemed to be affordable for households earning $37,500 per year (approximately 50% of the 2016 regional median household income), and units that rent between $940 and $1,500 are deemed to be affordable for households earning $60,000 (approximately 80% of the 2016 regional median household income).

Units that rent for $940 per month or less are affordable for households earning $37,500 per year and units that rent between $940 and $1,500 are affordable for households earning $60,000.

3.3 HOUSING INDICATORS

Affordability

According to Statistics Canada, affordability means housing that costs less than 30% of a household's before-tax household income, including the following costs:

- For renters: rent and any payments for electricity, fuel, water, and other municipal services;
- For owners: mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water, and other municipal services.

In 2016, 16.9% of all private households (7,120 households) were living below the affordability standard in Pitt Meadows. Table 31 shows the number and percentage of households in Pitt Meadows spending 30% or more of their income on shelter costs but less than 100% for the three most recent census periods.

The proportion of owner households spending 30%-100% of their income on shelter costs in Pitt Meadows (12.8%) was lower than that in the Metro Vancouver region (20.3%) and the province (17.1%) in 2016.

In Pitt Meadows, Metro Vancouver, and BC, significantly more renter households spent more than 30% of their income on shelter costs. Specifically, 31% of renter households in Pitt Meadows were spending more than 30% of their household income on housing costs. This percentage of renters that pay more than 30% of their household income on rent is smaller than in Metro Vancouver as a whole (33.8%) and in British Columbia (35.2%) than in Pitt Meadows.

Table 31. Households Spending 30%-100% of Their Income on Shelter by Tenure, Pitt Meadows (2006, 2011, 2016)

Affordability	2006		2011		2016	
Total Private Households	5,755	100%	6,630	100%	7,120	100%
Below the affordability standard	1,195	20.8%	1,595	24.1%	1,205	16.9%
Owner Households	4,670	100%	5,165	100%	5,500	100%
Below the affordability standard	840	18.0%	1,155	22.4%	705	12.8%
Renter Households	1,075	100%	1,465	100%	1,615	100%
Below the affordability standard	355	33.0%	435	29.7%	500	31.0%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Adequacy

Adequacy refers to housing that does not require any major repairs, according to its residents. Table 32 shows that a relatively small proportion of the total private households in Pitt Meadows reported that their housing required a major repair. In 2016, 250 households experienced adequacy challenges, representing 3.5% of all households.

Table 32. Households Requiring Major Repair by Tenure, Pitt Meadows (2006, 2011, 2006)

Adequacy (Requiring Major Repair)	2006		2011		2016	
Total Private Households	5,820	100%	6,720	100%	7,195	100%
Below the adequacy standard	330	5.7%	315	4.7%	250	3.5%
Owner Households	4,740	100%	5,245	100%	5,585	100%
Below the adequacy standard	155	3.3%	265	5.1%	165	3.0%
Renter Households	1,085	100%	1,475	100%	1,610	100%
Below the adequacy standard	170	15.7%	55	3.7%	85	5.3%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Suitability

Suitability is a measure of whether housing has enough bedrooms for the size and make-up of households, according to National Occupancy Standard (NOS) requirements. As shown in Table 33, the proportion of households living in overcrowded conditions was significantly higher among renters than among owners in Pitt Meadows. In 2016, 265 households had suitability challenges, representing 3.7% of all households. The percentage of renter households with suitability challenges (9.9%) was significantly higher than that for owner households (1.9%).

Table 33. Households Living in Overcrowded Conditions by Tenure, Pitt Meadows (2006, 2011, 2016)

Suitability (Overcrowding)	2006		2011		2016	
Total Private Households	5,820	100%	6,720	100%	7,195	100%
Below the suitability standard	300	5.2%	300	4.5%	265	3.7%
Owner Households	4,740	100%	5,245	100%	5,585	100%
Below the suitability standard	145	3.1%	195	3.7%	105	1.9%
Renter Households	1,085	100%	1,475	100%	1,610	100%
Below the suitability standard	160	14.7%	105	7.1%	160	9.9%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

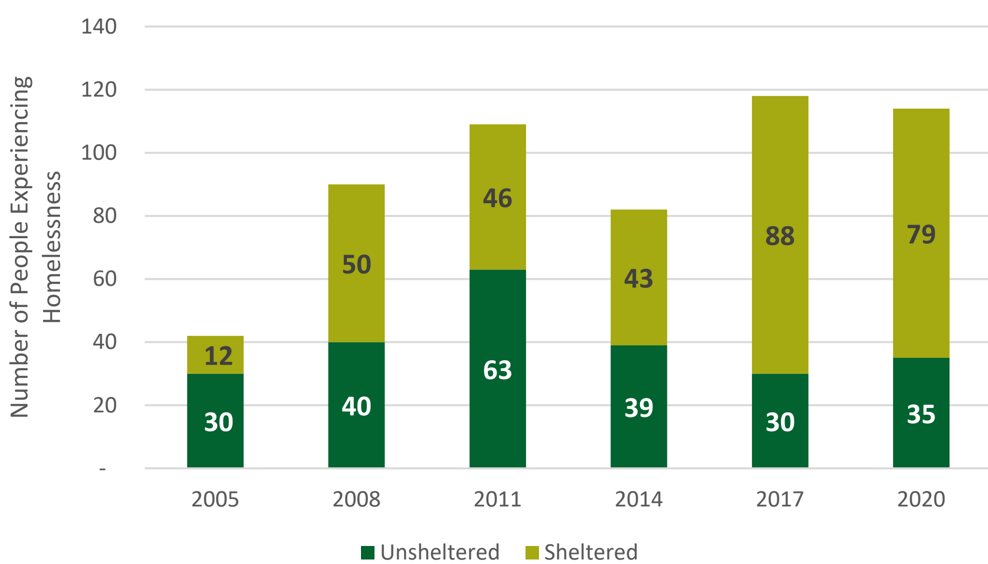
Homelessness

Homelessness data is not available for Pitt Meadows alone. The Metro Vancouver regional Homeless Count, which occurs every three years, presents combined data for Maple Ridge and Pitt Meadows. Between 2005 and 2020, homelessness increased by 159.1% in Maple Ridge and Pitt Meadows and by 67.2% in the Metro Vancouver region. In 2020 in Maple Ridge and Pitt Meadows, a total of 114 individuals identified as homeless, which was a decrease of 8% (10 individuals) since 2017.

In 2020, of the 114 individuals experiencing homelessness in Maple Ridge and Pitt Meadows, 10 were youth under 25 years of age and 16 were seniors (55 years or older). 22 individuals identified as being Indigenous/Aboriginal, though not all survey respondents answered this question.

Figure 11 shows the number of individuals experiencing homelessness, both sheltered and unsheltered, in Maple Ridge and Pitt Meadows.

Figure 11. Number of Individuals Experiencing Homelessness, Sheltered and Unsheltered, Pitt Meadows and Maple Ridge (2005 to 2020)



Source: Metro Vancouver Homeless Count, 2005-2020

Social Housing Waitlist

BC Housing collects data on households that have applied for social housing in Metro Vancouver through the Housing Registry, a centralized database for those non-profit housing providers that have chosen to participate. The waitlist tracks applicant households by municipality across the region, as well as by specific characteristics including family or single person households, seniors, persons with disabilities and households needing wheelchair access.

Over the past eight years, the number of households in Pitt Meadows waiting for social housing increased by 80.0%, from 25 in 2013 to 45 in 2020. Senior households represented the largest component of the social housing waitlist in Pitt Meadows in 2020 at 44.4% of households, followed by family households at 37.8% of households.

Table 34. Social Housing Waitlist by Household Characteristics, Pitt Meadows, (2013 to 2020)

	2013	2014	2015	2016	2017	2018	2019	2020
Family Households	8	15	19	12	17	11	14	17
Single Person Households	1	1	2	2	*	1	2	*
Seniors	6	7	9	10	12	11	13	20
Persons with Disabilities	7	8	4		6	4	4	*
Wheelchair Accessible Unit	3	4	4	4	1	2	2	*
Total Waitlist	**25**	**26**	**38**	**31**	**36**	**29**	**35**	**45**

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020)
(Note: Rent Supplements, Transfers, and Pending Applications are not included in totals)
**Data suppressed to protect confidentiality*

4. HOUSING DEMAND AND NEED

4.1 ANTICIPATED HOUSING UNIT DEMAND

The total demand for housing in Pitt Meadows is anticipated to increase by 400 units between 2021 and 2026, from 8,500 units to 8,900 units. The following table provides a high-level summary of anticipated future housing demand broken down by different types and tenures of housing. The future housing demand is based on the overall household projections, household formation rates of people in each age group, and the propensity of households with household maintainers of various ages to demand units of various types, bedroom counts, and tenures.

The anticipated housing unit demand shown in the table below are based on the preferences/housing choices of renters and owners in each age cohort in 2016. For example, if 4% of renter households led by 45 to 54 year-olds are currently choosing to live in 1 bedroom units, the projections assume that 4% of renter households led by 45 to 54 year-olds will choose a 1 bedroom unit in the future. The change in the overall number of units demanded by housing type, bedroom count or tenure are based on the change in the projected number of households led by individuals in each age cohort.

Scarcity of new single-detached units because of land constraints, along with higher house prices, will act as controlling factors to the number of single-detached units. Furthermore, census data does not show households currently living in studio/bachelor units. Given that the projections by housing type, bedroom count, and tenure are based on current demands/housing choices, the projections do not show a future preference towards these units. However, as prices/rents increase, households will likely shift their demands towards smaller units if available. For example, as single-detached units become more limited and prices increase, demand will shift towards semi-detached, townhouse, and apartment units. In addition, some of the demand for single-detached units will be met through infill and will likely include smaller units than have been developed in the past. Given the anticipated shifts that will need to occur between single-detached, semi-detached, and townhouse units, these three housing types have been grouped into one category: ground-oriented housing.

Table 315. Anticipated Housing Unit Demand, 2021 and 2026

		2021	2026	Additional Units
Total Number of Units Demanded		**8,500**	**8,900**	**400**
Breakdown of housing type preferences	Ground-oriented	5,339	5,573	234
	Apartment/Secondary Suite	2,965	3,108	143
	Movable dwelling	196	219	23
Breakdown of bedroom count preferences	1 bedroom	797	832	35
	2 bedroom	2,578	2,744	166
	3 bedroom	2,914	3,034	120

	4 or more bedroom	2,210	2,289	79
Breakdown of tenure preferences	Ownership	6,551	6,855	305
	Rental	1,949	2,045	95

Source: Consultant calculations

4.2 ANTICIPATED HOUSING UNITS REQUIRED IN KEY AREAS OF NEED

The following table provides a high-level summary of anticipated future housing needs in key areas of need, including affordable housing, special needs housing, and housing for seniors, families, and Indigenous people. It is important to note that the summary of approximate housing units provided below are not mutually exclusive, but instead, describe the anticipated need based on the identified category. For example, one housing unit can address the need for several of the categories below. However, the availability of housing that is affordable is likely to be the limiting factor and potentially will create barriers in addressing housing need. It is also important to recognize that some of the housing units needed do not need to be new development, and instead could also be addressed through existing housing supply, including through inherent affordability as units age, housing subsidies, and due to renovations or retrofitting.

The table below shows a summary of housing units required by key areas of needed and the sections that follow provide more specific detail for each of the key areas of need identified).

Table 36 shows:

- Estimated number of units available in 2021,
- Estimated number of units that are currently needed, also referred to as unmet need,
- Estimated number of units needed in 2026 that would be required to address additional population growth, and
- Total additional units needed by 2026, including units needed in 2021 to address unmet need and units needed to address population growth.

Table 326. Housing Units Required in Key Areas of Need Summary Table, 2021 and 2026

		Estimated Total Units 2021	Estimated Unmet Need in 2021*	Estimated Total Units Needed to Address Growth 2026	Additional Units Needed to Address Growth 2021-2026	Total Additional Units Needed by 2026
Number of affordable housing units	Affordable Ownership	3,276	1,506	3,428	152	1,658
	Affordable Rental to households below 50% of the 2016 regional median	604	350	634	30	380

		Estimated Total Units 2021	Estimated Unmet Need in 2021*	Estimated Total Units Needed to Address Growth 2026	Additional Units Needed to Address Growth 2021-2026	Total Additional Units Needed by 2026
needed by tenure	household income ($37,500 in 2016)					
	Affordable Rental to households between 50% and 80% of the 2016 regional median household income (between $37,500 and $60,000 in 2016)	507	177	532	25	202
Number of special needs housing units	Accessible units[10]	450	20	540	90	110
	Housing with supports for adults with activity limitations requiring personal care supports	25[11]	19[12]	30	5	24
	Housing with supports for adults with intellectual disabilities	62-74		74-88	12-14	12-14
	Supportive housing for people with mental health issues	34-62		40-74	6-12	6-12
	Number of housing units with intensive supports needed for individuals experiencing or at risk of homelessness	19		34	15	15
Number of housing units needed for seniors		2,108		2,445	337	337
Number of housing units needed for families[13]		3,263		3,348	85	85
Number of housing units needed for Indigenous people		295		340	45	45

Source: Consultant calculations

** Unmet demand could not be estimated for some special needs housing due to lack of available data required to do calculations*

[10] Requiring one or more special features.
[11] Not including 85 adults assumed not to be in core housing need that are or could receive personal care in their own homes.
[12] Not including 63 adults assumed not to be in core housing need that could receive personal care in their own homes.
[13] Families with children.

Affordable Housing

Some low and moderate income households are currently living in housing that is unaffordable to them, which means there are unmet housing needs within the existing housing stock. These are in addition to the growth related needs. It is estimated, based on the proportion of households who are currently below the affordability standard (i.e., spending 30% or more of their income on housing), there is currently an **unmet need** for:

- 1,506 affordable ownership housing units (affordable price of $420,000 in 2016),
- 350 rental units affordable to households below 50% of the 2016 regional median household income (affordable rent of $940 per month), and
- 177 rental units affordable to households between 50% and 80% of the 2016 regional median household income (affordable rent between $940 and $1,500 per month).

To address **growth related needs**, it is anticipated that an additional 152 affordable ownership units will be required between 2021 and 2026, 30 rental housing units affordable to households with incomes below $37,500 in 2016 dollars will be required, and 25 rental units affordable to households with incomes between $37,500 and $60,000 in 2016 dollars will be required, based on the income profile of owners and renters in Pitt Meadows.

Table 37. Anticipated Affordable Housing Units Required, 2021 and 2026

		2021	Estimated Unmet Need in 2021	2026	Additional Units Needed to Address Growth 2021-2026
Number of affordable housing units needed by tenure	Affordable Ownership	3,276	1,506	3,428	152
	Affordable Rental to households with incomes below 50% of the 2016 regional median household income ($37,500 in 2016)	604	350	634	30
	Affordable Rental to households with incomes between 50% and 80% of the 2016 regional median household income (between $37,500 and $60,000 in 2016)	507	177	532	25

Source: Consultant calculations

Special Needs Housing

To address changes in the profile of residents and growth related needs, it is anticipated that between 2021 and 2026:

- 90 additional accessible units will be required,
- 5 additional units of housing with supports will be required for adults with activity limitations in need of personal care supports,
- 12-14 additional units of housing with supports will be required for adults with intellectual disabilities,
- 6-12 additional supportive housing units will be required for people with mental health issues, and
- 15 additional units with intensive supports will be required for individuals experiencing homelessness.

These estimates are based on population growth projections and national and provincial data on the proportion of people with these needs requiring housing with supports.

Table 38. Anticipated Special Needs Housing Units Required, 2021 and 2026

		2021	Estimated Unmet Need in 2021*	2026	Additional Units Needed to Address Growth 2021-2026
Number of special needs housing units	Accessible units[14]	450	20	540	90
	Housing with supports for adults with activity limitations requiring personal care supports	25[15]	19[16]	30	5
	Housing with supports for adults with intellectual disabilities	62-74		74-88	12-14
	Supportive housing for people with mental health issues	34-62		40-74	6-12
	Number of housing units with intensive supports needed for individuals experiencing or at risk of homelessness	19		34	15

Source: Consultant calculations
** Unmet demand could not be estimated for some special needs housing due to lack of available data required to do calculations*

[14] Requiring one or more special features.
[15] Not including 85 adults assumed not to be in core housing need that are or could receive personal care in their own homes.
[16] Not including 63 adults assumed not to be in core housing need that could receive personal care in their own homes.

Emergency Housing

Current data on the number of individuals experiencing homelessness does not demonstrate sufficient demand to warrant the creation of dedicated shelter beds in Pitt Meadows. Instead, efforts should focus on preventing homelessness, supporting individuals experiencing homelessness to use existing community and natural supports to meet immediate housing needs, supporting individuals to regain housing as quickly as possible, and providing housing with supports for individuals experiencing homelessness who are in need of intensive supports.

Seniors and Family Housing

It is estimated that the demand for housing for senior-led households will grow by approximately 337 units between 2021 and 2026, and the demand for housing units for families with children will grow by 85 units. These estimates are based on overall household projections, household formation rates of people in each age group, and the propensity of households with household maintainers of various ages to live as family households with children.

Indigenous Housing

The demand for housing from Indigenous households will grow by approximately 45 units between 2021 and 2016. This is based on the current number of Indigenous-led households and the population growth rate identified in Statistics Canada's Indigenous population projections.

APPENDIX: GLOSSARY

ADEQUATE in relation to housing, means that, according to the residents in the housing, no major repairs are required to the housing.

AFFORDABLE HOUSING has shelter costs equal to less than 30% of total before-tax household income.

APARTMENT/FLAT means a dwelling unit in a building with three or more dwelling units. Typically, apartments are classified as either: (a) apartment in a building that has fewer than five storeys; and (b) apartment in a building that has five or more storeys.

CENSUS DIVISION the general term for provincially legislated areas (such as county and regional district) or their equivalents. Census divisions are intermediate geographic areas between the province/territory level and the municipality (census subdivision).

CENSUS SUBDIVISION the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes.

CO-OPERATIVE HOUSING is a type of housing that residents own and operate as part of a membership.

CORE HOUSING NEED means a household living in housing that falls below at least one of the adequacy, affordability or suitability standards and that 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.

DUPLEX DWELLING means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

DWELLING STRUCTURAL TYPE refers to the structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc.

EXTREME CORE HOUSING NEED has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

HOMELESSNESS is the situation of an individual or family that does not have a permanent address or residence.

HOUSEHOLD refers to a person or a group of persons who occupy the same dwelling.

MARKET HOUSING means housing that is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market.

MEDIAN is the value which is in the centre of a group of values.

MIGRANT means a migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

MOBILITY STATUS means a mobility status within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census;

MOVABLE DWELLING means a single dwelling used as a place of residence, but capable of being moved on short notice, such as mobile homes, houseboats, recreational vehicles, and railroad cars.

MOVER means a mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, movers are persons who did not live in the same residence as on the same date 5 days earlier. Movers include both non-migrants and migrants.

NAICS means the North American Industry Classification System Canada 2012, published by Statistics Canada;

NAICS sector means a sector established by the NAICS.

NON-MIGRANT means a non-migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-migrants are persons who did not live in the same residence 5 years earlier, but who still lived in the same census subdivision (moved within the Census Subdivision).

NON-MOVER means a non-mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-movers are persons who lived in the same residence as on the same date 5 years earlier.

NON-MARKET HOUSING means affordable housing that is owned or subsidized by government, a non-profit society, or a housing co-operative; whereby rent or mortgage payments are not solely market driven.

OTHER SINGLE-ATTACHED HOUSE means a single dwelling that is attached to another building and that does not fall into any of the other dwelling structural types, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).

OWNER HOUSEHOLD refers to a private household where some member of the household owns the dwelling, even if it is still being paid for.

PARTICIPATION RATE means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

PRIMARY RENTAL MARKET means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing.

RENTAL ASSISTANCE PROGRAM (RAP) is a type of rent supplement program that BC Housing offers to eligible low-income families.

RENTER HOUSEHOLD refers to private households where no member of the household owns their dwelling.

TOWNHOUSE/ROW HOUSE means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

SECONDARY RENTAL MARKET means a market for rental housing units that were not purpose-built as rental housing.

SEMI-DETACHED DWELLING means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

SHELTER AID FOR ELDERLY RENTERS (SAFER) is a type of rent supplement program that BC Housing offers to eligible low-income older adults and people with disabilities.

SINGLE-DETACHED DWELLING means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides and has no dwellings either above it or below it.

STRUCTURE TYPE see 'Dwelling Structural Type'.

SUBSIDIZED HOUSING refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

SUITABLE HOUSING means housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

TENURE refers to whether the household owns or rents their private dwelling.