

City of Coquitlam Housing Needs Report



February 2022



Coquitlam

PREPARED BY

Urban Matters

1090 Homer St #550
Vancouver, BC, Canada
V6B 2W9

PREPARED FOR

City of Coquitlam

3000 Guildford Way
Coquitlam, BC Canada
V3B 7N2

Document Structure

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Information about Coquitlam's population and households, including age, migration and immigration, incomes, employment and tenure

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Acknowledgements

The City of Coquitlam is located on the unceded, ancestral and traditional territories of the Kwikwetlem (kʷikwə́łəm) First Nation, who continues to steward the lands and waters. These lands also have territorial relationship with the Tsleil-Waututh, QayQayt, and Katzie First Nations.

We would like to extend our thanks to the local residents, organizations and advisory committees who took part in our engagement activities. We particularly thank those Coquitlam residents who shared their personal stories of housing insecurity with us which are included throughout this report.

This report would not have been made possible without your collaboration, expertise and willingness to share.

Coquitlam Housing Needs



Executive Summary

WHAT IS A HOUSING NEEDS REPORT?

A Housing Needs Report is prepared using housing and population data, as well as local residents' experiences, to better understand current and anticipated housing needs in the community.

WHY DO WE NEED A HOUSING NEEDS REPORT?

In April 2019, the B.C. Government amended the Local Government Act to require all local governments to develop a Housing Needs Report by April 2022. The report will be updated every 5 years afterward.

Through analysis of available data, the City of Coquitlam can both identify and highlight key trends, gaps and needs in housing supply and demand - and then take action to address the needs and gaps.

HOW DID WE PREPARE THE HOUSING NEEDS REPORT?

The BC provincial government provides standardized housing data sets that are unique to each municipality to support the development of housing needs reports. The provincial data set serves as the data foundation for this report. It provides housing data related to the current population, income, economic sectors, and the current and anticipated housing stock.

To enhance our understanding in areas of need where only limited or less recent data was available, direct feedback from stakeholders and Coquitlam residents was also obtained:



Implemented a resident survey that was filled in by **406 residents**

Hosted **3 focus groups** with 41 stakeholder participants



Heard the personal housing stories of **6 residents**

Conducted **2 stakeholder interviews** and 2 committee engagements



In combining these streams of analysis, we took stock of the current housing context in the City, while also gaining further insight towards the personal experiences of those who are most impacted by it.

At a Glance – Summary of Key Issues along the continuum



	Emergency Shelters	Transitional & Supportive Housing	Non-Market Housing	Market Rental	Home Ownership
Current Stock	<p>60 permanent shelter units and beds.</p> <p>30 beds or mats during periods of extreme winter / seasonally.</p>	<p>No Transition House .</p> <p>30 units of transitional and supportive housing.</p> <p>43 units of housing to support people at risk of homelessness.</p>	<p>1,676 units of non-market housing or 3.4% of the city's housing stock.</p> <p>603 seniors' care facility beds.</p>	<p>14,540 or 28% of all units.</p> <p>55% of rental units were one- and two-bedrooms in apartment buildings.</p> <p>27% of renter households rented in the secure, purpose-built rental market and 73% in the secondary market.</p>	<p>36,780 or 72% of all units.</p> <p>49% of owner homes were single detached houses.</p>
Needs Identified	<p>Minimum 80-140 people experiencing homelessness.</p> <p>Needs are often complex and require a person-centered response.</p>	<p>Housing options with supports are very limited in Coquitlam.</p> <p>People cannot transition throughout the housing continuum due to a lack of options.</p>	<p>921 households on BC Housing's Housing Registry waitlist – including 122 People with Disabilities and 31 people who required a wheelchair-modified unit.</p> <p>3,011 recipients and 960 children were on Income Assistance.</p>	<p>35% of renters were in core housing need in comparison to 11% of owners.</p> <p>13% of all renter households lived in overcrowded conditions.</p>	<p>Average home prices increased by 142% between 2006 and 2019.</p> <p>Except for apartments, homeownership is out of reach for households earning a median income.</p> <p>11% of owner households were in core housing need in 2016.</p>
Priority Populations	<p>The number of seniors experiencing homelessness has been increasing in recent years.</p>	<p>People with support needs due to physical and mental health challenges, brain injuries and addiction.</p>	<p>Seniors will make up 19% of the population in 2031 – up from 15.2% in 2021.</p> <p>By 2031 there will be 4,262 new senior households (65 or older) in core housing need.</p>	<p>People living alone and lone-parent families face the greatest challenges affording appropriate rental housing, especially families who are looking to rent larger units.</p>	<p>Lone-parent households and people living alone, due to limited incomes.</p> <p>Family households looking to buy family-sized apartment units.</p> <p>Increasing and aging senior population.</p>

At a Glance – Key Takeaways

WHAT KEY ISSUES EMERGED IN THE HOUSING NEEDS REPORT?



There was a **very small number of larger family-sized units** (3+ bedrooms) in the **rental housing** stock in Coquitlam. Families who rent and require larger units need to find housing almost exclusively in the secondary rental market. Lone-parent families face the greatest challenges with affording appropriate rental housing.



There is a significant need for homes that are **larger and affordable to family households**. Noting the high cost of detached housing in the City, much of this growth will originate in the supply of higher-density housing.



The **demand for greater affordability and additional rental supply** is significant. In 2016, 40% of renter households in the City experienced affordability issues, spending 30% or more of their income on shelter costs. An additional 1,697 new renter households are expected to be in core housing need by 2031.



Across both rental and ownership, a **priority population in need will be seniors**. Seniors will make up 19% of the population in 2031 – increasing from 15.2% in 2021. By 2031 there will be 4,262 new senior households (65 or older) in core housing need. Additional assisted living and residential care beds will be needed to adequately care for seniors who will require supports.



Recent immigrants and non-permanent residents experienced the highest rates of **core housing need** in 2016, representing 45% (960 households) and 40% (240 households) of immigrant and non-permanent resident households respectively.



A total of **18,335 new dwellings will be needed in Coquitlam** until 2031. Of these, 5,542 need to be 3+ bedroom units to meet the anticipated demand.



1 About This Report

1.1 Why a Housing Needs Report?

In 2019, the Government of BC introduced changes to the Local Government Act requiring municipalities to complete housing needs reports to help better understand current and future housing needs and to inform plans and policies.

Following completion of their first report, municipalities are required to update their housing needs reports every five years.

This housing needs report was prepared to better understand trends and needs across the housing continuum in Coquitlam. This report will provide evidence that supports Official Community Plan updates, prioritize housing types in new developments, service planning and decision-making on growth within Coquitlam. The report includes all of the information required by the Province, including:

- > Housing units required currently and over the next five years.
- > Number of households in core housing need.
- > Statements about key areas of local need.

In addition to these Provincial requirements, this report includes the following items intended to provide a comprehensive picture of housing in Coquitlam:

- > A wide range of other data that provides important context and insight into housing needs in the City.
- > Comparison of the City's demographics and housing trends to its neighbouring communities (Port Coquitlam and Port Moody), to the region as a whole (Metro Vancouver), and to the province (BC), to provide information and context.
- > Stakeholder engagement on housing needs, including interviews, and focus groups, surveys, as well as interviews with people with lived experience of housing vulnerability.
- > Broader community engagement through a public engagement survey.
- > Detailed core housing need data by demographics (seniors, households with children, Indigenous households, immigrant households, age of primary household maintainer).

1.2 What data was used?

The housing needs reports regulations require local governments to collate approximately 50 distinct kinds of data about current and projected population, household income, significant economic sectors, and currently available and anticipated units. The Government of BC made much of this data available through its data catalogue.¹

In addition to focused stakeholder engagement – summarized in Chapter 5 – additional data from various sources, including Statistics Canada, the City of Coquitlam and Metro Vancouver was used to provide further information and insights. A summary of Housing Needs Report requirements, the required data collected and a full *What we Heard Report* can be found in the Appendix on page 120.

2021 CENSUS DATA

The report was developed using the 2016 Statistics Canada Census of Households data available at the time the report was drafted.

It is recommended that a review and update of core housing indicators should be undertaken once the 2021 Census Data is available in late 2022.

1.3 Impacts of the COVID-19 Pandemic

From increased demand for larger homes supporting remote work, the need for public parks close to home or changes in transit use patterns, the ripple effects of the global COVID-19 pandemic are felt in many aspects of our lives, including in the housing sector in Coquitlam.

Most of the quantitative data used in this report was collected prior to the pandemic. To help contextualize and reflect its implications, public engagement was used to inform our understanding of more recent trends. The City will need to continue to monitor how the pandemic's longer-term impacts on the housing and employment sector evolve.

WHAT WE HEARD:

COVID-19 IN THE COMMUNITY

Due to the COVID-19 pandemic, many have experienced feelings of isolation being away from friends, family and community.

Some of those in multi-person housing arrangements have experienced stress, anger, and the emotions of those they share housing with, such as family, roommates, and landlords.

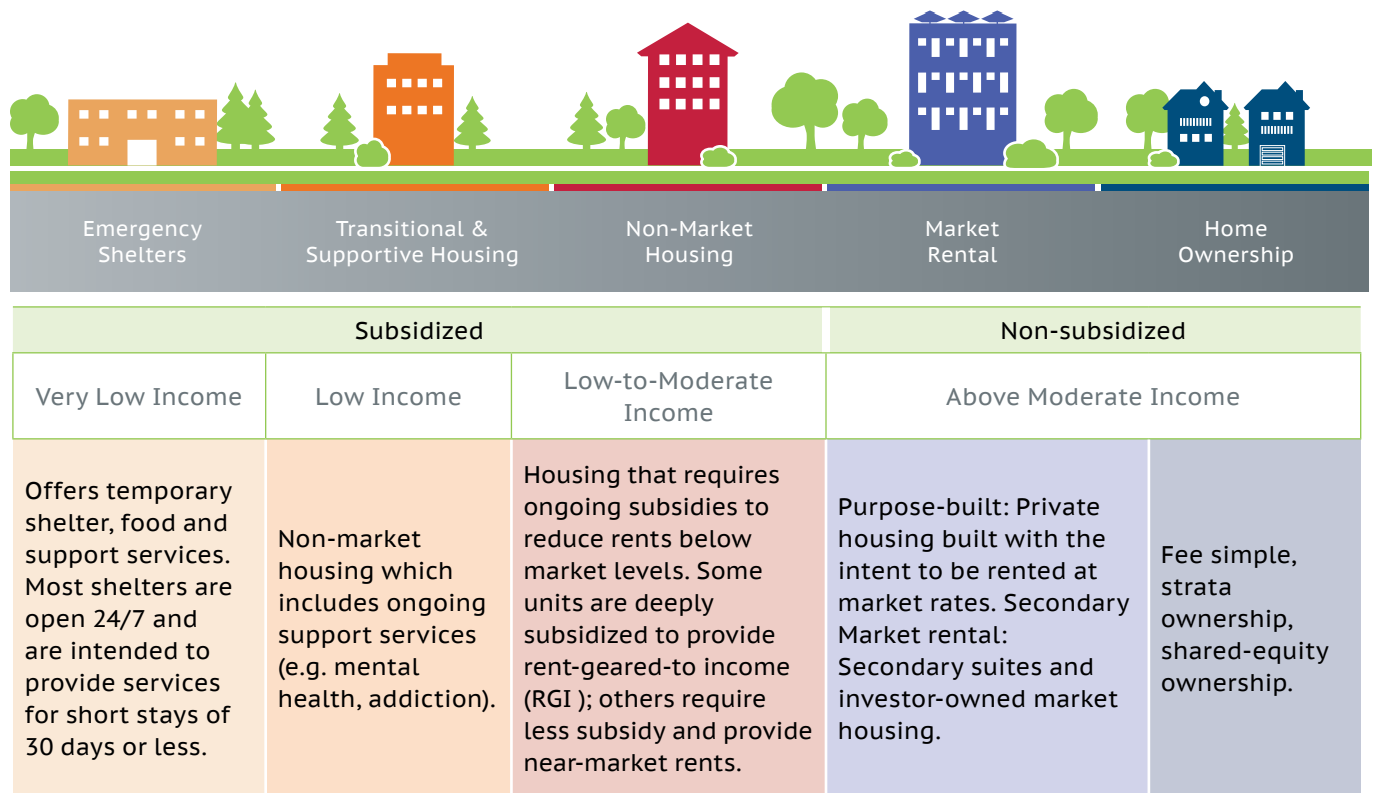
1 Government of BC, Housing Needs Report Data Catalogue: <https://catalogue.data.gov.bc.ca/group/housing-needs-reports>

2 City of Coquitlam, Housing Affordability Strategy: <https://www.coquitlam.ca/DocumentCenter/View/416/Housing-Affordability-Strategy-PDF>

1.4 The Housing Continuum in Coquitlam

The Housing Continuum was defined in the City’s 2015 Housing Affordability Strategy. It illustrates the components that make up the housing supply in Coquitlam and corresponding income levels needed to access different types of housing.² As a framework, it provides an opportunity to understand housing needs across a continuum related to affordability, as well as accessibility, types of units, support structures and services, and more.

The housing continuum was also used to provide an overview of the current housing supply and housing needs in the Housing Profile of Coquitlam in **Section 3**.



An aerial photograph of a residential neighborhood with a river and mountains in the background. The image is partially obscured by a dark blue rectangular overlay containing text and a quote icon. The quote icon is a large, stylized green double quote. The text is white and reads: "COVID was difficult. We just finally moved, as the landlords who live above us fell apart and became dysfunctional thanks to job instability, school from home, and the stresses everyone was going through. We were exhausted listening to them screaming at each other, and angry because the power dynamic meant we could not ask them to get help without fear of repercussions." Below the text, the words "Community member" are written in white. At the bottom of the blue overlay, there is a graphic of several houses with blue windows and roofs, arranged in a row.

“

COVID was difficult. We just finally moved, as the landlords who live above us fell apart and became dysfunctional thanks to job instability, school from home, and the stresses everyone was going through. We were exhausted listening to them screaming at each other, and angry because the power dynamic meant we could not ask them to get help without fear of repercussions.”

Community member



2 Community Profile

2.1 Key Takeaways

Data about Coquitlam and its people.

1. Coquitlam is growing faster than the region overall. Between 2006 and 2016 a total of 24,719 additional people found a home in Coquitlam, and slightly more than 10,000 households were added – a 24% increase in households. This is 8 points more than the Metro Vancouver average of 16% new households.
 2. The City's population is aging. Between 2006 and 2016 Coquitlam's younger population share (under 24 years) decreased by 3%, while the percentage of seniors aged 65 and older increased by 3%.
 3. The vast majority of households in Coquitlam live in homes they own (72%), but there are more renter households (28%) than the average in Metro Vancouver (23%). Since 2006 the City has increased its share of renter households by 3% to 14,540 households who rent.
 4. While average household sizes have decreased over time in Coquitlam, with 2.7 people per household, Coquitlam continues to have larger households compared to Metro Vancouver (2.5). This could be reflective of its higher share of single-detached dwellings compared to multi-family or apartment units compared to the rest of Metro Vancouver.
 5. Median household incomes are very similar in Coquitlam compared to Metro Vancouver for all household types. However, like Metro Vancouver, income levels varied greatly based on family structure, with couples with children having the highest median household income (\$112,251), or over 2.2 times the median income of lone-parent households (\$50,351).
 6. One in two people in Coquitlam identify as visible minorities with Chinese, West Asian,³ Korean, South Asian, and Filipino identities being the most common visible minority identities.
 7. Out of 63,000 people who are commuting to work, 75% regularly travel to a different municipality.
 8. Over 60% of students enrolled at Douglas College lived with their parents or relatives. Of those who looked for rental housing, over half experienced difficulty finding a place to rent within an acceptable distance from campus.
- 3 The West Asian community includes people from a number of countries from that part of the world such as Iran, Armenia, Afghanistan, and Turkey, for example. Source: The West Asian Community in Canada (statcan.gc.ca)

2021 CENSUS DATA RELEASED

This housing needs report builds primarily on 2016 Census Data. In January 2022 Statistics Canada released initial population data from the 2021 Census.

The 2021 Census indicated that, between 2016 and 2021, Coquitlam's population grew by 9,341 people or 7% to 148,625.

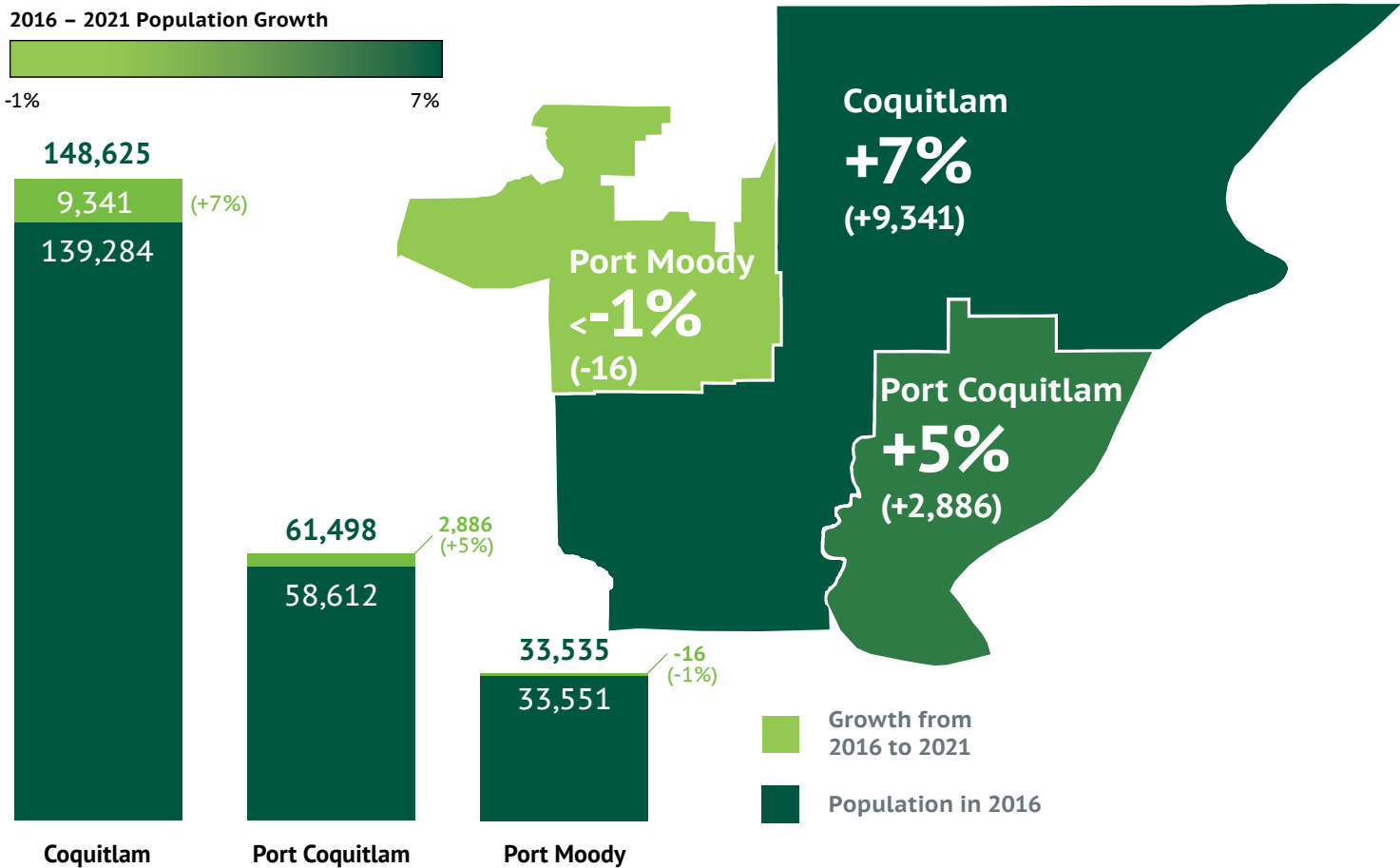
As more data is released it is recommended that the analysis completed in this report be reviewed and updated.

2.2 Population

Between 2016 and 2021, Coquitlam’s population grew by 7% or 9,341 people to a total of 148,625. Across Metro Vancouver population levels also grew by 8% or 179,394 people over the same time.

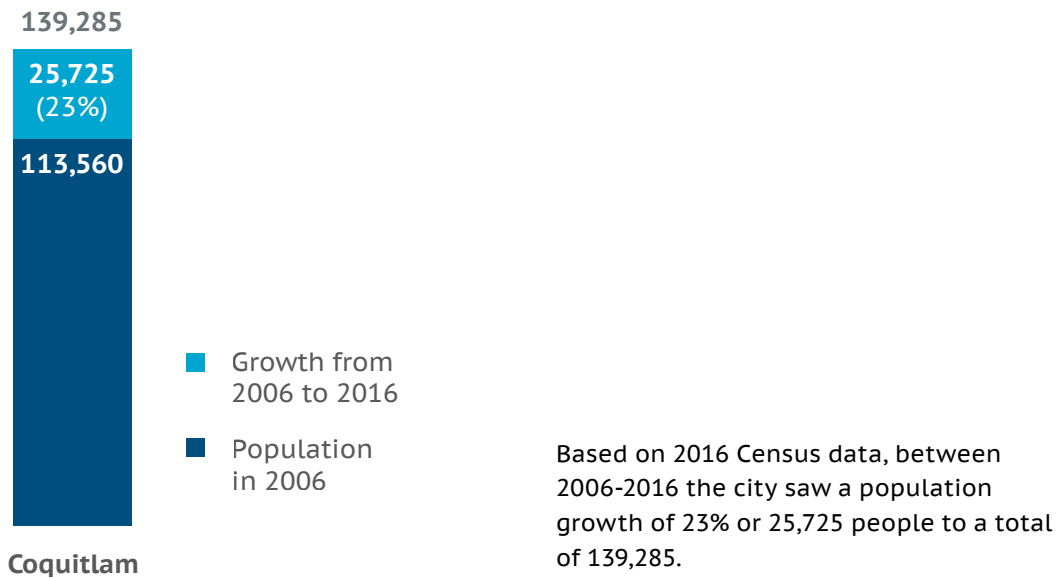
Coquitlam and Port Coquitlam were the two faster growing communities in the Tri-City area, while Port Moody experienced a slight decline in population (less than 1%) between 2016 and 2021.

FIGURE 1: POPULATION GROWTH, CITY OF COQUITLAM, PORT COQUITLAM, PORT MOODY, 2016-2021



Source: Statistics Canada Census Program, Census Profiles 2016, 2021

FIGURE 1A: POPULATION GROWTH, CITY OF COQUITLAM, 2006-2016



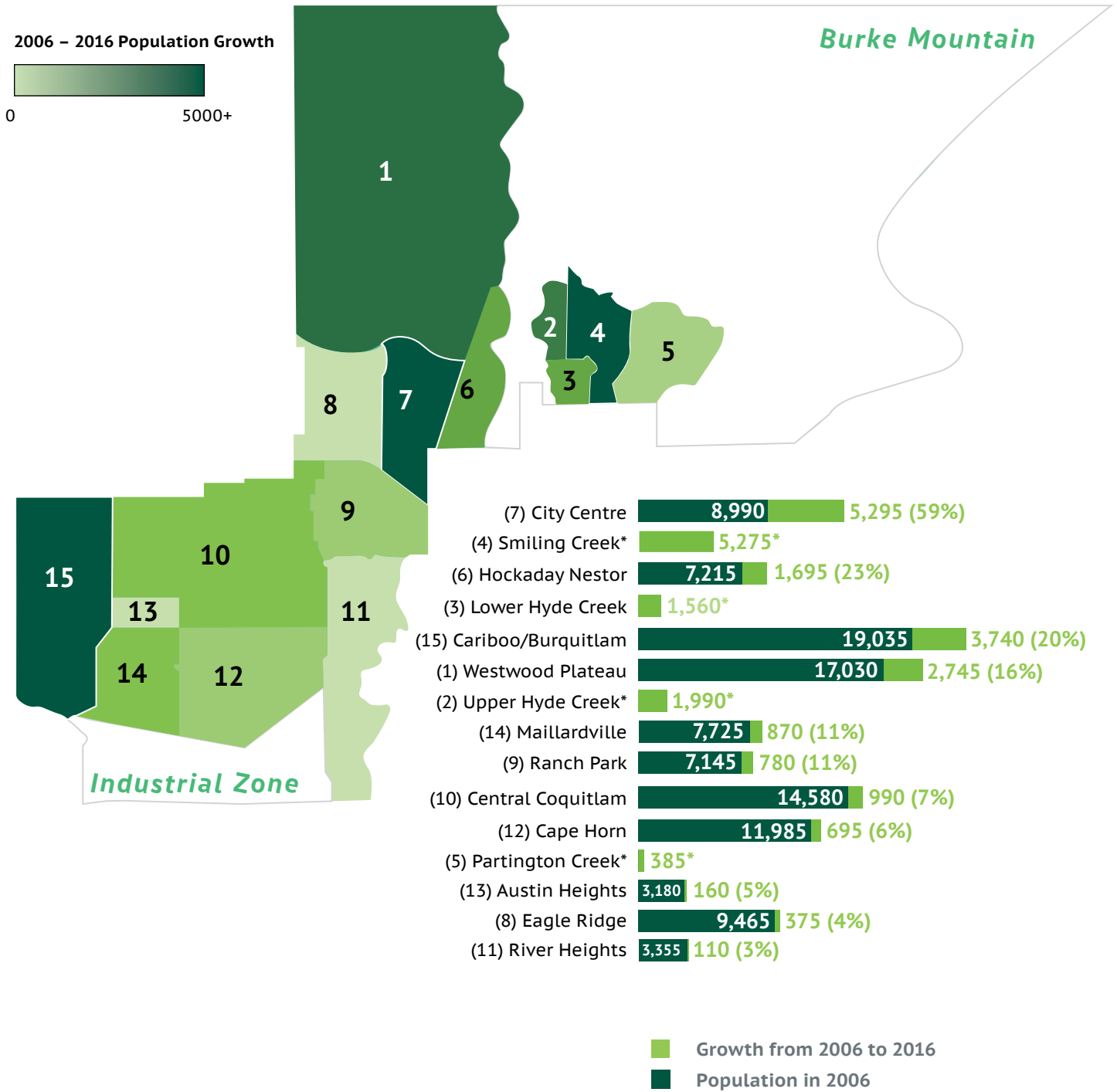
Source: Statistics Canada Census Program, Census Profiles 2006, 2016

The map below shows the neighbourhood areas in Coquitlam as of 2016, including:

- | | | |
|-----------------------|--|----------------------|
| 1. Austin Heights | 8. Maillardville | 10. Ranch Park |
| 2. Cape Horn | 9. Northeast/Burke Mountain, including | 11. River Heights |
| 3. Central Coquitlam | i. Upper Hyde Creek | 12. River Springs |
| 4. City Centre | ii. Lower Hyde Creek | 13. Westwood Plateau |
| 5. Eagle Ridge | iii. Smiling Creek | |
| 6. Hockaday-Nestor | iv. Partington Creek | |
| 7. Cariboo-Burquitlam | | |

- > The neighbourhood map below shows the changes in population in these areas between 2006 and 2016.
- > During this period, the population in Northeast Coquitlam increased by 216% from 3,840 to 12,120 residents as this previously rural area transitioned to a suburban community. City Centre, Cariboo-Burquitlam, Westwood and Hockaday-Nestor neighbourhoods also saw a significant increase in population over this same period, with City Centre having the second highest change in population growth, increasing by 59% or 5,295 residents.
- > Residential areas with minimal change in population growth included River Heights (3%), Eagle Ridge (4%), and Austin Heights (5%).

FIGURE 2: POPULATION GROWTH, CITY OF COQUITLAM NEIGHBOURHOODS, 2006-2016



*2006 data not available

Source: Statistics Canada Census Program, Census Profiles 2006, 2016

2.3 Age

Coquitlam almost mirrors the age groups of the broader Metro Vancouver region. Both share equal percentages of youth and adults between the ages of 15 to 24 (13%), and 25 to 64 (57%).

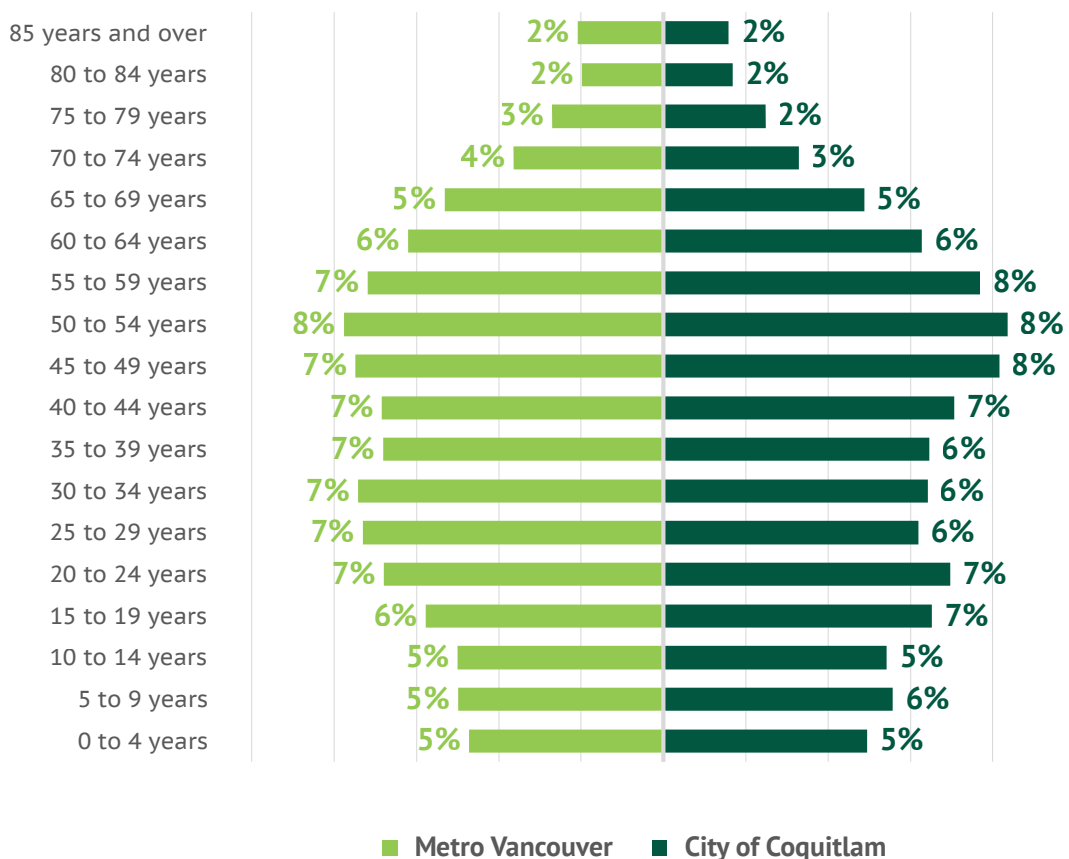
The City differs slightly from the region, in having more children (0-14), and fewer seniors (65 years and older).

WHAT WE HEARD: SENIORS

Seniors were repeatedly identified as a key underserved population.

As the population grows, there is a need to create opportunities for seniors to downsize when they need smaller homes. Many smaller housing options in proximity to services and transit are currently not geared towards seniors' needs.

FIGURE 3: POPULATION BY AGE GROUP IN CITY OF COQUITLAM AND METRO VANCOUVER, 2016



Source: Statistics Canada Census Program, Census Profile 2016

Coquitlam shows signs of a fast-aging population. The percentage of seniors aged 65 and older had increased by 55% from 2006 to 2016, with children and youth ages 5 to 19 and 20 to 24 increasing more slowly by 5% and 13% respectively.



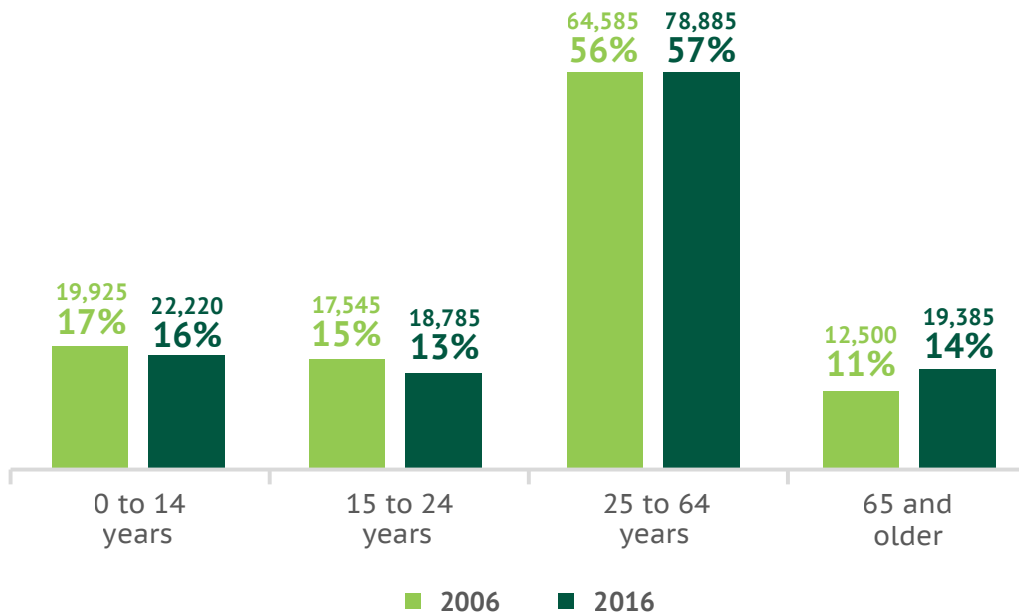
“

Yes, as seniors, we will probably want to downsize again, but living in a high rise condo in a congested area is not as appealing since COVID. More small units in low rise buildings are needed.”

Community member



FIGURE 4: POPULATION GROWTH BY AGE GROUP IN CITY OF COQUITLAM, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2016



Resident Profile: Colleen and her Husband

A retiree looking to downsize from her single-family home to a smaller, affordable option.

Colleen is a retiree and has been living with her spouse in their Coquitlam single-family home for over 30 years. Her two children, both over 30, had been living with them up until the beginning of COVID-19 when they were able to move out.

Ideally, Colleen is **hoping to downsize from her current living situation** and live in a smaller single-family home. She would like to own a carriage or laneway house, that would **enable herself and her husband to live in their own home while their children could live in the main house** and thereby to own and afford to stay in the Coquitlam area. However, in their current situation and with the housing context in Coquitlam, she is not optimistic she will be able to do this. Her kids are already **engaged in searching for housing outside of the city** in areas that are relatively more affordable, such as Maple Ridge.

Affordability and the lack of housing supply presents the main challenge for Colleen and her husband in their efforts to downsize. On top of housing prices **being outside of their price range**, they also **struggle to find homes that would suit their needs**. Colleen has witnessed larger homes being developed on large lot sizes, where they could instead be subdivided to accommodate more smaller homes and more people. From her view, larger homes in Coquitlam tend to be unoccupied by the resident owners, and then rented out.

Colleen finds that unfortunately, **she is competing** with other seniors wanting to downsize, in addition to younger people and families wanting to enter the housing market as first-time home buyers. There is currently not enough supply to serve both populations.

Colleen has felt it **would be helpful for the City to address downsizing of larger lots**, and enable policies that make it easier for people to make basement suites, in addition to encouraging more development of laneway, garage and other attached housing units on existing properties.



2.4 Migration to Coquitlam

- > Of the 136,825 people in Coquitlam, 15% moved between 2015 and 2016, while 85% did not.⁴ This includes people who moved within the City.
- > In comparison to the broader Metro Vancouver area, the City had slightly lower percentages of interprovincial migrants (those moving from outside the province), and external migrants (those moving from outside of Canada).

FIGURE 5: MOVERS AND NON-MOVERS, 1-YEAR AGO, CITY OF COQUITLAM AND METRO VANCOUVER, 2015-2016

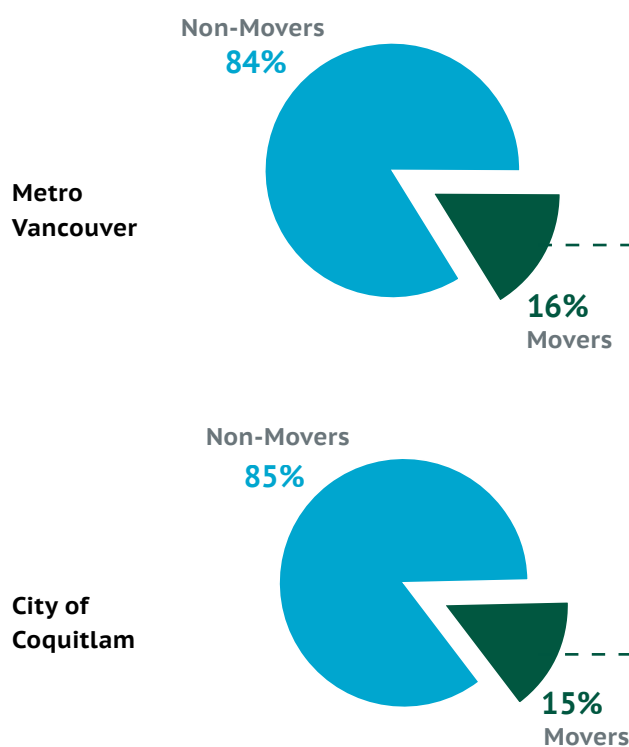
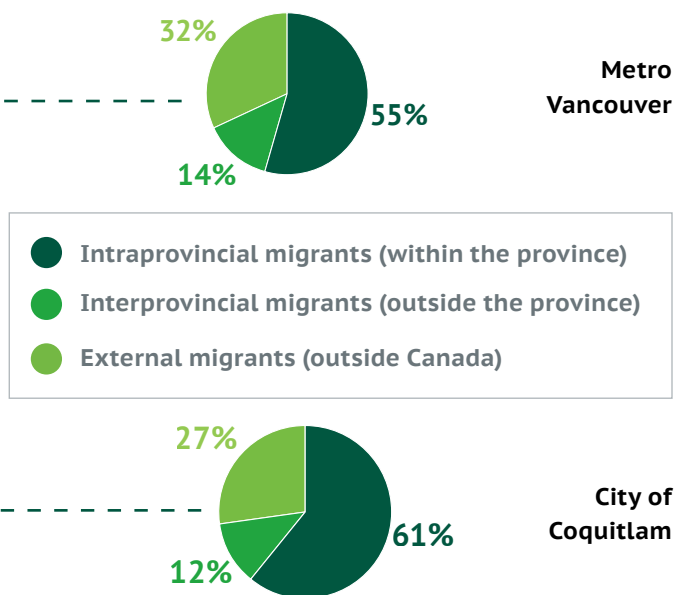


FIGURE 6: MIGRANTS' ORIGINAL PLACE OF RESIDENCE, CITY OF COQUITLAM AND METRO VANCOUVER, 2015-2016



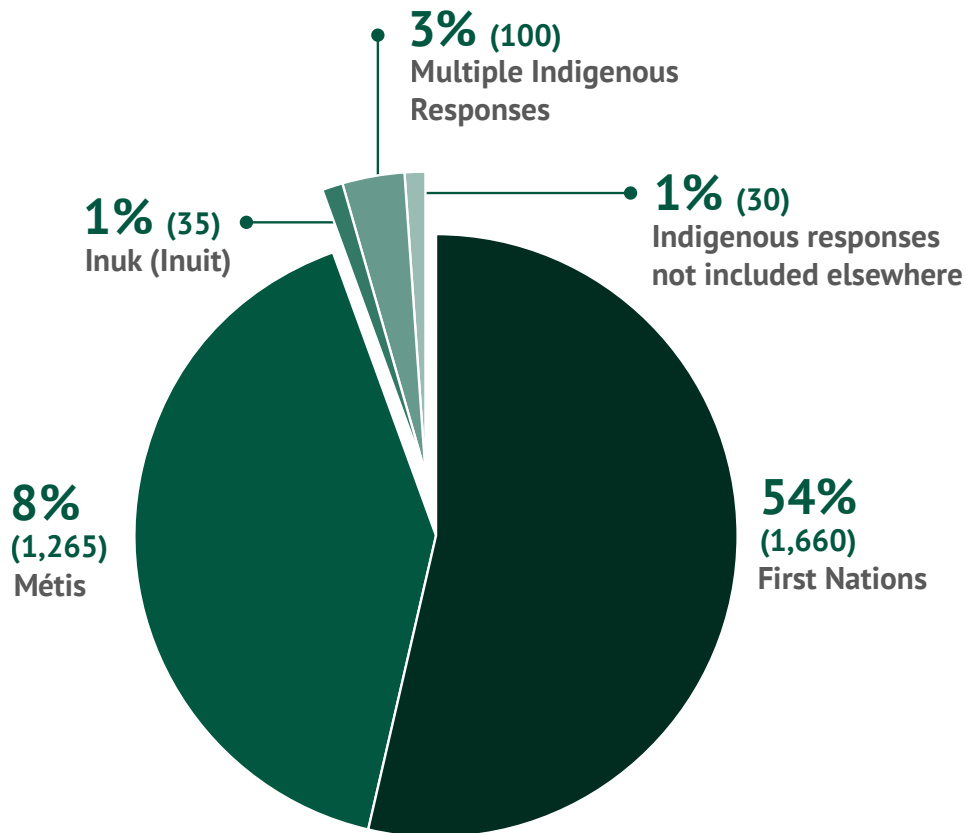
Source: Statistics Canada Census Program, 1-Year Ago Mobility Status, Census Profiles 2016

⁴ [Mobility status, one year, of person \(statcan.gc.ca\)](http://statcan.gc.ca). Mobility status refers to the status of a person, comparing their place of residence on a day of reference, with their place of residence 1 year earlier. Movers include persons who did not live in the same residence as on the same date one year earlier. It includes people who moved in the same census subdivision

2.5 Diversity and Immigration

- > The City of Coquitlam is located on the territory of the kʷikʷəłəm (Kwkwetlem)(Kwee-kwet-lem) First Nation and lies within the shared traditional territories of the Tsleil-Waututh(Slay-wa-tuth), Katzie(Kate-zee), xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓wú7mesh Úxwumixw (Squamish), and Quay Quayt(Key-Kite) First Nation. There is one Kwkwetlem reservations within City of Coquitlam municipal boundaries. The data provided does not include these reserve lands.
- > Of those living within the bounds of the municipality 3,100 people, or 2.2% of the population, self-identified as having an Indigenous identity, which is similar to the overall share in Metro Vancouver.
- > Of the 3,100 people, the largest ratio (54%) represents those identifying as First Nations, followed by 41%, or 1,265 people, who identify as Métis.

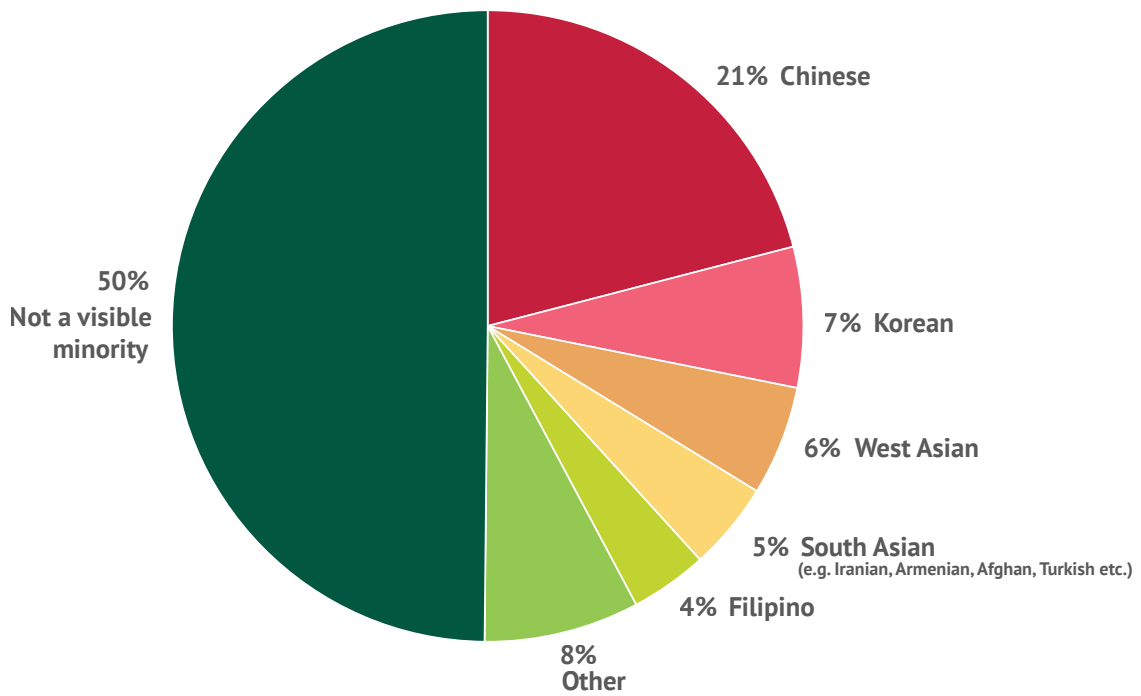
FIGURE 7: INDIGENOUS IDENTITY FOR THE POPULATION IN PRIVATE HOUSEHOLDS, CITY OF COQUITLAM, 2016



Source: Statistics Canada, 2016 Census of Population.

> The City of Coquitlam is a diverse City. Approximately 50% (69,270) of people self-identify as a visible minority. Of the total population, the top five visible minorities are: Chinese (21%), Korean (7%), West Asian (e.g. Iranian, Armenian, Afghan, Turkish etc.) (6%), South Asian (5%), and Filipino (4%).

FIGURE 8: VISIBLE MINORITY IDENTITY IN PRIVATE HOUSEHOLDS, CITY OF COQUITLAM, 2016⁵

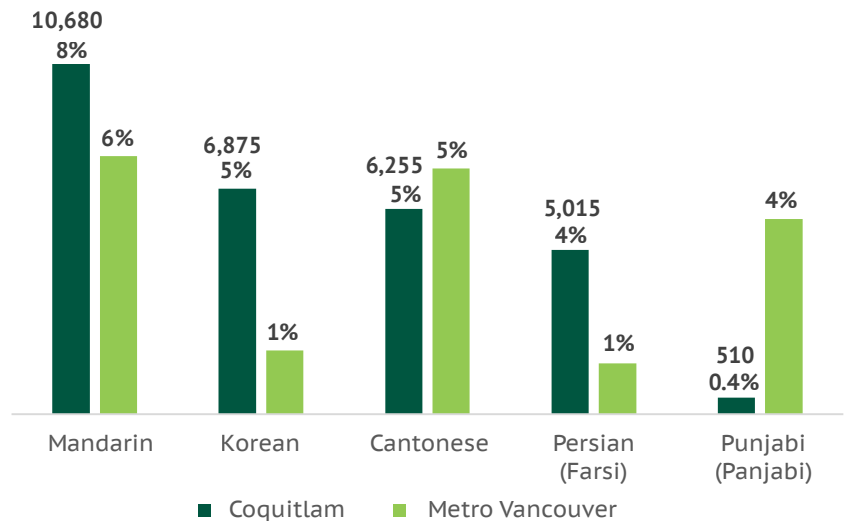


Source: Statistics Canada Census Program, Census Profile 2016

5 Other consists of Multiple visible minorities, Latin American, Southeast Asian, Japanese, Black, Arab, Visible minority; n.i.e.

- > The chart below shows the top 5 languages spoken most often at home in Coquitlam, excluding English and French.
- > Of the top five languages spoken by Coquitlam residents, Chinese dialects - Mandarin and Cantonese - were 2 of the top 3 languages spoken, representing 13%, followed by Korean (5%) and Persian (4%).
- > Metro Vancouver has a sizable population of 4% Punjabi speakers – which is a group notably absent from Coquitlam.

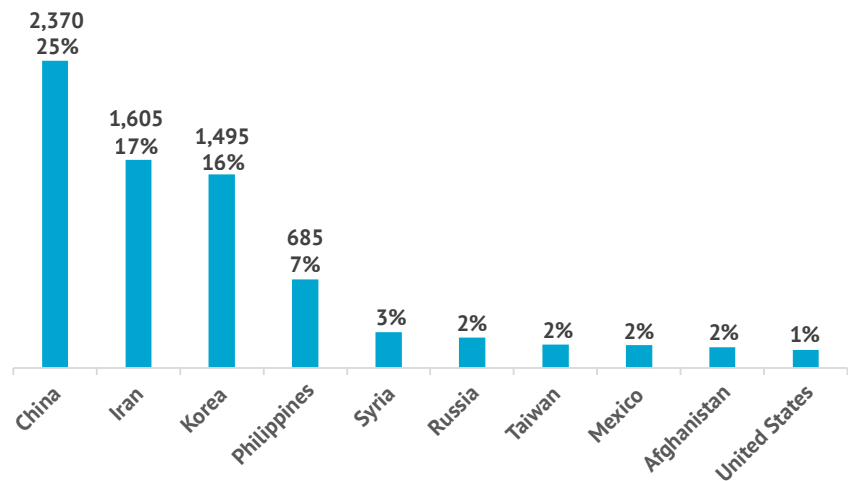
FIGURE 9: TOP 5 NON-OFFICIAL LANGUAGES SPOKEN MOST OFTEN AT HOME, POPULATION, CITY OF COQUITLAM AND METRO VANCOUVER, 2016



Source: Statistics Canada, 2016 Census of Population

- > The top places of birth for recent immigrants⁶ were China (25%), Iran (17%), Korea (16%) and the Philippines (7%).

FIGURE 10: TOP PLACES OF BIRTH FOR RECENT IMMIGRANTS, CITY OF COQUITLAM, 2016



Source: Statistics Canada, 2016 Census of Population

6 Recent immigrant refers to a person who obtained a landed immigrant or permanent resident status up to five years prior to a given census year. Other places of birth that represent less than 1% of the population were excluded.

Resident Profile: Darian

The youngest of a first-generation immigrant family, reflecting on his low-income housing experience and now, as a student, concerned for his future housing outlook.

Darian is a young adult who has been living with his sister and mother in a subsidized BC Housing townhome complex in Coquitlam for the past 15 years. His family **immigrated to Canada** and settled in Coquitlam about a year after he was born, without having pre-established networks or supports to assist with their move. Darian and his **family experienced the challenge of finding stable and secure housing** during his early childhood and looking forward, Darian is concerned about his lack of housing prospects.

His parents reported that housing was easier to find in his home country than in Coquitlam. His parents struggled with aspects of **culture shock** moving to Canada as a new country without being able to speak English to the extent they do now. There was a period of time where they did not have access to a car. Finding **living arrangements that were close to transit was necessary** in order to access employment and needed services. At the time they had been a young family of 4 with limited resources and income available to them.

Darian's parents started their housing journey by moving into **housing that was within their means financially, but that did not fully suit their needs**. Darian recalled that the first apartment they lived in was cheap, but lacked features such as facilities for washing clothes, and overhead lighting. He and his family were on the BC Housing **waitlist for approximately 5 years** before being able to access what is now their current home. To Darian this experience highlighted the **lack of 3-4 bedroom units** available in Coquitlam for families with lower income levels.

Today, Darian is a **student living at home due to the difficulty of finding affordable rental housing** in the competitive market. Darian knows he is not the only one facing challenges; other young people such as himself are **looking for entry into the housing market**, and retirees and seniors are currently being **priced out of their own city**. From Darian's student experience, he has learned that **international students** have difficulty securing housing because landlords do not like having short-term tenants and assume that students may not understand the value of maintaining a home.

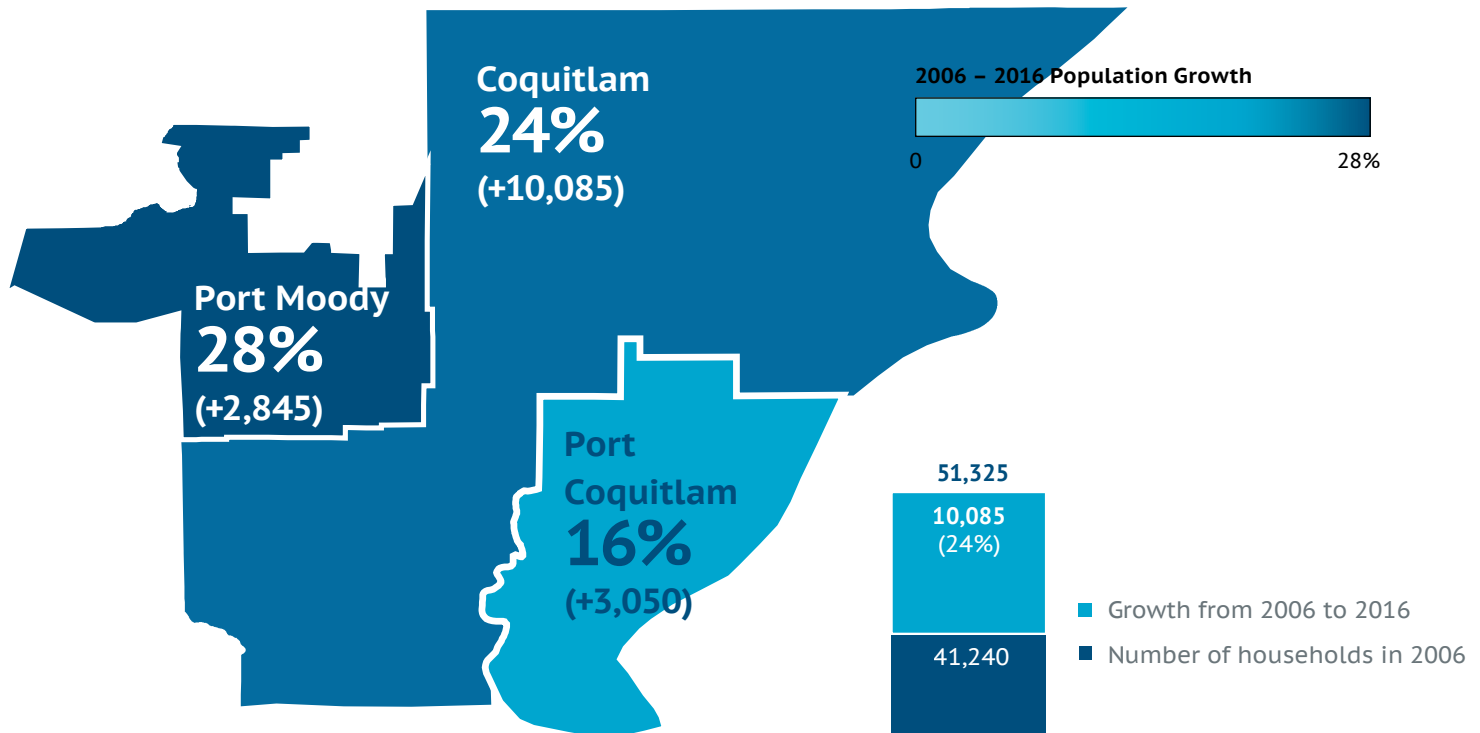
Darian sees opportunities for the City to explore and implement ideas such as **regional zoning** across areas in Metro Vancouver so that development can align with infrastructure within and across municipal boundaries.



2.6 Households

Coquitlam grew by slightly more than 10,000 households or 24% between 2006 and 2016 when it reached 51,325 households. In the same period the number of households in Metro Vancouver grew by 16%.

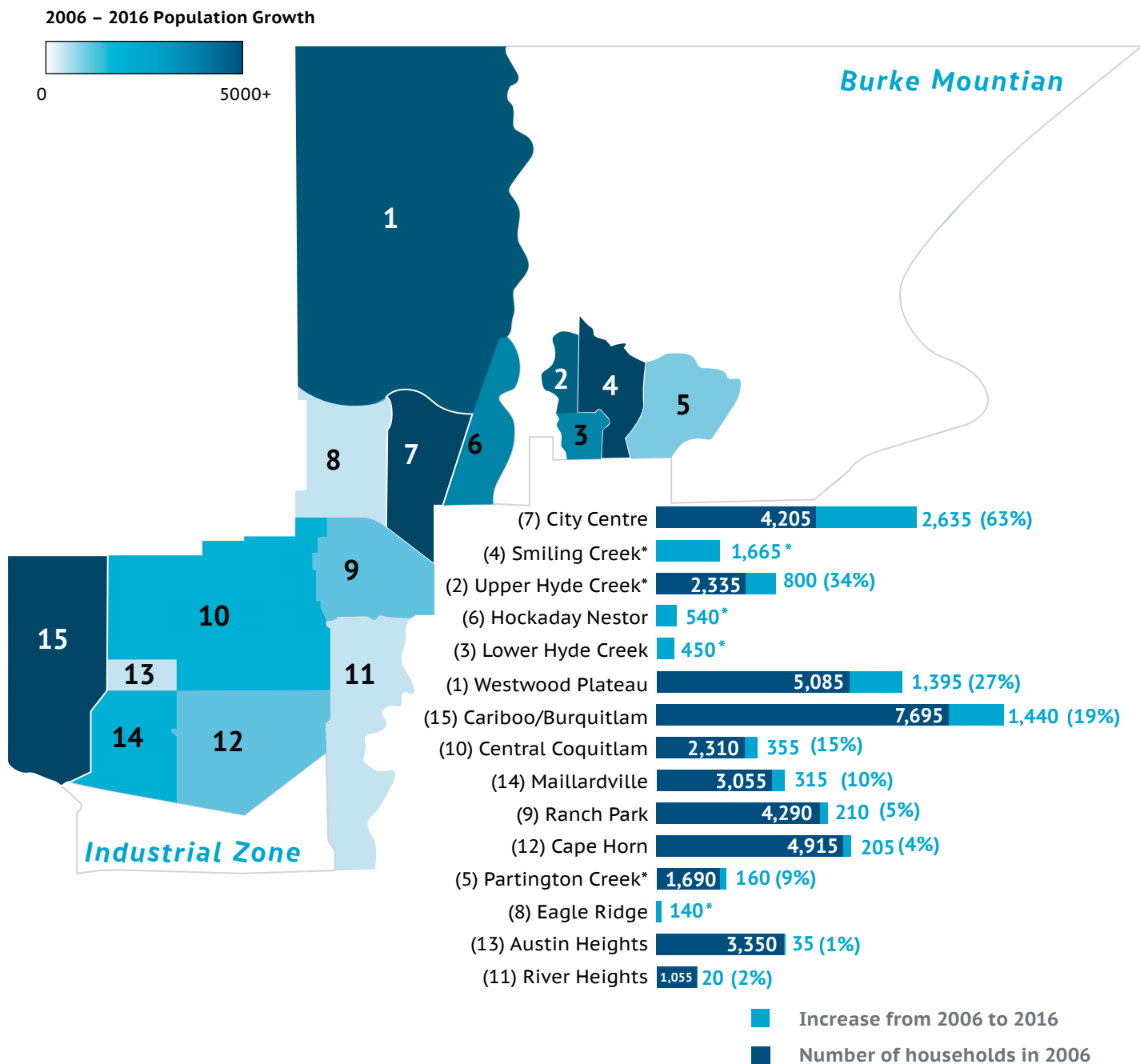
FIGURE 11: PRIVATE HOUSEHOLDS, HOUSEHOLD GROWTH, CITY OF COQUITLAM, PORT COQUITLAM, PORT MOODY, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2016

- > Using 2006 household numbers as a baseline, the Northeast Coquitlam area had the highest increase in households over the following decade, increasing from 1,235 households to 3,765.
- > Other neighbourhoods with high increases in households, include the City Centre, which increased the household count by 63%, followed by Hockaday Nestor (35%) which is located just outside City Centre.
- > In total, the growth in the Northeast, City Centre and Cariboo-Burquitlam neighbourhoods comprised over 75% of the total household growth between 2006 and 2016.
- > Neighbourhoods with low numbers of households added included Eagle Ridge neighbourhood which gained 1% new households, and River Heights which grew by 3%.

FIGURE 12: PRIVATE HOUSEHOLDS, HOUSEHOLD GROWTH, CITY OF COQUITLAM NEIGHBOURHOODS, 2006-2016

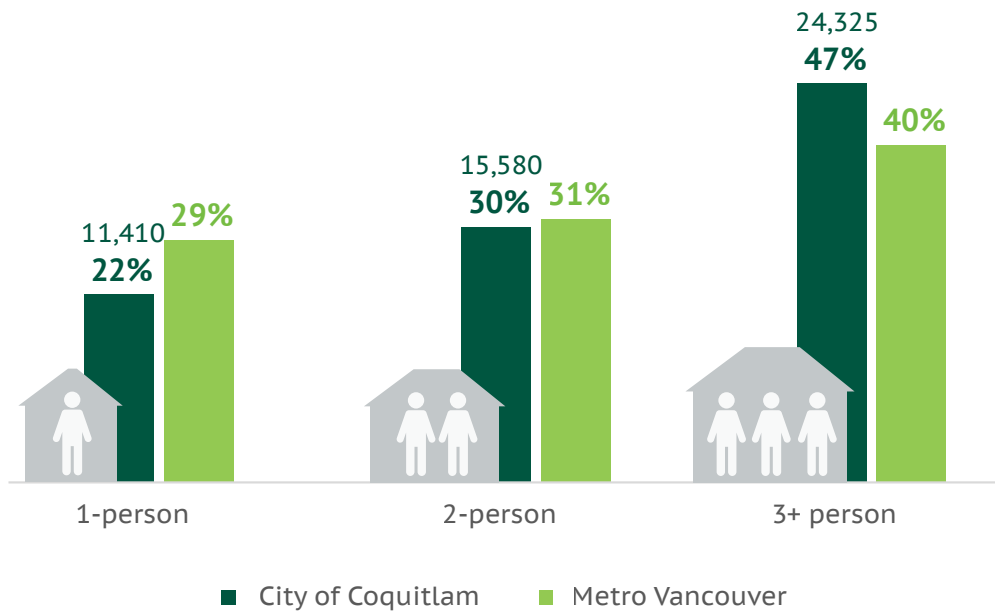


*2006 data not available

Source: Statistics Canada Census Program, Census Profiles 2006, 2016

- > With 2.7 people per household, the average household in Coquitlam tends to be larger than an average household in Metro Vancouver (2.5 people).
- > In Coquitlam 47% of households live with 3+ people – compared to 40% in Metro Vancouver. On the other hand, 22% of households live alone, compared to 29% in Metro Vancouver.

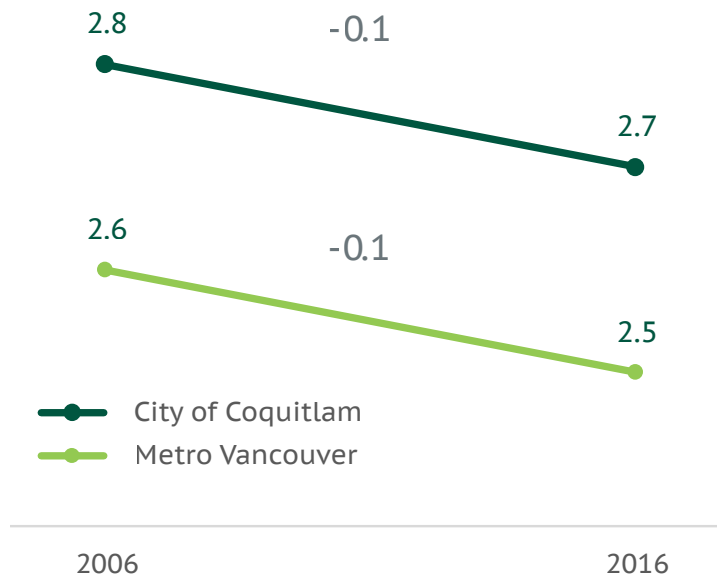
FIGURE 13: HOUSEHOLDS BY SIZE, CITY OF COQUITLAM AND METRO VANCOUVER, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

While Coquitlam has a larger household size on average, both the City and Metro Vancouver show a slow decline in average household size over time.

FIGURE 14: AVERAGE HOUSEHOLD SIZE PRIVATE HOUSEHOLDS, CITY OF COQUITLAM AND METRO VANCOUVER, 2006-2016

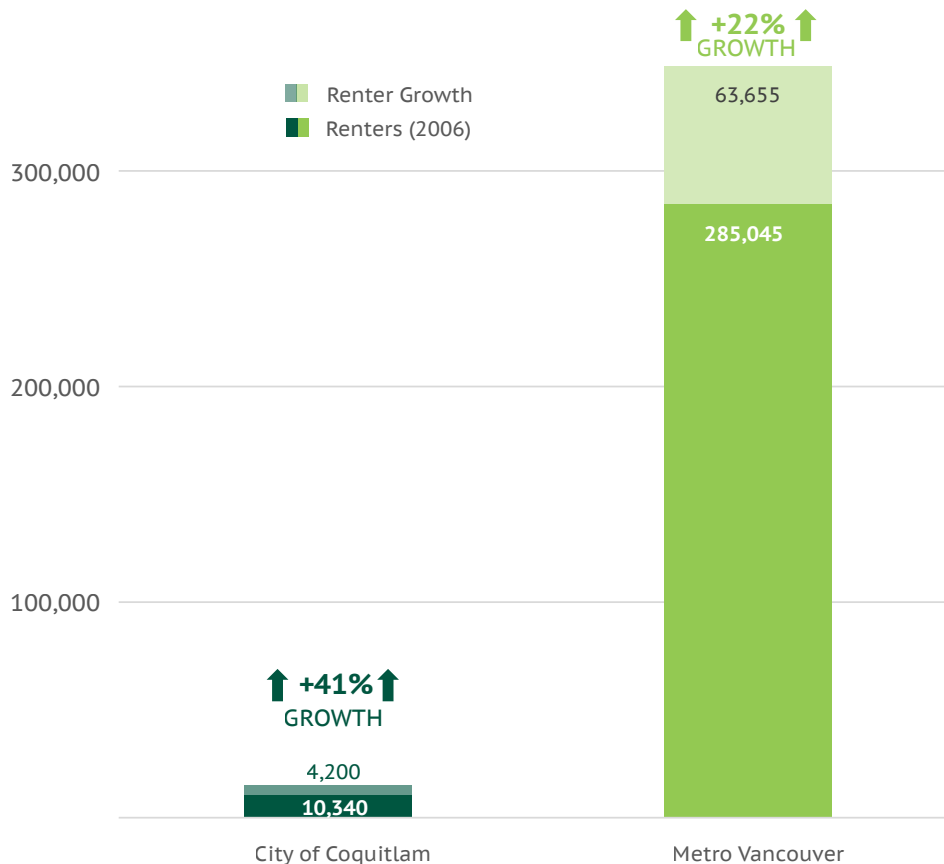


Source: Statistics Canada Census Program, Census Profiles 2006, 2016

2.7 Household Tenure: Renters and Owners

- > Of the 51,325 households in Coquitlam 72% (36,785) were owned and 28% (14,540) were rented in 2016.
- > From 2006 to 2016, the number of renter households⁷ in Coquitlam increased by 41%, which is nearly double the 22% increase of renter households experienced in the Metro Vancouver area.
- > In 2006 renter households made up approximately 25% of all household in Coquitlam. In 2016 that ratio increased by 3% to 28% of households and 41% of the total household growth over that period. This growth rate was about double the growth of new owners, resting at just under 20%.
- > In absolute terms, Coquitlam saw the highest growth of renter households (+4,200) compared to its neighbouring municipalities of Port Coquitlam (+1,220) and Port Moody (+1,130 renter households).

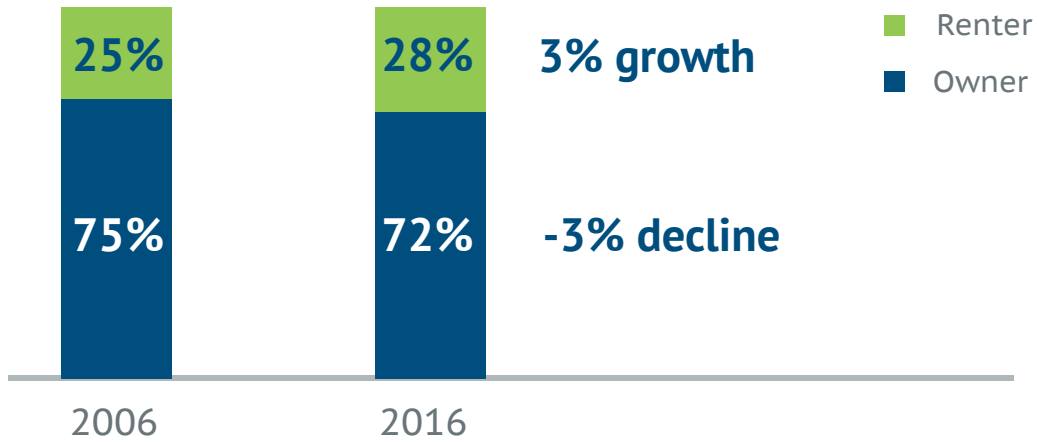
FIGURE 15: PROPORTION OF RENTER HOUSEHOLDS BY PRIVATE HOUSEHOLDS, CITY OF COQUITLAM AND METRO VANCOUVER, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2016

⁷ Household type of private household (statcan.gc.ca). Private household refers to 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. The household universe is divided into two sub-universes on the basis of whether the household is occupying a collective dwelling or a private dwelling. The latter is a private household.

FIGURE 16: PROPORTION OF RENTER HOUSEHOLDS BY PRIVATE HOUSEHOLDS, CITY OF COQUITLAM AND METRO VANCOUVER, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2016

As a share of all households, renters made up 25% of households in 2006 and 28% in 2016 – a relative growth of 3%.

While this growth indicates a growth in households that rent, many of these are finding homes in the secondary rental stock (see Rental Housing section below).

2.8 Household Incomes

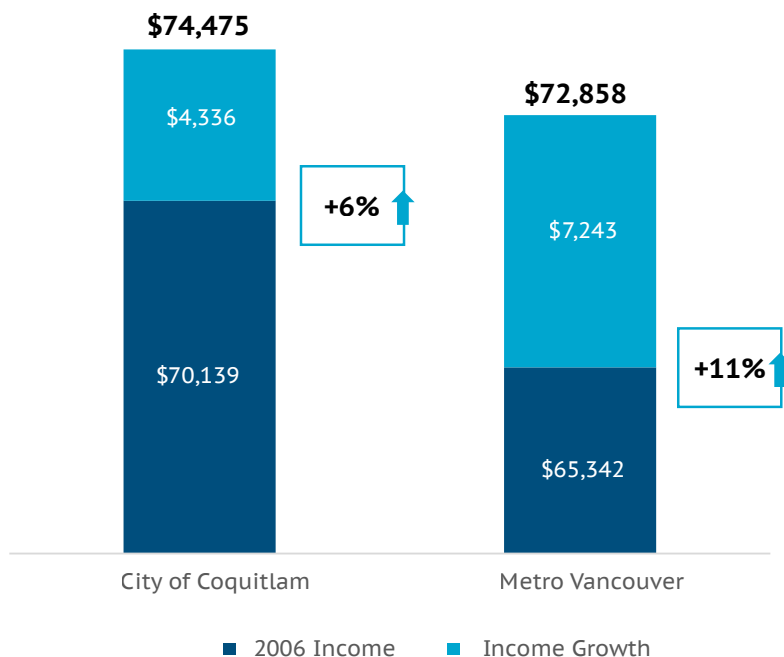
- > The median household incomes⁸ of Coquitlam households was approx. \$75,000 in 2016.
- > Over time, the median household income in Coquitlam has been marginally, but consistently, higher than in Metro Vancouver. However, incomes appear to be growing at a slower rate in Coquitlam than regionally. From 2006 to 2016, the median household income in the City of Coquitlam grew by nearly \$5,000 to \$74,475 while the regional median household income grew by slightly more than \$7,000.
- > An increase in median household income is often associated with growth in local incomes, but it may also indicate that more higher-earning households have moved to the municipality or lower-earning households have been priced-out and relocated to other communities. Similarly, these numbers are tempered by a retirement age population, given that residents may have significant assets and low income.

WHAT WE HEARD: INCOME

While Coquitlam has median household income levels that are overall above the regional average, deeply low-income households were identified as a key group in need of affordable and/or subsidized housing.

The current housing context deeply impacts people who are precariously housed, on fixed incomes, or dependent on government subsidies such as seniors, persons with disabilities, and those on income assistance.

FIGURE 17: MEDIAN BEFORE-TAX PRIVATE HOUSEHOLD INCOME (CONSTANT 2015 DOLLARS) IN CITY OF COQUITLAM AND METRO VANCOUVER, 2006-2016



- > Typical owner households earned more than renters in Coquitlam, with a median income of \$90,278, and renter households earning \$46,425.
- > Incomes of owners and renters in the City of Coquitlam are slightly less than the same tenures in Metro Vancouver. However, since there are many more owner households in Coquitlam, overall household incomes trend higher compared to the region.

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

⁸ The median income is the amount where exactly 50% of households earned more and 50% earned less in 2016. The median is less affected by outliers and extremes, which is considerable for measures of income in particular where a few very high outliers can skew the data higher than what would be expected in a typical population.

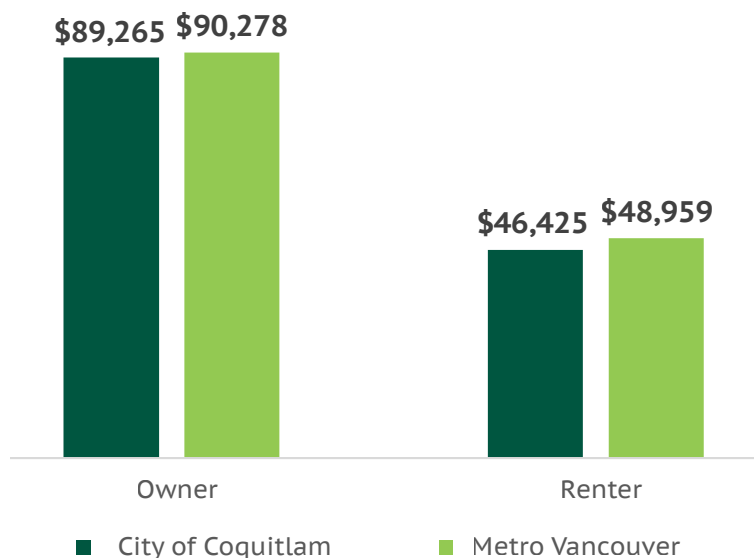


High rental rates are causing increased risk of homelessness for many people. Need more, low income (very low income) housing options.”

Community member



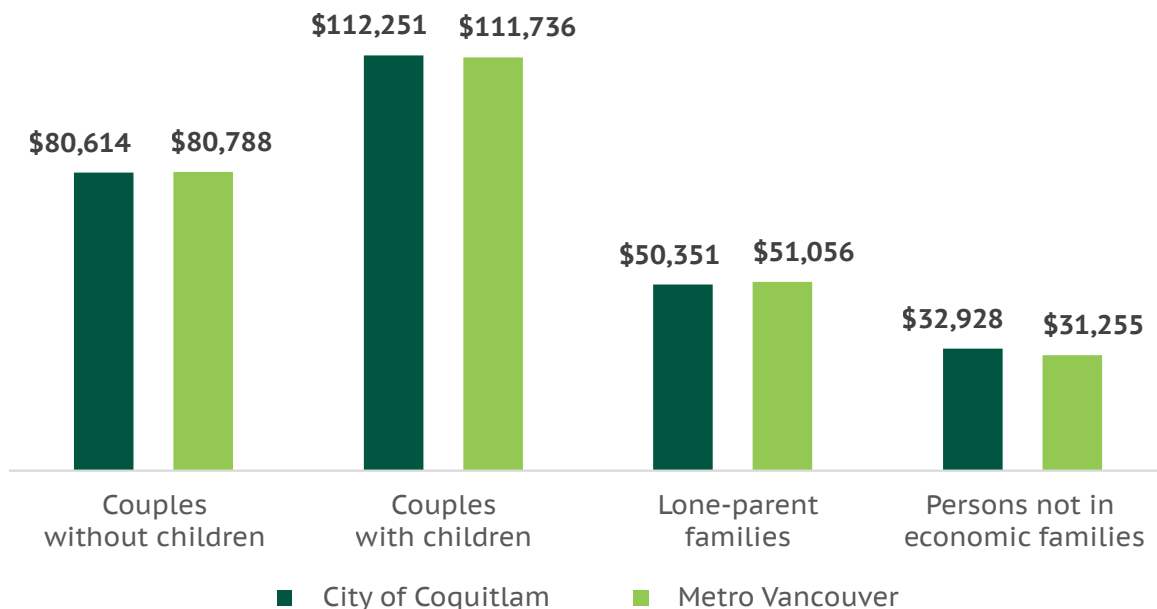
FIGURE 18: MEDIAN BEFORE-TAX HOUSEHOLD INCOME BY TENURE, PRIVATE HOUSEHOLDS, CITY OF COQUITLAM AND METRO VANCOUVER, 2016



- > Families include couples with or without children, and lone-parent families.⁹
- > Income levels varied greatly based on family structure, with couples with children having the highest median household income (\$112,251) of over 2.2 times the median income of lone-parent households (\$50,351).
- > Persons not in economic families include those living alone or with roommates who are not related. Their income is the lowest comparatively.
- > Incomes are very similar between Coquitlam and households across Metro Vancouver for all household types.

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

FIGURE 19: MEDIAN HOUSEHOLD INCOME BY ECONOMIC FAMILY, CITY OF COQUITLAM AND METRO VANCOUVER, 2016



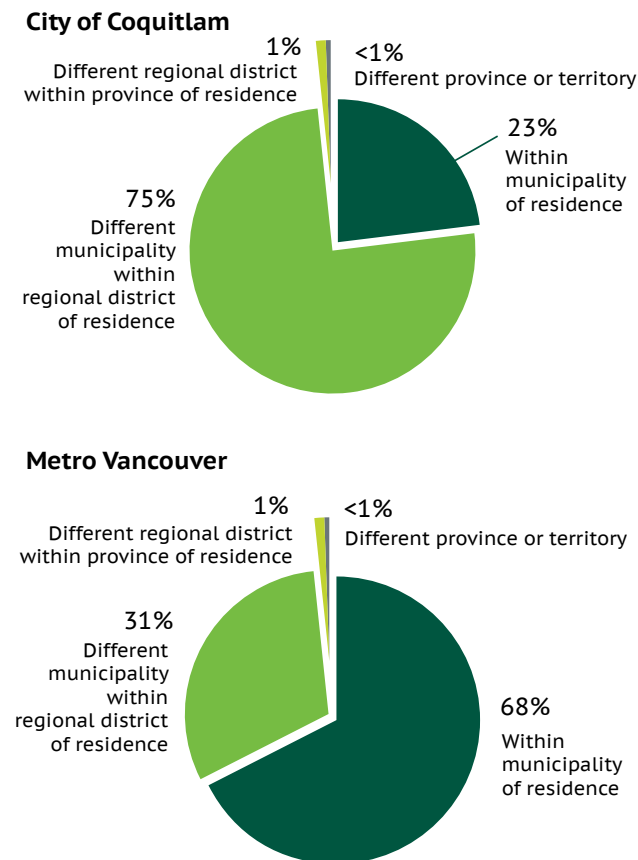
Source: Statistics Canada Census Program, Census Profiles 2016

9 Out of 51,325 private households, 40,085 were census families and 13,230 were non-census family households. 13,565 were couples without, and 20,345 couples with children. Another 6,175 were lone parent households. Source: Census Profile, 2016.

2.9 Employment and Industry

- > In 2016 approx. 74% of workers in Coquitlam commuted to their usual place of work.
- > Of those who travel to work regularly, 75% do so to a different municipality (census subdivision) and only 23% locally within Coquitlam. This commuter percentage is much higher than the 31% of commuters across Metro Vancouver who also leave their municipality.

FIGURE 20: INDIVIDUALS COMMUTING DESTINATION, CITY OF COQUITLAM AND METRO VANCOUVER, 2016



Source: Statistics Canada Census Program, Census Profile 2016

WHAT WE HEARD: SKYTRAIN

While the Skytrain has increased mobility in the region, rents have also risen faster and higher in proximity to Skytrain stations than elsewhere.

Smaller homes, especially on transit lines, appeal more to investor owners because it is more attainable as an investment product. The people who buy 1-bedroom / bachelors are wanting to rent them out to students (if at North Road). These small units are usually for renters, not owner-occupied.

We also heard from residents how the COVID-19 pandemic has impacted their commute:



I work from home [WFH] almost exclusively now, and so does my husband. I've stopped a near daily driving commute to downtown. I will remain working from home into the future. I was considering moving closer to downtown, but will not now that WFH is a permanent option."

An aerial photograph of a city, likely Coquitlam, showing a mix of high-rise apartment buildings and a large green park area with a lake and a fountain. The sky is clear and blue. A large blue rectangular box is overlaid on the lower half of the image, containing a quote and the name of the speaker. At the bottom of this box is a silhouette of a city skyline.

“

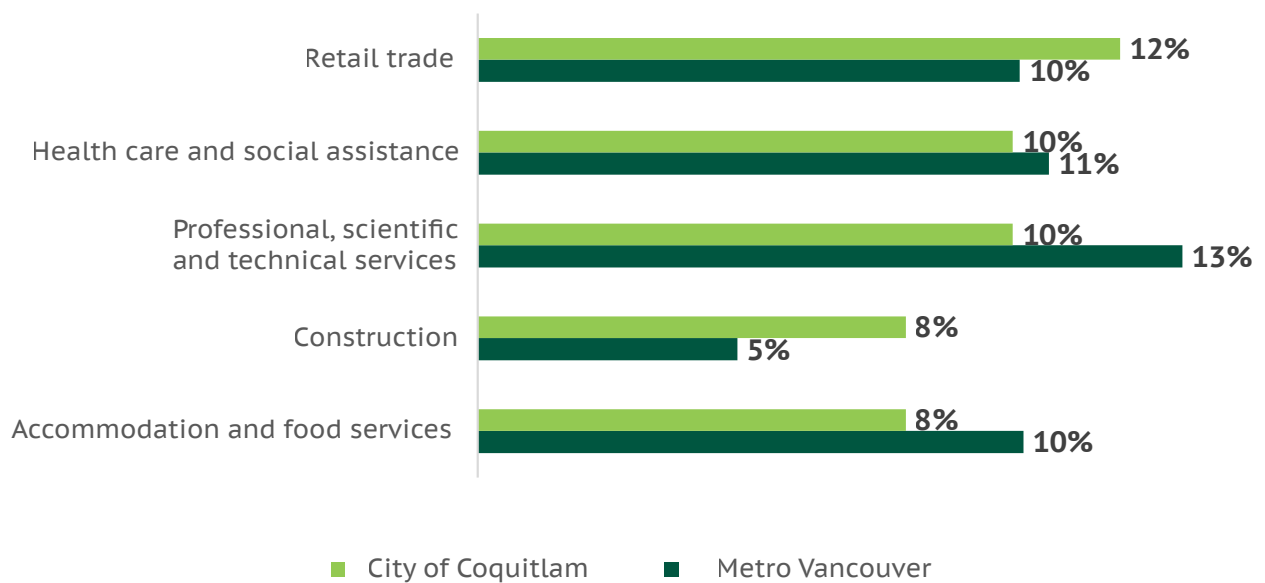
Coquitlam should be commended for the way it has taken advantage of the infrastructure investments with the SkyTrain. Within a short time, it had capitalized on that investment.”

Community member



- > Residents' most common labour force occupations are retail trade (12%), professional, scientific and technical services (10%), health care and social assistance (10%), construction (8%) and accommodation and food services (8%).
- > In comparison to the Metro Vancouver region, the City of Coquitlam has a higher proportion of Construction and Retail Trade labour forces, 3% and 2% higher respectively. Metro Vancouver outnumbers City of Coquitlam labour force ratios in areas of Health Care and Social Assistance, Professional, Scientific and Technical Services, and Accommodation and Food Services.

FIGURE 21: INDIVIDUALS IN THE LABOUR FORCE BY NAICS, CITY OF COQUITLAM, 2016¹⁰



Source: Statistics Canada Census Program, Census Profile 2016

10 This graph shows the top five categories in the City of Coquitlam. Other labour force categories not shown here are: Agriculture, forestry, fishing and hunting; Mining, quarrying, and oil and gas extraction; Utilities; Construction; Manufacturing; Wholesale trade; Retail trade; Transportation and warehousing; Information and cultural industries; Finance and insurance; Real estate and rental and leasing; Management of companies and enterprises; Administrative and support, waste management and remediation services; Educational services; Arts, entertainment and recreation; Other services (except public administration); and Public administration.

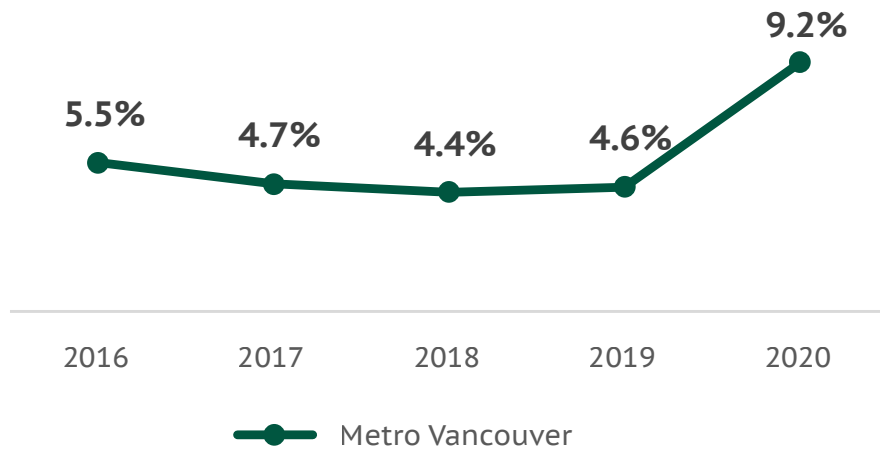
- > Limited information is available on residents' participation and unemployment rates since the 2016 census and the ensuing COVID-19 pandemic.
- > From Metro Vancouver annual unemployment rates between 2016 to 2020 we know that the unemployment rate dropped by 0.9 points before doubling - rising by 4.6 points in 2020 from its 2019 base level of 4.6%. This sharp increase is likely due to the economic impact of COVID-19 and was anticipated to drop again in 2021.

WHAT WE HEARD: COVID-19 IMPACT ON EMPLOYMENT

As in many communities, the COVID-19 pandemic created job insecurities and some families had to adjust from being dual to single income households.

There was concern about the long-term impact of the pandemic on the job market, which will impact where people can live and what they can afford.

FIGURE 22: UNEMPLOYMENT RATE OVER TIME, METRO VANCOUVER, 2016-2020



Source: Statistics Canada. Table 14-10-0385-01 Labour force characteristics, annual (2016-2020)

An aerial photograph of a residential neighborhood. In the foreground, there is a large construction site with a dirt road and some buildings under construction. The background shows a dense residential area with many houses and trees. A large blue text box is overlaid on the center of the image.

“

I lost my job due to COVID. I've been fortunate enough to be able to afford my rent and other bills through the pandemic, but I have lost easily \$1,000 a month. If I had to pay higher rent I would be homeless due to job loss. I did not qualify for any government help as I'm a self employed gig worker. My next move will be out of this province as I can no longer afford to live where I was born and grew up.”

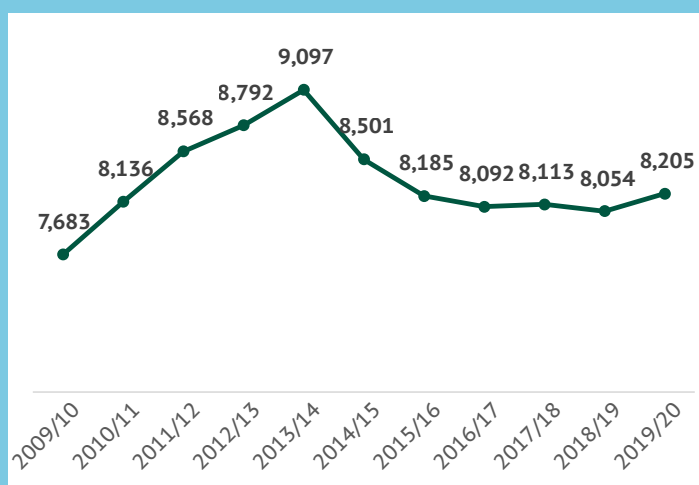
Community member



SPOTLIGHT: Douglas College – Post-secondary Education in Coquitlam

- > The graph below shows the number of student full-time equivalent (FTE) enrolments¹¹ at Douglas College.
- > The average number of domestic FTE students enrolled annually between 2015 and 2020 was approximately 8,130 between the Coquitlam and New Westminster Campuses.
- > For all classes and courses, including credit and non-credit, domestic and international students, Douglas College has a little over 11,000 FTE students total, a little under 4,000 of whom could be attributed to the Coquitlam campus.
- > Headcount, which is the total number of unique students served, including part-time and full-time, is another useful measure. In terms of headcount, Douglas College has just over 24,000 unique students, about 8,500 of whom attend Coquitlam campus over the course of a year.

FIGURE 23: DOUGLAS COLLEGE FULL-TIME EQUIVALENT ENROLLMENTS (NEW WEST & COQUITLAM CAMPUS), 2009-2020



Source: BC Ministry of Advanced Education and Skills Training, Post-Secondary Finance Branch, 2009-2020

- > In 2018 the College implemented a survey with 2,000 of its students, representing a sample of the enrolled student population which totalled 8,205 in 2019/2020.
- > Sixty-four percent (64%) of the students attending the Coquitlam Campus lived with their parents or relatives. Another 26% are living in off-campus rental properties.

TABLE 1: DOUGLAS COLLEGE STUDENT SURVEY, QUESTION 6: "WHERE DO YOU CURRENTLY LIVE?", 2018

	COQUITLAM CAMPUS	NEW WEST. CAMPUS
In an off-campus rental property	26% (174)	38% (505)
In my parents' or relatives' home	64% (420)	51% (677)
In a property I own	7% (49)	3% (45)
In a homestay (living with a local family)	2% (10)	5% (66)
Other	1% (8)	3% (33)
Total Counts	661	1326

Source: Prepared by Scion Consulting for Douglas College

¹¹ Full-time equivalent combines part-time and full-time students into one measure. It is equal to one student enrolled full time for one academic year. The total full time equivalent enrollment includes full time plus the determined equivalent of the part-time enrollment.

> Of Coquitlam Campus students, 54% found themselves feeling very satisfied or satisfied with their current housing. Percentages were similar to those responding for the New Westminster Campus. For each campus, the percentages of student feeling either dissatisfied or very dissatisfied made up just over an eighth of respondents.

TABLE 2: DOUGLAS COLLEGE STUDENT SURVEY, QUESTION 7: "OVERALL, HOW SATISFIED ARE YOU WITH YOUR CURRENT HOUSING?"

	COQUITLAM CAMPUS	NEW WEST. CAMPUS
Very Satisfied or Satisfied	54% (358)	58% (773)
Neutral	31% (205)	28% (372)
Very Dissatisfied or Dissatisfied	15% (98)	14% (181)
Total Counts	661	1326

Source: Prepared by Scion Consulting for Douglas College

> In Coquitlam, nearly 40% of students did not look for rental housing - but those who did overwhelmingly experienced difficulty finding a place to rent within an acceptable distance from campus. As a result, more than half of the total surveyed population experienced difficulty in their search.

TABLE 3: DOUGLAS COLLEGE STUDENT SURVEY, QUESTION 8: "PLEASE DESCRIBE FINDING A PLACE TO RENT WITHIN AN ACCEPTABLE DISTANCE FROM CAMPUS."

	COQUITLAM CAMPUS	NEW WEST. CAMPUS
Easy	6% (37)	10% (128)
Difficult	55% (366)	60% (796)
Did not look for rental housing	39% (258)	30% (401)
Total Counts	661	1325

Source: Prepared by Scion Consulting for Douglas College

WHAT WE HEARD: STUDENT HOUSING

While many student survey respondents indicated some level of satisfaction with their housing situation, conversations with university students and student union organizers revealed that access to student housing remains a constant issue facing the student population.

Feedback highlighted that students:

- opt to live further away from campus to afford cheaper rents
- require easier ways to access information to help find and secure housing
- often moved away from campus housing during the COVID-19 pandemic – but many students are expected to return

> Among students attending Douglas College's Coquitlam Campus, 72% indicated they lived within 30 kilometers of the campus prior to enrollment at Douglas College; only 6% of students were living outside of BC or Canada prior to enrollment.

TABLE 4: DOUGLAS COLLEGE STUDENT SURVEY, QUESTION 38: "WHERE DID YOU LIVE PRIOR TO ENROLLING AT DOUGLAS COLLEGE?"

BASE QUESTION	COQUITLAM CAMPUS
Within 30 kilometers of campus	72% (476)
In B.C. but not within 30 kilometers of campus	23% (151)
In Canada but not in B.C.	2% (11)
Outside Canada	4% (23)
Total Counts	661

Source: Prepared by Scion Consulting for Douglas College



“

The main gap is simply the lack of affordable housing. It is very expensive. What exists is out of most students' price range.”

Community member

3 Housing Profile of Coquitlam

3.1 Existing Housing Stock

This section provides a general overview of the types of dwellings and the number of bedrooms in the City regardless of housing type, as well as information about their period of construction and most recent construction information. Further information on rental and ownership housing is provided below.

3.1.1 Key Takeaways

Of its 51,325 dwellings in 2016, **single detached homes made up 39%** and were the predominant building form in Coquitlam (19,785) followed by units in apartment buildings with fewer than five storeys (22% or 11,375 units). Another 10% were row houses (which includes townhouses).¹²

Coinciding with its large stock of single-family homes, Coquitlam had **proportionally more three-bedroom units**, and fewer smaller units, compared to Metro Vancouver.

Between 2010 to 2020 the **City saw a net average of 1,400 new housing units approved each year** – a total of more than 15,400 units. This is an average 2.4% annual growth rate in the residential stock.

HOW DO WE MEASURE HOUSING NEED?

This report considers a number of measures to provide a comprehensive understanding of the need for affordable housing along the entire continuum in the city. These include measures of Core Housing Need and Extreme Core Housing Need and an Affordability Gap Analysis (see Sections 3.5 and 3.6, the Renter and Home Ownership Sections) in addition to Community Growth Projections (see Section 4). For each housing type this report assesses the current stock, the needs identified through quantitative and qualitative data and the priority populations who may be especially in need of particular types of housing.

High-rise apartments alone contributed around half of those units annually. In the same period, the City has seen a **decline in the number new of single family dwelling units** constructed each year.

There were **30,030 family-sized units in the housing stock** that included three or more bedrooms. Family-sized units were primarily found in single-detached dwellings, secondary suites or townhouses.

¹² The commonly used classification of townhouse does not exist in the census but is rather referred to as row houses.

3.1.2 Structural Type

- > Based on 2016 Census information there were 51,325 dwellings in Coquitlam. Single-detached houses were the predominant building form with 39% of all dwellings¹³, followed by units in apartment buildings with less than five storeys (22%), apartments in buildings with five or more storeys (12%), and row houses (10%).
- > Based on its own data, Coquitlam approved an additional 6,395 units between 2017-2020, resulting in an estimated 58,000 dwelling units existing or under construction in 2020.¹⁴
- > In comparison to the Metro Vancouver area, the City had a 10% greater proportion of single-detached houses than the region and fewer shares in the other types of structures.

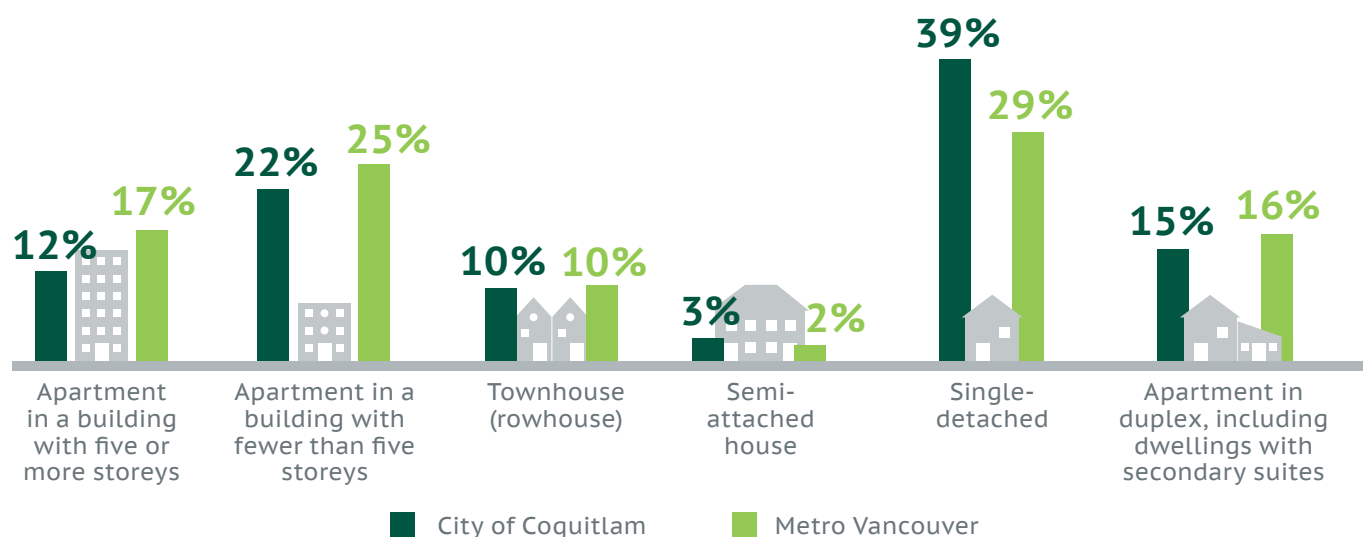


FIGURE 24: DWELLINGS BY STRUCTURE TYPE, CITY OF COQUITLAM AND METRO VANCOUVER, 2016

Source: Statistics Canada Census Program, Census Profiles 2016; Other Single-detached houses (15), and Movable Dwellings (255) have been excluded as they comprise less than 3% of the overall housing stock.

¹³ The Census' category "Apartment or flat in a duplex" includes all dwellings with a legal Secondary Suite. Assuming an even split between secondary suite and main house, of the 7,480 apartment or flat in a duplex, it is likely that 3,740 (7.5%) are the principal Single-Family Dwelling. Therefore, Single Detached built form likely accounts for closer to 46% of all units in the City.

¹⁴ Another 790 were added in 2016, some or most of which may be accounted for in the Census information already and are not included in the analysis here.

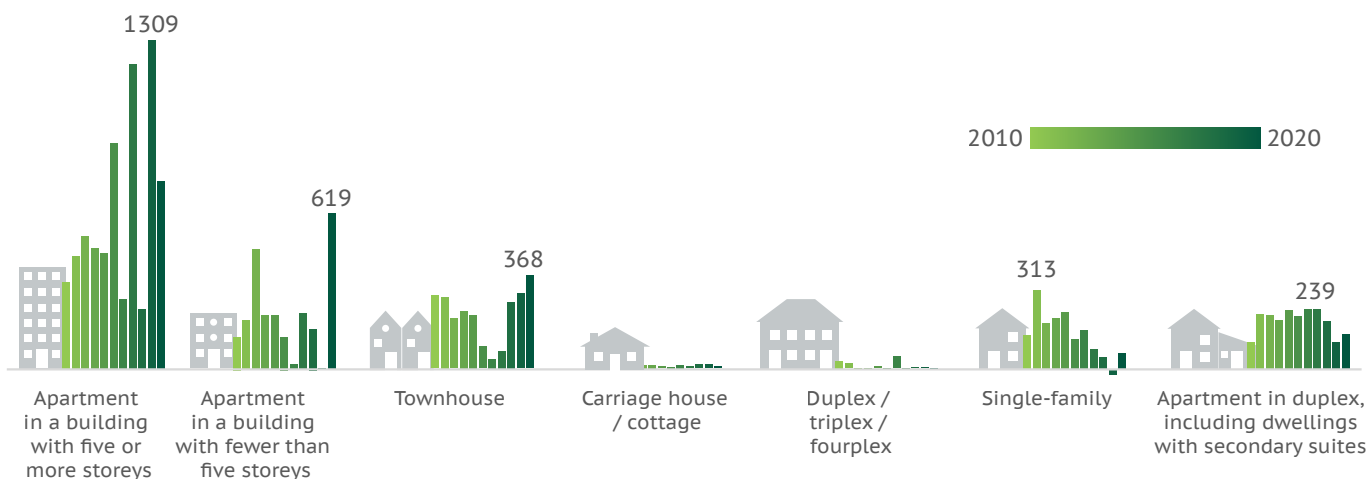
3.1.3 New Builds and Demolitions

- > In total the City registered 15,447 housing starts between 2010 to 2020, or an average of 1,400 units/year.
- > Despite their continued predominance across all dwellings in 2016, Coquitlam has seen a reduction in the net number of new single-family units between 2010 and 2020. Between 2010-2016 the City saw an average of 190 single family units per year. Between 2017-2020 that number dropped to an average of 40 units per year.
- > Most notably, the City has seen a net increase of 6,962 units in high-rise apartment buildings approved since 2010, which is equivalent to 45% of all new housing units in this time period, making this unit type the most relevant in consideration of new supply added.
- > Through secondary suites (2,083), townhouses (2,330), and low-rise apartment buildings (2,404) the City added another 6,817 units.
- > During the study period, there has been limited development of multi-plex homes, carriage houses or garden cottages. The number of authorized secondary suites being developed remains relatively consistent, averaging over 200/year.

WHAT WE HEARD: ACCESS TO TRANSIT

Interviewees and survey respondents noted the importance of pairing multi-storey building development with access to public transportation but also noted higher costs of new buildings.

FIGURE 25: NET NEW UNITS APPROVED IN THE CITY OF COQUITLAM, 2010-2020*, CITY OF COQUITLAM, 2010-2020



Source: City of Coquitlam, Building Permit Data. This table includes Final, Occupied and Issued permits by year permit issued, not new housing units that are available (final/occupied) each year. *This is a net amount considers both number of new units approved by building permits and number of units lost through approved demolitions permits – considering both new builds and demolitions in the same period for the same housing types. Apartment in duplex in this category does not include the primary dwelling, but rather only counts the secondary suite. It is therefore not congruent with the Census definition.*

“

A sad side-effect of the important densification around Skytrain stations is that some of the people who need access to public transportation options [the most] are getting pushed out by redevelopments”

Community member



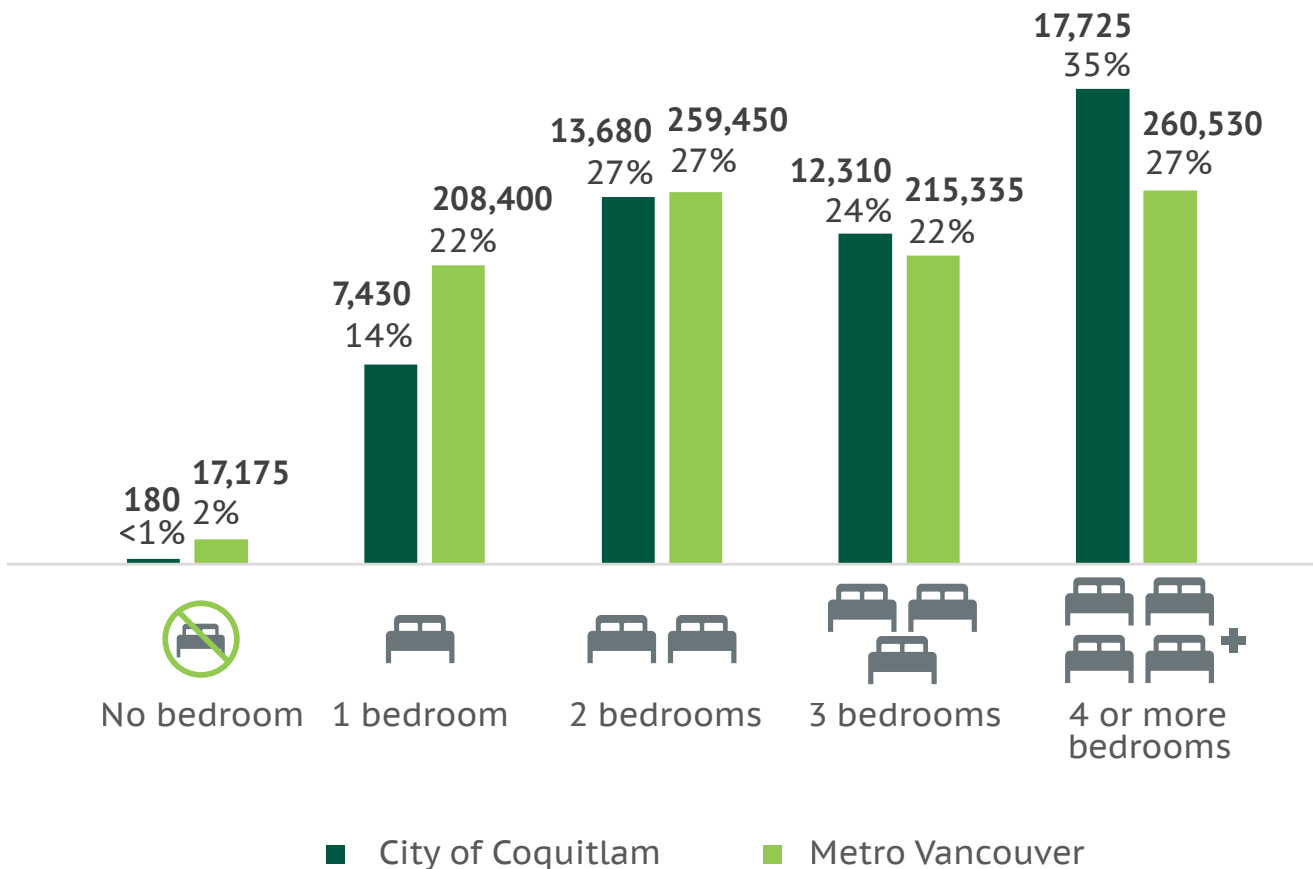
3.1.4 Number of Bedrooms

- > There were 30,030 family-sized units in the housing stock that included three or more bedrooms.
- > The City and Metro Vancouver have the same share of 2-bedroom dwellings (27%), but Coquitlam had more three bedrooms, and fewer smaller units, compared to Metro Vancouver. This is indicative of the higher share of single-family homes and family households that was present in 2016.

WHAT WE HEARD: FAMILY-SIZED UNITS

Participants of the market housing focus group said that there is a great need for more, and larger family homes in the new housing supply – but also cautioned that when the City creates policies that mandate a supply of larger units, it doesn't mean that a family can afford renting or owning. The ability to pay is the main barrier for more supply. Two- and 3-bedroom builds are shrinking in size to accommodate lower prices.

FIGURE 26: DWELLINGS BY NUMBER OF BEDROOMS, PRIVATE HOUSEHOLDS, CITY OF COQUITLAM AND METRO VANCOUVER, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

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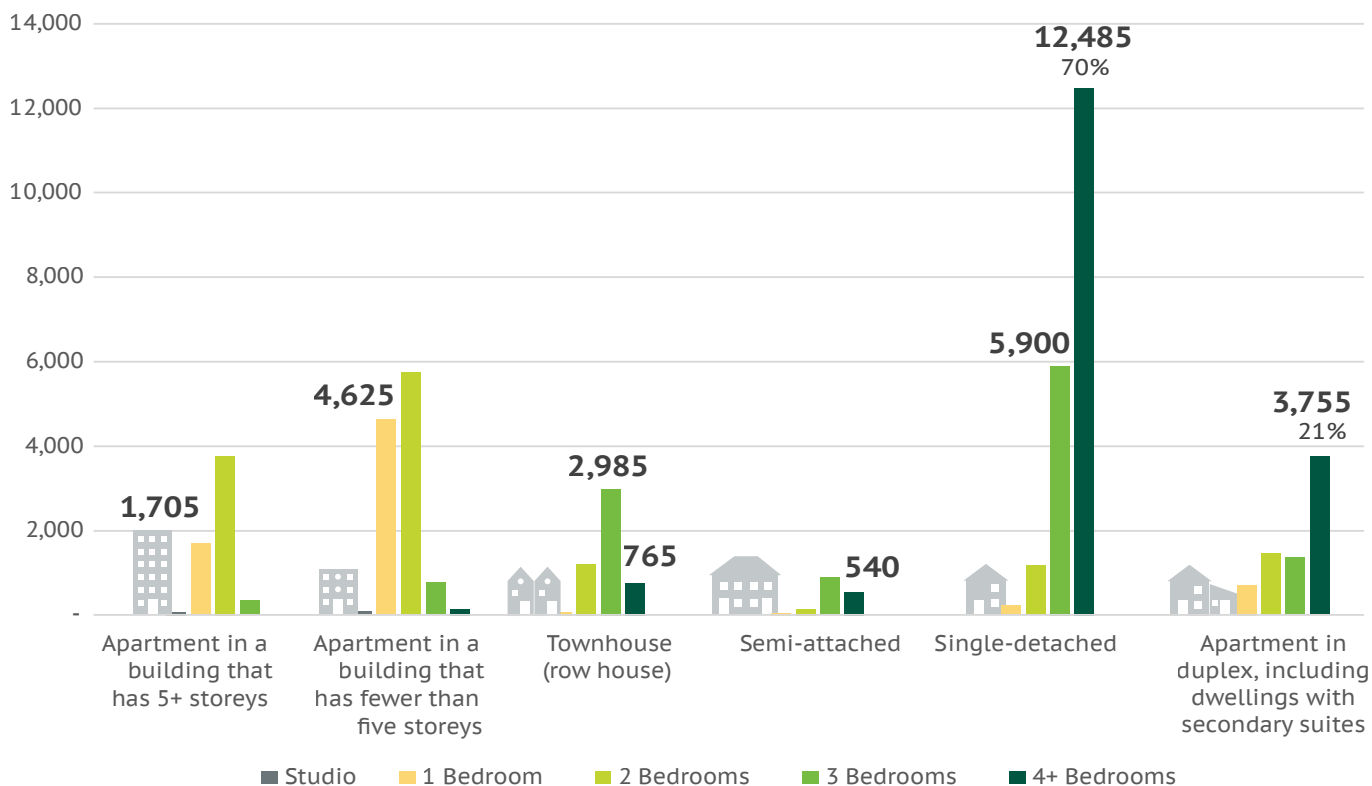
Within Coquitlam with a budget of \$3000 it is nearly impossible to find a three- or four-bedroom rental for a family. That's \$3000 that you're giving away every month, not building equity. Homeowners get tax breaks while they build equity, and the renters that fund that equity for a lot of homeowners are left on their own paying sometimes the same or more than the actual mortgage for the property they're renting.”

Community member



- > Family-sized units that included three or more bedrooms were primarily found in single-detached dwellings, homes with a primary and secondary suite or row/townhouses. Smaller households on the other hand were predominantly found in apartment buildings.
- > Of homes with 4 or more bedrooms, 70% were in single-detached buildings and another 21% in a building with a primary and secondary suite (labelled as duplex by Statistics Canada). Of homes that had three bedrooms, 48% were in single detached, 24% in row houses and 11% in a home with a secondary suite.
- > On the other hand, 75% – 15,845 – of all one- and two-bedroom units were found among the 17,290 apartment units located in multi-unit residential buildings:
 - 85% of all 7,430 one-bedroom units were in apartment buildings (62% in buildings with fewer and 23% with more than five stories)
 - 70% of all 13,685 two-bedroom units in the city were in apartment buildings (42% in buildings with fewer and 28% with more than five stories).

FIGURE 27: NUMBER OF BEDROOMS BY STRUCTURAL TYPE OF DWELLING, PRIVATE HOUSEHOLDS, CITY OF COQUITLAM, 2016¹⁵



Source: Statistics Canada Census Program, Census Profiles 2016

¹⁵ Other single-detached and movable dwellings were not included in the graph as they constitute less than 300 dwelling units combined.

Resident Profile: Martha and her Husband

A senior hoping for her and her husband to age in place.

Martha is in her late 60s and lives with her husband in a single-family home in the Coquitlam area, where they have been living for the last 20 years. **Their son, who is in his mid-40s, currently resides in their basement suite** as he is not able to find affordable housing in or around the City.

Martha and her husband are hoping to find housing that would allow them to age in place.

For Martha, **housing issues for seniors are related to income, services and housing location**. For those who do not have pensions, home equity becomes part of retirement money. The cost of retirement can become **very difficult for those with fixed income or those with less income and Canadian Pension Plan funding**, especially in consideration of unforeseen health costs as one continues to age. As someone who immigrated to Canada, she knows that contributing to the CPP can be quite complex to understand.

Martha has lingering anxiety about what they will do if something were to happen to either herself or her husband that would require them to downsize. Having looked at the current housing market, exploring even other areas such as Abbotsford, Mission and Chilliwack, she feels there is a **lack of affordable options available, where they can have access to daily services**. Ideally, she would like to stay in the city where they could remain in contact with her family doctor since **switching doctors at this age is inadvisable**.

Martha has looked into seniors housing and long-term care, understanding the need to begin preparing for herself and her husband's future. She has thought about the trauma that can be involved, at her age, of having to **move between assisted and independent living homes** where one can become **disconnected from community and depleted financially in the process**.

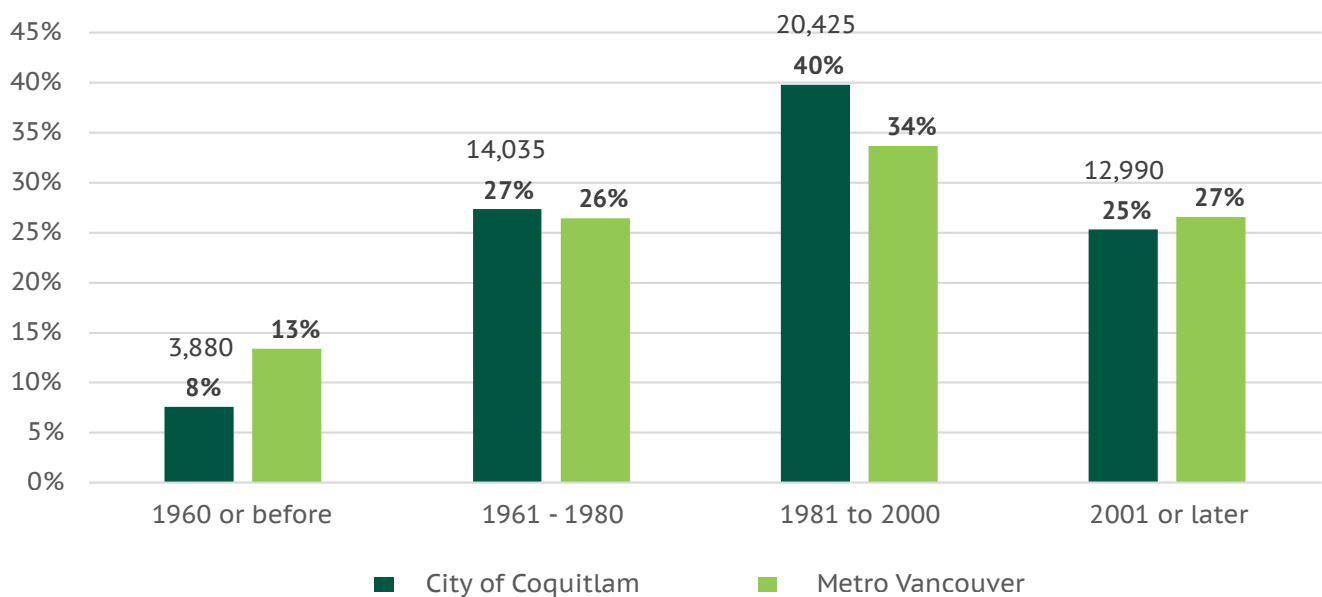
She has witnessed the **city continue to grow without enough hospitals, schools, daycare, and affordable housing for seniors**. Many who would be considered "middle-income" earners, such as Martha's family, are on the lower end of the income scale, and worry about being **priced out** of their area.



3.1.5 Period of Construction

- > Only 8% of the City’s housing was constructed before 1960, making Coquitlam’s stock relatively newer compared to the rest of Metro Vancouver.
- > Most dwellings in Coquitlam were constructed between 1981-2000, making up 40% of the total housing stock. Similarly, this was the highest construction period for the broader Metro Vancouver Area. In total, over 70% of the City’s housing stock was built before the year 2000, which is similar to the broader Metro Vancouver area.

FIGURE 28: DWELLINGS BY PERIOD OF CONSTRUCTION, CITY OF COQUITLAM AND METRO VANCOUVER, 2016



Source: Statistics Canada Census Program, Census Profiles 2016


3.1.6 Vacant Homes

The Ministry of Finance provides a count of Non-Tax-Exempt Residential Properties in Coquitlam that were considered to be vacant. In 2019 approximately 200 units were deemed “vacant” and required to pay the Province’s ‘vacancy tax’. This is less than 0.3% of the total housing stock in the City.¹⁶

¹⁶ Count of Non-Exempt Residential Properties in Coquitlam, Ministry of Finance

3.2 Emergency Shelters

Emergency shelters offer temporary shelter for people experiencing homelessness, as well as food and support services. Most shelters are open 24/7 and provide services for short stays of 30 days or less.



	Emergency Shelters	Transitional & Supportive Housing	Non-Market Housing	Purpose Built & Secondary Market Rental	Home Ownership
Current Stock	There were 60 shelter units and beds available on an ongoing basis to those at risk of or experiencing homelessness in Coquitlam. An additional 30 beds or mats were made available during period of extreme winter or on a seasonal basis.				
Needs identified:	<p>The number of people experiencing absolute homelessness in Tri-Cities is estimated to be around 80-140 people based on various sources.</p> <p>Needs are varied, and while some people need supports to achieve and maintain housing stability, others just require subsidized low-income housing. Unfortunately, people cannot transition out of shelters due to a lack of affordable housing options of any kind, including housing with supports.</p>				
Priority Populations:	<p>Shelter data and stakeholder feedback indicates that the number of seniors experiencing homelessness has been increasing.</p> <p>Homeless-serving stakeholders also reported that</p> <ul style="list-style-type: none"> • some people experiencing homelessness are showing increasingly complex support needs due to mental health challenges, brain injuries and addiction. • there are no shelter or Housing First housing options available exclusively for youth. • people on fixed incomes and Income Assistance and people who have been recently discharged from a hospital or jail are at risk of experiencing homelessness. 				

3.2.1 Available Shelter Beds

There were 60 shelter units and beds available on an ongoing basis to those at risk of or experiencing homelessness in Coquitlam. An additional 30 beds or mats were made available during period of extreme winter or on a seasonal basis.

TABLE 5: SHELTER BEDS AND UNITS FOR PEOPLE AT RISK OF HOMELESSNESS BY PROGRAM (NAME OF PROGRAM, CAPACITY, STATUS), MARCH 2021

PROGRAM	CAPACITY
<i>Extreme Weather Response (EWR) Shelter¹⁷</i>	20 mats
<i>3030 Gordon Shelter Dorms (Temporary Winter Shelter)</i>	15 dormitory beds (30 pre-Covid)
Total winter capacity	35
<i>3030 Gordon Shelter Transitional / Supportive Housing</i>	30 suites
<i>3030 Gordon Shelter Emergency Shelter</i>	30 rooms
Total Year-round capacity	60
Total Year-round and seasonal capacity	95

Source: BC Housing, Phoenix Society, RainCity Housing

Between 2020 and 2021 a total of 30 units were made available through the province’s COVID-19 Emergency Shelter Program to aid people without homes to socially distance and isolate when needed. This offset the requirement for reduced capacity to enable social distancing.

4.2.2 Housing Needs

- > The true number of people experiencing homelessness in Coquitlam cannot be easily determined, as many people experiencing homelessness do not appear in our available statistics such as the tri-annual homeless count or shelter data. However, the data at hand does provide us with important insight into trends, particularly regarding those who are visibly homeless.
- > Based on the regional Homeless Count we know that the minimum number of people experiencing homelessness in the Tri-City area, including Coquitlam, Port Coquitlam, and Port Moody, was 86 people in 2020.
- > Over time, BC Housing data indicates an increasing number of shelter units or beds available to those experiencing homelessness. In homeless counts forty percent (40%) of people were counted as staying in shelters in 2011, 57% in 2014, 64% in 2017, and 72% in 2020. However, the absolute number of those who were counted outside remained relatively stable in the last 10 years.

17 EWR programs “provide additional temporary emergency shelter spaces during period of extreme winter weather” and typically operate between November and March. Source: Homelessness Services Association of BC

WHAT WE HEARD: HOMELESSNESS

Stakeholders noted the cyclical nature of homelessness and in particular the lack of wraparound supports related to mental health and wellbeing, disability, and addiction.

On the housing side stakeholders noted that people cannot transition throughout the housing continuum due to a lack of housing with supports.

The permanent shelter at 3030 Gordon was said to be at capacity at all times.

An aerial photograph of a city street, showing buildings, parking lots, and cars. The image is rotated 90 degrees clockwise. A large blue rectangular box is overlaid on the right side of the image, containing text and a quote icon. At the bottom of the blue box, there is a row of stylized house icons.

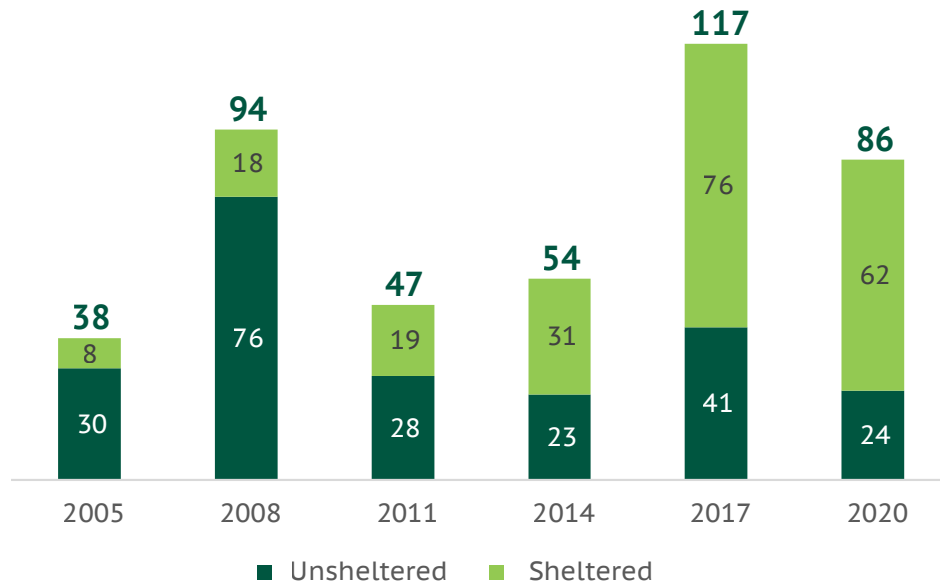
“

People cannot transition; there are bottlenecks at every stage. For example, there is no place for people to move out of 3030 into community; people are waiting to get into transitional housing, but there is nothing available.”

Community member



FIGURE 29: INDIVIDUALS EXPERIENCING HOMELESSNESS IN THE TRI-CITIES*, 2005-2020



Source: Metro Vancouver Homeless Count, 2005-2020; Includes City of Coquitlam, Port Coquitlam and Port Moody

The Ministry of Social Development and Poverty Reduction provides Income Assistance (IA) to low-income residents. It also tracks individuals who live in the Tri-City area who received IA, but who did not provide a fixed address and are therefore assumed to be homeless. In March 2021 the number of people without fixed address was 142. Another 3,011 recipients and 960 children received Income Assistance in Coquitlam.

TABLE 6: INDIVIDUALS IDENTIFYING AS NFA IN THE TRI-CITIES, MARCH 2021, MSDPR

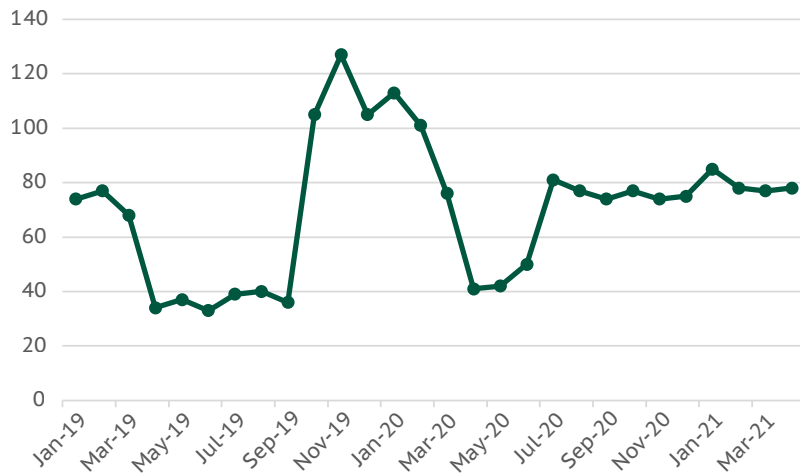
	RECIPIENTS	RECIPIENTS CHILDREN	NO FIXED ADDRESS (NFA)
City of Coquitlam	3,011	960	142
City of Port Coquitlam	1,760	542	
Total	4,771	1,502	142

Source: Ministry of Social Development Poverty Reduction, provided on June 2, 2021; does not include Persons with Disabilities (PWD); data also includes Port Moody (not further specified); NFA: No Fixed Address

- > BC Housing tracks the unique number of people using shelter services in the City per month. The total number of individuals only reflects those who are willing and able to access shelter services.
- > Between January 2019 and April 2021, the number of people using an emergency shelter ranged from as low as 40 people in the summer of 2019, to as high as 120 people in the winter of 2019-2020 at the outset of the COVID-19 pandemic.

18 Recipients (cases) may include single men, single women, couples, two parent and single parent families.

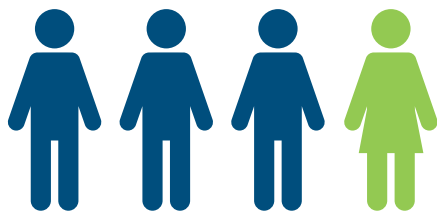
FIGURE 30: UNIQUE CLIENTS AT SHELTERS IN CITY OF COQUITLAM, JANUARY 2019 - APRIL 2021¹⁹



Source: BC Housing Research Centre, 2021

> Across all shelter stays 1 in 4 people (25%) of those who stayed at an emergency shelter identified as female.

FIGURE 31: STAYS AT SHELTERS IN CITY OF COQUITLAM BY GENDER, JANUARY 2019 - APRIL 2021



Source: BC Housing Research Centre, 2021

> As in other communities, the number of people who identify as Indigenous is higher among those experiencing homelessness than in the population overall. In the 2020 Homeless Count, 22% of respondents in the Tri-Cities identified as Indigenous.

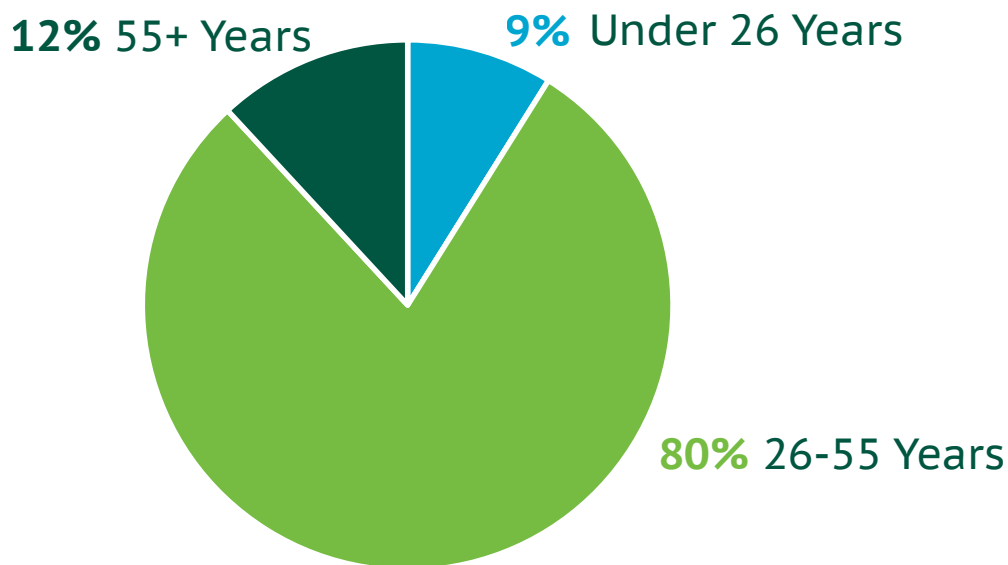
RESPONDING TO COVID-19

Several COVID-Response Emergency Shelters were set up in response to the COVID-19 pandemic to create physical distancing at BC Housing-funded year-round emergency shelters. COVID-Response shelters began opening in late March 2020 and some have since closed. COVID-Response Emergency Shelters were located in community centres and leased hotels around the province, as well as extended temporary shelters and extended EWR sites. As people may have accessed both types of shelters during this period the data does not include people in COVID-Response shelters. However, the number of unique people in the response shelters ranged from 35-40 people per month.

¹⁹ The data shown in this graph stretches across the duration of the COVID19-pandemic during which extraordinary measures were taken to protect people experiencing homelessness. See text box for details.

- > With 80% of all stays, adults between 26 and 55 years made up most of the shelters stays in Coquitlam. Another 12% were seniors over 55 and 9% were youth under 26 years.
- > In the 2020 Homeless Count in the Tri-Cities, 26% of respondents were seniors over 55 years.

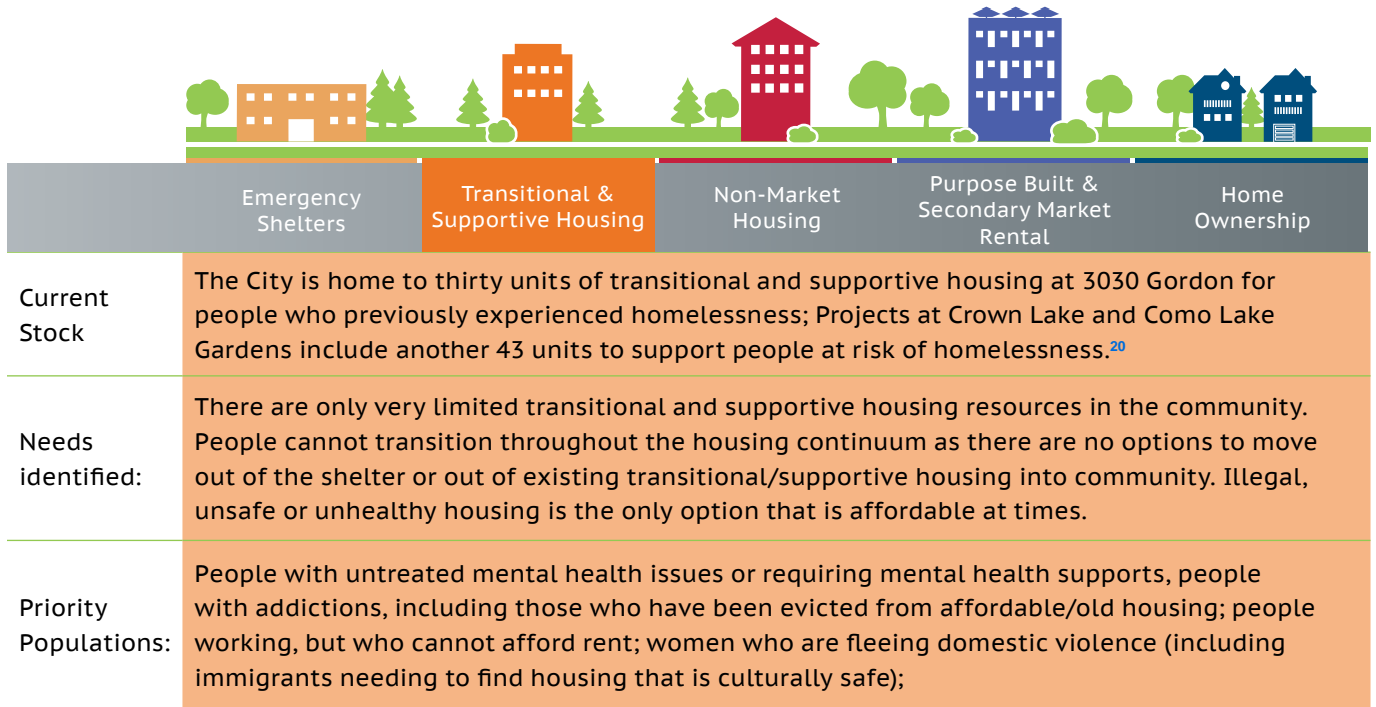
FIGURE 32: STAYS AT SHELTERS IN CITY OF COQUITLAM BY AGE GROUPS, JANUARY 2019 - APRIL 2021



Source: BC Housing Research Centre, 2021. Totals do not add to 100% based on raw data received from BC Housing.

3.3 Transitional and Supportive Housing

In Coquitlam, this housing type is defined as non-market housing which includes ongoing support services (e.g., mental health, addiction). It is different from non-market housing with supports for seniors and people with disabilities, which is also referred to as *Special Needs Housing*.



3.3.1 Available Transitional and Supportive Housing

The 3030 Gordon shelter space provides 30 units of transitional and supportive housing for people who previously experienced homelessness.

The City of Coquitlam does not currently have any Transition Houses. The city of Port Coquitlam is home to Joy’s Place, a Transition House and second stage home with 15 beds for women and children who have experienced violence or are at risk of experiencing violence. Transition houses provide women a temporary place to stay, support services, referrals and assistance in planning next steps. Second Stage Housing provides a transition into time-limited, but longer-term housing.

²⁰ This completed list includes 30 units at Como Lake Gardens and 7 units at Crown Burquitlam and 6 units at the recently completed 567 Clarke Road development.

Resident Profile: Michelle and her Child

A single mother on fixed income and experiencing homelessness, seeking safe, secure, affordable and clean housing following community displacement.

Michelle is a middle-aged, single mother who has been experiencing homelessness and housing precarity. While she considers Coquitlam her home, she was **forced to leave her community as a result of being unable to find affordable housing** in the city and is now living temporarily with family in another municipality. Michelle is faced with challenges in her ongoing search for stable housing, while also attending school to help her start a new career path due to job loss as a result of the pandemic.

Prior to Michelle's current situation, she had been a homeowner with her husband, living with their son in a 3-bedroom townhouse in Coquitlam. After the marriage became abusive for her, Michelle filed for divorce and now has shared child custody arrangement with her ex-husband. The search for housing after this experience, presented many challenges for Michelle. She wanted to find housing that was in good condition for herself and her son, a reasonable size, and within a price range she could afford. For a period, **Michelle slept in her car for weeks** due to her inability to find housing.

Searching for housing in Coquitlam has been very difficult for Michelle. She has **felt discrimination due to being a single parent and unemployed. Having a pet has also significantly limited housing options available to her.** In her search for housing, she has found many housing options that were unsafe and unsanitary. In one apartment, she did not have a proper kitchen sink, and had to deal with lots of dirt and insects. For support, Michelle receives monthly welfare cheques and has connected with social service organizations that provide her with food, education and career training, and counselling services.

Until she can find housing that could accommodate herself and her son in Coquitlam, she will continue to **live alone on her parents' couch.** Their living situation is a 1-bedroom apartment in a development which technically prohibits her from living there. As a result, her child and her support dog cannot live with her, and she is unable to leave the apartment due to fear of being noticed and potentially jeopardizing her parent's housing situation. While she is grateful to be able to stay with her parents, their **living situation has created a stressful environment** for her. Despite being pro-active and good at solving problems, she has exhausted her other options for housing, including living with other family members.

Her greatest wish is to find housing in Coquitlam that is affordable, clean, safe and secure for herself, her child and her dog, so that she can focus on rebuilding other aspects of her life.



3.3.2 Housing Needs

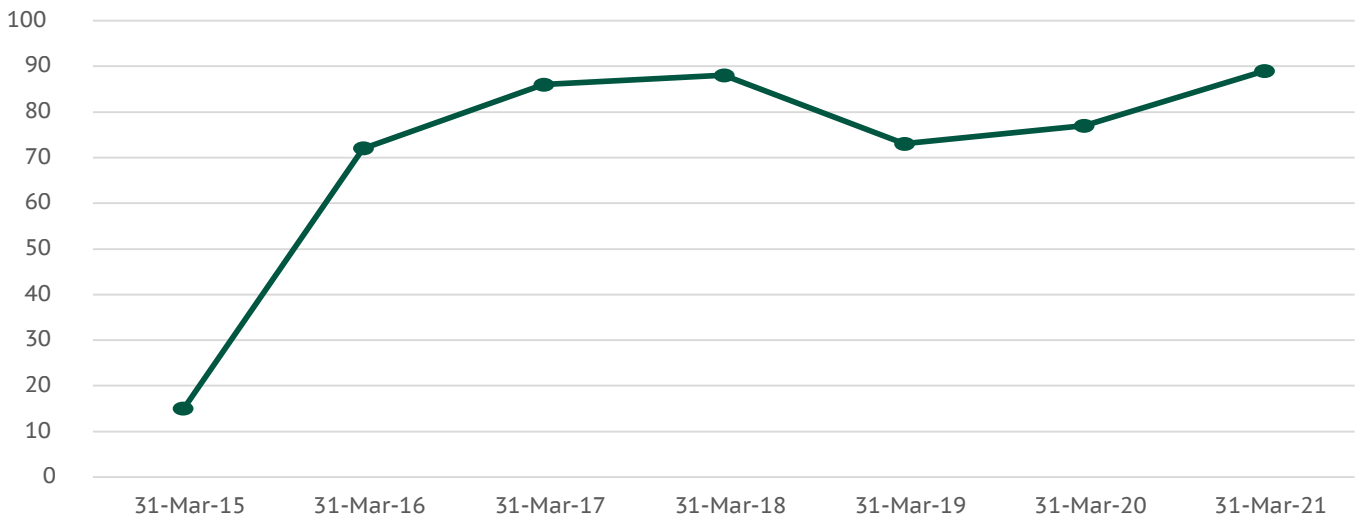
- > There is only limited data available on the housing needs of people who require ongoing support services (e.g., mental health, addiction).
- > The need for supportive and transitional housing typically correlates closely with the number of people experiencing homelessness who need supports to transition from housing insecurity or homelessness into an independent or supported living arrangement.
- > The BC Housing Supportive Housing Registry is a database of applicants who are interested in living in Supportive Housing. As seen in Figure 32, between 70 to 90 people were on the registry between 2017 to 2021.²¹

WHAT WE HEARD: TRANSITIONAL AND SUPPORTIVE HOUSING

Stakeholder feedback indicated that in the Tri-City area housing and wraparound service supports are generally lacking, and that more transitional and supportive housing is needed to support vulnerable populations.

It also highlighted that people cannot transition through the housing continuum as there are no options to move into community. The cost of rent outside of supportive and transitional housing environments is a barrier for those no longer in need of the level of support this housing provides. Illegal, unsafe or unhealthy housing is the only option that is affordable at times.

FIGURE 33: BC HOUSING SUPPORTIVE HOUSING REGISTRY APPLICANTS, 2015-2021



Source: BC Housing: WebFocus, Supportive Housing Registration Service, March 2021

²¹ Registry applicants apply to the registry themselves and may or may not be in need of the supports and services offered. Registry data is only an indicator of the need for supportive housing, not a definitive measure. No measure of data quality was available for this data point.



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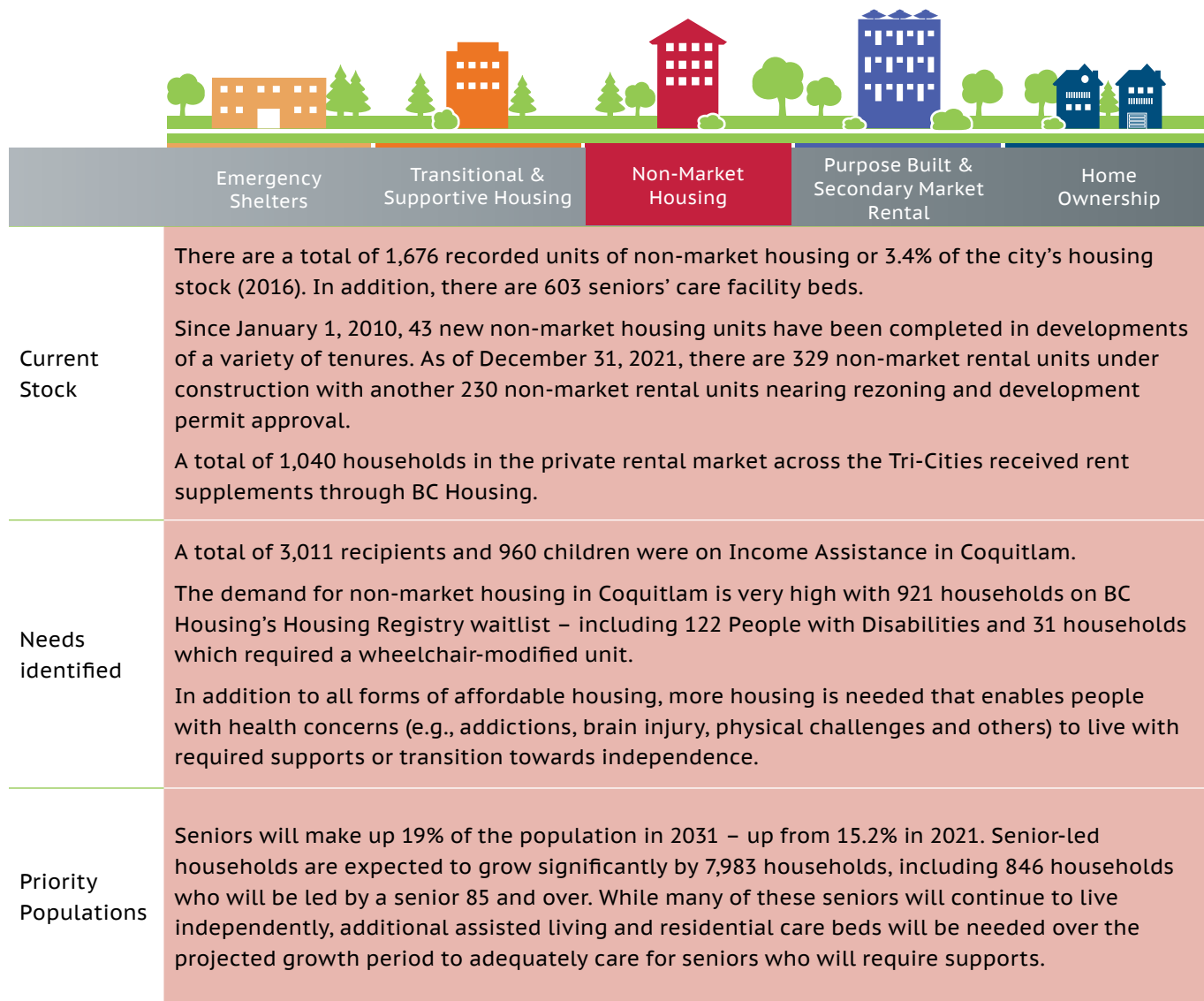
People cannot transition throughout the housing continuum; there are bottlenecks at every stage. For example: no place for people to move out of 3030 [Gordon Shelter] into community; people are waiting to get into transitional housing, but there is no next step.”

Community member



3.4 Non-Market Housing

Non-market housing is housing that requires ongoing subsidies to reduce rents below market levels. Some units are deeply subsidized to provide rent-geared-to income (RGI); others require less subsidy and provide near market rents. Non-market housing units may include units with supports.



3.4.1 Available Non-Market Housing and Rent Supplements

- > The City of Coquitlam’s Multifamily Housing Inventory references a total of 1,676 units of non-market housing units or 3.4% of the City’s housing stock.²²
- > BC Housing provides operational funding to 620 Community Housing units in the Tri-Cities, many of which are included in this inventory (see below).
- > Seniors’ care facility beds – Coquitlam’s housing inventory also includes 603 seniors’ care facility beds that are privately operated. These include assisted living, long-term care homes, residential treatment centres and group homes. All of these options are provided through private health care systems.

TABLE 7: NON-MARKET HOUSING UNITS, COQUITLAM, 2021

	UNITS
Senior-Specific Non-Profit Housing ²³	327
Non-Profit Housing	663
Co-op Housing	629
Total Non-Market Housing	1,619
Seniors’ care facility beds	603

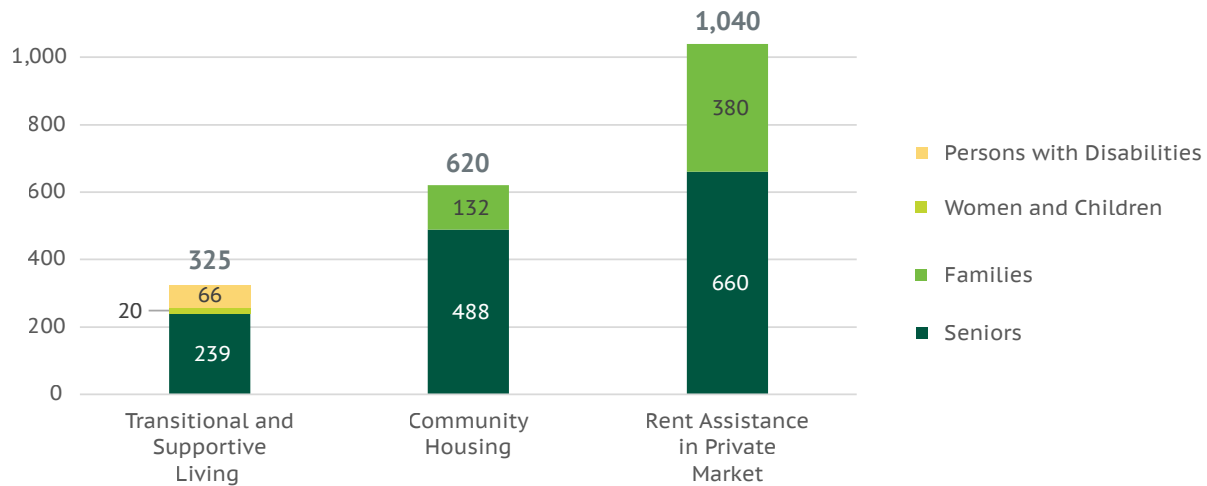
Source: City of Coquitlam Housing Inventory, 2021

- > Figure 33 provides a high-level overview of non-market housing units and supplements available in Coquitlam. This includes 620 units of Community Housing – specifically 132 units of independent social housing for low-income families and 488 units for senior households, as well as 325 units of transitional and supportive housing. Of these, 239 units were Supportive Seniors Housing, 66 were units for People with Special Needs and 20 units for Women and Children Fleeing Violence.
- > BC Housing also offers several rent supplements to support people with rent payments in private rental apartments. As of March 31, 2020, a total of 1,040 households received either the Rental Assistance Program (RAP) for Families with Children (380), or the Shelter Aid for Elderly Renter (SAFER) program for Seniors (660).
- > Since January 1, 2010 43 new non-market housing units have been completed in developments of a variety of tenures.
- > As of December 31, 2021, there are 329 non-market rental units under construction with another 230 non-market rental units nearing rezoning and development permit approval (received 3rd or 4th Reading).
- > As of December 2021, an additional seven developments with 350 units have received building permits with another 221 non-market rental units near rezoning or development permit approval (received 3rd or 4th Reading) and will contribute to the City’s non-market stock in the coming years.²³

²² City of Coquitlam, Multiple Family Housing Inventory. <https://www.coquitlam.ca/DocumentCenter/View/3802/2021-Multiple-Family-Housing-Inventory-PDF>

²³ The Inventory lists an additional 253 units in private residences.

FIGURE 34: BC HOUSING SUBSIDIZED UNITS, 2020²⁴



Source: BC Housing Research and Planning Department, Unit Count Reporting Model, March 31, 2020

3.4.2 Housing Needs

- > BC Housing provides a centralized application portal for many of the existing non-market housing units (excluding co-op housing). In total there were 921 applicant households on the registry seeking a unit in Coquitlam. Households applying for non-market housing included 122 People with Disabilities and 31 households requiring a wheelchair-modified unit.
- > Between March 2020 and March 2021, there was a 16% increase in the number of senior applicants, which is larger than any other percentage increase across applicant demographics.

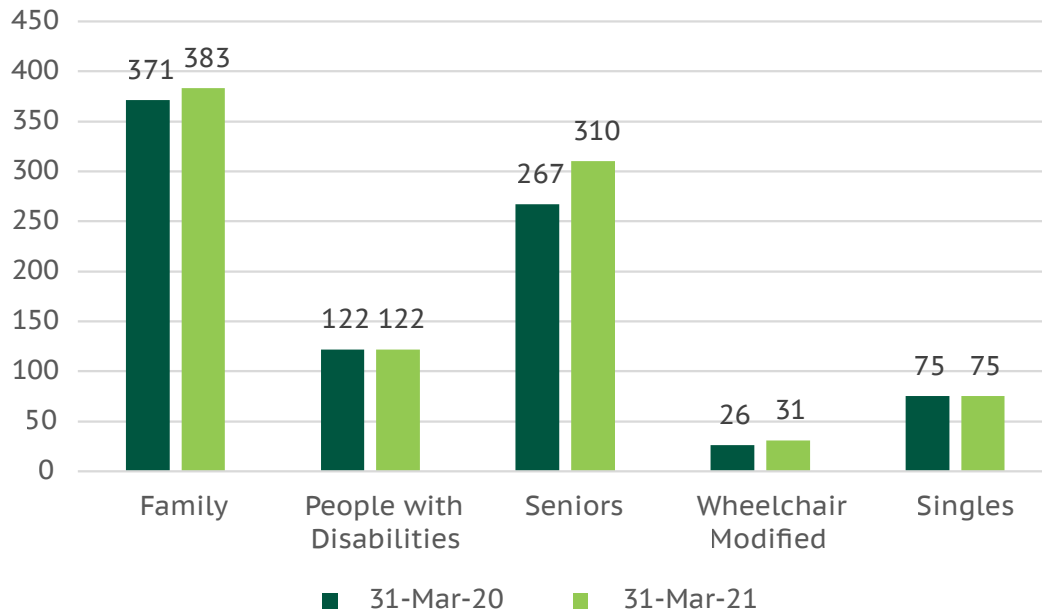
WHAT WE HEARD: CO-OP REPLACEMENT

Despite high demand for co-ops there has been a 20-year gap in construction of new buildings. Many co-op units in the city are under threat of being lost.

“ There is not enough purpose-built rental housing in Coquitlam, the new units that are being built are too expensive. I wish there were more co-housing and more co-ops in the area where I live. ”

²⁴ The data includes non-market housing units where BC Housing has a financial relationship. There may be other non-market housing units in the community. Includes both homeless housed in housing with supports and homeless rent supplements.

FIGURE 35: BC HOUSING REGISTRY APPLICANTS, 2020-2021



Source: BC Housing: WebFocus Report HCSTAT002: Housing Registry Statistics; March 2021

WHAT WE HEARD: NON-MARKET HOUSING

Affordable housing demand has grown in past years and various needs were expressed.

Funding for non-market housing has also increased since 2018, resulting in positive changes. However, deeply affordable units are still missing, and non-profit stakeholders suggested the City use policy tools to place greater expectations on developers of market housing to contribute to building an inclusive, accessible and affordable community.

The affordable housing stock is aging and the need for renovations or redevelopment is increasing.

Populations on fixed incomes are generally especially underserved, including persons with disabilities, seniors, and low-income populations on income assistance.

Providing housing with supports means protecting people from the risk of homelessness.



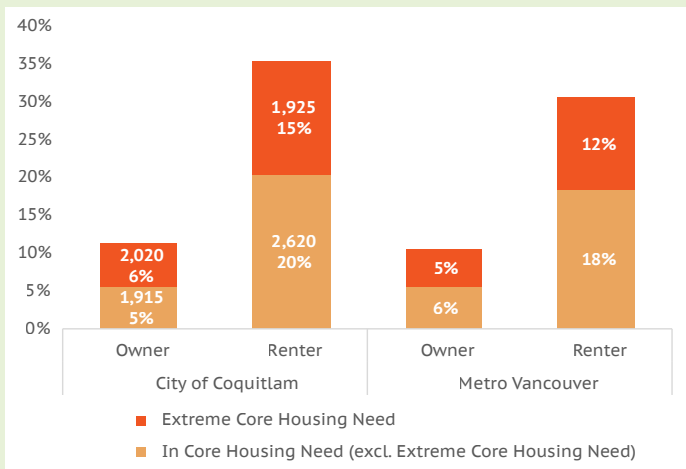
Seniors are a key population [that is] underserved. Market rentals and Assisted Living are beyond the affordability for many seniors.”

SPOTLIGHT: Core Housing Need and Extreme Core Housing Need

Core housing need is a key measure for examining the health of a community's housing system.

- > In Coquitlam, 35% of renters – or 4,545 households – were in core housing need or extreme core housing need in comparison to 11% of owners (3,935 households).
- > Twenty percent (20% - 2,620) of renter households were in core housing need, and another 15% (1,925 households) were in extreme core housing need, spending more than 50% of their income on rent.
- > Renters in the City experienced slightly higher percentages of core housing need than across Metro Vancouver (35% compares to 31%).

FIGURE 36: PROPORTION OF CORE HOUSING NEED HOUSEHOLDS BY TENURE, CITY OF COQUITLAM AND METRO VANCOUVER, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

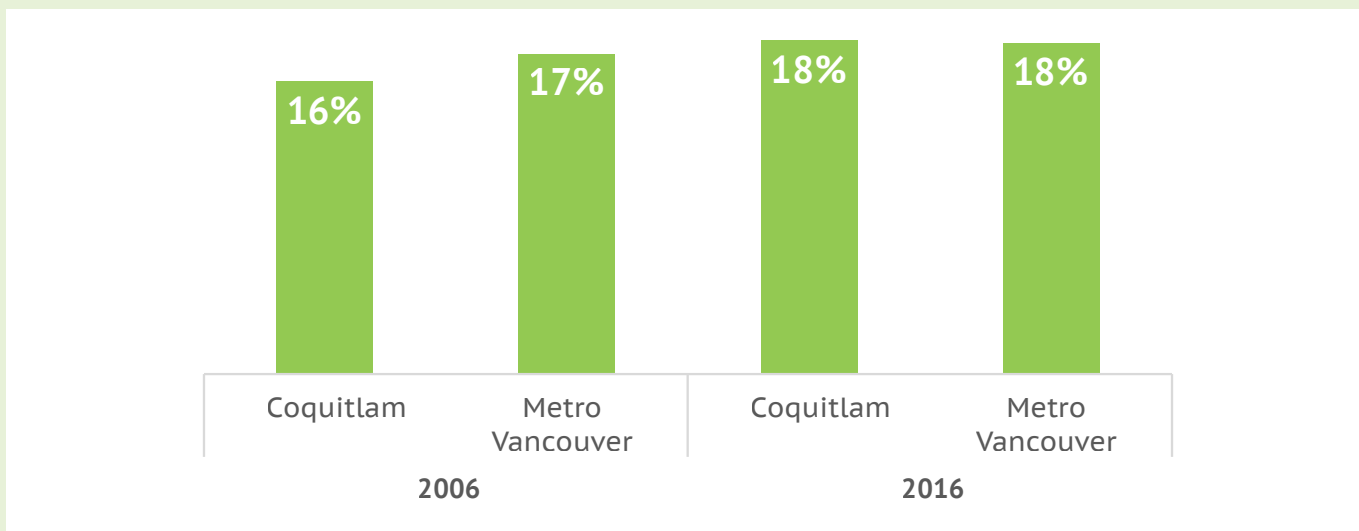
WHAT IS CORE HOUSING NEED?

Statistics Canada and CMHC measure housing vulnerability in Canada through core housing need. Three primary housing indicators are used to determine core housing need:

- **Affordability:** Is a household paying more than 30% of its before-tax income on shelter costs (Including rent, mortgage, property tax, utilities, etc.)?
- **Adequacy:** Is the home in good repair?
- **Suitability:** Does a household have enough bedrooms to meet the needs of its members?

Core Housing Need and Extreme Core Housing Need are applied when a household is experiencing one or more of the above housing issues, and would have to spend 30% or more of its before-tax income in order to pay median rent for an alternative housing option that meets all three housing standards.

FIGURE 37: TOTAL CORE HOUSING NEED HOUSEHOLDS, CITY OF COQUITLAM AND METRO VANCOUVER, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

- > Generally, renters across various household characteristics experience relatively higher percentages of core housing need than owners. High percentages of owner demographics in core housing need included those aged 15-24 (29%), non-permanent residents (30%), and recent immigrants (31%).
- > Across both renter and owner tenure categories, recent immigrants and non-permanent residents experience the highest rates of core housing need, with 45% and 40% of all households respectively. While these groups only make up a small absolute number of households in need, the large relative share points to challenges arising from being a recent immigrant or living under a temporary immigration status.
- > Within renter demographics, lone-parent and one-person households experience high percentages of core housing need, likely due to affordability challenges that arise from being single income earners. Notably, 50% of renter households with at least one senior fall within core housing need.

Household Characteristics by Tenure and Core Housing Need

Characteristics	Total Households in Core Housing Need		Renter Households in Core Housing Need		Owners in Core Housing Need	
	#	%	#	%	#	%
Total Households in Core Housing Need	8,475	18%	4,540	35%	3,935	11%
Core Housing Need by Age of Primary Household Maintainer						
15-24	230	30%	175	30%	55	29%
25-34	1,025	18%	710	27%	315	11%
35-44	1,545	18%	940	34%	610	10%
45-54	2,120	18%	1,025	35%	1,095	13%
55-64	1,570	15%	695	35%	875	10%
65+	1,990	19%	1,005	53%	980	11%
Core Housing Need by Household Type						
Couple with Children	2,540	14%	1,085	32%	1,455	10%
Couple without Children	1,115	10%	525	23%	590	7%
Lone Parent Household	1,680	34%	1,030	49%	645	23%
Multiple-Family	135	7%	40	20%	100	6%
One Person Household	2,710	27%	1,670	42%	1,040	17%
Other Non-Family	290	19%	200	23%	95	14%
Core Housing Need based on Immigration Status						
Non-Immigrant	2,980	13%	1,990	29%	985	6%
Non-Permanent Resident ²⁵	240	40%	180	47%	65	30%
Immigrant	5,260	22%	2,380	43%	2,880	16%
Recent Immigrant	960	45%	630	58%	325	31%
Core Housing Need by Households with Seniors (65+)						
Household Has At Least One Senior (65+)	2,215	17%	1,060	49%	1,155	11%
Household Without a Senior (65+)	6,260	18%	3,480	33%	2,780	12%
Core Housing Need by Households with Persons with an Activity Limitation						
Household Has At Least One Person With an Activity Limitation	4,565	19%	2,665	39%	1,905	11%
Household Without A Person With an Activity Limitation	3,905	17%	1,880	32%	2,030	11%
Core Housing Need by Indigenous Households						
Aboriginal Households	285	18%	250	36%	35	4%
Non-Aboriginal Households	8,190	18%	4,290	35%	3,900	11%
Core Housing Need by Households with Children						
Household Has At Least One Child (<18 yrs)	2,910	19%	1,595	39%	1,315	12%
Household Without a Child (<18 years)	5,570	17%	2,950	34%	2,620	11%

Source: CMHC (based on 2006, 2016 Census and 2011 National Household Survey). Other non-family refers to a group of two or more persons who live together but do not constitute a census family.

25 A non-permanent resident is a person from another country who has a work or study permit, or who is a refugee claimant, and any non-Canadian-born family member living in Canada with him or her.

3.5 Purpose-built & Secondary Market Rental

Market Rental includes Purpose-Built rentals that are private housing built with the intent to be rented at market rates, as well as Secondary Market rental that are secondary suites and investor-owned market housing.



	Emergency Shelters	Transitional & Supportive Housing	Non-Market Housing	Purpose Built & Secondary Market Rental	Home Ownership
Current Stock	<p>Twenty-eight percent (28%) or 14,540 of the City’s dwelling units were rentals according to the 2016 census. As of 2016, only 27% of renter households were in the primary rental market, with the remaining 73% estimated to be in the secondary market. Of all rental units 51% were one- and two-bedrooms located in apartment buildings.</p> <p>The purpose-built rental housing stock has declined by 762 units from 4,082 to 3,342 in 2016 as of end of 2021. Replacement efforts show that as of December 2021 construction is ongoing (received Building Permits) on 9 developments, totalling 437 purpose-built rental units – including 24 below-market units. Also, the City currently has another 2,726 units of purpose-built rental – including 175 units of below-market unit near rezoning or development permit approval.</p>				
Needs identified	<p>In Coquitlam, 35% of renters were in core housing need in comparison to 11% of owners. Herein, 15% (1,925 households) of renter households were in extreme core housing need, spending more than 50% of their income on rent. Should current trends continue, an additional 1,697 new renter households are expected to be in core housing need by 2031.</p> <p>Existing market rental housing is unaffordable to broad segments of the population. People who live on single incomes, be it individuals living alone or with roommates (non-census families) or lone-parent families, face the greatest challenges with affording appropriate rental housing in the city.</p> <p>Suitability is a concern for some renter households in relative and absolute terms as 1,705 (13%) of all renter households lived in overcrowded conditions compared to 1,300 (4%) of owners. Especially families who require larger units can only find housing in the secondary rental market, which does not provide the same tenure security as protected market rentals. This secondary stock is typically less affordable than the protected primary rental stock.</p> <p>With the continuously increasing cost of renting in the community, the demand for greater affordability and appropriately sized units is significant.</p>				
Priority Populations	<p>People who live on single incomes, be it individuals living alone or with roommates (non-census families) or lone-parent families, face the greatest challenges with affording appropriate rental housing in the city.</p> <p>Notably, 50% of renter households with at least one senior experienced core housing need in 2016.</p>				

3.5.1 Available Market Rental Housing

Twenty-eight percent (28%) or 14,540 of the City’s dwelling units were rentals according to the 2016 census.

In 2016 CMHC counted 3,982 purpose-built rental units, leaving 10,558 units or 73% of its stock in the secondary rental market that is individually owned, but rented.

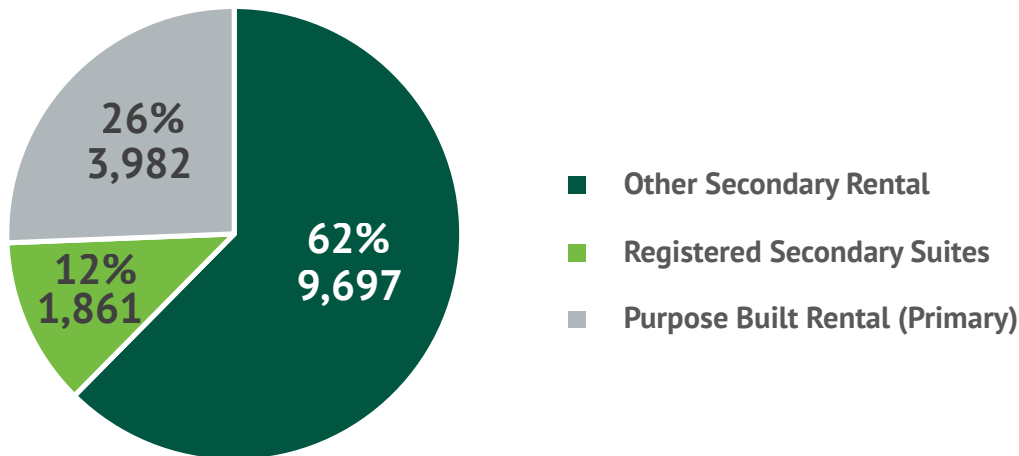
As of May 2021, the City recorded 1,861 registered secondary suites, leaving the remainder of rental units in Coquitlam in secondary rental units located in condominiums, townhouses, single-family homes or unregistered secondary suites.

The following breakdown is our best 2021 estimate for the total number of market rental units in Coquitlam based on the total number of renter households in the 2016 census (14,540).

The total number of units in the secondary rental market has been estimated based on the primary rental market units (CMHC) and known secondary suites based on City data.²⁶

FIGURE 38: RENTAL MARKET, CITY OF COQUITLAM, 2016/2020

Other Secondary Rental	8,697	60%
Registered Secondary Suites (City of Coquitlam, 2021)	1,861	13%
Purpose Built Rental (Primary) (2016, CMHC)	3,982	27%
Total (2016, Census)	14,540	100%



Source: CMHC Data, 2021, City of Coquitlam

²⁶ To estimate the number of units in the other secondary rental stock, the total number of units in the primary rental market (3,982 – 2016 CMHC data) and the total number of registered secondary suites (1,861 - 2021 City of Coquitlam) were subtracted from the known total number of renter-occupied dwellings (14,540 - 2016 census data). This is a high-level estimate and does not include newly built units since 2016.

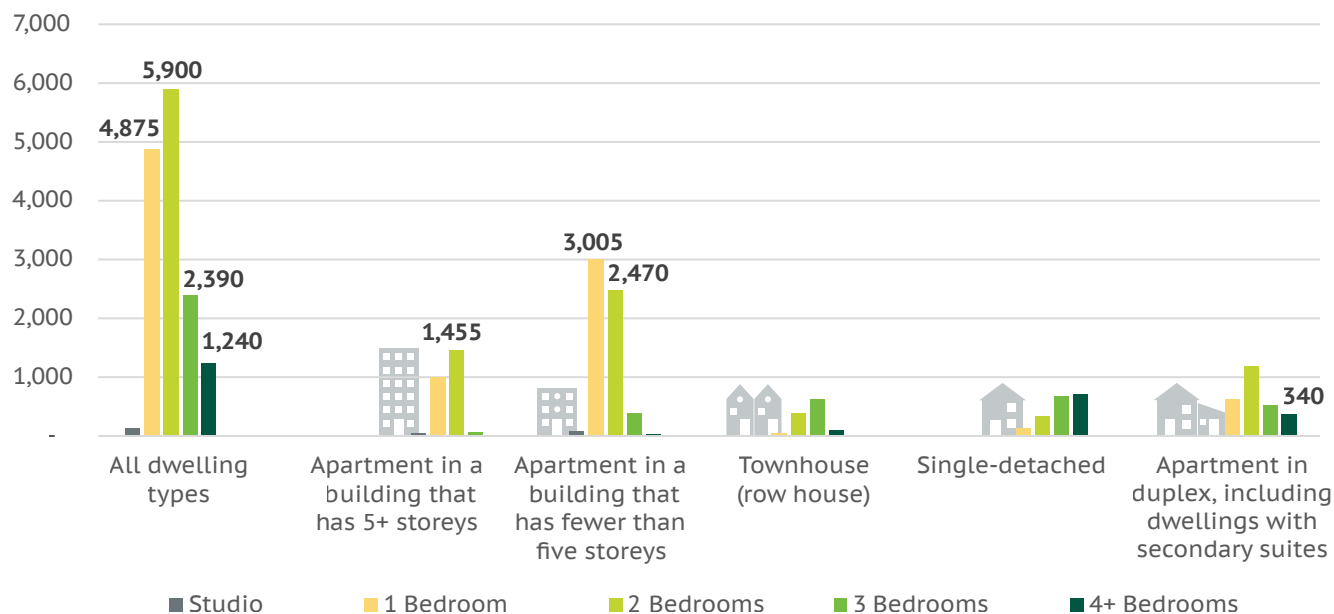
PRIMARY & SECONDARY STOCK EXPLAINED

The stock of market rental housing is often divided into two categories: Primary and Secondary Rental.

Primary rental housing refers to purpose-built rental stock that has been built for the primary purpose of renting. Secondary rental housing indicates units that are condominiums, townhouses, secondary suites or single-family homes that are individually owned but rented. Renting in secondary rental housing is generally considered less secure than in a primary rental unit, as they could be sold by its owner at any time, or otherwise removed from the rental market.

- > Of the 14,540 rental units in the city, most were one (4,010) and two-bedrooms (3,925) located in apartment buildings.
- > With 2,390 homes that have 3-bedrooms and 1,240 that had 4-bedrooms, there was a very small number of family-sized units in the rental housing stock in Coquitlam. These units were almost exclusively in the detached housing market.

FIGURE 39: RENTER HOUSING STOCK BY STRUCTURAL DWELLING TYPE* AND NUMBER OF BEDROOMS, CITY OF COQUITLAM, 2016



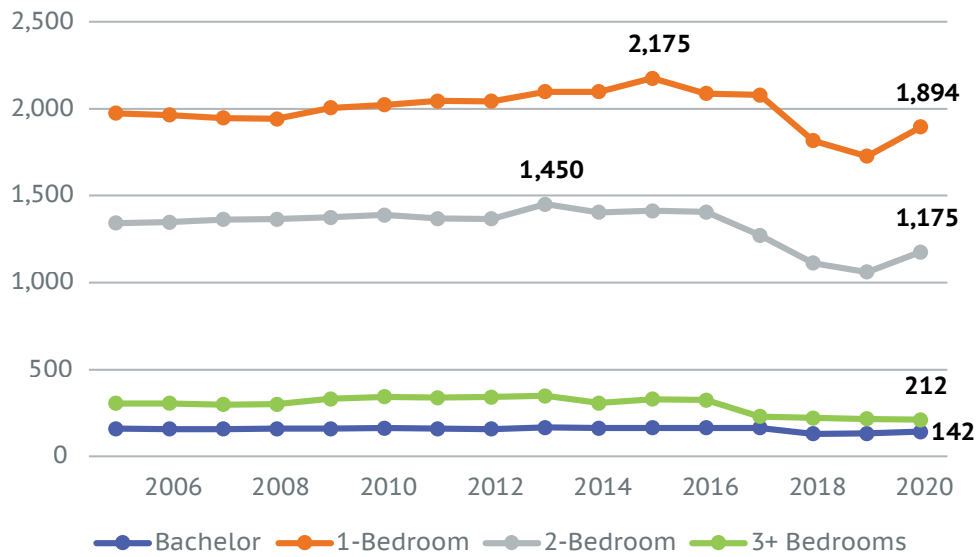
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220. Other single-detached house, Semi-detached and Movable dwellings are not included as they comprise of less than 1% of the overall housing stock.

PRIMARY RENTAL MARKET

- > The primary rental market provides important, long-term protected housing that provides greater levels of tenure security for renters as it cannot be sold and occupied by owners.
- > In 2016 and 2020, CMHC counted 3,982 and 3,423 units respectively, indicating that the purpose-built rental housing stock has declined from 4,082 units in 2016 to 3,423 units in 2020. Net losses occurred primarily in the number of 1- and 2-bedroom units from their respective peaks in 2015 (2,175 to now 1,894) and 2013 (1,450 to now 1,175). The number of bachelor and 3+ bedroom units has not changed over the past 15 years.
- > This change in numbers coincides with noted demolitions of 762 units in low-rise apartments since 2016 and onwards.²⁷
- > Replacement efforts show that as of December 31, 2021 construction is ongoing (received Building Permits) on 9 developments 437 purpose-built rental units – including 24 below-market units. Also, the City currently has another 2,726 units of purpose-built rental – including 175 units of below-market near rezoning or development permit approval (received 3rd or 4th Reading).

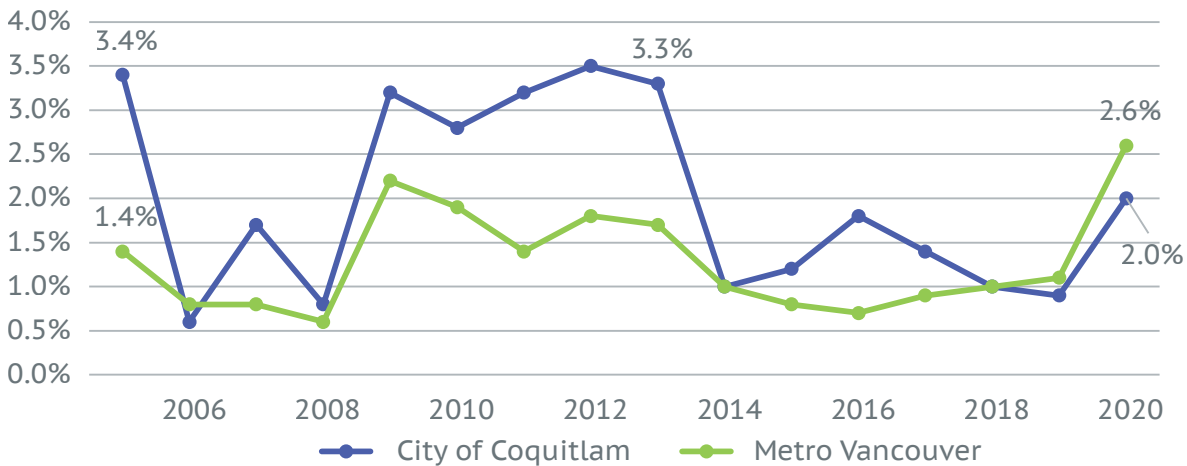
27 City of Coquitlam – Building Permit Data, 2021

FIGURE 40: PRIMARY RENTAL MARKET UNITS BY NUMBER OF BEDROOMS, CITY OF COQUITLAM, 2005-2020



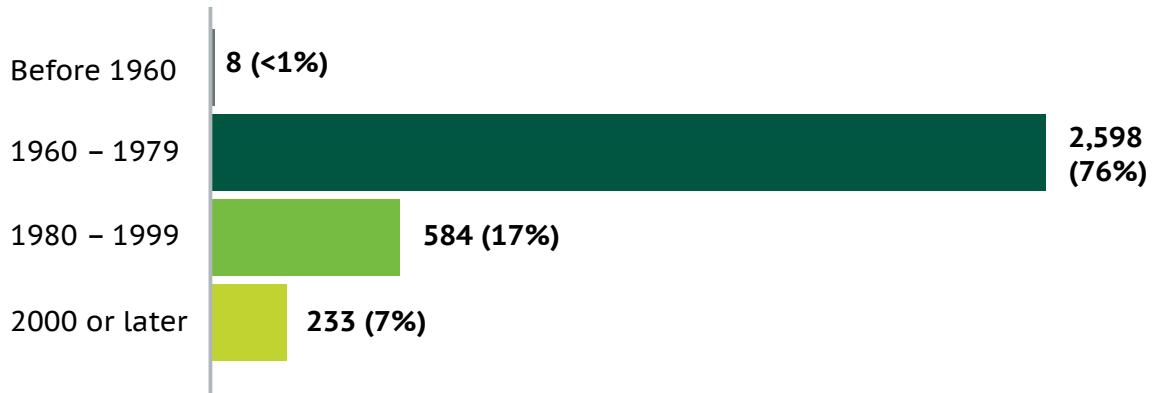
Source: CMHC Rental Market Survey

> The City’s recent rental vacancy rates tended to be higher than the Metro Vancouver average and hovered between a high of 3.3% (2013) and 0.9% (2019). A healthy rental vacancy rate is generally considered to be between 3% and 5%.



> The vast majority of purpose-built rental stock (76%) in the city was built between 1960-1979. Many of these units may soon reach the end of their useful life and may be considered for redevelopment.

FIGURE 41: PURPOSE BUILT RENTAL UNITS BY PERIOD OF CONSTRUCTION, CITY OF COQUITLAM, 2020

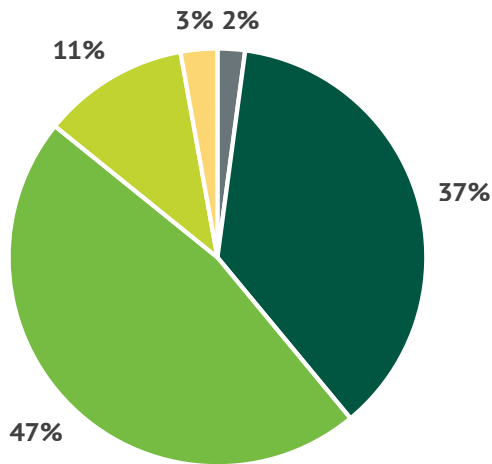


Source: CMHC Rental Market Survey

SHORT-TERM RENTALS

> As of May 24, 2021, there were an estimated 214 short-term rentals in Coquitlam. Almost 50% of these rentals were 2-bedroom units, which make up the highest proportion of Short-Term Rentals.

FIGURE 42: SHORT-TERM RENTALS, UNIT SIZE, 2021

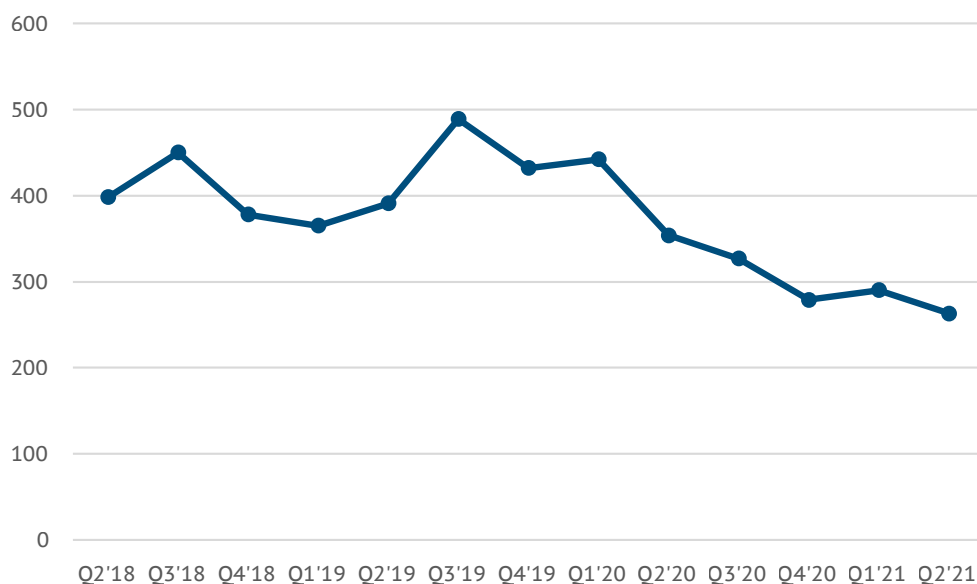


■ Studio ■ 1-Bedroom ■ 2-Bedroom ■ 3-Bedroom ■ 4-Bedroom

Source: AirDNA, 2021

- > The number of active Short-Term Rentals by quarter decreased over the last 3 years. There has been a downward trend of -9% quarterly decline over time, which is mostly attributable to the impacts of the COVID-19 pandemic.

FIGURE 43: SHORT-TERM RENTALS, QUARTERLY RENTAL GROWTH, 2018-2021



Source: AirDNA, 2021

3.5.2 Housing Needs

- > All median rent levels in the primary rental stock have continued to increase steadily over the last 15 years.
- > The price of 3+ bedroom units (of which there were only 212 in 2020) has increased the greatest, by close to \$900 or 85% between 2006 and 2020.
- > The benchmark figures provided likely do not reflect the reality of renters in Coquitlam. Primary rental median rents provide only a limited perspective on the housing needs of renters in Coquitlam since the majority of rentals are located in the secondary rental market.
- > Especially families who require larger units can only find housing in the secondary rental market, which does not provide the same tenure security as protected market rentals.

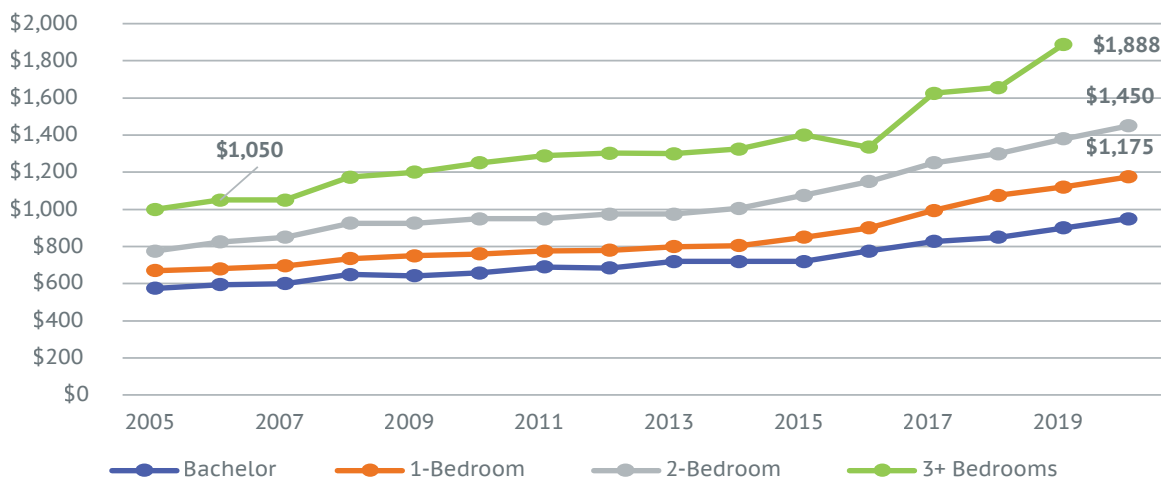
WHAT WE HEARD: RENTAL UNITS

There is a limited supply of affordable rental or purpose-built rental options.

The challenge of finding affordable rental units is especially difficult for renters who have pets, highlighting the need for more pet-friendly units.

“ I have cats. Finding a rental that accepts pets, and wasn't built in the 60s or 70's is near impossible. Supposed affordable housing requiring a monthly income of over 4,000 to be accepted to apply. I'll be demovicted in the next few years, as they are gentrifying Burquitlam. ”

FIGURE 44: PRIMARY RENTAL MARKET MEDIAN RENT BY NUMBER OF BEDROOMS, CITY OF COQUITLAM, 2020



Source: CMHC Rental Market Survey

RENTER AFFORDABILITY ANALYSIS

An **Affordability Gap Analysis** is determined in relation to median local incomes and local housing prices, based on the principle that housing costs should not exceed 30% of gross annual household incomes.

It should be noted that CMHC’s Market Rental Survey, which provides the foundation for the analysis, primarily focuses on purpose-built rental housing. Rental costs in the secondary market for single family homes, townhouses and condominiums would likely be higher than what is surveyed in the primary rental market, as those units tend to be older and more affordable.

Median-income earning couples without children, many of whom likely have double-incomes, could afford renting bachelor and 1-bedroom apartments. Couples with children were affordably housed in up to a 2-bedroom unit.

People who live on single incomes, be it individuals living alone or with roommates (non-census families) or lone-parent families, face the greatest challenges with affording appropriate rental housing in the city.

Considering the suitability of unit types especially lone-parent families will not be able to afford more than a 1-bedroom unit without spending more than 50% of their income on rent. This indicates a strong need for supports for single parents and their children to afford market rents.

LEGEND:

Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing.

Percentages highlighted in green, orange, and red indicate the share of monthly pre-tax household income spent on their shelter cost:

Green: spending less than 30%

Orange: spending 30 – 49%

Red: spending 50% or more

This is a generally accepted measure of affordability, however it should be noted that achieving the 30% ratio is most important for households on low to moderate incomes. Households with higher incomes may choose to spend a larger proportion of their income on housing costs with a detrimental impact on their ability to meet other essential needs.

FIGURE 45: AFFORDABILITY FOR RENTERS, CITY OF COQUITLAM, PRIMARY RENTAL MARKET, 2021²⁸

	Median Household Income (2020)*	Affordable Monthly Shelter Costs	PROPORTION OF INCOME SPENT ON SHELTER COSTS			
			Bachelor Apartment \$950	1-Bedroom Apartment \$1,175	2-Bedroom Apartment \$1,450	3-Bedroom Apartment \$1,888
Couples without children	\$57,168	\$1,429	21%	26%	32%	41%
Couples with children	\$75,699	\$1,892	16%	20%	24%	31%
Lone-parent families	\$34,696	\$867	35%	43%	53%	68%
Other census families	\$91,327	\$2,283	13%	16%	20%	26%
Individuals living alone or with roommates	\$28,236	\$706	43%	53%	65%	83%

Note: Incomes adjusted for 2020 based on historical growth rates and for renter median incomes based on 2016 census. Median rents based on 2020 CMHC Rental Housing Survey.

HOUSING STANDARDS FOR RENTERS

Renters experience higher rates of housing need across all indicators of suitability, affordability and adequacy. However, there is a greater overall number of owner households who live in housing that is considered

- > unaffordable (22% or 7,715 owner households compared to 40% or 5,105 renter households) and
- > in need of major repairs (i.e., inadequate) (5% or 1,695 owner households compared to 8% or 1,045 renter households).

Housing indicators of suitability, affordability and adequacy for both renter and owner tenures reflect trends in Metro Vancouver.

WHAT ARE HOUSING STANDARDS?

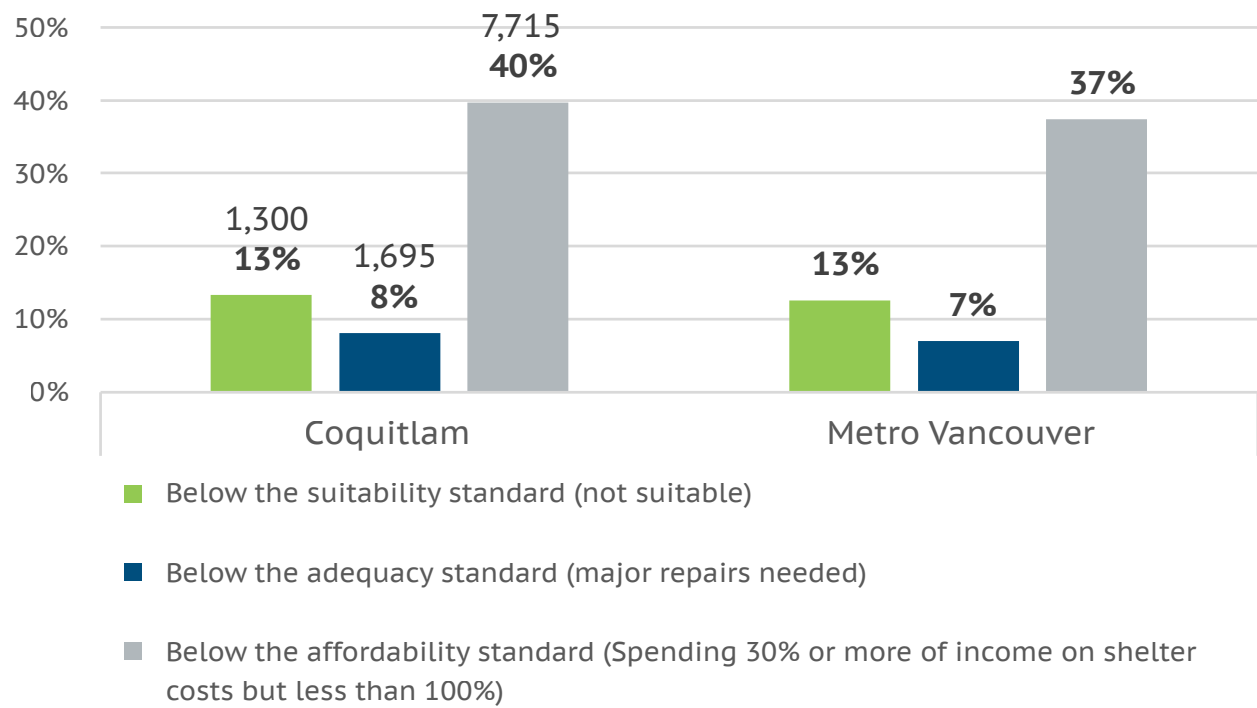
Housing standards are a national measure that looks at three aspects of housing based on the Census:

- **Adequate housing** does not require any major repairs.
- **Affordable housing** costs less than 30% of total before-tax household income.
- **Suitable housing** has enough bedrooms for the size and makeup of the resident household, (according to National Occupancy Standard requirements).

²⁸ This analysis is based on 2020 data from CMHC’s primary rental market survey and median total before-tax household incomes from the 2016 census. Since these household incomes reflect 2015 incomes and have likely grown since then, for the purposes of comparing with 2020 rental costs, incomes were adjusted to 2020 using the average annual percentage increase between 2006 to 2016. Incomes were also adjusted to reflect the lower median income of renter households relative to owner households based on the difference between owner household median income and overall median income for 2016. In addition to the median rents listed in the table, this analysis includes \$68 per month for utilities and tenant insurance in shelter costs.

<p>Suitability: Not enough bedrooms for the residents</p>	<p>Thirteen percent (13%) of renter households in the city were living in overcrowded conditions – the same share as in Metro Vancouver. Suitability is a concern for renter households in relative and absolute terms as 1,705 (13%) of all renter households lived in overcrowded conditions compared to 1,300 (4%) of owners. Renters in the city experienced suitability issues at almost three times the rate of owners.</p>
<p>Adequacy: Housing in need of major repair</p>	<p>Renters were more likely than owners to live in housing that needed major repairs (8% and 5% respectively). The standard was similar to Metro Vancouver's where 7% of renters lived in inadequate housing.</p>
<p>Affordability: Spending more than 30% of income on housing</p>	<p>A share of 40% of renter households in the city experienced affordability issues, spending 30% or more of their income on shelter costs compared to 37% of renter households in the region. This indicator is the main driver of housing need in the City of Coquitlam. While a lower share of owners (22%) experience affordability issues, they constitute a greater absolute number compared to renters (7,715 vs. 5,105).</p>

FIGURE 46: HOUSING INDICATORS, RENTERS, CITY OF COQUITLAM AND METRO VANCOUVER, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.6 Home Ownership



	Emergency Shelters	Transitional & Supportive Housing	Non-Market Housing	Purpose Built & Secondary Market Rental	Home Ownership
Current Stock					<p>Of its 51,325 dwelling units, 72%, or 36,780 were owned. Of these ownership housing units 49% were single detached houses with the remainder evenly spread across other dwelling types.</p> <p>Most owner households live in dwellings with 3 or more bedrooms (26,405) as most 1- and 2-bedrooms are located in the smaller pool of apartment buildings.</p>
Needs Identified					<p>The average assessed housing values in the city increased by 142% or \$532,000 between 2006 and 2019. As of 2019, average assessed values were: Homes with a suite: \$1.4M, Single family homes: \$1.3M, and Apartments: \$560,000.</p> <p>Prices across all dwelling types increased drastically since 2015. Increases were most pronounced in dwellings with 3+ bedrooms.</p> <p>Except for apartments, home ownership is now out of reach for households earning a median income in the community. There are considerable limitations for all household types in affording single-detached homes, the most common type of home in the city.</p> <p>During the study period, with an average sales price of \$509,575, apartments were affordable to median-earning households, except lone-parent households and people living alone. However, considering the suitability of homes, many affordable homes are likely to not large enough for many household types. This may point to a need for more family housing that is owned in apartments, in order to accommodate families while increasing density.</p> <p>Eleven percent (11%) of owner households were in core housing need in 2016. Assuming historic trends continue, there will be an additional 1,529 owner households in core housing need by 2031. As with renters, the priority population will be seniors.</p>
Priority Populations					<p>Seniors are one emerging priority population among owners who require attention in the future. Considerations for down-sizing, accessibility and challenges living on fixed incomes may become more prevalent as the population of homeowners ages.</p>

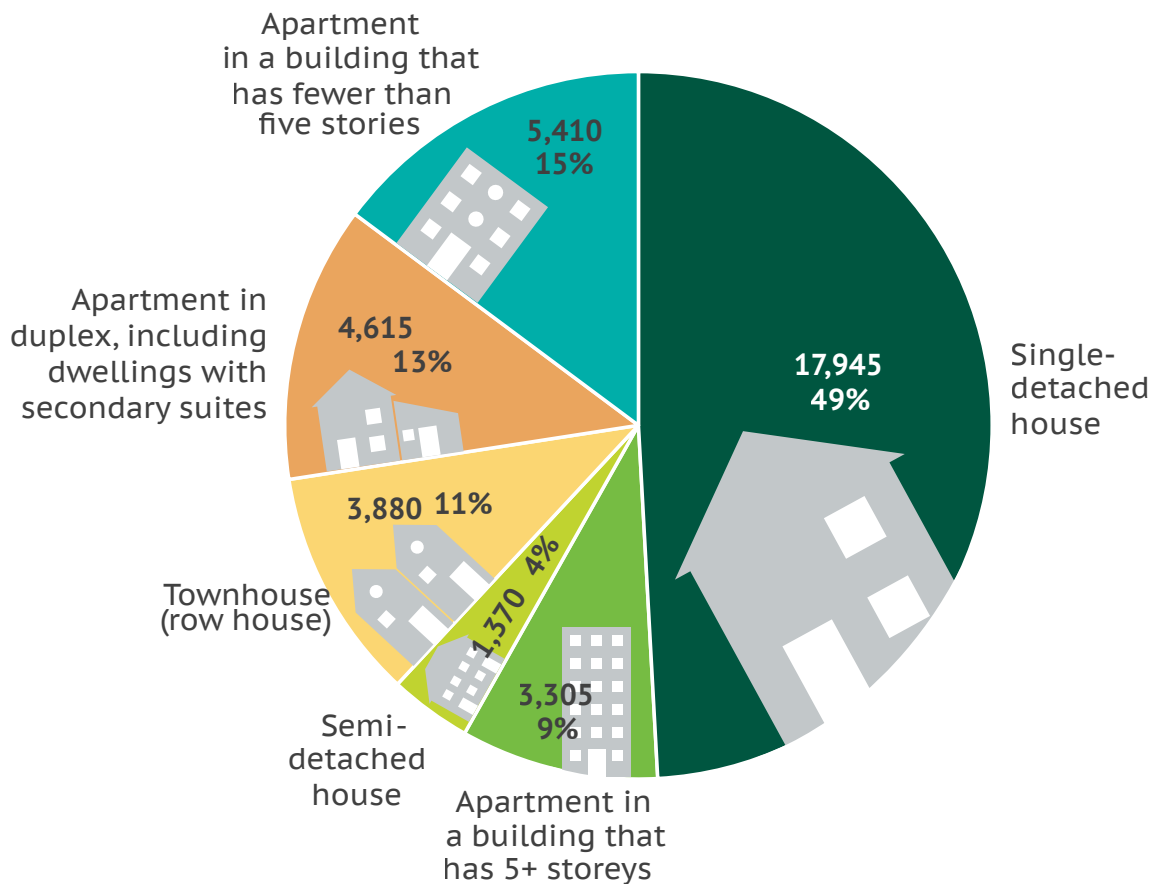
3.6.1 Available Ownership Housing Stock

- > The city had a total of 36,780 owner-occupied housing units.
- > A total of 49% of the city's ownership housing stock was located in single detached houses. This is reflective of the overall form of housing found in the city and the coinciding high number of homeowners in Coquitlam (72%).
- > The remainder of homes in the city were located in similar shares across units that were located in buildings with fewer than 5 storeys (15%), in apartments in duplexes (which refers to dwellings with secondary suites) (13%), row/ town houses (11%) and apartment buildings with more than 5 storeys (9%).

WHAT WE HEARD: FIRST-TIME HOME OWNERSHIP

For those seeking home ownership, affordability issues are compounded by high process costs, such as getting mortgage approval, paying high costs for real estate agents and interest rates and affording taxes, insurance costs and maintenance (e.g. strata fees).

FIGURE 47: OWNER HOUSING STOCK BY STRUCTURAL DWELLING TYPE*, CITY OF COQUITLAM, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227. Other single-detached house and Movable dwellings are not included as they comprise less than 1% of the overall housing stock.



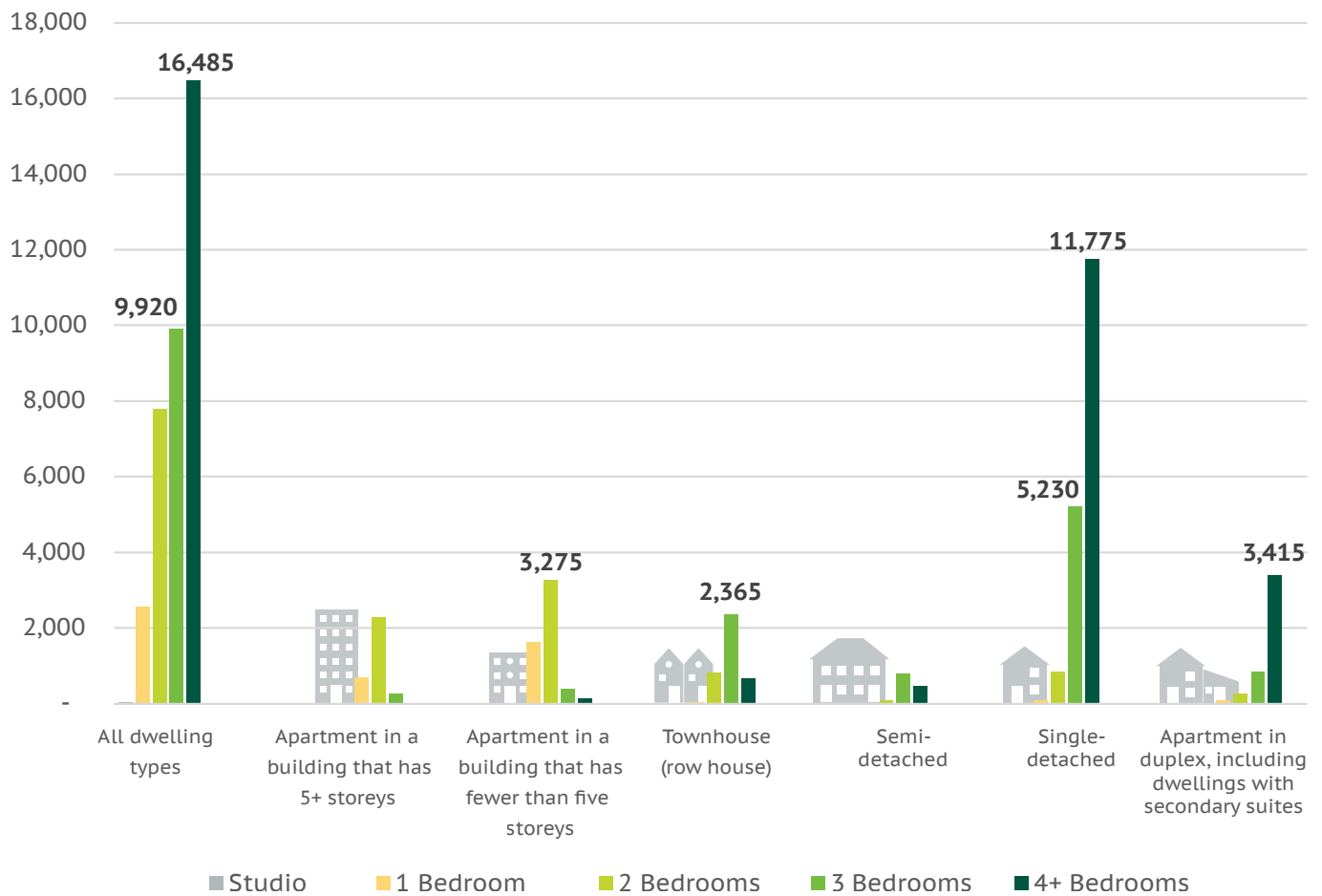
My income helped in getting approved for the mortgage, along with another family member. But I couldn't afford to buy a place by myself on my own with my income at the time."

Community member



Owned units tend to be larger than rented units, owing to the large pool of single-detached and other ground-oriented homes having three to four bedrooms. Units in ground-oriented stock are more likely to be appropriate for families (that is, three or more bedrooms in size). This may point to a need for more family housing that is owned in apartment housing, in order to accommodate families while increasing density.

FIGURE 48: OWNER HOUSING STOCK BY STRUCTURAL DWELLING TYPE* AND NUMBER OF BEDROOMS, CITY OF COQUITLAM, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220. Other single-detached house and Movable dwellings are not included as they comprise of less than 1% of the overall housing stock.

Resident Profile: Richard and his Partner

A young couple seeking to enter the housing market and find affordable family housing, so they can start a family.

Richard was **born and raised in the City of Coquitlam** where he currently lives with his wife and 2 pets in a 1-bedroom rental apartment. He and his wife are in their early 30s and looking to start a family over the next few years. The largest issue they face, is finding a home that is affordable and could accommodate their desired family size of five. Richard had never imagined he may have to consider **limiting the size of his family due to not being able to find adequate affordable housing.**

Richard is working part time while going to school full time, and his wife recently settled into her career path—both are in the field of teaching. With their combined salaries, Richard **does not anticipate being able to purchase a home unless he receives financial support** from his parents when they pass or because they offer him a loan. Knowing this, Richard and his family aim to rent in phases according to bedroom size as their family continues to grow. He imagines they will start by finding a 2-bedroom rental where 2 kids could share a room, and eventually moving into a 3-bedroom apartment to accommodate himself, his wife, and 3 children. The **affordable properties** he has seen have **either been in poor condition, or too small** for his future family.

Being able to afford adequate housing that is also in proximity to work has been an ongoing challenge due to his **wife's health challenges** which leave her unable to drive. Richard and his partner feel lucky to live in their current rental apartment because of the 25-minute commute it allows for his wife to get to work. While they have been tempted to move to a neighbouring suburb to search for more affordable accommodations, he knows the **commuting time could easily triple** for his wife and significantly **impact her quality of life**. Richard has looked into both co-op and subsidized housing options, but there is nothing available. He feels that while their combined income is not high, they would be **ineligible to receive typical housing subsidies and support.**

In their **current rental apartment**, Richard and his wife have faced a number of challenges. Despite the building being made of concrete material, there is **little sound proofing**. He is able to hear his upstairs neighbour when they go to the washroom, or open and close doors. The window that they have in their apartment faces the side of another building approximately 12 feet away and **does not allow for natural lighting**. This has **impacted his mood and depression** during their time living there. During the hot summer heat waves, the **window does not accommodate a portable AC**, so he and his partner were **forced to vacate** their apartment to seek shelter in his parents' basement. Their fridge and freezer space is so small that they are unable to complete weekly meal prep and are limited to keeping smaller items in their fridge. Compounding these challenges, Richard and his wife live with the **anxiety of being renovicted** and for their rent to increase.

Richard hopes that the City can consider decreasing the number of 5,000 square foot single family homes getting built, and instead **build more 3–4-bedroom apartments or row-style townhomes**. This would benefit both young families in Coquitlam, and younger folks wanting to live together to afford being able to live and stay in Coquitlam.

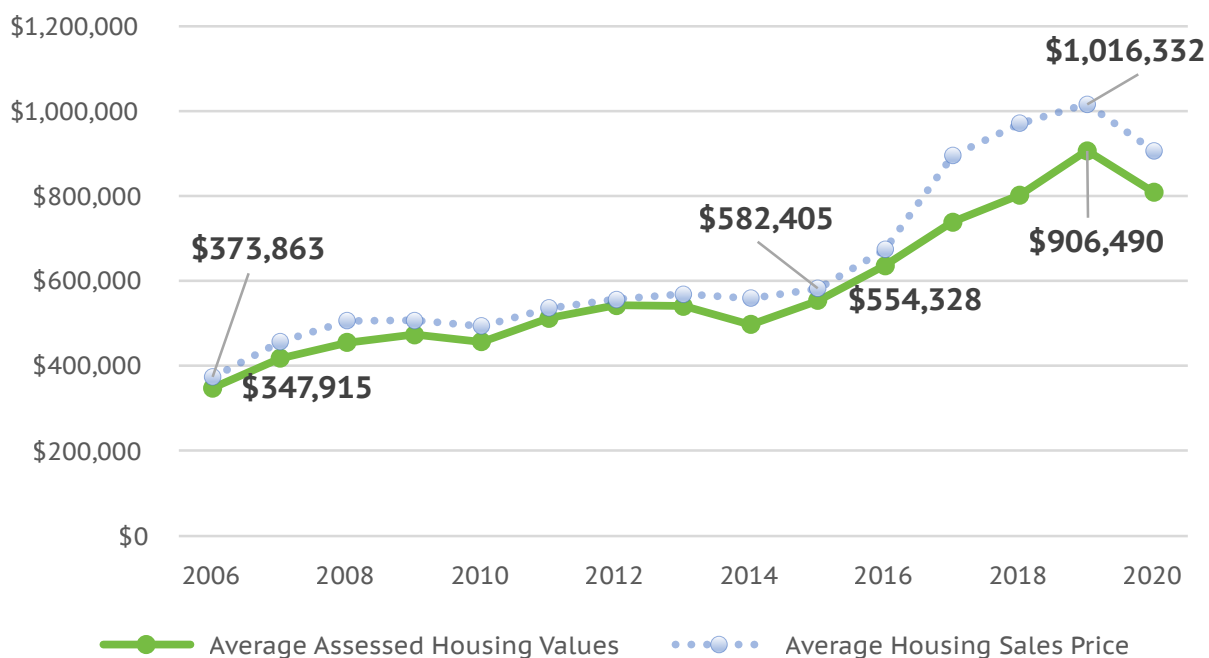


3.6.2 Housing Needs

ASSESSED VALUES AND SALE PRICES

- > From 2006 to 2020 average assessed values across all housing types increased by more than \$530,000, or 142%. Assessed housing values in the City peaked in 2019 at \$1,016,300.
- > Increases were greatest between 2015 to 2019 with a 5-year growth rate of 55% from \$580,000 to more than \$900,000.
- > Average housing sales prices and assessed values have stayed on par over time with sales values historically slightly exceeding assessed prices.

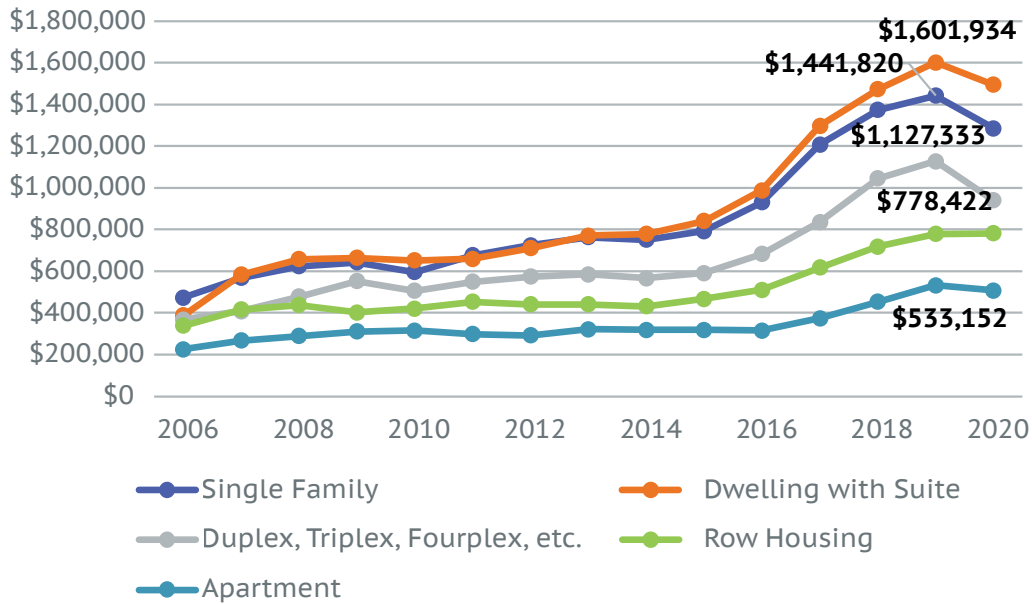
FIGURE 49: AVERAGE ASSESSED HOUSING VALUES AND SALE PRICES, CITY OF COQUITLAM, 2006-2020



Source: BC Assessment

- > Likewise, sale values by dwelling type increased strongly since 2015. Sales prices in 2019 were highest for homes with a suite (\$1.6M), close to \$1.45M for single family homes, and close to \$530,000 for apartments.

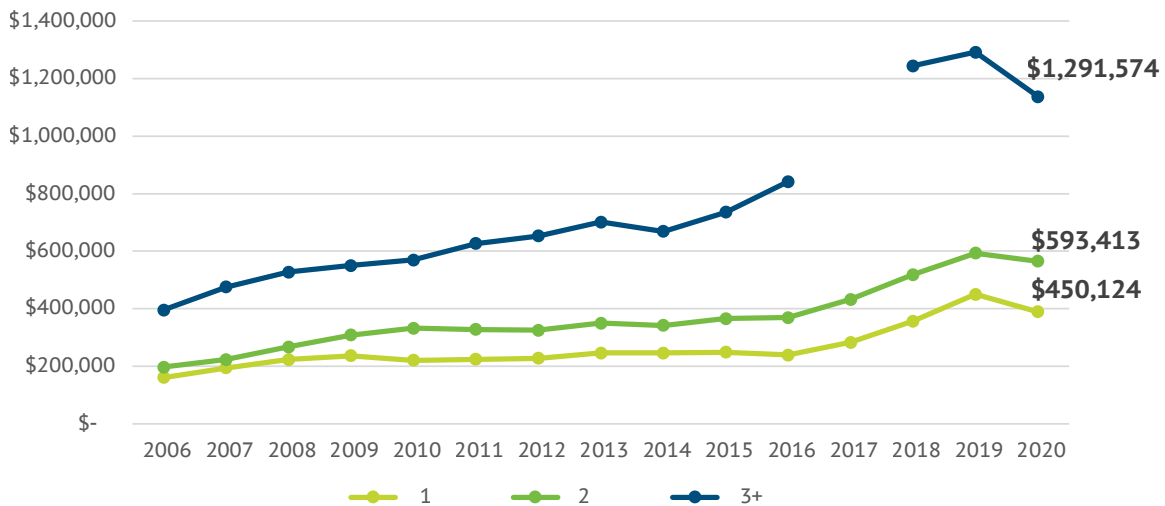
FIGURE 50: AVERAGE SALE PRICES BY DWELLING TYPE, CITY OF COQUITLAM, 2006-2020



Source: BC Assessment

> Average sales prices by number of bedrooms type in the City varied greatly, with 3+ bedroom homes selling for \$1.3M and 1-bedrooms at slightly more than \$450,000. This is reflective of the greater demand for larger homes, and the fact that most of them are in detached dwellings.

FIGURE 51: AVERAGE SALE PRICES BY NUMBER OF BEDROOMS, CITY OF COQUITLAM, 2006-2020



Source: BC Assessment; 2017 data point for 3-bedroom unit not available.

OWNERSHIP AFFORDABILITY ANALYSIS

The following sections are an affordability gaps analysis for owners in Coquitlam which highlights gaps between the cost of owning a home and household incomes. This provides insight into whether households are spending an unaffordable amount of their monthly income on shelter costs.

The analysis shows that there are considerable gaps for all household types in affording single-detached homes, the most common type of home in the City:

- > Owning a single detached home was far out of reach for any single-income-earning households: lone-parent households would need to spend 100% of their monthly income on shelter costs, and individuals living alone or with roommates (non-census families) would need to spend 123%.
- > Couples with children making the median income would need to spend approximately 46% of their monthly income on shelter costs, while couples without children would need to spend 61%.
- > Other census families were the only household type for whom many dwelling types appear affordable as they often have higher incomes compared to other family types because they can include multi-generational or other family living arrangements with multiple incomes.

Apartments sit at the other end of the spectrum with an average sales price of \$509,575. Apartments were affordable to all households, except lone-parent households and people living alone. However, it needs to be considered that this analysis does not account for any differences in the age or size of homes, and low- or high-end properties. Especially family households with children require larger units – many of which are located in more costly building types, such as detached single family homes.

A townhouse may also be a consideration for couples with children – the highest income earning group besides other census families.

LEGEND:

Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing.

Percentages highlighted in green, orange, and red indicate the share of monthly pre-tax household income spent on their shelter cost:

Green: spending less than 30%

Orange: spending 30 – 49%

Red: spending 50% or more

TABLE 8: AFFORDABILITY FOR OWNERS, CITY OF COQUITLAM, 2021²⁹

	Median Household Income*	Affordable Monthly Shelter Costs	PROPORTION OF INCOME SPENT ON SHELTER COSTS			
			Single-Detached Dwelling \$1,305,649	Townhouse \$709,857	Apartment \$509,575	Duplex, Triplex, Fourplex \$851,090
Couples without children	\$109,921	\$2,748	61%	33%	27%	40%
Couples with children	\$145,552	\$3,639	46%	25%	20%	30%
Lone-parent families	\$66,712	\$1,668	100%	55%	45%	65%
Other census families	\$175,601	\$4,390	38%	21%	17%	25%
Individuals living alone or with roommates	\$54,292	\$1,357	123%	67%	55%	80%

Note: For owners, shelter costs include, as applicable, mortgage payments (principal and interest), property taxes, condominium fees, and payments for electricity, fuel, water and other municipal services. For the purposes of this exercise mortgage payments are calculated using a 25-year amortization, with 2.14% interest, and a 10% down payment. Mortgage costs do not include any other shelter costs. Incomes are adjusted to 2020 estimates using historical growth rates.

HOUSING STANDARDS FOR OWNERS

While renters experience higher rates of housing need across all indicators of suitability, affordability and adequacy, there is a greater overall number of owner households who live in housing that is considered unaffordable (22% or 7,715 owner households compared to 40% or 5,105 renter households) and in need of major repairs (i.e., inadequate) (5% or 1,695 owner households compared to 8% or 1,045 renter households).

WHAT ARE HOUSING STANDARDS?

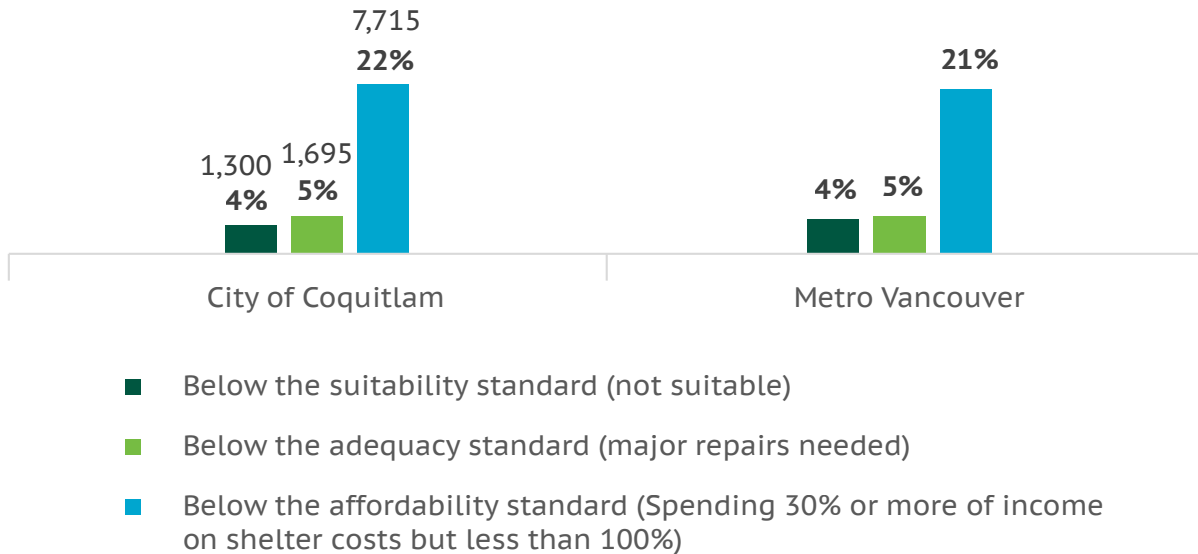
See Page 67: reference to box in renters sections

²⁹ For this analysis shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees (see Glossary in the Appendix). The analysis is based on 2020 data from BC Assessment and median total before-tax household incomes from the 2016 census. Since these household incomes reflect 2015 incomes and have likely grown since then, for the purposes of comparing with 2020 housing costs, incomes were adjusted to 2020 using the average annual percentage increase between 2006 to 2016. Incomes were also adjusted to reflect the higher median income of owner households relative to renter households based on the difference between owner household median income and overall median income for 2016.

Home sales prices are based on the average 2020 sales prices for each housing type and do not account for any differences in the age of homes, size of homes, and low-end or high-end properties. To calculate total monthly shelter costs, several assumptions were made: mortgage payments are based on a down payment of 10% with 2.14% interest on a 3-year fixed-rate term, and an annual cost between \$2,800 to \$9,284 for property tax, utilities, home insurance, municipal services charges or other service charges, and strata fees (where applicable).

Suitability: Not enough bedrooms for the residents	Four percent of owner households in the city were living in overcrowded conditions – the same share as in Metro Vancouver. Suitability is a lesser concern for owners.
Adequacy: Housing in need of major repair	Five percent of owners lived in housing that needed major repairs. The standard was similar to Metro Vancouver.
Affordability: Spending more than 30% of income on housing	While a lower share of owners (22%) experienced affordability issues compared to renters (40%), there was a higher overall number of owners compared to renters (7,715 vs. 5,105) who spent 30% or more of their income on shelter costs. This indicator is the main driver of housing need in the City of Coquitlam.

FIGURE 52: HOUSING INDICATORS, OWNERS, CITY OF COQUITLAM AND METRO VANCOUVER, 2016



4 Community Growth

This section includes 10-year population, household, and housing unit projections based on historical trends in Coquitlam.

Key Takeaways

1. By 2031, the City of Coquitlam is projected to have 202,427 residents in 79,004 households.
2. Assuming historic household tenure trends remain at 2016 levels, a total of 18,335 households will be required in Coquitlam until 2031. Of these, 5,542 need to be 3+ bedroom units in order to meet the anticipated demand.
3. If the preferences of different age groups for tenure types remain at the same level as in 2016, by 2031 the city could see 13,528 additional owner households, to a new total of 57,043 owner households and an additional 4,807 renter households to a new total of 21,961.
4. The share of seniors is projected to increase over the coming decade, while younger age groups are projected to remain similar in share or decline. Senior-led households (65+) constitute the largest group of new households in the next 10 years representing 43.5% of new households. As a result, the median age in the City will increase from 40.8 to 42.8 years by 2031.
5. The projected fastest growing family type is people living alone or with non-family members (non-census family households) (28.4% of new households) – many of whom will be over 65 years old (+2,936 households). The 2nd largest increase will be among couples with children (27.5% of new households) – especially those with household heads aged 35 to 54 – who will make up an increase of 3,221 households.
6. The projected largest single increase in owner households is among those aged 65-74 with 3,360 new households; the largest growth in renter households will occur among those in the 35-to-44-year age group with 1,187 new households.
7. By applying the 2016 rates of core housing need for owners and renters in the city, it is estimated that 6,055 renter households will be in core housing need in 2021. This is an increase of 1,697 renter households.
8. Across both tenures, by 2031 there will be 4,262 new senior households (65 or older) in core housing need. This group has the largest share of households in core housing need by age group and will see the largest growth.

2021 CENSUS DATA RELEASED

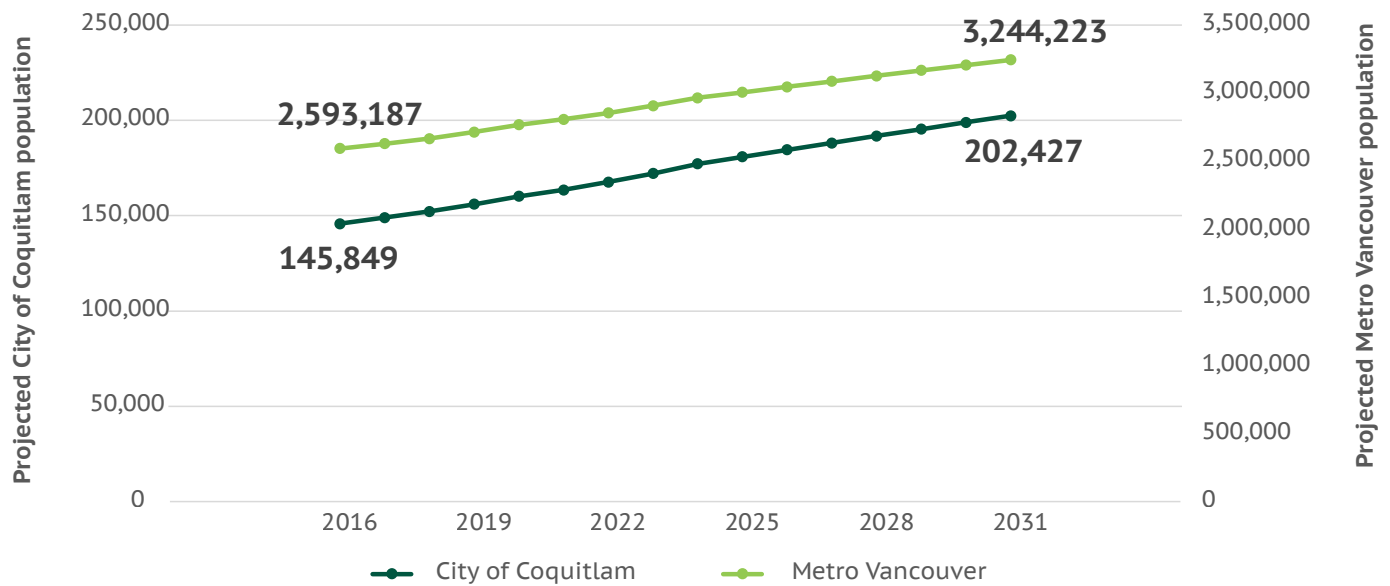
This Housing Needs Report builds on 2016 Census Data. On February 9, 2022 Statistics Canada released information on Coquitlam's population and dwelling count from the 2021 Census.

It indicates that Coquitlam's population grew by 15,097 people or 10.8% to 154,381. Metro Vancouver population projections over-estimated growth by 1.1%.

As more data is released the figures in this report need to be updated to reflect this new information.

4.1 Population Age and Household Projections

FIGURE 53: POPULATION PROJECTIONS, CITY OF COQUITLAM AND METRO VANCOUVER , 2016 TO 2031³⁰



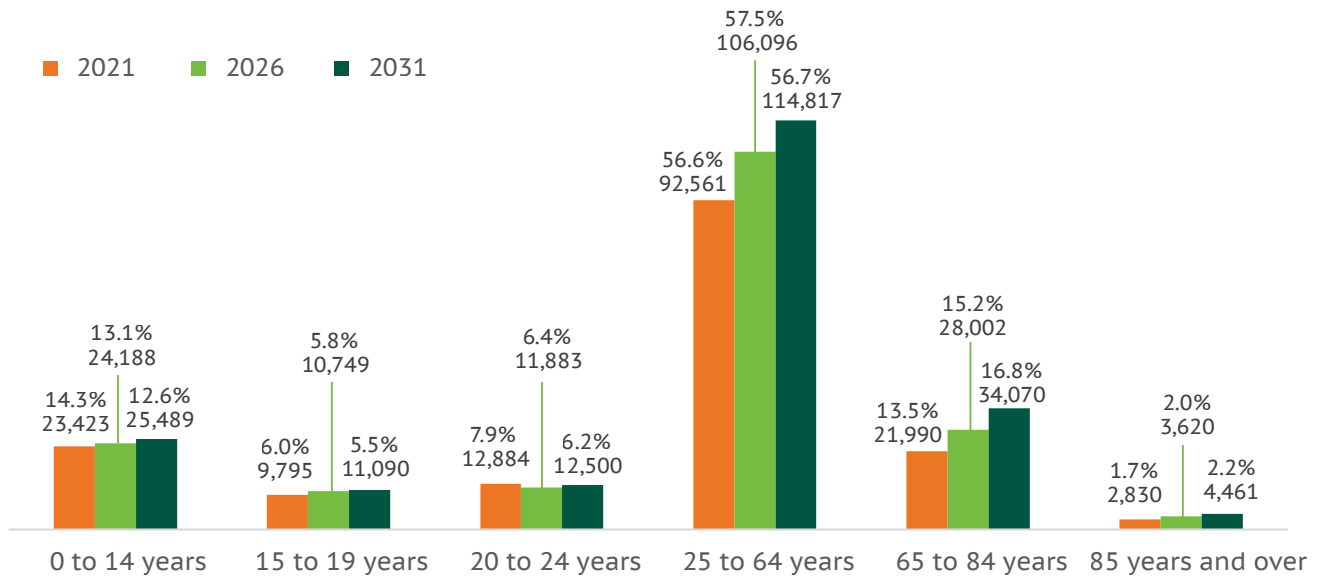
Source: Metro Vancouver, 2050 Projections

Population projections developed by Metro Vancouver are the foundation for the household projection model used in this report. These projections are developed based on adjusted historical trends and the best available data on factors that influence population growth (e.g., births, deaths, and migration rates).

According to the Metro Vancouver population projections, the city’s estimated population in 2021 is 163,484, a growth of 12.1% from 2016 (Note that this is only a projection. Please see Page 2: 2021 CENSUS DATA regarding the most up to date census data release). Between 2021 and 2031, projections indicate that the population could increase by another 38,944 people. By 2031, there could be 202,427 people living in the city.

³⁰ Metro Vancouver’s 2016 population estimates are adjusted by an undercount rate of 4.6% (released by Statistics Canada) across Metro Vancouver. Therefore numbers do not conform to historical population counts provided in previous sections.

FIGURE 54: PROJECTED AGE COMPOSITION, CITY OF COQUITLAM AND METRO VANCOUVER, 2021 TO 2031



Source: Metro Vancouver, 2050 Projections

The proportion of people within senior age groups is projected to increase over the next decade, while the proportion of younger age groups is projected to remain similar or decline. At the same time, due to overall population growth, the number of people in all age groups is projected to increase.

As seniors will make up 19% of the population – up from 15.2% in 2021, the median age in the City of Coquitlam is projected to increase from 40.8 to 42.8 years old from 2021 to 2031.

4.2 Projected Households and Tenures

The population projections by Metro Vancouver are used to develop household projections for the next 10 years.³¹ Based on these projections household and tenure forecasts were prepared.

Using the 2016 tenure data as a baseline, the overall number of households in the City of Coquitlam is projected to increase by 18,335 or 30% to 79,004 households between 2021 to 2031. This would mean the City would see an increase of 13,528 owner households (+31%) and 4,807 renter households (+28%) between 2021 and 2031.

TABLE 9: PROJECTED HOUSEHOLDS BY TENURE, CITY OF COQUITLAM

	2021	2026	2031	CHANGE FROM 2021 TO 2026	CHANGE FROM 2026 TO 2031	CHANGE FROM 2021 TO 2031
Owner	43,515	50,720	57,043	7,205	6,323	13,528 (31%)
Renter	17,154	19,872	21,961	2,718	2,089	4,807 (28%)
Total	60,669	70,592	79,004	9,923	8,412	18,335 (30%)

In practice this may not be the case, as many external factors influence the primary drivers of population change (births, death and migration) and patterns of growth.

OUR ASSUMPTIONS IN PREPARING PROJECTIONS: CAN WE TRUST THE NUMBERS?

Projections are based on past trends and, in part, modified to account for possible future changes. They tell us what might happen, especially if similar actions to those in the past are taken in the future with respect to growth and development.

Real community growth depends on a variety of different factors, including the state of the economy, changes in the housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions.

Looking back, we know that in 2006 renter households made up approximately 25% of all household in Coquitlam. By 2016 that ratio had increased, with renter households making up 41% of the total household growth over that period. This growth rate was about double the growth of new owners at just under 20%.

Looking ahead, we project a growth of 28% renter households and 31% owner households until 2031 based on the assumption that 2016 tenure splits remain consistent across age groups into the future. This should only be seen as one possible scenario based on historical tenure patterns. The tenure and household size projections presented in this report therefore represent only a baseline growth scenario of what might occur in the future based on the current status and if the status quo is maintained. If the recent trend towards renting continues to increase across age groups, it should be expected that the growth for the renter households would be larger than the current projection.

³¹ Using key Census data on households (e.g. age of primary household maintainers, household composition) the model derives the headship rates for Coquitlam. Headship rates are defined as the ratio of the number of household heads or household maintainers to the population 15 years of age and older (i.e. what proportion of a population in each age group is responsible for maintaining a home). This helps us understand the ratio of population to households in each age group.

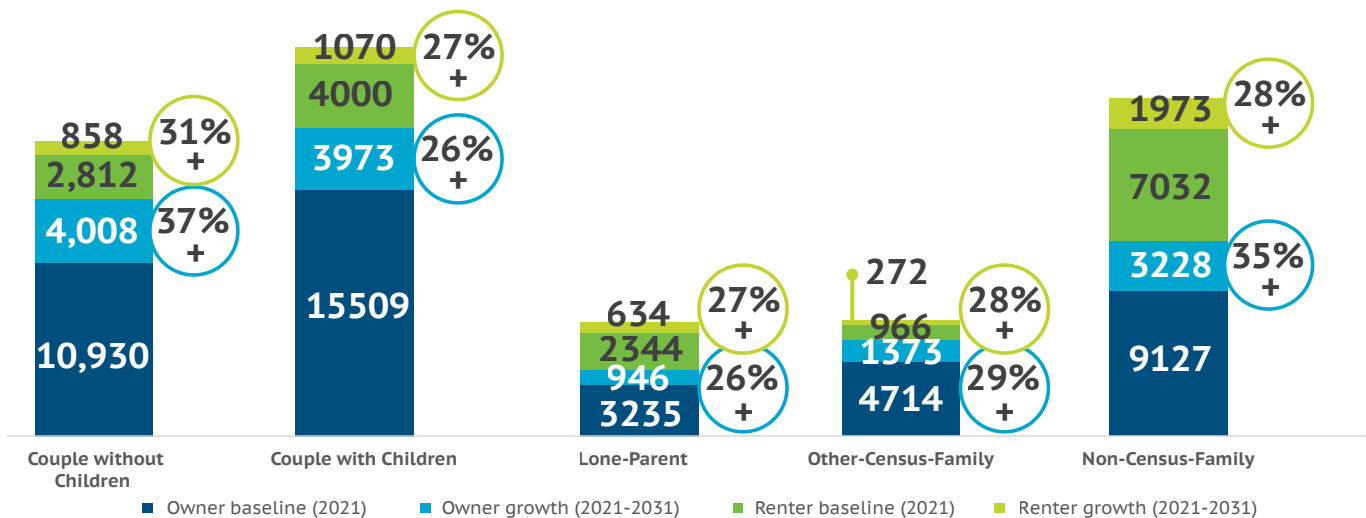
TABLE 10: PROJECTED HOUSEHOLDS BY AGE OF HOUSEHOLD MAINTAINER AND TENURE, CITY OF COQUITLAM

Age group	2021			2031			CHANGES			
	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total	% of new HH
15 to 24 years	487	1,350	1,837	505	1,405	1,910	18	55	73	0.4%
25 to 34 years	3,744	3,564	7,308	4,768	4,540	9,308	1,024	976	2,000	10.9%
35 to 44 years	7,102	3,526	10,628	9,494	4,713	14,207	2,392	1,187	3,579	19.5%
45 to 54 years	9,630	3,418	13,048	11,597	4,115	15,712	1,967	697	2,664	14.5%
55 to 64 years	10,670	2,652	13,322	12,300	3,058	15,358	1,630	406	2,036	11.1%
65 to 74 years	7,489	1,486	8,975	10,849	2,152	13,001	3,360	666	4,026	22.0%
75 to 84 years	3,255	823	4,078	5,738	1,451	7,189	2,483	628	3,111	17.0%
85 years and over	1,138	335	1,473	1,792	527	2,319	654	192	846	4.60%
Total	43,515	17,154	60,669	57,043	21,961	79,004	13,528	4,807	18,335	

Senior-led households (age 65 or above) represent the largest group of new households in the next 10 years with 43.5% (7983) of new households. In 2021 this age group was projected to head 24% of private households – which will increase to 28% in 2031. Households with maintainers aged 25 to 44 will make up 30.4% of new households, while 25.6% of household heads will be aged 45 to 64.

The largest increase in owner households will be among those aged 65-74 with 3,360 new households - to a new total of 57,043 owner households. The largest growth in renter households will occur among those in the 35-to-44-year age group with 1,187 new households.

FIGURE 55: PROJECTED HOUSEHOLDS BY TENURE AND FAMILY TYPE, CITY OF COQUITLAM AND METRO VANCOUVER, 2021 TO 2031



Source: City of Coquitlam

Between 2021 and 2031, the largest growing household group will be non-census family households (28.4% of new households), meaning households comprised of individuals living alone or with roommates. In 2016 in the City of Coquitlam, 86% of all non-Census family households were individuals living alone. The second largest-growing group will be couples with children (27.5% of new households). This is reflective of overall regional, provincial, and national trends of an aging population as both these household groups tend to be older. Couples without children will also continue to grow, representing nearly one in four new households formed (26.5%), while lone-parents will represent less than one in ten new households (8.6%), and other census families, e.g., households with multiple Census families, multigenerational households, etc. (about 9%).

As seen in Table 10, relative to age, the most notable changes in the household tenure composition will occur among couples with children with household heads aged 35 to 54 and senior household in non-census families over the age of 65. Couples with children will see an increase of 3,221 households to a new total of 29,919 in 2031 and a share of 38% of all households and senior-led households living alone or with non-relatives will grow by 2,936 households to a new total of 22,509 households, or 28.5% of the total.

4.3 Projected Units Required

To estimate the number of housing units by unit size required over the next 10 years, the projected growth in households for each household type is multiplied by how many bedrooms each household type is assumed to need. Depending on how many people live in a household, the number of bedrooms needed will vary. For the forecast, the number of bedrooms needed by each household type is based on the 2016 shares and the National Occupancy Standard developed by CMHC. In reality some households will choose to live in larger units, while others will live in smaller ones.

For example, in 2016, 42% of couples with children had one child and therefore were assumed to need a 2-bedroom unit.

Applying this distribution of household types, Table 11 provides a breakdown of the projected number of bedrooms in Coquitlam in 2031.

TABLE 11: ASSUMED DISTRIBUTION OF UNIT SIZES BY HOUSEHOLD TYPE BASED ON NOS

HOUSEHOLD GROWTH		X	STUDIO AND 1-BEDROOM	2-BEDROOM	3+ BEDROOM
Couple without children	+ 4,866		100%	0%	0%
Couple with children	+ 5,043	0%	42%	58%	
Lone-parent family	+ 1,580	0%	60%	40%	
Other Census family	+ 1,645	0%	0%	100%	
Non-Census-family	+ 5,201	86%	13%	1%	
		=	Total		
			9,443	3,350	5,542
			Studio and 1-bedroom	2-bedroom	3+ bedroom
			18,335		
			Units added from 2021 to 2031		

4.4 Affordability and Core Housing Need

The number of households in core housing need from 2021 to 2031 is projected using the same percentages of households that are in core housing need by age and by tenure in 2016 based on the census. The results are as shown in the following tables.

By applying the 2016 rates of core housing need for owners and renters in the city, it is estimated that 6,055 renter households were in core housing need in 2021, with an additional 1,697 new renter households in core housing need by 2031.

This represents a scenario in which the number of households will grow if nothing is done to address their need. New affordable housing developments, poverty reduction measures, or changes to income and earnings are all factors that can influence these figures, potentially reducing core housing need. Conversely, continuing trends towards more expensive (and ageing and inadequately sized) housing could lead to a higher proportion of households in core housing need in 10 years.

TABLE 12: PROJECTED HOUSEHOLDS IN CORE HOUSING NEED BY TENURE, 2021 TO 2031, CITY OF COQUITLAM

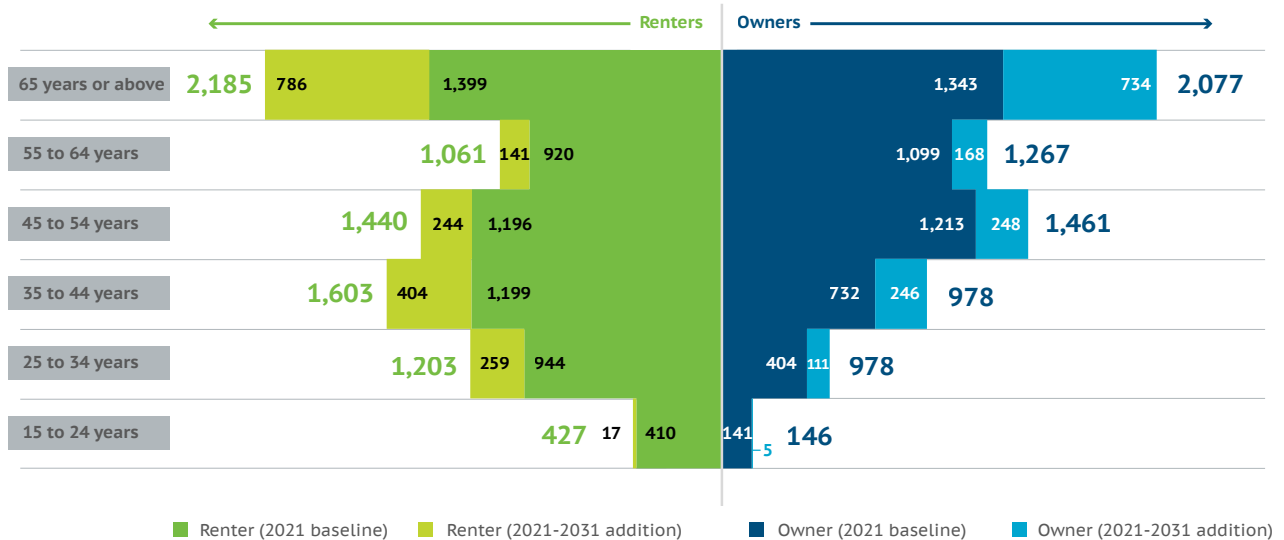
	2021	2031	CHANGES
Renter households in core housing need	6,055	7,752	1,697
Owners in core housing need	4,917	6,446	1,529
Total households in core housing need	10,973	14,198	3,226
Total households	60,669	79,004	18,335

Table 14 shows core housing need by age of primary household maintainer, estimating current (2021) rates of core housing need and changes to core housing need by 2031. It shows that if historical trends continue, by 2031 there will be 4,262 new senior households (65 or older) in core housing need. This group has the largest share of households in core housing need by age group and will see the largest growth.

TABLE 13: PROJECTED HOUSEHOLDS IN CORE HOUSING NEED BY AGE OF PRIMARY HOUSEHOLD MAINTAINER, 2021 TO 2031, CITY OF COQUITLAM³²

AGE GROUP	2021			2031			CHANGES		
	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL
15 to 24 years	141	410	551	146	427	573	5	17	22
25 to 34 years	404	944	1,349	515	1,203	1,718	111	259	369
35 to 44 years	732	1,199	1,930	978	1,602	2,580	246	404	650
45 to 54 years	1,213	1,196	2,410	1,461	1,440	2,901	248	244	492
55 to 64 years	1,099	920	2,019	1,267	1,061	2,328	168	141	309
65 or above	1,343	1,399	2,741	2,077	2,185	4,262	734	786	1,520
Total in CHN	4,932	6,069	11,001	6,444	7,919	14,363	1,512	1,850	3,362

FIGURE 56: PROJECTED HOUSEHOLDS IN CORE HOUSING NEED BY AGE OF PRIMARY HOUSEHOLD MAINTAINER, 2021 TO 2031, CITY OF COQUITLAM



32 The share of households in core housing need is based on the Household Characteristics by Tenure and Core Housing Need table in the 2016 Census. The future households in core housing needs are calculated by multiplying the proportion of households in core housing needs on the projected households by tenure and age of primary household maintainers.

5 Community Engagement Findings

Engagement helps contextualize and add nuance to the quantitative data in the City's Housing Needs Report.

5.1 Our Approach to Engagement, Equity and Inclusion

Principles of inclusion and equity guided each of the engagement opportunities. The intent of engagement was to learn about housing needs of individuals of all ages and life circumstances, with a particular focus on community members who are struggling or unable to meet their housing needs independently or through options available in the housing market.

Engagement methods and materials were developed with equity and inclusion in mind. Throughout the process, we refined our process by asking ourselves: "Who will benefit from this process, and how - and who might not benefit from it, and why?"

CREATING SAFE SPACES FOR PARTICIPATION

- We focused our efforts on hearing from those less often heard within engagement processes.
- We sought representation across sectors, populations, and interest groups.
- We included a variety of methods for people to engage with us.
- Where appropriate we had trained staff persons of diverse backgrounds and experience helping to facilitate and conduct engagement in an inclusive manner.

5.2 What did we do?

To give further insight into local housing perspectives and challenges in Coquitlam, a combination of engagement methods was used to engage with important stakeholder groups.

These included the 'seldom heard' and people more likely to be experiencing housing vulnerability, market and non-market housing providers, social service providers and community organizations, representatives of the development and real estate sectors, the education and health sector and those representing business interests, as well as from resident renters and owners themselves.

TYPE OF ENGAGEMENT	WHO PARTICIPATED	WHEN
<h2>1 Online Community Survey</h2>	<p>A total of 470 respondents; 406 respondents identified as current residents.</p> <p>The respondent sample is skewed towards older resident owners with higher incomes, as well as people who live with a spouse/partner.</p>	September/October 2021
<h2>3 Focus Groups</h2>	<p>A total of 41 participants, including:</p> <ul style="list-style-type: none"> > Homelessness and community service providers > Non-market housing providers > Developers and real estate community 	June 2021
<h2>2 Stakeholder Interviews</h2>	<p>Two stakeholder interviews from:</p> <ul style="list-style-type: none"> > Douglas College Staff > Douglas College Student Union 	September 2021
<h2>6 Interviews with People Experiencing Housing Insecurity</h2>	<p>Participant perspectives included:</p> <ul style="list-style-type: none"> > Experience of homelessness > Low and fixed income > Young family looking to enter the housing market > Immigrant > Student > Single parent household > Senior looking to age in place > Retiree looking to downsize housing 	November/December 2021
<h2>2 City of Coquitlam Advisory Committees</h2>	<p>Meetings with the:</p> <ul style="list-style-type: none"> > Economic Development Committee > Universal Access-Ability Committee 	August / September 2021

5.3 Engagement Summary

The following key themes emerged from the engagement activities. A complete “*What We Heard Report*” can be found in Appendix D.

THE CITY’S GROWTH AND ITS HOUSING AND SUPPORT SERVICES

- > Survey respondents (n=406) indicated that the top three housing types needed in Coquitlam were seniors housing (22%), transitional and supportive housing (18%), and purpose-built market rental (16%).
- > Available community services and infrastructure that support people in their housing must keep up with the city’s growth, as it continues to evolve from a suburban to an urban community.
- > Access to green space has been an important amenity for residents; the City should protect and preserve existing greenspace as it continues to grow.
- > Continue to use diverse methods to engage with community on an ongoing basis to better understand which services and programming must be expanded to meet evolving needs.
- > Some people who grew up in Coquitlam are finding it difficult to be able to stay and afford to live here.

THE HOUSING SYSTEM IS INTERCONNECTED ACROSS THE TRI-CITIES

- > Support services are generally under-resourced across the Tri-Cities. Especially long-term counselling and substance-use services are needed to address people’s challenges and help them maintain or access low-barrier housing options.
- > There is a need for an increase in the supportive housing stock.
- > Due to a lack of housing options it is difficult to transition from shelters and (the limited) transitional housing across the housing continuum (i.e., into housing with fewer supports or independent housing).

- > Non-profits are well-positioned to operate housing but need land and municipal assistance to develop strong housing proposals.
- > Improve collaboration and planning among Tri-City governments to help address housing affordability and service gaps.

PERSONS WITH DISABILITIES, SENIORS EARNING FIXED INCOMES AND LOW-INCOME POPULATIONS

- > Those living on a fixed income – many of whom are people with disabilities and seniors – require access to deeply affordable housing that charges Rent Geared to Income.
- > Rising rents force residents to leave their community.
- > As people move to retirement age their housing needs change; many large homes will be overhoused soon, requiring consideration for senior housing and downsizing options.
- > New housing must be built in proximity to needed amenities and services (e.g., health clinics).
- > Family members that house other family members living with complex disabilities, worry about long-term housing options as they continue to age.

DEVELOPMENT

- > Low to mid density development is desired by residents.
- > Development should enable people to access their daily needs within walking distance (e.g., proximity to work, schools, grocery stores).
- > The City should have more flexibility around amenity spaces, to allow for different types and uses.

HOUSING FOR MORE VULNERABLE RESIDENTS AND THOSE AT RISK OF, OR EXPERIENCING HOMELESSNESS

- > There is a need for more shelter spaces for people experiencing or at risk of homelessness.
- > Transitional and supportive housing are needed to support vulnerable populations.
- > Housing and wraparound service supports are lacking for those living with an addiction.
- > More mental health and substance use supports are needed for people struggling with housing insecurity.
- > People with low-incomes or other barriers feel at-risk of becoming homeless due to the rising cost of living, which does not rise with wages.
- > People at risk of, or experiencing housing insecurity need awareness and access to resources to assist them in finding appropriate housing options.
- > Stakeholders want to see more efforts to increase public awareness and education about the misconceptions and root causes of homelessness.

TRANSPORTATION

- > Dense housing should be built near public transit and transportation hubs.
- > Transportation infrastructure must keep up with the pace of housing development and growth of the city; having public transit is important especially for residents without access to private vehicles; lower cost residential areas are also often underserved by public transit.
- > Those needing to access public transit the most are getting displaced (or pushed out) of development areas due to redevelopment and its increased housing cost.

AFFORDABLE HOUSING

- > Owner and renter affordable housing stock needs to be available for low- and middle-income earners.
- > There is a need for affordable housing options for young families to have access to affordable rental housing and options for home ownership.
- > Those transitioning or aging out of shelters or programs have difficulty accessing affordable housing.
- > Affordable student rental housing is needed for students attending local post-secondary institutions.
- > Post-secondary students tend to live with their families or outside of the city due to the high cost of renting and living near campus.
- > Housing quality is lacking in affordable rental housing and single-family homes available for purchase; maintenance and upgrading fees are costly.
- > Purpose built rental housing is a gap in the current market.

EMPLOYMENT + ECONOMY

- > The city can benefit from housing combined with mixed commercial and employment space.
- > Wages are not keeping up with rising costs of housing/living.
- > Increasing office space and housing will help to attract more employment.
- > It is hard to find accessible work opportunities for some People with Disabilities.
- > Housing supply is impacted by the commodification of the housing market.
- > The cost of building is high; from a rental housing perspective, CACs and DCCs contribute to the cost of housing overall.

6 Key Statements of Need

This section contains a summary of this report's analysis of current and future housing needs focused on the entire housing continuum. It summarizes content of the previous sections to prepare the required key statements of need for the City of Coquitlam.

6.1 Rental Housing

- > Twenty-eight percent or 14,540 of the city's dwelling units were rentals according to the 2016 census. Between 2021 and 2031 the city could see a **28% increase in renter households** to a new total of 21,961 renter households. This is a conservative estimate.
- > **Seventy-three percent (73%) of rental units were rented in the Secondary Rental Market.** The purpose-built rental housing stock has declined from 4,082 units in 2016 to 3,423 units in 2020 due to redevelopments. The replacement of older, protected stock creates additional pressure on existing affordable rental housing stock.
- > As of December 31, 2021 construction is ongoing (received Building Permits) on 9 developments 437 purpose-built rental units – including 24 below-market units. Also, the City currently has another 2,726 units of purpose-built rental – including 175 units of below-market unit near rezoning or development permit approval.
- > Family-sized units that include three or more bedrooms are primarily found in single-detached dwellings, homes with a primary and secondary suite or row/town houses – neither of which exist as protected primary rentals. **Families who rent and require larger units need to find housing almost exclusively in the secondary rental market.** Secondary rentals do not provide the same tenure security as protected market rentals and are, on average, more expensive.
- > In Coquitlam, **35% of renters were in core housing need** in comparison to 11% of owners. Moreover, 15% (1,925 households) of all renter households were in extreme core housing need, spending more than 50% of their income on rent. Should current trends continue, **an additional 1,697 new renter households are expected to be in core housing need by 2031.**
- > People who live on single incomes, be it individuals living alone or with roommates (non-census families) or lone-parent families, face the greatest challenges with affording appropriate rental housing in the city.
- > With the continuously increasing cost of renting in the community, **the demand for greater affordability and additional rental supply is significant.**

6.2 Affordable Housing

- > The cost of renting and owning has drastically increased in recent years while incomes have only risen moderately in Coquitlam, the region and beyond. **40% of renter households in the city experienced affordability issues**, spending 30% or more of their income on shelter costs. While a lower **share of owners (22%)** experience affordability issues, they constitute a greater absolute number compared to renters (7,715 vs. 5,105).
- > **Rentals** (see Section 3.6 and Key Statement above) are largely unaffordable for individuals renting alone or lone parents.
- > **Home ownership** is out of reach for most households earning a median income (see Section 3.7). Even median-earning couples with children had to spend 46% of their income to afford an average priced single-detached home, the most common type of home in the city. Average priced apartments (\$509,575) on the other hand were affordable to all household types, except lone-parent households and people living alone, both of whom would have to pay between 45% and 55% of their income respectively. However, it needs to be considered that **newer, and larger stock that would be suitable for families, is not affordable to buy even for double-income earning family households with children.**

WHAT WE HEARD: AFFORDABILITY

Stakeholder and survey feedback highlighted that affordability challenges are felt deeply by those with single income streams, seniors with fixed incomes, those on disability or income assistance, those living with physical health or mobility issues, and young people looking to enter the housing market and/or start a family.

- > Eleven percent (11%), or 3,935, of owner households were in core housing need in 2016. Assuming historic trends continue, there will be an additional 1,529 owner households in core housing need by 2031. As with renters, a **priority population in need will be seniors** (see below).
- > Recent **immigrants and non-permanent residents** experienced the highest rates of core housing need in 2016, representing 45% (960 households) and 40% (240 households) of immigrant and non-permanent resident households respectively.
- > Over 60% of the 4,000 students enrolled at Douglas College in Coquitlam lived with their parents or relatives. Of those students who looked for rental housing, **over half experienced difficulty finding a place to rent** within an acceptable distance from campus.

6.3 Housing for Seniors

- > **Coquitlam's population is aging.** Between 2006 and 2016 Coquitlam's younger population (under 24 years) decreased by 3%, while the percentage of seniors aged 65 and older increased by 3%.
- > The share of seniors is projected to increase over the coming decade, while younger age groups are projected to remain similar in size or decline. **Seniors will make up 19% of the population in 2031 – increasing from 15.2% in 2021.** As a result, the median age in the City will increase from 40.8 to 42.8 years by 2031.
- > Senior-led households (65+) represent the **largest group of new households in the next 10 years with 43.5% (7,983) of new households**, including 846 households who will be led by a senior 85 and over. While many of these seniors will continue to live independently, **additional assisted living and residential care beds will be needed over the projected growth period** to adequately care for seniors who will require supports.
- > Notably, in 2016, 50% of renter households with at least one senior were considered in core housing need. Across both tenures, **by 2031 there will be 4,262 new senior households (65 or older) in core housing need.** This group has the largest share of households in core housing need by age group and will see the largest growth.

WHAT WE HEARD: SENIOR-FRIENDLY HOUSING

For seniors and other demographic groups, the presence of neighbourhood amenities plays a key role in determining housing suitability. When looking to move, it is important for seniors to have access to public transportation and remain in areas that enable them to maintain relationships with primary care services such as family doctors.

Seniors may also require specialized resources and knowledge to help them remove barriers and enable access appropriate housing.

Resident Profile: Sandy and her two Children

A single parent looking for affordable family housing in a walkable area.

Sandy is a 44-year-old single parent living with her two young children in a 2-bedroom rental apartment in Coquitlam. She has lived in the city for almost a decade after having moved from Vancouver to be closer to family connections. Sandy found her current housing within 2 weeks of searching social media platforms such as Facebook Marketplace and Craigslist.

Her biggest challenge looking for housing in the city has been finding affordable housing. In the City and broader Metro Vancouver area, the housing costs are equal or greater to what Sandy currently pays for rent, which is quite substantial in her opinion. The lack of affordability is worrying, as **she knows that soon her children will need rooms of their own**. As her children age, Sandy will want to have a larger apartment, but she fears being unable to afford one in Coquitlam. Her **income has not been keeping pace** with the rents and she wonders how, or if she will be able to afford a different apartment for herself and her family in Coquitlam.

When looking for rental apartments, she **also tried to find a unit in co-op housing** but soon understood that there are long wait times and limited availability throughout the Tri-City area.

Ultimately, she would like to live in housing that is a **newer build and better quality** than her existing rental. It is also important to her to be **close to public transit** that will enable herself and her kids to move around independently for their daily needs.

In her search for housing, Sandy encountered needing to provide extensive information to prove that she was capable of affording her housing as a single parent. She got the feeling potential landlords were uncomfortable renting to her. This resulted in a lost housing opportunity which would have been a good fit for herself and her child.

If the City is serious about wanting to keep young families in the area, Sandy feels they must consider having **more affordable and family friendly rental options** such as 2- and 3-bedroom apartments. There should be more localized supports within communities to help people find housing where they are.

Sandy knows that her current housing is only temporary. Ideally, she would like to live in a place where she can stay for the longer term without the pressure of knowing she will have to leave. For Sandy, conversations about housing are not just about a place to live, but about a decent quality of life, equity and health.



6.4 Housing for Families

- > There were **30,030 units in the housing stock with three or more bedrooms**.
- > With only 3,630 rental homes having three or more bedrooms compared to 26,405 that were owned, there was a **very small number of larger family-sized units (3+ bedrooms) in the rental housing stock** in Coquitlam. These units were almost exclusively in detached housing. Only 212 primary rental market units had 3+ bedrooms in the City as of 2020.
- > As family-sized housing units – both rented and owned - were found almost exclusively in single-detached dwellings, duplexes or row houses, the high cost of renting or buying these family-sized units puts **access to suitable housing out of reach for many families with children**.
- > Among rented homes, **lone-parent families, face the greatest challenges with affording appropriate rental housing** in the city and cannot even afford a 1-bedroom apartment without paying more than 43% of their income on rent. While couples with children can draw on more income and only have to spend 31% of their income on a 3-bedroom rental unit, they will be severely hampered to find suitable rentals due to the lack of supply.
- > **There is a significant need for greater numbers of family homes in the new housing supply, that are larger and affordable to family households**. Noting the high cost of detached housing in the city, much of this growth will have to originate in the supply of higher-density housing.
- > Until 2031 **couples with children will make up 27.5% (5,043) of new households** – especially those with household heads aged 35 to 54 – who will see an increase of 3,221 households.

6.5 Special Needs Housing

In Coquitlam, this housing type is defined as non-market housing with supports for seniors and people with disabilities, which is different from non-market housing which includes ongoing support services (e.g., mental health, addiction). Both are included in this statement of need.

- > There is limited quantitative data on the needs of people with physical or mental health challenges, addictions, or people living with developmental disabilities who may require housing that offers special supports.
- > The demand for non-market housing in Coquitlam is high with 921 households on BC Housing's Housing Registry waitlist – including 122 People with Disabilities and 31 households requiring a wheelchair-modified unit.
- > Stakeholders shared that those living on a fixed income – many of whom are people with disabilities and/or seniors – require access to deeply affordable housing charging Rent Geared to Income with accessibility supports. Many people who are experiencing homelessness live with untreated health issues and require ongoing health supports that are not currently available. In these situations, illegal, unsafe or unhealthy housing is, at times, the only option that is affordable.
- > As people with complex disabilities become older than ever, parents and caregivers worry about their long-term housing options.



“

There are a lot of homeless people in Coquitlam. We do need shelters, but more permanent shelters, so that people are not on the street daily, trying to meet their needs.”

Community member



6.6 Homelessness

- > There were 60 shelter units and beds available on an ongoing basis to those at risk of or experiencing homelessness in Coquitlam. An additional 30 beds or mats were made available during periods of extreme winter or on a seasonal basis.
- > The number of people experiencing absolute homelessness is estimated to be around 80-140 people.
- > The needs of those experiencing homelessness are varied, and while some need supports to achieve and maintain housing stability, others just require subsidized low-income housing.
- > The number of seniors in shelters has been increasing. Some people experiencing homelessness are showing increasingly complex support needs due to mental health challenges, brain injuries and addiction.
- > There are no shelter or Housing First options available exclusively for youth.

WHAT WE HEARD:

HOUSING + HOMELESSNESS

Those experiencing homelessness while living with ongoing mental health and substance use challenges need housing with services and supports.

The lack of supportive housing leads some to turn to illegal and unsafe housing options.

“ There are a lot of homeless people in Coquitlam. We do need shelters, but more permanent shelters, so that people are not on the street daily, trying to meet their needs. ”

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APPENDICES

A Glossary

B Data Limitations

C Projection Methodology

D Community Engagement

E HNR Requirements

F Required Data

G HNR Summary Forms

Appendix A Glossary

Aboriginal Ancestry: ‘Aboriginal ancestry’ refers to whether a person has ancestry associated with the Aboriginal peoples of Canada, that is, First Nations (North American Indian), Métis, and Inuit. Aboriginal peoples of Canada are defined in the Constitution Act, 1982, Section 35 (2) as including the Indian, Inuit and Métis peoples of Canada. Ancestry refers to the ethnic or cultural origins of the person’s ancestors, an ancestor being usually more distant than a grandparent. A person can have more than one ethnic or cultural origin.

Users should be aware that the estimates associated with this variable are more affected than most by the incomplete enumeration of certain Indian reserves and Indian settlements in the Census of Population.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop145-eng.cfm>

Aboriginal Identity: refers to whether the person identifies with the Aboriginal peoples of Canada. This includes those who are First Nations (North American Indian), Métis or Inuk (Inuit) and/or those who are Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band. Aboriginal peoples of Canada are defined in the Constitution Act, 1982, Section 35 (2) as including the Indian, Inuit and Métis peoples of Canada.

[Aboriginal identity of person \(statcan.gc.ca\)](http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop145-eng.cfm)

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Admission Category: ‘Admission category’ refers to the name of the immigration program or group of programs under which an immigrant has been granted for the first time the right to live in Canada permanently by immigration authorities.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop169-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

After Tax Income: ‘After-tax income’ refers to total income less income taxes of the statistical unit during a specified reference period. Income taxes refers to the sum of federal income taxes, provincial and territorial income taxes, less abatement where applicable. Provincial and territorial income taxes include health care premiums in certain jurisdictions. Abatement reduces the federal income taxes payable by persons residing in Quebec or in certain self-governing Yukon First Nation settlement lands.

For the 2016 Census, the reference period is the calendar year 2015 for all income variables.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop004-eng.cfm>

Age: 'Age' refers to the age of a person (or subject) of interest at last birthday (or relative to a specified, well-defined reference date).

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop005-eng.cfm>

Canada Mortgage and Housing Corporation (CMHC): A federal crown corporation and national housing agency that manages a range of programs to help make housing affordable for everyone in Canada. CMHC housing programming includes but is not limited to: funding the construction or repair of housing units, using loans to facilitate new market rental housing, mortgage and rental housing insurance, research on housing market trends.

[Canada Mortgage and Housing Corporation | CMHC \(cmhc-schl.gc.ca\)](http://www.cmhc-schl.gc.ca)

Census Family: Census families include couples with and without children, and a single parent with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Citizenship: 'Citizenship' refers to the country where the person has citizenship. A person may have more than one citizenship. A person may be stateless, that is, they may have no citizenship. Citizenship can be by birth or naturalization.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop016-eng.cfm>

Citywide Official Community Plan (CWOP): a comprehensive plan that guides the overall future of Coquitlam and provides a broad framework for managing future change. The CWOP is at the top of the City's hierarchy of land use plans.

<https://www.coquitlam.ca/616/Citywide-Official-Community-Plan>

Class of Worker: 'Class of worker' refers to whether a person is an employee or is self-employed. The self-employed include persons with or without a business, as well as unpaid family workers.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop017-eng.cfm>

Collective Dwelling: Refers to a dwelling of a commercial, institutional or communal nature. For example, hotels, tourist establishments, nursing homes, hospitals, staff residences, military bases, work camps, jails, group homes, and so on.

Composition of Income: The composition of the total income of a population group or a geographic area refers to the relative share of each income source or group of sources, expressed as a percentage of the aggregate total income of that group or area.

For the 2016 Census, the reference period is the calendar year 2015 for all income variables.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop020-eng.cfm>

Common Law Status: 'Common-law status' refers to whether the person is living with a person of the opposite sex or of the same sex as a couple but is not legally married to that person. All persons aged less than 15 are considered as not living common law.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop018-eng.cfm>

Commuting Destination: 'Commuting destination' refers to whether or not a person commutes to another municipality (i.e., census subdivision), another census division or another province or territory. Commuting refers to the travel of a person between his or her place of residence and his or her usual place of work.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop176-eng.cfm>

Commuting Duration: 'Commuting duration' refers to the length of time, in minutes, usually required by a person to travel between his or her place of residence and his or her place of work.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop152-eng.cfm>

Condominium Status: 'Condominium status' refers to whether the private dwelling is part of a condominium development. A condominium is a residential complex in which dwellings are owned individually while land and common elements are held in joint ownership with others.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage031-eng.cfm>

Core Housing Need: "A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability 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 housing standards)." Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Couple Family: 'Couple family' refers to a family that contains a married or common-law couple. A couple may be of opposite or same sex. In economic families, a couple family is a family where the reference person has a legally married spouse or common-law partner in the family (regardless of whether or not the reference person also has children).

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam032-eng.cfm>

Dwelling: A dwelling is defined as a set of living quarters. Two types of dwellings are identified in the census, collective dwellings and private dwellings. The former pertains to dwellings which are institutional, communal or commercial in nature. The latter, private dwellings, refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements004-eng.cfm>

Dwelling Conditions: 'Dwelling condition' refers to whether the dwelling is in need of repairs. This does not include desirable remodelling or additions.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements003-eng.cfm>

Economic Family: A group living together in the same dwelling who are “related to each other by blood, marriage, common-law union, adoption, or a foster relationship.” Economic families could include multigenerational families, siblings living together, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam011-eng.cfm>

Employment Income: All income received as wages, salaries and commissions from paid employment and net self-employment income from farm or non-farm unincorporated business and/or professional practice during the reference period.

For the 2016 Census, the reference period is the calendar year 2015 for all income variables.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop027-eng.cfm>

Ethnic Origin: 'Ethnic origin' refers to the ethnic or cultural origins of the person's ancestors. An ancestor is usually more distant than a grandparent.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop030-eng.cfm>

Family Size: 'Family size' refers to the number of persons in the family.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam036-eng.cfm>

Generation Status: 'Generation status' refers to whether or not the person or the person's parents were born in Canada.

Housing Stability: 'Housing suitability' refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms, as calculated using the NOS.

'Housing suitability' assesses the required number of bedrooms for a household based on the age, sex, and relationships among household members. An alternative variable, 'persons per room,' considers all rooms in a private dwelling and the number of household members.

Housing suitability and the National Occupancy Standard (NOS) on which it is based were developed by Canada Mortgage and Housing Corporation (CMHC) through consultations with provincial housing agencies.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage029-eng.cfm>

Household: Refers to a person or a group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada. It may consist of a family group with or without other persons, of two or more families sharing a dwelling, of a group of unrelated persons, or of one person living alone.

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Size: The number of persons in a private household. Average household size for each dwelling type is estimated total number of persons living in occupied private dwellings by dwelling structure type dividing by the total number of occupied private dwelling units for the corresponding dwelling types.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Immigration Status: ‘Immigrant status’ refers to whether the person is a non-immigrant, an immigrant or a non-permanent resident.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop148-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Industry: ‘Industry’ refers to a generally homogeneous group of economic producing units, primarily engaged in a specific set of activities. An activity is a particular method of combining goods and services inputs, labour and capital to produce one or more goods and/or services (products). In most cases, the activities that define an industry are homogeneous with respect to the production processes used.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop181-eng.cfm>

Knowledge of Non-official Languages: 'Knowledge of non-official languages' refers to whether the person can conduct a conversation in a language other than English or French. For a child who has not yet learned to speak, this includes languages that the child is learning to speak at home. The number of languages that can be reported may vary between surveys, depending on the objectives of the survey.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop054-eng.cfm>

Knowledge of Official Languages: 'Knowledge of official languages' refers to whether the person can conduct a conversation in English only, French only, in both or in neither language. For a child who has not yet learned to speak, this includes languages that the child is learning to speak at home.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop055-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

Labour Force Status: 'Labour force status' refers to whether a person was employed, unemployed or not in the labour force during the reference period. The labour force consists of persons who contribute or are available to contribute to the production of goods and services falling within the System of National Accounts production boundary.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop057-eng.cfm>

Language Spoken Most Often at Home: 'Language spoken most often at home' refers to the language the person speaks most often at home at the time of data collection. A person can report more than one language as "spoken most often at home" if the languages are spoken equally often.

For a person who lives alone, the language spoken most often at home is the language in which he or she feels most comfortable. For a child who has not yet learned to speak, this is the language spoken most often to the child at home. Where two languages are spoken to the child, the language spoken most often at home is the language spoken most often. If both languages are used equally often, then both languages are included here.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop186-eng.cfm>

Language Used Most Often at Work: 'Language used most often at work' refers to the language the person uses most often at work. A person can report more than one language as "used most often at work" if the languages are used equally often.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop222-eng.cfm>

Location of Study: 'Location of study' refers to either the province, territory or country of the institution from which a person obtained a certificate, diploma or degree, or the province, territory or country of the institution that a person attended during a specified reference period, or for a specific level of education.

In both cases, location of study refers to the location of the institution granting the certificate, diploma or degree, not the location of the person at the time he or she obtained the qualification or was attending the institution. The geographic location is specified according to boundaries current at the time the data are collected, not the boundaries at the time of study.

This variable indicates the province or territory (in Canada) or country (outside Canada) of the institution from which the highest postsecondary certificate, diploma or degree was obtained. It is only reported for individuals who had completed a certificate, diploma or degree above the secondary (high) school level.

This variable is reported for persons aged 15 years and over in private households.

For comments on data quality for this variable, refer to the Education Reference Guide, Census of Population, 2016.

Low-Income Status: 'Low-income status' refers to the income situation of the statistical unit in relation to a specific low-income line in a reference year. Statistical units with income that is below the low-income line are considered to be in low income.

For the 2016 Census, the reference period is the calendar year 2015 for all income variables.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop191-eng.cfm>

Main Mode of Commuting: 'Main mode of commuting' refers to the main mode of transportation a person uses to travel between his or her home and his or her place of work.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop177-eng.cfm>

Major Field of Study: 'Field of study' refers to the discipline or area of learning or training associated with a particular course or program of study.

This variable refers to the predominant discipline or area of learning or training of a person's highest completed postsecondary certificate, diploma or degree, classified according to the Classification of Instructional Programs (CIP) Canada 2016.

This 'Major field of study' variable can be used either independently or in conjunction with the 'Highest certificate, diploma or degree' variable. When the latter is used with 'Major field of study,' it should be noted that different fields of study will be more common for different types of postsecondary qualifications. At the detailed program level, some programs are only offered by certain types of institutions.

There was an explicit instruction in the questionnaire which instructed respondents to be as specific as possible in indicating a subfield or subcategory of specialization within a broad discipline or area of training.

This variable is reported for persons aged 15 years and over in private households.

For comments on data quality for this variable, refer to the Education Reference Guide, Census of Population, 2016.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop156-eng.cfm>

Marital Status: 'Marital status' refers to whether or not a person is living in a common-law union as well as the legal marital status of those who are not living in a common-law union. All persons aged less than 15 are considered as never married and not living common law.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop068-eng.cfm>

Mobility Status 1 Year: 'Mobility status, one year' refers to the status of a person with regard to the place of residence on the reference day in relation to the place of residence on the same date one year earlier.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop171-eng.cfm>

Mobility Status 5 Year: 'Mobility status, five years' refers to the status of a person with regard to the place of residence on the reference day in relation to the place of residence on the same date five years earlier.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop172-eng.cfm>

Mother Tongue: 'Mother tongue' refers to the first language learned at home in childhood and still understood by the person at the time the data was collected. If the person no longer understands the first language learned, the mother tongue is the second language learned. For a person who learned two languages at the same time in early childhood, the mother tongue is the language this person spoke most often at home before starting school. The person has two mother tongues only if the two languages were used equally often and are still understood by the person. For a child who has not yet learned to speak, the mother tongue is the language spoken most often to this child at home. The child has two mother tongues only if both languages are spoken equally often so that the child learns both languages at the same time.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop095-eng.cfm>

Non-Family Households: Households which do not include a census family.

Occupations: 'Occupation' refers to the kind of work performed in a job, a job being all the tasks carried out by a particular worker to complete his or her duties. An occupation is a set of jobs that are sufficiently similar in work performed.

Kind of work is described in terms of tasks, duties and responsibilities, often including factors such as materials processed or used, the industrial processes used, the equipment used, and the products or services provided.

Occupations are generally homogeneous with respect to skill type and skill level.

Occupation applies to the contribution of labour to that part of economic activity that is within the production boundary defined for the System of National Accounts.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop157-eng.cfm>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Language Used Regularly at Work: ‘Other language(s) used regularly at work’ refers to the languages, if any, that the person uses in their job on a regular basis, other than the language or languages he or she uses most often at work.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop223-eng.cfm>

Owner Household: ‘Owner household’ refers to a private household where some member of the household owns the dwelling, even if it is still being paid for.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage034-eng.cfm>

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Place of Birth: ‘Place of birth’ refers to the name of the geographic location where the person was born. The geographic location is specified according to geographic boundaries current at the time of data collection, not the geographic boundaries at the time of birth.

In the 2016 Census of Population, the geographic location refers to the name of the province, territory or country in which the person was born. It refers to a province or territory if the person was born in Canada. It refers to a country if the person was born outside Canada.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop118-eng.cfm>

Place of Work Status: ‘Place of work status’ refers to whether a person worked at home, worked outside Canada, had no fixed workplace address, or worked at a specific address (usual place of work).

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop110-eng.cfm>

Primary Household Maintainers: Primary household maintainer or householder is the first person in the household identified as someone who pays the rent, or the mortgage, or the taxes, or the electricity or other services or utilities for the dwelling. When more than one member of the household contributes to the payments, the first person listed is chosen as the primary household maintainer. If no person in the household is identified as making any such payments, the first person listed is selected by default. A primary household maintainer must be 15 years of age or older.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Primary Household Maintainer Rate: Proportion of primary household maintainers (or household heads) in a given population.

Private Dwelling: Refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons.

Private Household: 'Private household' refers to 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. The household universe is divided into two sub-universes on the basis of whether the household is occupying a collective dwelling or a private dwelling. The latter is a private household.

For census purposes, households are classified into three groups: private households, collective households and households outside Canada.

Unless otherwise specified, all data in census products are for private households only.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage014-eng.cfm>

Registered or Treaty Indian Status: 'Registered or Treaty Indian status' refers to whether or not a person is a Registered or Treaty Indian. Registered Indians are persons who are registered under the Indian Act of Canada. Treaty Indians are persons who belong to a First Nation or Indian band that signed a treaty with the Crown. Registered or Treaty Indians are sometimes also called Status Indians.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop116-eng.cfm>

Seniors: Individuals aged 65 and over. For people experiencing homelessness the age is 55 and over.

Shelter Cost: 'Shelter cost' refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services."

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Structural Type of 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.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements013-eng.cfm>

Subsidized Housing: ‘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.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

In Coquitlam, this housing type is defined as non-market housing which includes ongoing support services (e.g. mental health, addiction). It is different from non-market housing with supports for seniors and people with disabilities, which is also referred to as Special Needs Housing.

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors. Also referred to as Special Needs Housing.

Time Leaving for Work: ‘Time leaving for work’ refers to the time of day at which a person usually leaves home to go to their place of work.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop159-eng.cfm>

Total Income: ‘Total income’ refers to the sum of certain incomes (in cash and, in some circumstances, in kind) of the statistical unit during a specified reference period. The components used to calculate total income vary between:

- > Statistical units of social statistical programs such as persons, private households, census families and economic families;
- > Statistical units of business statistical programs such as enterprises, companies, establishments and locations; and
- > Statistical units of farm statistical programs such as farm operator and farm family.

In the context of persons, total income refers to receipts from certain sources, before income taxes and deductions, during a specified reference period.

In the context of census families, total income refers to receipts from certain sources of all of its family members, before income taxes and deductions, during a specified reference period.

In the context of economic families, total income refers to receipts from certain sources of all of its family members, before income taxes and deductions, during a specified reference period.

In the context of households, total income refers to receipts from certain sources of all household members, before income taxes and deductions, during a specified reference period.

The monetary receipts included are those that tend to be of a regular and recurring nature. Receipts that are included as income are:

- > employment income from wages, salaries, tips, commissions and net income from self-employment (for both unincorporated farm and non-farm activities);
- > income from investment sources, such as dividends and interest on bonds, accounts, guaranteed investment certificates (GICs) and mutual funds;
- > income from employer and personal pension sources, such as private pensions and payments from annuities and registered retirement income funds (RRIFs);
- > other regular cash income, such as child support payments received, spousal support payments (alimony) received and scholarships;
- > income from government sources, such as social assistance, child benefits, Employment Insurance benefits, Old Age Security benefits, Canada Pension Plan and Québec Pension Plan benefits and disability income.

Receipts excluded from this income definition are:

- > one-time receipts, such as lottery winnings, gambling winnings, cash inheritances, lump-sum insurance settlements and tax-free savings account (TFSA) or registered retirement savings plan (RRSP) withdrawals;
- > capital gains because they are not by their nature regular and recurring. It is further assumed that they are more relevant to the concept of wealth than the concept of income;
- > employers' contributions to registered pension plans, Canada Pension Plan, Québec Pension Plan and Employment Insurance;
- > voluntary inter-household transfers, imputed rent, goods and services produced for barter and goods produced for own consumption.

For the 2016 Census, the reference period is the calendar year 2015 for all income variables.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Transitional Housing: "A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing."

<https://www.bchousing.org/glossary>

In Coquitlam, this housing type is defined as non-market housing which includes ongoing support services (e.g. mental health, addiction). It is different from non-market housing with supports for seniors and people with disabilities, which is also referred to as Special Needs Housing.

Vacancy: A unit is considered vacant if it is physically unoccupied and available for immediate rental. A vacancy ratio is the ratio of rental units not rented in comparison to the total number.

Visible Minority: 'Visible minority' refers to whether a person belongs to a visible minority group as defined by the Employment Equity Act and, if so, the visible minority group to which the person belongs. The Employment Equity Act defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour". The visible minority population consists mainly of the following groups: South Asian, Chinese, Black, Filipino, Latin American, Arab, Southeast Asian, West Asian (e.g. Iranian, Armenian, Afghan, Turkish etc.), Korean and Japanese.

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop127-eng.cfm>

Work Activity: 'Work activity during the reference year' refers to whether or not a person 15 years or over worked during the reference year. For those who did work, this refers to the number of weeks in which the person worked for pay or in self-employment during the reference year at all jobs held, even if only for a few hours, and whether these weeks were mostly full time (30 hours or more per week) or mostly part time (less than 30 hours per week).

<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop224-eng.cfm>

Appendix B

Data Limitations

There are limitations to the data used in this report. Considerable limitations that may affect interpretation of the data presented in this report are described here.

DIFFERENT CENSUS DATASETS

This report refers to both the standard Census Profile from Statistics Canada and a custom data set that was prepared by Statistics Canada for the purpose of Housing Needs Reports. This data provides some information not available in the Census Profiles. However, it is based on a 25% sample. It also differs slightly from the Census Profiles as it only reports on private households and excludes those living in institutions or any form of collective dwelling. Both the Census Profiles and custom data sets are used and are referenced

AGE OF DATA

The most recent national census was completed in 2016 and is now several years old. While it provides important demographic and housing information, it does not capture more recent trends. Other, more recent sources of data are used where possible and quantitative data is supplemented with stakeholder engagement which provides insight into emerging trends. The next national census is scheduled for 2021 and results will begin to become available in 2022.

2011 NATIONAL HOUSEHOLD SURVEY

The 2011 National Household Survey (NHS) was voluntary and had a much lower response rate than the mandatory long-form census. Because of this, data from the 2011 NHS is of a lower quality than census data. In particular, this adversely impacted income data, and any comparisons between Census income data and NHS income should be viewed with caution; overall income trends between 2006 and 2016 are therefore a more reliable indicator of future income direction than 5-year trends.

PROJECTIONS

The projections contained in this report offer one possible scenario and should be used with caution. In reality, local conditions like population, immigration patterns, decisions on growth and density, and market forces impact the nature of the projections. Wherever possible, the projections should be informed by an understanding of the context within the City and Metro Vancouver.

One core limitation of the projections methodology is its assumption that different households will continue to choose tenures in the same way they have in 2016. This likely results in an under-estimation of the demand for new rental housing.

DEFINING AFFORDABILITY

Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This is a generally accepted measure of affordability, however it should be noted that achieving the 30% ratio is most important for households on low to moderate incomes. Households with higher incomes may choose to spend a larger proportion of their income on housing costs with a detrimental impact on their ability to meet other essential needs. As well, many retired persons may have little income but not experience affordability challenges due to accumulated wealth, which isn't captured in this analysis.

COVID-19 PANDEMIC

The statistical data reported in this document was collected prior to the COVID-19 pandemic and may not entirely reflect current housing trends. The findings in the concluding chapters consider both available data, desk research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications.

Appendix C

Projection Methodology

7.3.1 Projection of population in private household Population Projections

The projection of population in private household in this report is based on the population projection from 2016 to 2051 from Metro 2050 by age group received from Metro Vancouver.³³

Population projections prepared by Metro Vancouver are the basis for the projected population in private households. Projections are based on the Component/Cohort-Survival population model. First, the population growth by gender-age cohort is calculated based on natural population growth (fertility and mortality), as well as migration (intra-provincial, inter-provincial, and international). The future size of each age cohort is calculated by moving each age group to the next one, applying fertility and mortality rates as well as estimates of migration by age group. Then the projected total population in future years are calculated by aggregating the projected population segments by gender-age cohort.

The population in private households is then estimated by subtracting the collective population from the total projected population in each population cohort by gender-age group, in which a constant share of the population is assumed to live in collective dwellings for each population cohort specified.

7.3.2 Headship Rates

Headship rates describe the proportion of individuals within a given age group who “head” their household. Headship rates are used to derive household projections because it indicates the likelihood of a new household being formed.

Detailed headship rates simply **subdivide these groupings further**, describing the proportion of individuals within a given age group who are the “head” of a specific (family, tenure, gender, etc.) type of household (such as a lone-parent, owner-occupied household etc.)

In mathematical terms, headship rates by age-family type-tenure are calculated as such:

$$m_{afr} = \frac{h_{afr}}{p_a}$$

- m for headship (“maintainer”) rate, h for households, p for population. Subscripts a for age, f for family type, r for tenure.

³³ Metro Vancouver, 2050 Projection Technical Report. http://www.metrovancouver.org/services/regional-planning/PlanningPublications/Metro2050Projection_TechnicalReport.pdf

A.3.3 Difference between Urban Matters' and Metro Vancouver's approaches towards Headship Rates:

The projection approach used in this report applies a constant headship rate estimated based on the 2016 Census through the projection period. In the next year In Metro Vancouver's projection model, the headship rate, applied in the dwelling unit projection, is specified

- > by age cohort and gender to account for shifting demographics,
- > by the municipality to account for locational differences and preferences, and
- > by dwelling structure type.

Instead of applying constant headship rates, Metro Vancouver modifies the rates based on extrapolation from historical trends in headship changes by municipality and dwelling structure type from 2001 to 2016. Additionally, the dwelling unit projection model in Metro Vancouver includes an annual adjustment of units' growth to reflect potential growth by dwelling structure types and local land use plans.

The tenure and household type projections in Urban Matter's approach represent a baseline growth scenario and simply show what might occur based on historical trends. This explains increasing differences in the projected number of households across future years between Metro Vancouver's and Urban Matters' approaches.

A.3.4 Household Projections

Household projections represent the combination of **population projections with** (historical or otherwise defined) **headship rate information**. The household projections presented within this report are the result of combining the population projections by Metro 2050 with **headship rates** by age of primary household maintainer.

How it works:

The headship rate is calculated based on this formula

$$\text{Headship rate applied for age(a)-family type (f)-tenure(r)} = m_{afr} = \frac{h_{afr}^{\text{Census 2016}} * \left(\frac{h_a^{\text{Metro Van 2016}}}{h_a^{\text{Census 2016}}} \right)}{p_a^{\text{Metro Van 2016}}}$$

- a. The headship rate is calculated by the number of households by age group-family type-tenure (h) divided by the number of populations in private households (p) in 2016 from Metro Vancouver. To adjust for the undercount of the number of primary household maintainers by age-family type-tenure in the nominator in Census 2016 data, the number of households in the nominator is adjusted by the percentage difference of number of household maintainers by age from Metro Vancouver relative to the reported numbers in Census 2016.
- b. This set of static headship rates is then applied to the projection of population in private household from 2017 to 2031 to project the households into the future.

For example: The household projections are arrived at by combining the population projections and the headship rates in the following way: If **population projections** indicated there would be an additional 100 individuals between the ages of 45 and 54, and the **headship rates in 2016** suggested that 20% of individuals aged between 45 and 54 led their household, then we would project that there would be 20 households led by a primary household maintainer between the ages 45 and 54.

In mathematical terms, household projections are calculated as such:

$$h_{afrt} = p_{at} \times m_{afir}$$

- m for headship (“maintainer”) rate, h for households, p for population in private households. Subscripts a for age, f for family type, r for tenure, t for year.

A.3.5 Household Tenure Projections

The projection of households by tenure type is calculated by summing up the projected households of all age groups-family type of each tenure type. In mathematical terms, it is illustrated as follows:

$$h_{rt} = \sum_f \sum_a h_{afrt} = \sum_f \sum_a p_{at} \times m_{afir}$$

where m for headship (“maintainer”) rate, h for households, p for population in private households. Subscripts a for age, f for family type, r for tenure, t for year.

For the purposes of the household projections, households are divided only into owner and renter households, with renter households including band housing where it exists.

A.3.6 Unit Projections

Based on the household projections in the preceding section, the anticipated number and size of units were estimated. The projections estimate the net additional households in the community that are then used to determine the additional units needed to meet this population growth.

The bedroom conversion rates offer a high-level estimate of needed unit sizes based on the National Occupancy Standards (NOS) as well as household differences related to culture, ability, and life stages.

These conversion rates anticipate the minimum bedroom sizes required with some flexibility allowed for diverse needs and life transitions. Assumptions are outlined in the table below.

While these assumptions are based on typical community needs and family formation in Coquitlam, it must be noted that there is a strong connection between available unit sizes and the distribution of family type in the community. For example, if there is a shortage of smaller unit sizes, it may be difficult for individuals living alone to meet their housing needs and they may choose to live with family or roommates not out of choice but necessity; if there is a shortage of family housing, families may live in overcrowded condition.

HOUSEHOLD TYPE	ASSUMPTIONS
Couples without Children	A one-bedroom unit is the minimum unit size required to meet the needs of couples without children, reflecting the NOS. However, to accommodate the needs of two people, an additional bedroom may be needed for couples without children for a variety of reasons, such as medical or accessibility needs, storage, or future family planning.
Families with Children and Other Families	Families with children require a minimum of two bedrooms to meet the needs of the smallest of this family type (couple or single parent with one child or two children of the same gender) based on the NOS. All larger families will need three or more bedrooms.
Non-Census-Family	Non-census families are predominantly individuals living alone, as well as individuals living with unrelated roommates. Our projections assume that individuals living alone can meet their housing needs with a studio or one-bedroom. Generally, a one-bedroom unit is needed or preferred. However, in some cases a studio apartment may be more suitable or even preferred. For those living with roommates, a variety of unit sizes are required.

A.3.7 General Limitations - Projections Methodology

- > Projections are based on past trends and, in part, modified to account for possible future changes. They are best understood as “one possible scenario based on historical growth and responses to that growth – what might happen, especially if similar actions to those in the past are taken in the future with respect to growth and development”.
- > Household growth on its own is insufficient as an indicator of future housing needs because household formation is constrained to the available supply—new households cannot form if there is nowhere for them to live. The BC Expert Panel on Housing Supply suggests an “affordability adjustment” to account for past undersupply.
- > Projections are intended to be interpreted in broad trends to inform future policy making. As such, all population and household projections are rounded to the nearest 5.
- > Note that the population projections do not account for underlying demand for housing within Coquitlam (e.g., people living with family while searching for housing) or across the region (e.g., people who may be searching for housing in multiple communities due to the fluidity of boundaries).
- > Real community growth depends on a variety of different factors, including the state of the economy, changes in the housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions.
- > The availability, type, and affordability of housing will influence what types of households are able to stay in, or move to, Coquitlam and will impact demographic trends in the community.
- > In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Coquitlam are assumed to remain constant (by age group) over time.



Appendix D Community Engagement: What We Heard Report

Community Engagement — What We Heard Report

City of Coquitlam
Housing Needs Report
November 2021

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1 OVERVIEW

This What We Heard Summary is a record of the engagement completed as part of the City of Coquitlam's **Housing Needs Report**. **This process set out to document community and stakeholder feedback on current and emerging housing needs in the community.**

Due to the COVID-19 pandemic, social distancing measures prevented large group gatherings. The engagement process was conducted virtually.

A synthesis of engagement findings is included in Chapter 6 of the report.

Table 1 shows what type of engagement was completed, who participated, and when.

Table 1 Engagement Overview

Type of Engagement	Who Participated	When
1 Online Community Survey	<p>A total of 470 respondents; 406 respondents identified as current residents.</p> <p>The respondent sample is skewed towards older resident owners with higher incomes, as well as people who live with a spouse/partner.</p>	September/October 2021
3 Focus Groups	<p>A total of 41 participants, including:</p> <ul style="list-style-type: none"> • Homelessness and community service providers • Non-market housing providers • Developers and real estate community 	June 2021
2 Stakeholder Interviews	<p>Two stakeholder interviews from</p> <ul style="list-style-type: none"> • Douglas College Staff • Douglas College Student Union 	September 2021
6 Interviews with People Experiencing Housing Insecurity	<p>Participant perspectives included:</p> <ul style="list-style-type: none"> • Experience of homelessness • Low and fixed income • Young family looking to enter the housing market • Immigrant • Student • Single parent household • Senior looking to age in place • Retiree looking to downsize housing 	November/December 2021
2 City of Coquitlam Advisory Committees	<p>Meetings with the</p> <ul style="list-style-type: none"> • Economic Development Committee • Universal Access-Ability Committee 	August / September 2021

2 COMMUNITY SURVEY

2.1 INTRODUCTION

Coquitlam residents were invited to participate in an online survey. The survey was made available on [Let's Talk Coquitlam \(letstalkcoquitlam.ca\)](http://letstalkcoquitlam.ca) for public participation between September 13 to October 15, 2021.

Participation was encouraged in the following ways:

- **Hosted publicly on the City's project update site**
- Emailed to the Coquitlam Housing Affordability Strategy NotifyMe List
- Made available on Viewpoint panel
- Shared with social service organizations for distribution
- **Shared on the City's social media channels**

The purpose of the survey was to gather information on housing experiences and perspectives in the city. A total of 470 survey responses were submitted.

During the survey, respondents could skip questions and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

The full Housing Needs Survey can be found at the end of this report.

2.2 SURVEY ANALYSIS

Survey results were analyzed using both qualitative and quantitative methods to both understand the percentages of response rates, and what survey respondents had to say in written responses.

The following pages use graphs and charts to help represent the numerical, or quantitative data. Response percentages were calculated by dividing the number of responses to a question category, by the total number of respondents per question. Percentages were rounded to the nearest percent.

Qualitative analysis was applied to open-ended responses to better understand major themes regarding housing issues or potential solutions for the City of Coquitlam. This analysis involves looking at the frequency that topics arise in participant responses and then grouping them within an overarching theme area, or key theme. Related sub-themes are reported out under each key theme area to show the top areas of survey respondent feedback.

The following survey analysis is organized according to the section headings below, beginning with an overview of who we heard from in this survey. This section is followed by an analysis of major themes and key takeaways that came out of open-ended comments, in addition to the top responses to key questions around housing challenges and community need. The remaining sections

of the survey analysis are organized according to questions related to survey areas, **“Your Housing Experience”** and **“Community Housing Issues.”**

2.2.1 KEY HOUSING NEED TAKEAWAYS

Key housing needs in the City of Coquitlam are informed by both the type of housing that is available, and the needs that are not currently being met for city residents. Through the Housing Needs Survey, housing types and demographics were highlighted by survey respondents, who are experiencing housing needs both current and anticipated in the future.

The lists below show prominent housing needs in the city, as identified by survey respondents.

People

- Young and first-time homebuyers, typically looking to start a family
- Senior residents, looking to downsize to accessible, affordable and tenure secure housing (many are limited by fixed income)
- Low-income earners, including those who are single or have young families, seeking below-market rental housing options
- Middle income earners seeking affordable rental housing and home ownership
- People on disability or income assistance who require affordable and accessible housing due to chronic pain and/or mobility issues (e.g., wheelchair access) housing accessibility needs
- Those at risk of, or experiencing homelessness need subsidized low-income housing

Housing Typologies

- 2-to-3-bedroom unit sizes to serve the population of young families
- The top 3 housing types needed in Coquitlam include seniors housing, transitional and supportive housing, and purpose-built market rental
- Of those surveyed, 19% believe the City is most in need of Ground-oriented secondary suites, followed by equal interest in apartment buildings that are less than 5 storeys (14%), as well as multi-plex units (14%).
- Limited supply of affordable rental or purpose-built rental options
- More pet-friendly rental units (for those living alone, particularly senior demographics)
- Housing suitable for seniors to age in place
- Low-income housing for single people and families

Noted Issues

- The top three housing types needed in Coquitlam, as identified by survey respondents, were seniors housing (22%), transitional and supportive housing (18%), and purpose-built market rental (16%)
- There was generally broad approval of secondary suites, with the majority of participants (19%) believe the City is in most need of Ground-oriented secondary suites.
- Survey respondents indicated strongly that the City is most in need of 3-bedroom homes (42%), followed by 2-bedroom units (24%)

- For homeowners and those seeking to enter the housing market, affordability issues are compounded affording taxes, insurance costs and maintenance (e.g., strata fees), getting mortgage approval, and other costs (e.g., interest rates, cost of real estate agents)
- Bidding wars, occurring when sellers list a property for lower than what they are actually willing to take, resulting in competition in the market and unaffordable bidding prices
- Affordability challenges are felt deeply by those with single income streams, seniors with fixed incomes, those on disability or income assistance, those living with chronic pain or mobility issues, and young people looking to enter the housing market and/or start a family
- There is a need for housing with more bedrooms (e.g., 2 and 3 bedrooms) to accommodate young families
- Being able to meet daily needs within walking distance to amenities such as schools, grocery stores, recreational facilities, in addition to proximity to work
- Transportation infrastructure needs to keep up with the pace of city/housing development; there needs to be housing accessible to those who do not own and use private vehicles and/or rely on public transit; transportation impacts cost savings (gas, parking and transportation fees)

2.2.2 WHO WE HEARD FROM

A total of 470 complete survey responses were submitted and included in the analysis. Of all respondents 406 lived in Coquitlam and were invited to provide detailed responses. Those who indicated they would like to live in Coquitlam were asked about barriers to moving to the city.

Relationships to the City: Participants were first asked to select options that best describe their relationship to the City of Coquitlam. The majority of respondents (86%) indicated that they currently live in the City.¹ Other types of relationships included visitors who shop or dine in the City (22%), followed closely by those who visit for recreational activities (21%), and those who work there (16%). Figure 2 below shows all responses provided by survey participants.

Only residents who live in the City of Coquitlam were invited to complete the full survey.

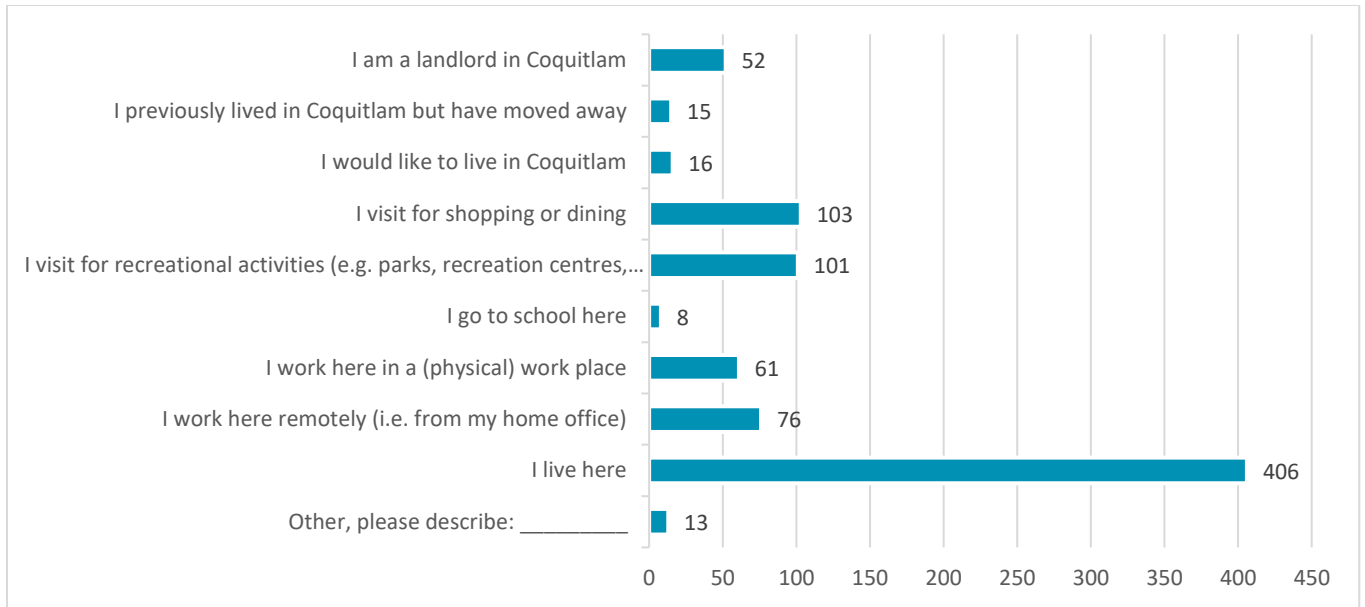
Survey Limitations:

The responses in this survey are not representative of the Coquitlam population. Many seldom-heard voices are not represented.

- The survey did not include any youth and skewed heavily towards older residents who own and have higher incomes
- It also predominantly included responses from people who live with a partner or with a partner with children (combined 74%).
- The survey reached a low number of people living with disability and/or on income assistance (0.5%)
- Korean, Mandarin and Chinese speaking populations were underrepresented in comparison to the city's population
- The survey only reached 10 people who have lived in the city for less than a year
- There was no question to indicate newcomer immigration or refugee status in the survey

Figure 2: **Survey Question 1**, "What is your relationship to the City of Coquitlam? (Select all that apply)", (N=470)

¹ Sixteen (16) people indicated they would like to live in Coquitlam. The main barriers to moving or returning to Coquitlam were said to be the cost of buying a home, and the cost of renting.

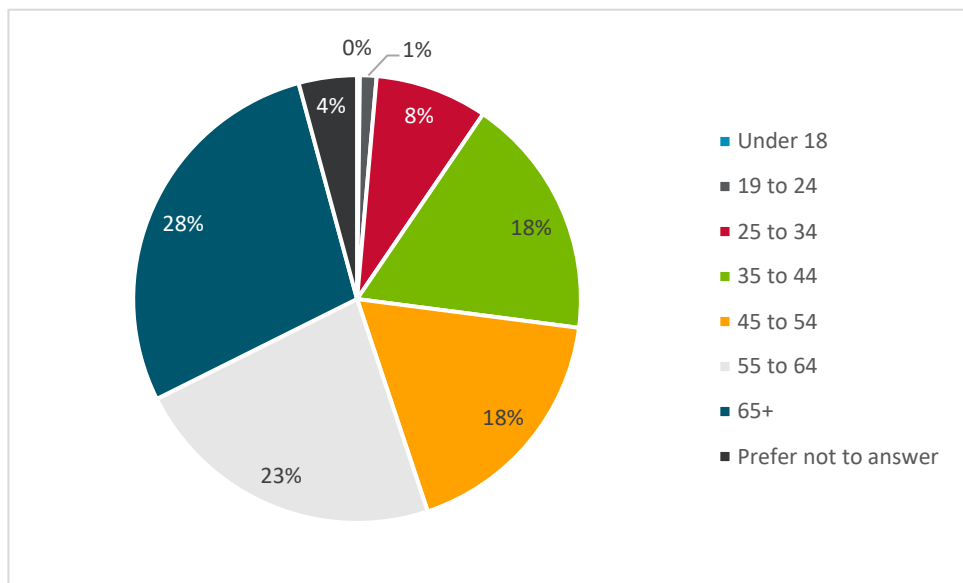


Where people live: Of the options listed, most survey participants said they lived in either Central Coquitlam (21%), Lougheed-Burquitlam (17%), City Centre (12%) and Westwood Plateau (10%). Of the 64 survey participants who do not currently live in Coquitlam, the majority came from the City of Vancouver (47%) or Port Coquitlam (27%). Respondents that did not identify as residents of Coquitlam did not complete the full survey.

Figure 3: Survey Question 4, "What is your age?", (N=405)

Age: The largest proportion of survey respondents were over the age of 65 (28%), which is 16% higher than the same population category in the City of Coquitlam overall.

Youth were not well represented in this survey. Only 1% of total survey participants fell within the 19 to 24 age range, and the survey did not reach any youth or children under the age of 18. This is a large gap in comparison to the 30% of people under the age of 24 that make up the **city's population**. To account for this, outreach was done through service providers however, noting the lack of participant incentives or targeted outreach, this strategy was not effective.

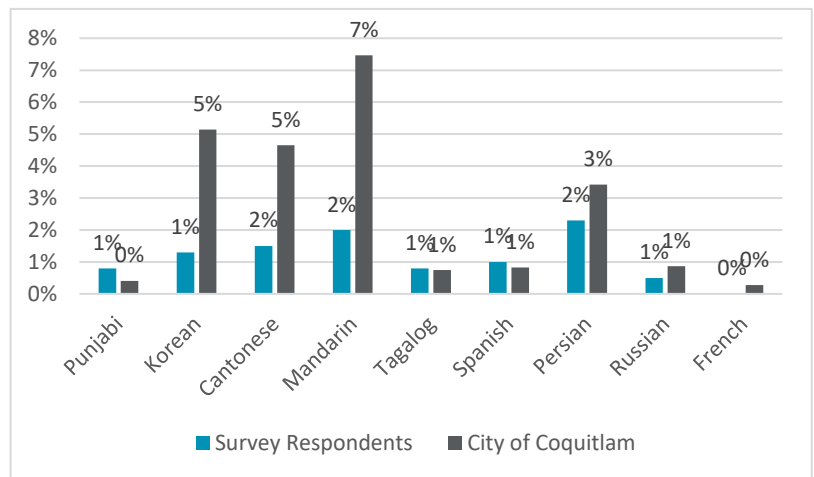


Gender Identity: Just over half (51%) of survey respondents were those who identify as woman/female, and those identifying as man/male made up 42%. Those who selected non-binary/other and **“Prefer not to say”** made up 1% and 6% of the remaining participants.

Indigeneity: Those identifying as Indigenous made up 3% of total survey respondents, with 1% of representation falling within First Nations, Métis, and multiple Indigenous categories respectively.

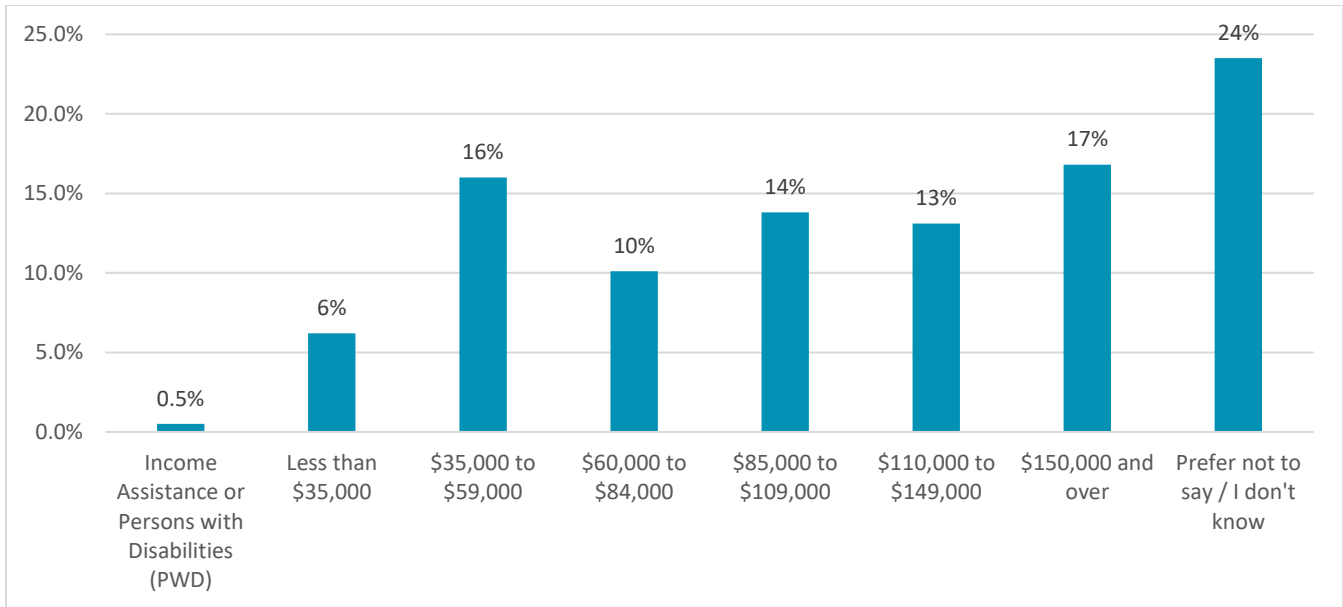
Figure 4: Survey Question 4, "What language do you speak most often at home?", (N=398)

Language: Of languages spoken most often at home, 10% of survey respondents identified non-English languages which are shown in Figure 4 on the right. When comparing to the **City's census data**, proportions of representation are similar. The largest difference in comparison to the survey exists for Mandarin which has 5% more representation within the City, in addition to Korean (4%), and Cantonese (3%).



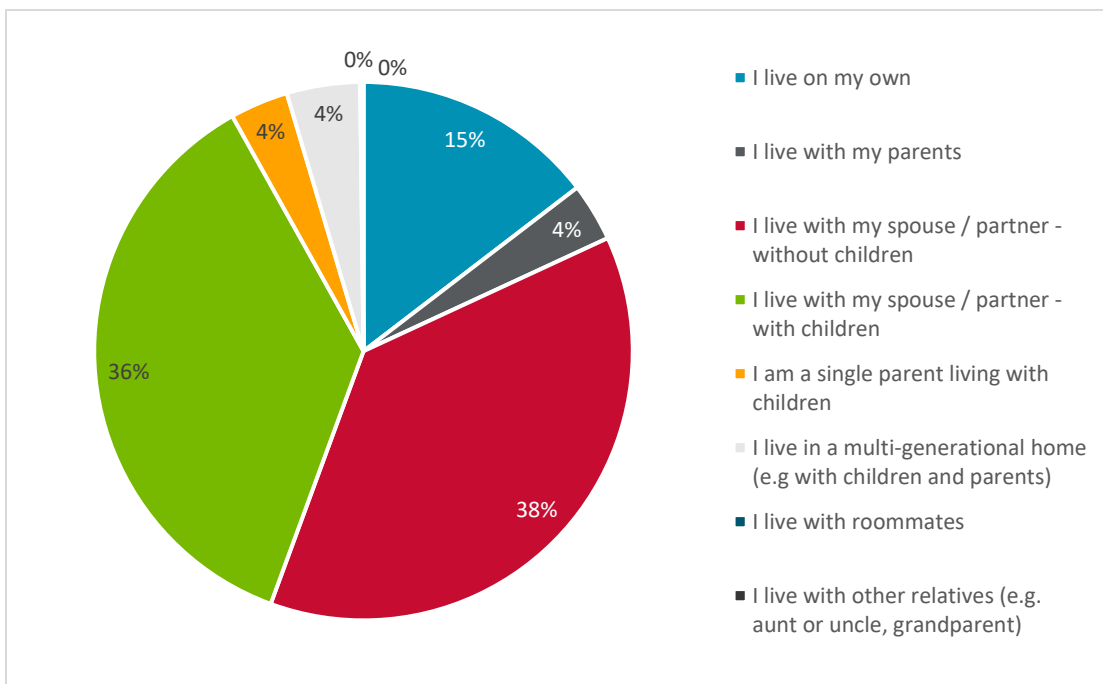
Income: One in four respondents did not indicate their income. Of those who responded to this question, the top 3 categories represented in annual gross income included those earning \$150,000 and more (17%), between \$35,000 and \$59,000 (16%), and \$85,000 to \$109,000 (14%). The survey reached those with gross annual incomes less than \$35,000 per year (6%), and people who were either on income assistance or identify as Persons with Disabilities (0.5%).

Figure 5: Survey Question 8, "What is your gross annual income?", (N= 405)



Household: Most survey respondents indicated that they live with their spouse/partner without children (38%), **which is close to the City's proportion** (34%). This category was followed closely by those living with their spouse/partner with children (36%). Three categories tied with 4% representation, including single parents living with children, those living in multigenerational homes, and those living with parents. Households consisting of 4 or more persons, totaled 17%. Approximately 15% of respondents live alone.

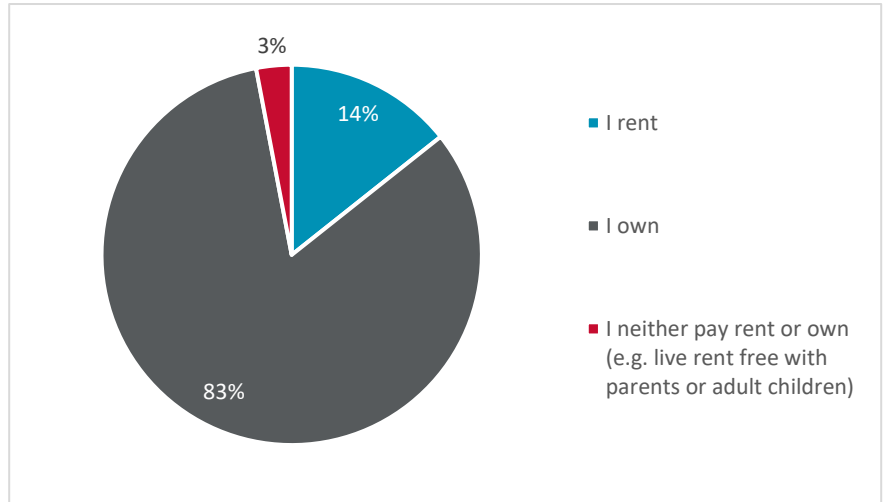
Figure 6: Survey Question 9, "How would you describe your household? Please select the one that best fits your household.", (N=405)



Respondents' Housing Experience

Tenure: The majority of respondents were owners (83%), which is 8% higher than the 75% owner population in the City. For those who own, 48% have a mortgage, while 52% completely paid theirs off.

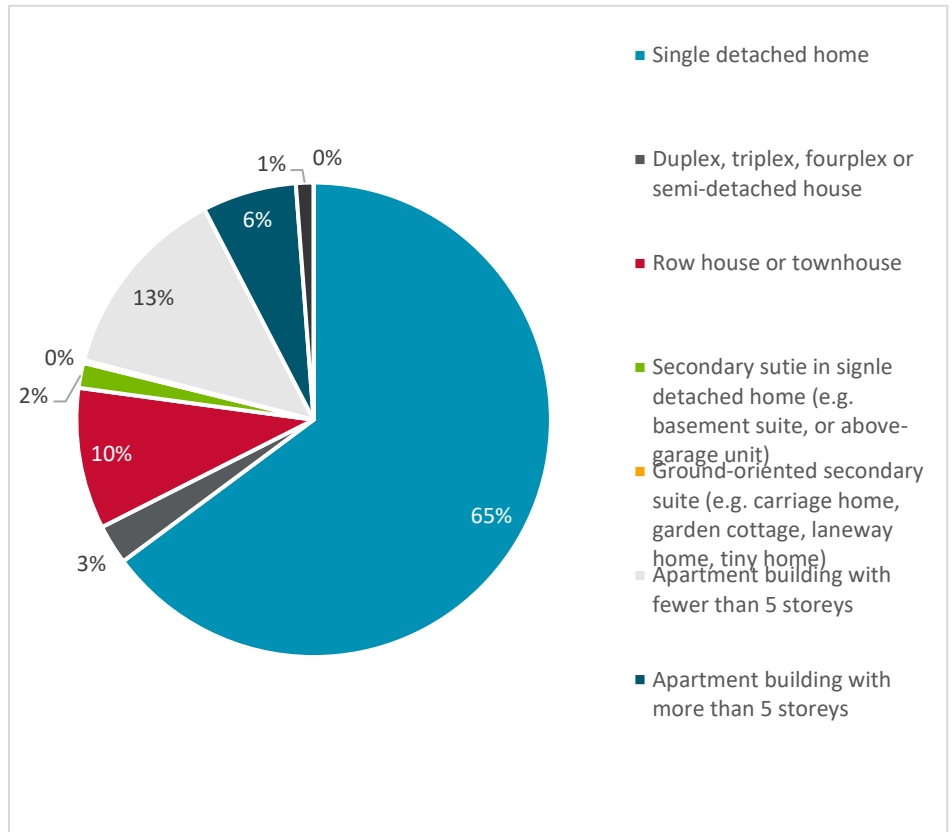
Figure 7: Survey Question 11, "Do you rent or own your home?" (N= 406)²



² Of those who rent, the majority lived in units rented from private property owners that were not purpose-built (i.e. secondary market).

Dwelling Type: Overall, approximately 7% of respondents received financial help to support housing costs, either through government rental subsidy, or from family, relatives, and friends.

Figure 8: Survey Question 12, "What kind of home do you live in?" (N = 405)



How long you have lived in your present home: While survey respondents' **length of time** in their current home varied, it skewed strongly towards long-time residents. Table 1 below shows the numbers and percentages of respondents who have lived in their homes from less than a year to 20 years or more. The majority of survey respondents have lived in their homes for 20 years or longer (37%), with large proportions living 11 to 20 years (21%) and 6 to 10 years (16%). Respondents who have lived in their homes for relatively short periods of time include those in the 3 to 5 years category (14%), and those that have lived in their current home for 2 years or less (13%).

Of the total respondents, 15% have moved once in the past 5 years and 6% have moved twice. Respondents who have moved 3 or 4+ times make up 2% and 0.5% of respondents.

Table 1: Survey Question 14, "How long have you lived in your present home?" (N=405)

	Number	Percentage
Less than 1 year	10	3%
1 to 2 years	41	10%
3 to 5 years	55	14%
6 to 10 years	66	16%
11 to 20 years	84	21%
20 years or more	149	37%
Total respondents	405	

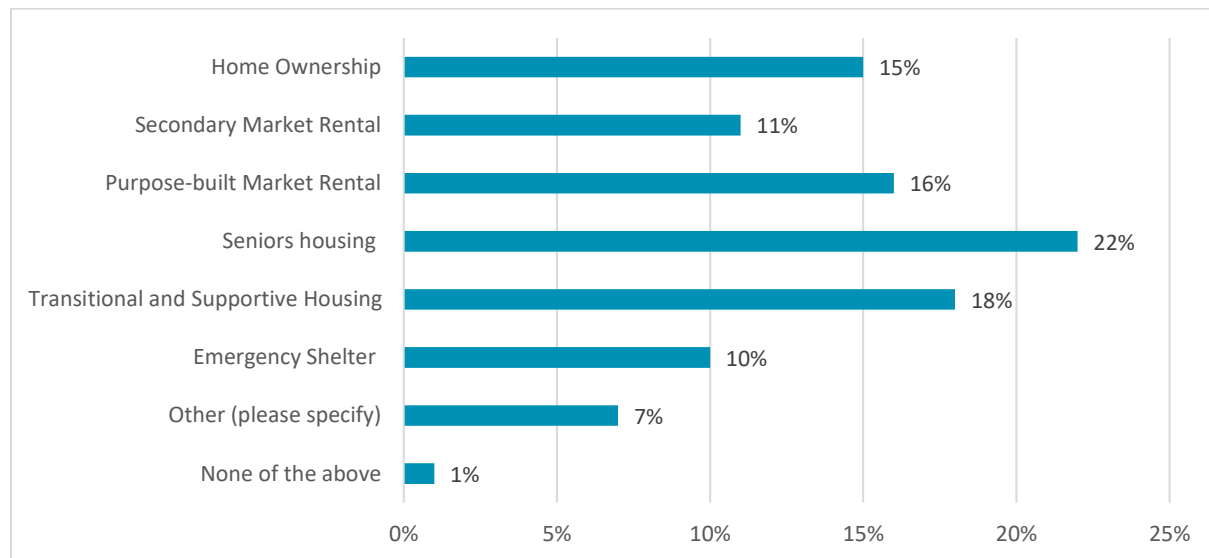
2.2.3 COMMUNITY HOUSING

The following pages feature survey questions that help us to better understand housing challenges and experiences in Coquitlam. Respondents were asked to identify housing typologies and sizes that **would highlight needs and gaps in the City's** housing supply.

HOUSING TYPES NEEDED IN COQUITLAM

- Respondents were asked to select the top three housing types they felt were needed in Coquitlam; the chart below shows a broad range of interests in diverse housing types for the city
- As identified by survey respondents, the top choices included seniors housing (22%), transitional and supportive housing (18%), and purpose-built market rental (16%)
- Home ownership made up 15% and is consistent with respondent feedback in section 2.2.3.1, where participants advocated for more affordable homeownership opportunities for those wanting to start a family

Figure 9: Survey Question 18, "Housing Types: Which of the following housing types do you think are most needed in Coquitlam? (Select your top 3 options)" (N=406)

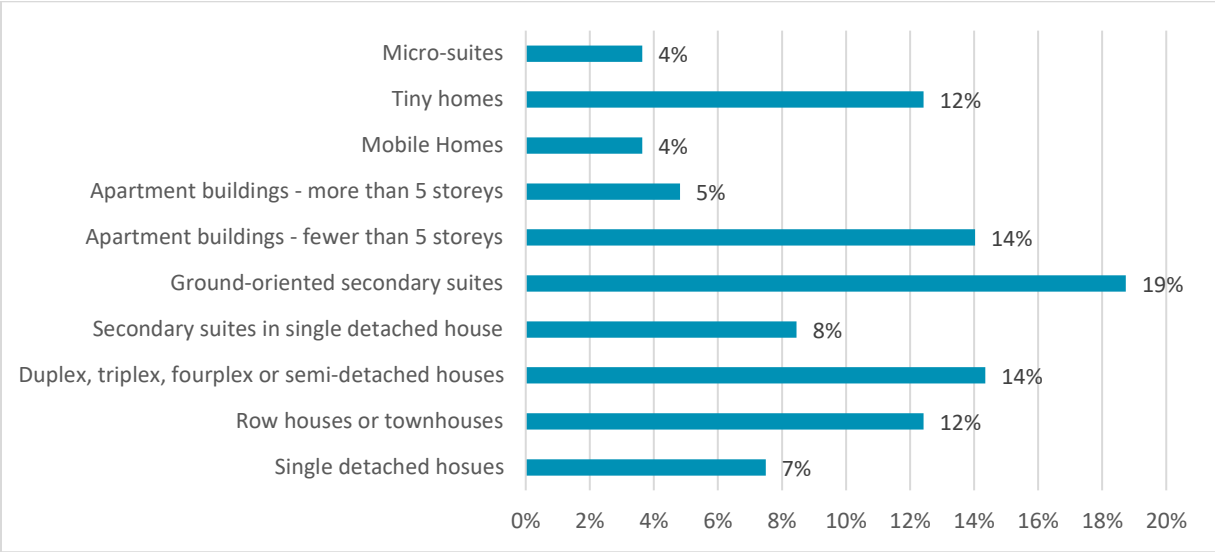


STRUCTURAL HOUSING FORMS

- Respondents were asked to rank structural housing types they would like to see more of that are currently not allowed or built often in the city
- Tiny homes, while a not much-seen housing type in the city at the moment, are a housing type that sees relatively strong interest (with 12% of respondents)

- Notably, despite single-detached homes making up 39% of residential dwellings in Coquitlam and 65% of the respondents residing in single-detached homes, they were indicated with only a 7% preference by survey respondents
- There was broad approval of secondary suites. Participants could select from secondary suites in single detached homes (e.g., basement suites) or ground-oriented secondary suites (e.g., carriage homes, garden cottages and laneway homes). Most participants (19%) believe the City is most in need of Ground-oriented secondary suites, followed by equal interest in apartment buildings that are less than 5 storeys (14%) as well as multi-plex units (14%). Respondents had a notably weaker preference for 5+ storey buildings (5%)

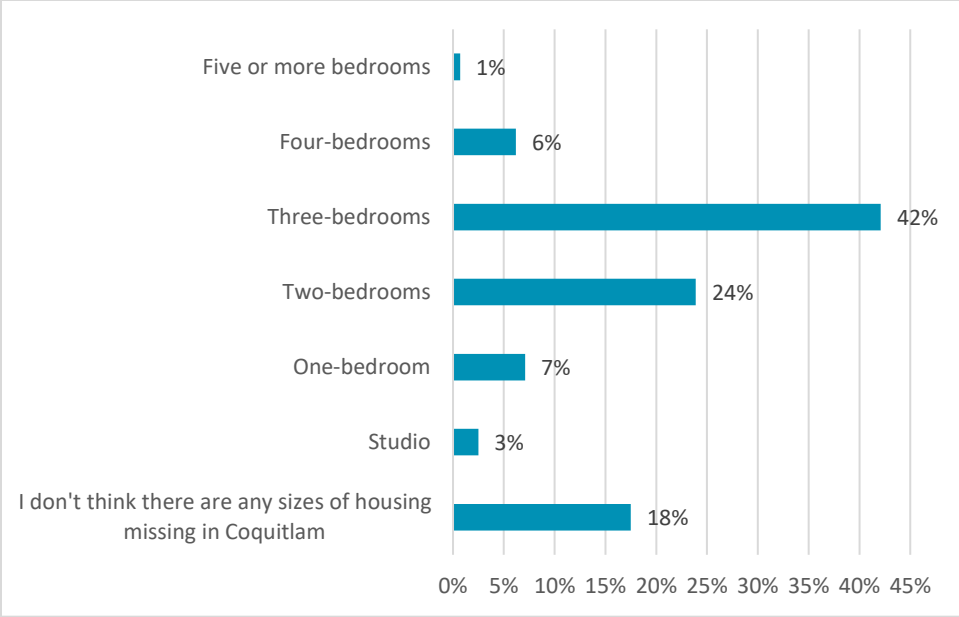
Figure 10: Survey Question 10, "Unit Types: Are there structural housing forms that are not currently allowed or not frequently built in Coquitlam that you believe are needed more of?" (N=406)



UNIT SIZES

- Respondents were also asked to identify the unit and bedroom sizes that are most needed in the city
- Survey respondents indicated strongly that the City is most in need of 3-bedroom homes (42%), followed by 2-bedroom units (24%)
- There was smaller preference for larger unit sizes that could accommodate 4+ bedrooms (7% in total), and in contrast also lower preferences for units that range from a studio to 1-bedroom unit
- Many respondents (18%) indicated that they do not think any unit sizes are missing from the **City's current housing stock**

Figure 11: Survey Question 10, "Which of the following unit sizes are most needed in Coquitlam?" (N=406)



2.2.3.1 Written Responses

The following sections provide an analysis overview of written responses to open text questions. Key themes were pulled from responses and summarized in the areas below according to survey question.

Open-ended responses provide insight into topics that are frequently mentioned, and therefore significant for respondents. Analysis of open-ended questions involved looking at the frequency that topics arise in participant responses, and then grouping them within an overarching theme area or key theme. Related sub-themes are reported out under each key theme area to show other top areas of survey respondent feedback.

Themes arising from comments were included if they received three or more mentions.

CHALLENGES WHILE LOOKING FOR YOUR HOME:

Respondents who live in Coquitlam were asked to provide feedback on challenges, if any, they experienced when looking for their current home. In total, there were 270 written responses to this question.

Many who responded identify as homeowners who have lived in their current homes for 20 years or more. Below are the top theme areas identified by survey respondents, in addition to insights into what people had to say about each theme area.

Affordability

Over half of respondents indicated affordability as a barrier to accessing their current home. While affordability impacted both renters and owners, some of the key shared challenges identified include the following:

- For current and prospective homeowners, affordability issues have been compounded by challenges getting mortgage approval, paying high interest rates and taxes, and affording insurance costs and maintenance (e.g., strata fees)
- Due to lack of affordability, **needing to “settle” for less than what would suit their needs**
- High prices for rent/cost of purchasing a home have prevented people from living in the city
- Affordability challenges are felt deeply by those with single income streams, seniors with fixed incomes, those on disability or income assistance, those living with chronic pain or mobility issues, and young people looking to enter the housing market and/or start a family
- Wages remain stagnant while cost of housing and cost of living continues to rise
- Being grateful to have entered the housing market years ago, but worrying about the next generation being able to afford and continue to afford living in the city in the long-term

Housing Supply

Challenges in housing supply were the second most referenced topic among survey participants. This topic broadly included challenges related to limited access to diverse and affordable housing options, the quality of housing conditions, pet-friendly units, and housing that meets accessibility requirements for seniors and others. Highlights within these key topic areas include:

- Missing market typologies that were named include apartments and single-family homes that have backyards and can accommodate ground-oriented secondary suites that can be rented out
- Issues around suitability include:

Key Takeaways

- Housing affordability and the costs of home ownership make it difficult for people afford entering the housing market and maintain their property
- Affordability challenges are felt deeply by those with single stream and/or fixed income
- There is need for housing that can accommodate families
- Neighbourhood services and amenities (e.g., grocery store, schools, recreation and employment) should be oriented alongside housing development
- Due to the condition of available housing, people are forced to invest in maintenance and/or repairs which contributes to lack of affordability
- The housing market is competitive, given the lack of supply and competing against multiple offers which drive up the price of housing
- There is a lack of affordable and secure rental housing
- Renters, often those living alone or are seniors, need pet friendly accommodations

- Demand for housing sizes/units that can accommodate young families
- There is demand for access to home environments which can accommodate space for those working from home and pets (especially for those seeking affordable rental housing)
- Not enough diversity in housing supply to accommodate both owners and renters
- The supply of units, both older and newer builds, need either renovation or maintenance repair which adds to the affordability cost
- Lack of purpose built rental and affordable units that are accessible (units without stairs or with elevator access) and have room for families (including grandparents) to live in
- Seniors and those living with fixed or limited incomes require secure and affordable housing

Neighbourhood Features

When looking for a place to live, respondents indicated both housing location and proximity to resources as some of the key factors influencing their decision to pursue housing. Key supportive feedback on this theme includes:

- Being able to meet daily needs within walking distance to amenities such as schools, grocery stores, recreational facilities, in addition to proximity to work
- Transportation infrastructure (e.g., public transportation; highway access) is not always accessible for residents and those living in new housing developments; people need access to highways and proximity to public transit (for those who do not own and use private vehicles and rely on public transit)
- People mainly want to feel safe and live neighbourhood areas that are well maintained, and have a low probability of being displaced (e.g., evicted) due to development

Competition

The theme of competition highlighted issues in supply and heightened demand within the rental and owner market, as well as the resulting difficulties associated with the process of finding a suitable home. Some of the key challenges mentioned include:

- Blind bid market conditions and strong demand and limited supply result in bidding wars when buying a home
- Competition is both local from abroad; people seek housing for investment instead of living
- The process of finding appropriate accommodations takes a lot of time, resources, and energy. The heightened current challenges for renters and homeowners result in negative impacts on **people's mental health and wellbeing**
- Virtual tours due to COVID-19 make it difficult for people to view properties

Renters

- Limited supply of affordable rental or purpose-built rental options
- There is a need for more pet-friendly rental units
- Tenant- landlord dynamics can be challenging; renters have experienced discrimination in tenant selection processes, challenges in receiving maintenance help from landlords, facing high rent prices due to market competition
- **Feeling housing insecurity due to fear of “renoviction” or landlords taking back possession of their rental properties**
- People who rent are having trouble saving money to buy a home, while paying for other things such as utilities and basic needs such as groceries and schooling

COVID-19 + HOUSING

Respondents were asked how the COVID-19 Pandemic impacted their housing situation and whether they have concerns about how it may affect them in the future. Of the total 250 survey respondents that answered this question, 78% experienced no impact on their housing situation or share any concerns about how they may be affected in the future. The following list of themes shown below represent the other 22% of responses, organized hierarchically according to the frequency that each topic was mentioned.

Cost of Living

- Concern about the long-term impact of the pandemic on the job market, which will impact where people can live and what they are able to afford
- The pandemic has led to reduced working hours or loss of jobs and income; people seek more than one job to be able to afford rent and living expenses
- Financial stress, coupled with housing shortage and high prices for rent and purchase
- While cost of living and affording to rent or own property continue to increase, wages are stagnant

Living Situation

- More family members are moving back to stay altogether during the pandemic, meaning people need more space
- There are people in need of government assistance but do not qualify

Key Takeaways

- People are concerned about financial stress (e.g., due to job loss) and the increasingly expensive cost of living
- The pandemic impacted people being able to keep their jobs, and has impacted uncertainty for future employment
- There is a shortage of housing; the stress from this is compounded by the pandemic experience and people feel unable/ difficulty with moving
- People are unable to view houses as they normally would—house viewings are virtual and people experience worry and discomfort going out to view housing
- Homeowners are experiencing acute financial stress being able to afford their homes (e.g., property taxes and mortgages)
- The pandemic has impacted peoples current and future plans (e.g., family planning, children returning home) while compounding existing health challenges (e.g., mental health, affording treatments)

- Amenities are still closed, creating stress and inconvenience in accessing daily needs
- Lack of access to living and green space
- People feel they are on the verge of experiencing homelessness

Owners

- Financial stress is being experienced by homeowners and young families who have reduced income streams and must cover the costs of owning property (e.g., taxes, mortgage payments)
- Restrictions on raising rents on units such as legal suites while other costs continue to rise
- For potential homeowners: reduced time for in-person open houses; discomfort with in-person viewing; virtual open houses feel inadequate
- There has been a lack of relief provided to homeowners; postponing mortgage payments leads to accrued interest

Health

- Living in co-housing arrangements and being exposed to the stress, anger and emotion of those you share housing with (both families and landlords)
- Feelings of isolation being away from friends, family and community
- Those in need of medical services have experienced delays in treatment, impacting lengthened timelines for recovery and struggles to maintain income and housing
- Uncertainty whether those around you are vaccinated or not; anxiety around shared facilities

Renters

- People are having difficulty finding housing due to reduced availability of rentals
- People are getting displaced through renovations and landlords seeking to move back home
- Young adults and those living alone are having trouble finding and affording units
- Experiencing a rise in rental payments since the onset of the pandemic

ADDITIONAL CONCERNS

Respondents were asked to list any additional concerns they may have regarding issues and solutions they see in the City of Coquitlam. The most frequently mentioned topics and ideas are summarized hierarchically in the table below, organized by overarching themes according to whether they identified an issue or a solution. Out of 470 respondents 232 submitted comments. Issues and solutions were included if they received three or more mentions.

Please note that the summary provided in this section is based on an aggregate of residents' personal perspectives and opinions. Each **respondent's personal reality** is valid but may not reflect the broader housing situation. For example, some policy solutions suggested may already be in place and some problems identified may not be a city-wide or common concern.

ISSUES	
URBAN DESIGN	<ul style="list-style-type: none"> • Concern for much tower densification in some areas of the city • Transportation infrastructure is not keeping up with the pace of development; the price/lack of available parking and increased traffic are concerns for residents • Zoning has contributed to increased land values, decreasing housing affordability • Policy and programming should be designed and enforced to equitably meet the needs of residents, and avoid privileging some groups over others
SUPPLY	<ul style="list-style-type: none"> • Apartments and homes are sitting empty • High demand for below market rental units • Housing needed for retirees • Too many high-rise condos, not enough mid-sized development • Waitlists are years long for co-op and other housing types • Supply is impacted by commodification of the housing market
AFFORDABILITY	<ul style="list-style-type: none"> • Low affordability for renting or ownership • Low income, minimum wage and service workers should be able to afford housing • Those that grew up in the city can no longer afford to live here • Prices and taxes are unaffordable
DEVELOPMENT	<ul style="list-style-type: none"> • Low-income housing complexes are getting torn down • Owners cannot find land due to developers buying up property • Ensure sensitivity to the impact on wildlife and the surrounding environment; build more green space into developments to create more liveable conditions
SOLUTIONS	
SUPPLY	<ul style="list-style-type: none"> • Diverse affordable and rental housing types prioritizing 3-to-4-bedroom units, townhouses, multi-plex and co-op units keeping in mind high demand by young family demographics • Provide “rent-to-own” options to help people secure homeownership through rental payments • Increase housing supply for more vulnerable populations such as seniors • Increase number of shelters, low-income and subsidized units especially for those at risk or experiencing homelessness; these resources are in higher demand due to COVID-19 and could increase with another pandemic/disaster shock <ul style="list-style-type: none"> • Build more density around transit hubs and corridors

DEVELOPMENT	<ul style="list-style-type: none"> • Upzone areas (e.g., single family) to help increase density around existing services and amenities • Increase parking availability and/or access and frequency of public transit • Ensure surrounding infrastructure and amenities keep up with housing supply • Add and protect existing greenery; increase sustainability by building energy efficient homes • Smaller homes with options to add on (e.g., coach housing)
POLICY	<ul style="list-style-type: none"> • Improve re-zoning and streamline development approval processes • Upzoning and lessening prohibitive rules (e.g., setbacks, height limits, lot coverage) • Encourage coach houses/garden suites and basement suites without large tax charges • Incentives for infill housing; penalties for leaving land vacant • Larger tower developments could increase the number of subsidized units available

3 FOCUS GROUPS

3.1 INTRODUCTION

Focus groups were held with stakeholders on June 2 and between June 23 to 24. All focus groups were conducted virtually through Zoom due to Covid-19 social distancing measures. Stakeholders were invited from the following groups: homelessness service providers, service providers, non-market housing providers, developers, large institutions, major employers, and neighbouring governments.

A total of 41 stakeholders participated in focus groups.

The purpose of the focus groups was to provide insight into the housing needs of individuals in the community and the challenges facing stakeholders in delivering housing solutions or housing-related services.

3.1.1 KEY TAKEAWAYS

Altogether, the focus groups highlighted cross-cutting key insights into the housing context in Coquitlam. The summary below features ideas that were highlighted most frequently across focus group discussions.

- Coquitlam is evolving as a city, from being more suburban to urban; services must keep up accordingly
- Seniors need secure and affordable housing
- Young families need housing ranging from 2 to 3-bedroom units
- Persons with disability, seniors, and low-income populations who are earning low or fixed incomes or on disability/ income assistance need deeply affordable housing
- Shelters, transitional housing, and programming are needed to support vulnerable populations such as youth, women/families, and immigrants
- Those experiencing homelessness and/or addictions need housing in combination with services and supports
- Newly built public transportation options are impacting density and growth in the city, but people still use and rely on cars and parking
- Affordable market and non-market housing is needed across broad segments of the population; there is difficulty moving along the housing continuum

3.2 HOMELESSNESS SERVICE PROVIDERS

3.2.1 OVERVIEW

A focus group with service providers serving those experiencing homelessness was held on June 2, 2021. In total, the focus group hosted 19 participants excluding City of Coquitlam and facilitator staff. This focus group was part of a joint engagement sessions completed for both the City of **Coquitlam and Port Coquitlam’s Housing Needs Report**. The following organizations participated: Tri-Cities Homelessness & Housing Task Group, Vancity Credit Union, Ministry of Social Development and Poverty Reduction, BC Housing, Tri-City Transitions Society, New View Society, RainCity Housing, Sandra J.Horton / Horton Collaborations, Phoenix Society, Fraser Health Authority - TriCities Mental Health and Substance Use, SHARE Family & Community Services Society / 43 Housing Society, YWCA Metro Vancouver, Access Youth Outreach Services, Hope For Freedom Society, Fraserside Community Services Society, and Trinity United Church.

The following sections provides a summary of stakeholder discussions.

Answers pertaining only to Port Coquitlam were removed from the summary.

3.2.2 HOMELESSNESS NEEDS

Stakeholders were asked questions about homelessness issues and service gaps they are seeing in Coquitlam. Comments and discussions from the questions are summarized below.

1. When it comes to homelessness, what housing or support service needs or gaps are you seeing in Coquitlam? When it comes to homelessness in the Tri-Cities, who is experiencing the greatest challenges and how has this changed over time? What are some of the key reasons individuals and families are struggling to find appropriate housing and supports? Are there differences between Coquitlam and Port Coquitlam? demographics present in shelters and street, visible vs. hidden homelessness, trends over time, impact of pandemic, demographics precariously housed.

Tri-Cities

- Youth
- Seniors – prevalence has been increasing over time; inquiries [to homeless-serving agencies] from seniors are drastically high
- People on fixed incomes, including Income Assistance
- People with untreated mental health issues (demonstrates insufficient supports in the area)
- Working poor
- People requiring mental health supports
- Women/families, including immigrants who are often fleeing domestic violence (need to find housing that is culturally safe)
- People with addictions, including those who have been evicted from affordable/old housing

- People who have been recently discharged from the hospital or jail
2. What housing and support services are currently available in Coquitlam and Port Coquitlam? What strengths exist for responding to the needs for those who are homeless or at risk of homelessness?

Coquitlam

- 3030 Gordon has a range of supports and is the primary shelter in the Tri-Cities area.
- The onset of Covid created new emergency housing opportunities. SureStay was very successful; saved lives, helped get people off the streets. Providers hope this becomes a long-term solution.
- City is engaged; regulatory process facilitated a new shelter space and granted temporary use of space for emergency shelters.
- City has social planners working on housing issues.
- Successful collaboration with the RCMP detachment.

Tri-Cities

- There is a collaborative spirit and good relationships among service providers. Service providers are willing and eager to do more.
 - The Tri-Cities Homelessness Task Group is a strength: provides a platform for people along the housing spectrum and throughout the three municipalities to collaborate and create solutions. Creates a space to relate, share information, discuss hurdles, etc.
 - Staff among the different municipalities have a strong relationship.
 - Community is supportive of housing initiatives and citizens are interested in the issues and solutions. Community is highly responsive (e.g., When there is a call out for donations) and are often seeking volunteer opportunities.
 - Recovery, transition, and family housing options exist. For example, **Joy's Place, transitional** house, serves Coquitlam and Port Coquitlam.
 - Outreach team, although based in Port Coquitlam, serves the Tri-Cities area.
 - Nurses and Nurse Practitioners attend different shelters/homes – bringing resources to where people are located.
 - New emergency primary care clinic serves homeless population.
3. What gaps do you see when it comes to housing and support services for people experiencing or at risk of homelessness in Coquitlam and Port-Coquitlam? What are the similarities and differences between the communities and how does this affect the ability of service providers to respond? Is the homeless population significantly more focused in PoCo or in Coquitlam, and is it important that shelter beds be provided within each municipality?

Coquitlam

- 3030 Gordon Street shelter has been full since opening; insufficient capacity.

- While the Skytrain has increased mobility in the region, it has also caused speculation, which resulted in rents increasing tremendously.

Tri-Cities

- People cannot transition throughout the housing continuum; there are bottlenecks at every stage. For example: no place for people to move out of 3030 into community; people are waiting to get into transitional housing, but there is no next step. Another example: people living in supportive housing cannot transition out as rent is too expensive, so they stay even if they no longer need that level of support. Housing people that need to move on is challenging for housing staff.
 - Need housing that meets the needs of: youth, medical, accessibility, seniors, abstinence-based, etc.
 - Support services are under-resourced.
 - Only 2 outreach workers for entire Tri-Cities.
 - Lack of support services that meet people where they are at; need wrap-around services.
 - The left side of the housing spectrum has holes; need more stock and more options. Including low-barrier harm reduction housing.
 - Healthcare challenges: cannot provide necessary support when people are not housed.
 - Gap in long-term counselling and substance-use services.
 - **Need more options to adequately address people’s challenges and enhance abilities of people to be more “houseable”.**
 - BC Housing subsidized housing are time limited – does provide people the opportunity to move forward.
 - **“We are cities but have the service levels of suburbs.”**
 - Need land to build more; **non-profits don’t have ability to redevelop and create more housing.**
 - Older adult population needs more options to address their specific needs (adaptable housing).
 - Housing First programs and shelters for youth are missing.
 - Illegal housing or unsafe/unhealthy housing are the only options that are affordable at times.
 - Lack of food security adds an additional layer of support required.
4. What challenges do local organizations experience when it comes to providing needed housing and support services in Coquitlam and Port Coquitlam? Are there any challenges related to municipal policy?

Coquitlam

- Housing providers are experiencing procedural barriers. For example, a housing project did not meet design guidelines and could not move forward. [not further specified by participant]
- Misalignment between organizational and City goals. [not further specified by participant]

Tri-Cities

- Non-profits have expertise to operate housing, need land and assistance developing housing proposals.

- Tri-Cities needs an identity in the affordable housing realm; the City needs to encourage more positive examples to promote affordable housing in community.
 - The focus on municipal boundaries politicizes affordable housing.
 - **Responsibilities are diffused between different levels of government; “it is everyone else’s problem”; need accountability.**
 - NIMBYism is real; citizens **oppose services in “their” neighbourhood. There is ignorance** regarding the root causes of homelessness and misperception of the issues.
 - Providers need more direction from municipalities (e.g., identifying land restrictions) [not further specified by participant]
 - Need municipalities to define housing need and commit to working with providers on solutions.
 - Need to reconcile community need with citizen views and council abilities.
 - Need development incentives for increased affordable housing units. [not further specified by participant]
 - Need policies in place that allow for new development of affordable housing units. [not further specified by participant]
 - Need to replace affordable rental stock with *more* affordable units during demolition and redevelopment – do not replace with fewer or same number of affordable units.
 - Need proactive solutions: need policies and plans in place for when funding comes available. So that we are proactive (not reactive). Need to react quickly.
 - Impact of the toxic drug supply – multiple overdoses, traumatic brain injury means housing solutions are more complex.
 - Need more supportive housing stock – encourages those (e.g., with brain injury) to be independent and live on their own.
 - There are no spaces for people to go to during the day for basic services.
5. What opportunities are there to address gaps in Coquitlam and Port Coquitlam when it comes to homelessness? What solutions would you like to see implemented?

Coquitlam

- Coquitlam has more area to expand for housing (e.g., Rezoning options)

Tri-Cities

- Opportunity to advocate for and have one voice; to increase public awareness and education on the root causes of homelessness and correct misconception of housing issues.
- Provide land and/or assistance in the development process.
- Identify housing need and commit to partnerships and solutions.
- Create development incentives for increased affordable housing units.
- Have policies in place that allow for new development of affordable housing (want to be ready when funding comes available).
- Create more partnerships with Fraser health and various levels of governments and non-profits to create more options– also provides an opportunity for community engagement, to tackle engagement as a united front and address community concerns.

- Task force is a good platform for discussion and solution creation.
- Never been a better time to address the challenges. Funding is available (with pandemic and economic recovery).
- Need to address full spectrum of housing options.
- City can identify the housing need and put out RFPs to engage providers.
- Social planners provide a good connection between municipalities and providers.
- Cities to respond to the need for Overdose Prevention Sites (OPS).
- Opportunities to improve homeless outreach: building relationships with homeless; approach them with support and options; meet them where they are at.
- Create policy that prioritizes deep subsidy and mental health supports. Needs to be unique to each community.
- Create spaces for drop-in, so people can access basic services.
- Establish free/low-cost access to municipal programs; creates inclusivity and belonging.
- Help establish Housing First program for youth.

3.3 MARKET RENTAL PROVIDERS & REAL ESTATE DEVELOPMENT

3.3.1 OVERVIEW

A focus group was completed with market rental providers and real estate development organizations. The focus group was held on June 23, 2021. Participating organizations include WestBuild, QuadReal, Urban Development Institute, Marcon Developments, Morguard Investments Ltd., Qualex-Landmark, Concert Properties, Anthem, and Beedie.

The following sections provides a summary of stakeholder discussions.

3.3.2 HOUSING NEEDS

Stakeholders were asked questions about housing issues and market gaps they are seeing in Coquitlam. Comments and discussions from the questions are summarized below.

1. What housing and service needs or gaps are you seeing in Coquitlam? In particular, are there demographic groups that you feel are underserved when it comes to (market) housing in Coquitlam?
 - City has done a good job at requiring / wanting to see the family type of housing, as developers, Council and Staff are seeking 3-bed homes in towers as a standard housing type, has been implemented over the last few years and is expected to hit the ground soon if not already.
 - **City's policies (e.g., 3-bedroom, 2-bedroom + den) helps create opportunities for underserved markets in multi-family product.**
 - Mandating a 3-bedroom doesn't mean that a family can afford them.
 - 2 and 3-bedroom builds are shrinking in size so that people can afford to purchase.

- Cost issue – there is some risk of 3-bedroom oversupply, there is a current undersupply, but can people purchase that kind of square footage, or can they afford the rent? There will be supply fluctuation.
- **Anthem’s most recent project was in Jinju(?) in Burquitlam** which had a high proportion of 1-bedroom, 10 units with half (5) being 1-bedrooms. One-bedroom was a very popular type. A lot of it boils down to affordability, 1-bedroom help with affordability.
 - Market dictates the need, sizes have shrunk. Housing types of evolved.
- **It’s important to have some flexibility in the types of rental market housing being built. City** should keep an eye on the typology and not stick to the traditional unit typologies.
 - Lock-off units are a good option, but it is still something that people need to pay for (i.e., square footage). This is a good way to provide flexibility, in doing so, may bring a new form of market rental housing. See this in other jurisdictions in the Townhouse markets to deliver smaller lock-off units that **haven’t been traditionally seen in the Metro Vancouver** market.
 - In-board (“**borrowed light**”) bedroom is missing from Coquitlam. Has been successfully delivered in the Seattle market, might not be a 1-bedroom but a 2-bedroom unit. Would make a fantastic nursery or **kids’** bedroom. This is addressed in the building code in the rental market and condo market. This is a typology that families can grow into. Flexible design is something that is missing in Coquitlam.
- City policies on some of the affordable units (larger units) could be considered to help reduce the overall cost.
- Layered on costs is very prohibitive for a lot of individuals to afford. Larger suites should be used as a benefit or amenity. Maybe there is a way there can be a trade so that the gap in terms of **people’s needs can be met.**
- 567 and 581 Clark have successfully leased out their building (101-unit building) – in speaking to them about the demographics, their review of tenants moving were ones that represented the Coquitlam market. Are a very diverse community and people moving in were very reflective of the market and moving in from the local area.
- Tower footprint sizing is very important, need to have some variance in that within the city. Need to have some more flexibility in City policy – can still achieve the goals but restricts the housing types that everyone wants.

Have the housing types changed because of the investor pool?

- **It’s an** element of the market and something that needs to be addressed in order to maintain competitiveness within the marketplace. Smaller homes appeal more to the investors because it is more attainable as an investment product. There are certain things you can do in floorplans and layouts that may make things more desirable (e.g., mingle suites – bed not side-by-side and separate bathrooms, opportunity to add dens to have extra room for storage + guest + junior suite). Always hear things from purchasers and try to identify trends that you keep hearing to integrate into the product type.

Skytrain extension – is that going to have any changes on the housing market?

- Is a great development opportunity and is no accident that more developments are happening directly as a result of this.
- Ridership changes in Burquitlam and Coquitlam show that the SkyTrain is changing up the world and the continuation of the network is a great thing.

Demographics?

- SFU is a factor in the housing build. A lot of housing types are dependent upon the site itself. Higher density, smaller homes are more likely to be used as investment properties / secondary homes. Skytrain location is often used as a good investment point. Compared to Burke Mountain, people are living there as their primary residence.
 - **Coquitlam is unique there's a diverse range of first-time** home buyers, renters, secondary homeowners, etc.
 - Coquitlam should be commended for the way it has taken advantage of the infrastructure investment with the SkyTrain. Within a short time, Coquitlam has capitalized on that investment.
 - Would like seniors to rent but the amenities may not align. TOD case – **seniors aren't interested** in the basketball court.
 - The people who buy 1-bedroom / bachelors are wanting to rent them out to students (if at North Road). The small units are usually for renters.
2. How have housing and related service needs and gaps in Coquitlam changed over the past 5/10 years?
- Coquitlam Centre was expanded in 2001, there was a forest immediately North of it and is now with large tower builds.
 - 10 years ago, would build townhouses with 2-car garage, now building smaller units with high rises and parking underground to store cars (because of transit).
 - Range of uses of housing types which allows for pooled and shared parking. City has been quite progressive with this. How projects can deliver housing to adapt to this. Demand for parking is still real, people may not be using cars everyday, but they will likely still have a car and want to keep it available for weekend trips (going to the store, what have you). Day-to-day will be rapid transit, bus, etc.
 - Continuing to evolve parking rates in response to demand (as Coquitlam has done in the past) will be great to see.
 - Reductions in the parking rates is a great thing and monitoring demand rates has been great.
 - Coquitlam is evolving as a city from suburban to urban – needs have evolved accordingly.
3. How have you seen the Covid-19 pandemic impact housing needs and trends in Coquitlam?
- Halted immigration (temporarily) and now have to anticipate more immigration and a flood of housing will be needed to reflect that demand.

- With school back in demand, there will be a demand for mixed-use housing.
- More transient population back into the mix will be important to have more mixes in terms of housing (e.g., short term renters, international workers, students).
- A bit of a lull when COVID first happened, the connection to home had an impact in the market gaining momentum.
- Demand for building wellness to space – connection to nature.
- Thinking more about building in that WFH space. More individual working spaces. Allowing for more social gathering spaces (individual smaller program spaces instead of a party room for 50). Different activity zones – together but alone.
 - Separate spaces within one room – so people can take calls or close a door and do their work. **People need a “quiet” space so they can go to the amenity space to work.**
- Best case is that you can afford a 2-bedroom, but reality is just to have alternative spaces where people can go and work outside of their units. There is no change around the demand to have a home.
- 4. What (market) housing types and amenities are you seeing demand for that are not being built in the supply needed?
 - Demand for usable amenity space (not just volume of amenity). People are using the gyms and other spaces. Usable day-to-day space.
 - **Metering is continuing to be more important. There’s been an approximate 30% drop in energy use.** Tenants are paying for utilities.
 - Connectivity is more important and having fluidity is important. Industry needs to push the market and have more openness.
 - Energy efficiency is important to consider as we move up the Energy StepCode.

Amenities

- No underground amenity is considered amenity space within Coquitlam – **there’s no places to get “loud and messy” in any buildings.**
 - Grocery store and restaurant as an amenity is gaining popularity. Downtown entertainment feel within a residential centre is something that we would like to see more of in the higher density transit-oriented areas.
 - Flexibility in definitions of amenities – there will be no more CMHC builds in the future because of these piling on of requirements.
 - Allowing more fine-grain retail to let it seamlessly fit. Having to rezone can cause more loading bays, parking lots etc. which causes a lot of challenges.
5. What obstacles or challenges are you facing or seeing when it comes to building housing (in Coquitlam)?

- Rental housing perspective - additions of CACs, DCCs, is running up the cost in addition to / overlaid on the already expensive costs of development (e.g., construction). There is no flexibility on costs of build and land costs.
 - Balancing point – needs to be recognized when a project is being built that it is recognized as an amenity (e.g., rental housing).
 - Will impact density because of inability to meet strict requirements.
- Project should pay for the amenity load they create; all the amenities are provided by new residents with people moving in.
 - CACs + DCCs are adding \$10k+ to base costs.
 - City of Coquitlam drastically increased DCCs (parks) – new residents buying the new condos and all these new buyers pay.
 - Bonus density adds a big cost (\$10Ms of dollar), added onto all other fees that you pay it pushes the upper limits of what people can afford. Municipalities have gotten too reliant on CACs to pay for everything.
- Coquitlam is becoming a lot more urban – land costs are astronomical and running out of land. Park costs are becoming the largest cost of DCCs.
- Coquitlam is leveraging the transit, but parking still is a prohibitive cost as the city transitions from a suburban to urban.
- Applications are met with skepticism, and it seems to never be good enough. Comments **invariably drive down the yield on the applications and is taking longer than it should be. Doesn't** bring in as much supply as a consequence. Adds time and cost to the project and inevitably gets passed to the end-user.
- Need more openness and willingness to collaborate from applicants to address some of the challenges. Conflicts with Urban Design and policies. One of the problems as going up the Energy StepCode steps, and not sure if the building designs will reflect the building design requirements. Another problem has been issues with huge gaps on the street (e.g., loading bays for recycling, garbage etc.) leads to some design guideline conflicts.
- Coquitlam has a very large requirement for amenity space (5 sq. m.) can be split 50/50 indoor/outdoor, it is often a barrier when planning. End up with numerous indoor and outdoor spaces that you need to program and drives up the operational costs (strata and rental fees).
 - If affordability is a real concern, backing off or lowering the amenity requirements would be a helpful way to reduce costs.
 - Nothing outside of the site itself is considered a contribution towards amenity space (e.g., simple landscaping not included). Real programming is required.
- It is going to be increasingly challenging to address the energy step code with new requirements being added on. There will be a need to reconcile upcoming policy restrictions and changes. **[Direct quote: "As you go up the energy step code, may not meet urban design requirements of the City (stepback at higher levels impact energy efficiency and add cost)"] Coquitlam** kind of

has a foot in both camps – inconsistent jumping back and forth in policies. Lots of parking issues **will be brought up. High parking costs but also having transit? Doesn't make sense. If projects** were able to change their parking, they would be curious to see what percentage actually applied for that reduction.

- Continual need to evolve and adapt to changes as they come up – there will always be competing interests.
 - Coquitlam has been very open and willing to listen.
- 6. What opportunities are there to address housing gaps in Coquitlam?
 - Develop longer term habits at the municipality levels to incentivize market rental and housing providers (not relying on CMHC and BC Housing – they have a lot of strings attached).
 - Property tax waivers – one of the benefits of this is the province will basically match with their own taxes, **so the City doesn't have to match it themselves.**
 - Developer-funding program (open door program in Toronto)
 - Application timelines – creating an express lane for projects that do include rental would help get the product out to the marketplace.
 - Density – Coquitlam has been quite progressive, and a lot of developers have been able to take advantage of it. Density is your tool, allowing more density for those types of uses is a great way to incentivize it. Market or affordable rental. If there is more available density for those uses, as part of an incentive program, people will look at it and take advantage of it.
 - Constraints to developing truly non-market affordable housing:
 - There are institutional rental market assets working in the space, but not allowed to non-market affordable housing without bringing a third-party operator. An additional hurdle in bringing in something that is truly non-market affordable.
 - Layers of management and policy (e.g., covenants) complicate affordable housing developments.
 - Affordable housing is rented to / belong to other organizations and is no longer a broad pool for anyone who needs affordable housing.
 - There is a discussion worth having here so that everyone can talk and identify issues.
 - MOU is a step in the right direction between BC Housing.
 - Private sector cannot evict tenants based on the income which is why there is a third-party operator.
 - Additional costs that municipalities were left with as property managers changed. If the property manager changes, the chain of custody around the housing agreement is lost and the units are lost and are rented at-market value.
 - BC Housing could manage income levels of tenants.

- **Aligning the City's affordability requirements with existing programs within CMHC** so everyone is on the same page with the types of affordability you want to see so applications can move through more quickly.
 - Funding programs can disappear from one election cycle to the next. Trying to have a standalone program that works.
 - We know BC Housing and CMHC are not on the same page.
- Talk to some folks in Seattle – where you can turn some of the larger lots into 5 or 6 smaller homes. Not like a rental building, but separate homes. As of right so no need to go into a rezoning process so it is a lot quick. Intracorp is doing a few of them – may want to reach out to them. Something that has recently been put in place at Seattle.
- 2 over 2 townhouses, higher density family-oriented, 1.5 FSR townhouses. Parking is what makes it hard. Housing form **that's not necessarily high density but it still enables family**-oriented and works with the geography of the region.

3.4 NON-MARKET HOUSING PROVIDERS

3.4.1 OVERVIEW

A focus group was completed with non-market housing providers who were able to provide insight into housing issues in Coquitlam. The focus group was held on June 24, 2021. Stakeholder organizations that participated were as follows: Habitat for Humanity, Tri Branch Co-operative, Greater Vancouver Community Services Society, Vancouver Resource Society, Community Land Trust, Affordable Housing Societies + Shawnessy Luke Consulting, Co-operative Housing Federation of BC, Community Land Trust, Terra Housing, Catalyst Community Development Society, and Kinsight.

The following sections provides a summary of stakeholder discussions.

3.4.2 HOUSING NEEDS

Stakeholders were asked questions about housing issues and service gaps they are seeing in Coquitlam. Comments and discussions from the questions are summarized below.

1. What housing and service needs or gaps are you seeing in Coquitlam? In particular, are there demographic groups that you feel are underserved when it comes to (market) housing in Coquitlam?
 - Seniors were identified as key population being underserved. Market rentals and Assisted Living are beyond the affordability for many seniors. Aging Co-op Member Population may be displaced as lease agreements for co-op homes end. Seniors have resource and knowledge barriers to access appropriate housing. More senior-specific housing supply is needed.
 - Core housing need: lack of market housing affordability for broad segments of the population.

- Populations on fixed incomes are underserved: persons with disability, seniors, low-income populations.
 - Housing service gap for new immigrants who experience language barriers and new Canadian challenges.
 - Leasehold tenure creates a barrier to non-market equity; non-profit affordable housing providers cannot build capacity over time with assets. Non-profit ownership is gap; promoting ownership will build affordability over time.
2. How have housing needs and gaps in Coquitlam changed over the past 5/10 years?
- Greater need for more and larger family homes and seniors downsizing needing smaller homes.
 - Affordable housing demand has grown in past years. Funding has also increased since 2019 resulting in positive changes for affordable housing, however deeply affordable units are still missing and there needs to be more cross-subsidy to achieve deeper affordability.
 - Although there are plans for more co-op housing construction in the works, there has been a 20-year gap in co-op building. 46% of current co-op units in the city are under threat of being lost in next year.
 - Affordable housing is aging, need for renovation or redevelopment is increasing.
 - Accessibility needs are increasing.
 - Homelessness a growing and changing demand.
 - Housing projects are more likely to be successful and receive government funding support when municipalities provide support: shovel-ready; pre-zoning; greatly increase chance of success.
 - Housing providers can provide more affordability and greater number of units if municipalities can provide waivers or incentives that reduce long-term operating costs.
3. What non-market housing types and housing-related supports are you experiencing demand for that are not being built?
- Require stronger commitment from City to a more inclusive, accessible and affordable community and greater expectations on developers. City of Burnaby introduced a new policy whereby all new rental and condo projects are required to deliver 20% units at below-market rentals. Participants want to see a similar policy in the City of Coquitlam. This type of policy means a significant increase in non-market housing in a short amount of time.
 - Greater commitment from a policy perspective for programming space for support workers (primarily persons with disabilities and senior populations). Providing space for tenancy supports means fewer people are at risk of homelessness.
 - There is a demand for co-op housing, which is not being built and is being lost. Co-op tenure is not recognized. Even if a 1-1 replacement policy is required, we may regain rental units but not that co-op tenure type.
 - The City should have more flexibility around amenity spaces and allow for different and new types of space use. Programmable and amenity spaces are changing, and active outdoor spaces increase livability. With climate change there will be more pressure on these spaces and there will be more demand for them. (Ex. Allow extra height for an elevator shaft to allow access to the roof. Consider small variances and regulation impact of height and setbacks on tenants.)

- Habitat housing model has experienced higher demand for small families, requiring 2-bedroom units. If City has small plots of land, Habitat could leverage these spaces.
 - Need support from City for group homes, as housing providers can experience pushback from neighbours.
4. What City-specific obstacles or challenges are you facing or seeing for delivering non-market housing and meeting housing-related service/support needs?
- Housing providers need engagement and support from Development Services on projects as they tend to be the bottleneck (specifically engineering and off-site issues). New civil infrastructure requirements create a financial and procedural barrier.
 - Time to process development applications can create barriers when neighbouring projects pose new challenges when waiting for approvals.
 - Variances, specifically to reduce parking for affordable housing, should be treated more favourably.
 - Land leases create barriers when lease is running out. Housing providers are not able to maintain or grow number of affordable units. Poor communication between City and housing providers what happens when lease runs out.
 - Non-profit housing providers should be treated more favourably by the City than private developers. The mission of housing providers is to provide the deepest level of affordability **possible while covering costs. All “profits” are used to make subsidies deeper and build more units. Charges and fees can stop projects from moving forward (e.g., Bonus density charges and DCC’s should be waived.)**
 - Need a project advocate, a dedicated City staff member, to support fast-tracking the projects.
5. What opportunities are there to address housing gaps in Coquitlam?
- Promote more opportunities for non-profit land ownership. There is hesitancy around getting rid of municipally owned land. The City could incorporate first right of refusal if non-profit chooses to sell in the future in order to alleviate municipal concerns.
 - More engagement with community groups to gain whole perspective around affordable housing.
 - Biggest opportunity right now is federal and provincial programs are providing funding and hugely supportive of non-market housing. Housing providers can apply, but must demonstrate some type of contribution. Municipalities can provide land, even at a discount is hugely valuable.
 - City should recognize the value of co-op housing and protect that form of tenure, specifically in redevelopments.
 - Leverage resident homeowners: incentivize/provide opportunities for private homeowners to build housing or legal suites through improvements.
 - Central housing list or Directory would provide better access to housing and needs to be explored further. Tenants at risk of losing housing could be prioritized.
 - Policies for inclusionary zoning and including affordable housing units must come hand in hand **with education for the private sector. Developers don’t know what affordable units means for**

them or for operations and can hold up projects if they choose not to move forward. Or they go to YMCA or the same groups all the time always using the same model

- Not all non-profit partners would want their target population in that type of development. How do we receive those panicked calls, and make it constructive for our community?
6. What is the one thing you want the City to know when it comes to housing needs?
- Co-op tenure needs to be recognized and protected (distinct from non-market housing more generally).
 - Commitment to ensuring that all people have an ability to live within Coquitlam - inclusive and affordable housing.
 - Recognize that non-profit developers/operators are not for-profit entities.

4 STAKEHOLDER INTERVIEWS

4.1 INTRODUCTION

Stakeholder interviews were conducted with the Douglas College post-secondary institution and its affiliated student unions on September 9 and September 16, 2021. The purpose of the interviews was to provide insight into the housing needs and challenges of students living in Coquitlam. Stakeholders were asked to consider solutions that would better support housing for students. Comments and discussions from the questions are summarized below.

4.2 DOUGLAS COLLEGE STUDENT UNION

Question 1.

What is your and your organization's role in the housing sector? What type of housing or services do you offer?

- Advocacy work: the union focuses on student advocacy issues including affordability and student/landlord rights
- App Technology – Housing Access: the has an app students use to look for housing, a room to stay, or a roommate

Question 2.

What housing and service needs or gaps are you seeing in Coquitlam? In particular, are there demographic groups that you feel are underserved when it comes to housing in Coquitlam?

- Affordable Housing: available housing is typically outside of the affordable price range of students
- Due to Lack of Affordability:
 - Many students spend most of their income on housing
 - Students choose to live elsewhere and commute

Question 3.

How have housing needs and gaps in Coquitlam changed over the past 5-10 years?

- High Prices Remain: there is a sense that the prices have not fluctuated over the years
- Finding Housing is Getting Harder: **while it wasn't easy before, the process of searching for housing is getting increasingly difficult**
- Not Enough Rental Housing: people are using the **Union's app technology to find housing**, but there are not a lot of rental options available

Question 4.

What housing types and amenities are you seeing demand for that are not being built in the supply needed?

- Space: students are looking to have their own space (even if this space is their bedroom)
- Respite: students want areas where they can have quiet time
- Community: Condos to share with friends, basement suites, 1- or two-bedroom units

Question 5.

How have you seen the COVID-19 pandemic impact housing needs?

- Increased Search for Housing: the uncertainty of the COVID-19 pandemic led people to look for housing
- Decrease in Student Renters: student renters continued to leave the area during the pandemic, but are expected to come back
- Living Farther Away: it is expected that students may choose to live farther away from campus in places like Surrey to afford cheaper rents

Question 6.

What obstacles or challenges are you facing or seeing when it comes to building housing (in Coquitlam)? (Or accessing housing)

- Low Housing Supply: it is increasingly difficult to find affordable student housing options
 - On their app, people are looking for housing options but there is low availability

- Information Access: students are finding it hard to access information on housing and do not know where to look to find information
- Informal Networking: people access housing through personal connections, which not everyone has access to; there are stricter rules for advertising on campus (rental companies are not reaching students through the campus)
- Student Vulnerability: International students are at a disadvantage when looking for housing, due to lack of accessible supports for finding and securing housing
- Expensive Smaller Units: students are finding that they are paying a lot of money for the small sizes of units they are living in

Question 7.

What opportunities are there to address housing gaps in Coquitlam?

- Ongoing Engagement: continue to **listen to student’s voices and housing understandings**
- Affordable and Accessible Student Housing: provide more affordable housing for students that is close to the Campus

Question 8.

How else we may be able to include youth voices in engagement?

- Feedback: continue to engage and ask for feedback
- Use Diverse Engagement Methods:
 - Surveys
 - Polling through Social Media
 - Ask students develop engagement methods/questions to engage with other students
 - Engage where the students are – conducting engagement on campus, or along commuting routes (by the SkyTrain) would be effective

4.3 DOUGLAS COLLEGE

Question 1.

What is your and your **organization’s role in the housing sector?** What type of housing or services do you offer?

- Local Enrollment: with a small international student population, the majority of student enrollment is from those living in the surrounding local area
- Housing Supports: while housing support is available, students are mainly encouraged to find their own housing accommodations

Question 2.

What housing and service needs or gaps are you seeing in Coquitlam? In particular, are there demographic groups that you feel are underserved when it comes to housing in Coquitlam?

- Student Housing: on average, students at the College range from age 17 to 30 years old and housing is needed; neither College campuses offer student housing
- Living at Home: many students are choosing to live at home with their parents, and could benefit from additional housing support

Question 3.

How have housing needs and gaps in Coquitlam changed over the past 5-10 years?

- Affordable University, Unaffordable Housing Market: this is discussed frequently with the Student Union; while the College is one of the most affordable institutions in B.C., the surrounding housing options are not
- Housing Quality: students have noted that housing is often uncomfortable or crowded
- Housing in Proximity: many students move away from the college to find housing

Question 4.

What housing types and amenities are you seeing demand for that are not being built in the supply needed?

- Increased Housing Supply: plans are being made to develop housing on both Campuses; the intention is to develop affordable rental housing for the student population
- Faculty Housing: the lack of available housing options creates challenges in recruiting instructors and administrators

Question 5.

How have you seen the COVID-19 pandemic impact housing needs?

- Decreased Quality of Home Study Environment: when classes were moved to virtual settings, students found internet quality to be a challenge; accessibility was a concern

- Family and Student Life Balance: living in smaller units with family, children, and/or siblings created a difficult environment for online learning
- Seeking Space: now that in-person class attendance has increased, students are looking for private and separate accommodations so that they can have a space to work from

Question 6.

What obstacles or challenges are you facing or seeing when it comes to building housing (in Coquitlam)? (Or accessing housing)

- High Housing Construction Costs: construction and building material costs are expensive
- Delayed Timing: due to the pandemic and increased cost of construction, development plans are being slowed and delayed
- High Demand: the majority of units people want are traditional single units with shared washrooms, and a small number want to have double units or 4-bedroom units

Question 7.

What opportunities are there to address housing gaps in Coquitlam?

- Affordable Units: students need access to affordable units and family student housing
- Purpose-built Rental Housing: this gap needs to be addressed in the housing market

Question 8.

How else we may be able to include youth voices in engagement?

- Online Surveys: these are a useful tool to gain feedback from students; the Student Union can help to facilitate outreach
- In-person Outreach: use the campus space to interact directly with students

5 LIVED EXPERIENCE INTERVIEWS

Six interviews were conducted with individuals with lived experience of housing vulnerability who are typically underrepresented in traditional engagement. Interviews were conducted with individuals with experience of homelessness, long-term immigrant experience, student perspective, experience being on low-income and receiving financial assistance, young families looking to enter housing market, seniors looking to downsize accommodations, lone-parent households, and those looking to age in place. The lived experiences of these individuals are highlighted below. Names and personal details of interviewees have been altered to protect their identity.

Sandy and her two Children

A single parent looking for affordable family housing in a walkable area.

Sandy is a 44-year-old single parent living with her two young children in a 2-bedroom rental apartment in Coquitlam. She has lived in the city for almost a decade after having moved from Vancouver to be closer to family connections. Sandy found her current housing within 2 weeks of searching social media platforms such as Facebook Marketplace and Craigslist.

Her biggest challenge looking for housing in the city has been finding affordable housing. In the City and broader Metro Vancouver area, the housing costs are equal or greater to what Sandy currently pays for rent, which is quite substantial in her opinion. The lack of affordability is worrying, as she knows that soon her children will need rooms of their own. As her children age, Sandy will want to have a larger apartment, but she fears being unable to afford one in Coquitlam. Her income has not been keeping pace with the rents and she wonders how, or if she will be able to afford a different apartment for herself and her family in Coquitlam.

When looking for rental apartments, she also tried to find a unit in co-op housing but soon understood that there are long wait times and limited availability throughout the Tri-City area.

Ultimately, she would like to live in housing that is a newer build and better quality than her existing rental. It is also important to her to be close to public transit that will enable herself and her kids to move around independently for their daily needs.

In her search for housing, Sandy encountered needing to provide extensive information to prove that she was capable of affording her housing as a single parent. She got the feeling potential landlords were uncomfortable renting to her. This resulted in a lost housing opportunity which would have been a good fit for herself and her child.

If the City is serious about wanting to keep young families in the area, Sandy feels they must consider having more affordable and family friendly rental options such as 2- and 3-bedroom apartments. There should be more localized supports within communities to help people find housing where they are.

Sandy knows that her current housing is only temporary. Ideally, she would like to live in a place where she can stay for the longer term without the pressure of knowing she will have to leave. For Sandy, conversations about housing are not just about a place to live, but about a decent quality of life, equity and health.

Martha and her Husband

A senior hoping for her and her husband to age in place.

Martha is in her late 60s and lives with her husband in a single-family home in the Coquitlam area, where they have been living for the last 20 years. Their son, who is in his mid-40s, currently resides in their basement suite as he is not able to find affordable housing in or around the city.

Martha and her husband are hoping to find housing that would allow them to age in place.

For Martha, housing issues for seniors are related to income, services and housing location. For those who do not have pensions, home equity becomes part of retirement money. The cost of retirement can become very difficult for those with fixed income or those with less income and Canadian Pension Plan funding, especially in consideration of unforeseen health costs as one continues to age. As someone who immigrated to Canada, she knows that contributing to the CPP can be quite complex to understand.

Martha has lingering anxiety about what they will do if something were to happen to either herself or her husband that would require them to downsize. Having looked at the current housing market, exploring even other areas such as Abbotsford, Mission and Chilliwack, she feels there is a lack of affordable options available, where they can have access to daily services. Ideally, she would like to stay in the city where they could remain in contact with her family doctor since switching doctors at this age is inadvisable.

Martha has looked into seniors housing and long-term care, understanding the need to begin preparing for herself and her husband's future. She has thought about the trauma that can be involved, at her age, of having to move between assisted and independent living homes where one can become disconnected from community and depleted financially in the process.

She has witnessed the city continue to grow without enough hospitals, schools, daycare, and affordable housing for seniors. **Many who would be considered "middle-income" earners, such as Martha's family are on the lower end of the income scale, and worry about being priced out of their area.**

Colleen and her Husband

A retiree looking to downsize from her single-family home to a smaller, affordable option.

Colleen is a retiree and has been living with her spouse in their Coquitlam single-family home for over 30 years. Her two children, both over 30, had been living with them up until the beginning of COVID-19 when they were able to move out.

Ideally, Colleen is hoping to downsize from her current living situation and live in a smaller single-family home. She would like to own a carriage or laneway house, that would enable herself and her husband to live in their own home while their children could live in the main house and thereby to own and afford to stay in the Coquitlam area. However, in their current situation and with the housing context in Coquitlam, she is not optimistic she will be able to do this. Her kids are already engaged in searching for housing outside of the city in areas that are relatively more affordable, such as Maple Ridge.

Affordability and the lack of housing supply presents the main challenge for Colleen and her husband in their efforts to downsize. On top of housing prices being outside of their price range, they also struggle to find homes that would suit their needs. Colleen has witnessed larger homes being developed on large lot sizes, where they could instead be subdivided to accommodate more smaller homes and more people. From her view, larger homes in Coquitlam tend to be unoccupied by the resident owners, and then rented out.

Colleen finds that unfortunately, she is competing with other seniors wanting to downsize, in addition to younger people and families wanting to enter the housing market as first-time home buyers. There is currently not enough supply to serve both populations.

Colleen has felt it would be helpful for the City to address downsizing of larger lots and enable policies that make it easier for people to make basement suites, in addition to encouraging more development of laneway, garage and other attached housing units on existing properties.

Michelle and her Child

A single mother on fixed income and experiencing homelessness, seeking safe, secure, affordable and clean housing following community displacement.

Michelle is a middle-aged, single mother who has been experiencing homelessness and housing precarity. While she considers Coquitlam her home, she was forced to leave her community as a result of being unable to find affordable housing in the city and is now living temporarily with family in another municipality. Michelle is faced with challenges in her ongoing search for stable housing, while also attending school to help her start a new career path due to job loss as a result of the pandemic.

Prior to **Michelle's current situation, she had been a homeowner** with her husband, living with their son in a 3-bedroom townhouse in Coquitlam. After the marriage became abusive for her, Michelle filed for divorce and now has shared child custody arrangement with her ex-husband. The search for housing after this experience, presented many challenges for Michelle. She wanted to find housing that was in good condition for herself and her son, a reasonable size, and within a price range she could afford. For a period, Michelle slept in her car for weeks due to her inability to find housing.

Searching for housing in Coquitlam has been very difficult for Michelle. She has felt discrimination due to being a single parent and unemployed. Having a pet has also significantly limited housing options available to her. In her search for housing, she has found many housing options that were unsafe and unsanitary. In one apartment, she did not have a proper kitchen sink, and had to deal with lots of dirt and insects. For support, Michelle receives monthly welfare cheques and has connected with social service organizations that provide her with food, education and career training, and counselling services.

Until she can find housing that could accommodate herself and her son in Coquitlam, she will continue to **live alone on her parent's couch**. Their living situation is a 1-bedroom apartment in a development which technically prohibits her from living there. As a result, her child and her support dog cannot live with her, and she is unable to leave the apartment due to fear of being noticed and **potentially jeopardizing her parent's housing situation. While she is grateful to be able to stay with** her parents, their living situation has created a stressful environment for her. Despite being pro-active and good at solving problems, she has exhausted her other options for housing, including living with other family members.

Her greatest wish is to find housing in Coquitlam that is affordable, clean, safe and secure for herself, her child and her dog, so that she can focus on rebuilding other aspects of her life.

Richard and his Partner

A young couple seeking to enter the housing market and find affordable family housing, so they can start a family.

Richard was born and raised in the City of Coquitlam where he currently lives with his wife and 2 pets in a 1-bedroom rental apartment. He and his wife are in their early 30s and looking to start a family over the next few years. The largest issue they face, is finding a home that is affordable and could accommodate their desired family size of five. Richard had never imagined he may have to consider limiting the size of his family due to not being able to find adequate affordable housing.

Richard is working part time while going to school full time, and his wife recently settled into her career path—both are in the field of teaching. With their combined salaries, Richard does not anticipate being able to purchase a home unless he receives financial support from his parents when they pass or because they offer him a loan. Knowing this, Richard and his family aim to rent in phases according to bedroom size as their family continues to grow. He imagines they will start by finding a 2-bedroom rental where 2 kids could share a room, and eventually moving into a 3-bedroom apartment to accommodate himself, his wife, and 3 children. The affordable properties he has seen have either been in poor condition, or too small for his future family.

Being able to afford adequate housing that is also in proximity to work has been an ongoing challenge due to his **wife's health challenges** which leave her unable to drive. Richard and his partner feel lucky to live in their current rental apartment because of the 25-minute commute it allows for his wife to get to work. While they have been tempted to move to a neighbouring suburb to search for more affordable accommodations, he knows the commuting time could easily triple for his wife and significantly impact her quality of life. Richard has looked into both co-op and subsidized housing options, but there is nothing available. He feels that while their combined income is not high, they would be ineligible to receive typical housing subsidies and support.

In their current rental apartment, Richard and his wife have faced a number of challenges. Despite the building being made of concrete material, there is little sound proofing. He is able to hear his upstairs neighbour when they go to the washroom, or open and close doors. The window that they have in their apartment faces the side of another building approximately 12 feet away and does not allow for natural lighting. This has impacted his mood and depression during their time living there. During the hot summer heat waves, the window does not accommodate a portable AC, so he and his partner were forced to vacate their apartment to seek shelter in his **parents' basement. Their fridge and freezer space** are so small that they are unable to complete weekly meal prep and are limited to keeping smaller items in their fridge. Compounding these challenges, Richard and his wife live with the anxiety of being renocted and for their rent to increase.

Richard hopes that the City can consider decreasing the number of 5,000 square foot single family homes getting built, and instead build more 3–4-bedroom apartments or row-style townhomes. This would benefit both young families in Coquitlam, and younger folks wanting to live together to afford being able to live and stay in Coquitlam.

Darian

The youngest of a first-generation immigrant family, reflecting on his low-income housing experience and now, as a student, concerned for his future housing outlook.

Darian is a young adult who has been living with his sister and mother in a subsidized BC Housing townhome complex in Coquitlam for the past 15 years. His family immigrated to Canada and settled in Coquitlam about a year after he was born, without having pre-established networks or supports to assist with their move. Darian and his family experienced the challenge of finding stable and secure housing during his early childhood and looking forward, Darian is concerned about his lack of housing prospects.

His parents reported that housing was easier to find in his home country than in Coquitlam. His parents struggled with aspects of culture shock moving to Canada as a new country without being able to speak English to the extent they do now. There was a period of time where they did not have access to a car. Finding living arrangements that were close to transit was necessary in order to access employment and needed services. At the time they had been a young family of 4 with limited resources and income available to them.

Darian's parents started their housing journey by moving into housing that was within their means financially, but that did not fully suit their needs. Darian recalled that the first apartment they lived in was cheap, but lacked features such as facilities for washing clothes, and overhead lighting. He and his family were on the BC Housing waitlist for approximately 5 years before being able to access what is now their current home. To Darian this experience highlighted the lack of 3–4-bedroom units available in Coquitlam for families with lower income levels.

Today, Darian is a student living at home due to the difficulty of finding affordable rental housing in the competitive market. Darian knows he is not the only one facing challenges; other young people such as himself are looking for entry into the housing market, and retirees and seniors are currently being priced out of their own city. **From Darian's student experience, he** has learned that international students have difficulty securing housing because landlords do not like having short-term tenants and assume that students may not understand the value of maintaining a home.

Darian sees opportunities for the City to explore and implement ideas such as regional zoning across areas in Metro Vancouver so that development can align with infrastructure within and across municipal boundaries.

6 CITY OF COQUITLAM ADVISORY COMMITTEES

Meetings were sought with three City of Coquitlam advisory committees to provide deeper insight into housing challenges in the city more broadly. The committees that were contacted included the Multicultural Advisory Committee, the Economic Development Committee, and the Universal Access-Ability Committee.

The Multicultural Advisory Committee meeting did not proceed because quorum was not reached.

Each committee is assembled by the City with the intention of representing both diverse staff membership, and those with a range of lived experiences and perspectives.

Committee meetings were held in August and in September 2021 and included presentation overviews of the current housing context in Coquitlam followed by a facilitated discussion.

Results and key discussion points from each committee meeting are outlined below.

6.1 ECONOMIC DEVELOPMENT COMMITTEE

A presentation and Question and Answer session was completed with members of the Coquitlam Economic Development Committee who provided insight into economic considerations and how they intersect and influence housing issues in Coquitlam. The focus group was held on July 28, 2021.

The following sections provides a summary of stakeholder discussions.

1. How does the housing affordability crisis affect the business community in Coquitlam? Who is struggling and why?
 - People are moving to where they can afford, instead of spending 60-70% of their income on housing
 - Other cities have office centres and towers that provide housing context where 1 unit of employment creation to 1 unit of residential housing ratio
 - Increasing available office space and housing will help to attract more residents to live and work in the community
 - Wages for younger demographics have not increased, while the cost of housing and transportation has; this is difficult for young people looking to either work or study in the city but cannot afford to live here
 - To better serve the business community, it would benefit to look at hybrid housing/commerce options; there are significant tax advantages to working from home or running home-based businesses
 - The City provides more housing options in the middle of the housing continuum which attracts people from other cities to live in Coquitlam; the units in Coquitlam are conventionally larger

2. When it comes to housing, what makes Coquitlam an attractive place to employers and employees?
 - The city is diverse and inclusive; single family homes and townhouses available in the City are an attractive option
 - **The pandemic highlighted the appeal of Coquitlam’s many neighbourhoods, parks, amenities, and low-mid density development**
 - The greenspace in the City has been a big advantage and appeal for residents, especially while working from home; discussions regarding how to retain green space in development will be important moving forward

6.2 UNIVERSAL ACCESS-ABILITY ADVISORY COMMITTEE

A focus group was completed with staff from the Coquitlam Universal Access-Ability Committee who were able to provide insight into housing issues in Coquitlam. The focus group was held on September 21, 2021, and consisted of 13 participants including the City Councillor.

The following sections provides a summary of stakeholder discussions.

1. How does the housing affordability crisis affect residents with disabilities and/or physical or mental challenges? Who is struggling and why?
 - Disability payments are not indexed with the rise in shelter costs
 - Group homes are forced to shut down
 - Housing options:
 - Adults with disabilities are staying home with their parents because there is nowhere else to go; the parents do not have supports in these situations and many fear, as they continue to age, what may happen to their children
 - There are few non-market options
 - What housing options are available to those aging out of shelters?
 - Rising rents are causing people to move and leave their communities, all of which has an impact **on people’s health**
 - The affordable housing being developed is not accessible to income levels for persons with disabilities; this could result in an increase in homelessness
 - Persons with disability are more likely to live in poverty and experience homelessness
 - Barriers and issues that impact persons with disability finding housing:
 - Persons with disability are more likely to be unemployed; it’s harder to find work and accessible workspaces
 - There is a lack of mental health resources; many end up experiencing homelessness because of mental health challenges, while others have mental health challenges due to homelessness
 - Actions to help relieve current housing challenges:

- Partnerships to help facilitate the opening and operation of emergency shelter space; development partnerships to provide more independent living for people to live alone
 - Development of affordable (geared to their income levels) and accessible housing for people with disability
 - Require developers to help build more inclusive communities
 - The City can always hire more people with disabilities
 - From a regulatory side, streamline regulatory aspects to help projects get built faster
2. When it comes to housing, what makes Coquitlam an attractive place for people living with disabilities and/or mental health challenges?
- The SkyTrain system is accessible and convenient for commuters
 - The City does a good job in accommodating services for people with disabilities
 - Metro Vancouver did their cost burden studies; it looked at housing plus transportation costs—when we apply this to Coquitlam, they are the most accessible city (regarding proximity to SkyTrain transportation) but also the most unaffordable
 - Coquitlam Council is proactive in asking for affordable housing to be completed first
3. What opportunities are there to ensure the needs of existing and future residents living with disabilities are considered?
- Densification around SkyTrain stations; people currently relying on cars would have better access to public transit
 - People who need access to public transportation options [the most] are getting pushed out by redevelopments
 - When it comes to the range of disabilities, we have to address the full continuum
 - Language barriers can be addressed.



Appendix E

Housing Needs Report Requirements

Housing Needs Report

Let's Talk Coquitlam

Housing Needs Report Survey

In April 2019, the B.C. Government amended the *Local Government Act* to require all local governments to develop a Housing Needs Report by April 2022. As a result, the City of Coquitlam is preparing a Housing Needs Report to better understand current and anticipated housing needs in the community. Your feedback will help inform the Report.

The City is inviting residents to participate in this survey so that we can better understand the experiences of Coquitlam households.

This survey can be completed in approximately **10-15 minutes** and will be open until Friday, Oct. 15, 2021.

Thank you for taking the time to complete this survey!

Privacy Statement: *Personal information is collected for the City of Coquitlam by Bang the Table Pty Ltd. pursuant to Section 26 of the British Columbia Freedom of Information and Protection of Privacy Act, R.S.B.C. 1996, c. 165 and is used for the purposes of providing you access to the engagement tools within the website and receiving your feedback on specific campaigns and issues. Screen names (user name) feedback and images submitted may be made publicly available as part of the public consultation process. Questions regarding this collection of information can be directed to the City's Corporate Communications Division by email at kvincen@coquitlam.ca (External link) or mail at 3000 Guildford Way, Coquitlam, B.C. V3B 7N2.*

What is your relationship to the City of Coquitlam? (select all that apply)

(Choose all that apply) (Required)

- I live in Coquitlam
- I work remotely in Coquitlam (i.e. from my home office)
- I work in Coquitlam in a physical work space
- I go to school in Coquitlam
- I visit Coquitlam for recreational activities (e.g. parks, recreation centres, etc)
- I visit Coquitlam for shopping or dining
- I would like to live in Coquitlam but don't currently
- I previously lived in Coquitlam but have moved away
- I am a landlord for property that is in Coquitlam
- Other (please specify)

Housing Needs Report

Let's Talk Coquitlam

Answer this question only if you have chosen I live in Coquitlam for What is your relationship to the City of Coquitlam? (select all that apply)



Where in Coquitlam do you currently live?

(Choose any one option) (Required)

- Austin Heights
- Cape Horn
- Central Coquitlam
- City Centre
- Eagle Ridge
- Hockaday-Nestor
- Lougheed-Burquitlam
- Maillardville
- Northeast/Burke Mountain
- Ranch Park
- River Heights
- River Springs
- Westwood Plateau
- Not sure

Housing Needs Report

Let's Talk Coquitlam

Answer this question only if you have not chosen I live in Coquitlam for What is your relationship to the City of Coquitlam? (select all that apply)

If you do not currently live in Coquitlam, where do you live?

(Choose any one option) (Required)

- Vancouver
- Burnaby
- Surrey
- Langley
- White Rock
- Delta
- Richmond
- Port Moody
- Port Coquitlam
- Pitt Meadows

Housing Needs Report

Let's Talk Coquitlam

Answer this question only if you have chosen I would like to live in Coquitlam but don't currently for What is your relationship to the City of Coquitlam? (select all that apply)

If you would like to live in Coquitlam, what are some of the challenges (if any) you are experiencing?

(Choose any one option) (Required)

- Cost of renting a home is too high
- Cost of buying a home is too high
- Lack of employment in Coquitlam or nearby
- Limited public transit access
- Not sure
- I am not experiencing any of these challenges

Housing Needs Report

Let's Talk Coquitlam

Your Housing Experience

These questions help us understand your housing situation and any challenges you have experienced or may be experiencing when it comes to housing.

Do you rent or own your home?

(Choose any one option) (Required)

- I rent
- I own
- I neither pay rent or own (e.g. live rent free with parents or adult children)
- I am currently without a home

Answer this question only if you have chosen I rent for Do you rent or own your home?

What kind of rental unit do you live in?

(Choose any one option) (Required)

- Purpose-built rental (all the units in my building are rentals)
- Unit from a private property owner (i.e. condo or other)
- Rented basement suite or suite within a house or duplex
- Co-operative housing
- Subsidized housing operated by a non-profit organization

Answer this question only if you have chosen I own for Do you rent or own your home?

Do you currently pay a mortgage?

(Choose any one option) (Required)

- Yes, I have a mortgage
- No, I own my home outright (no mortgage)

Housing Needs Report

Let's Talk Coquitlam

What kind of home do you live in?

(Choose any one option) (Required)

- Single detached home
- Duplex, triplex, fourplex or semi-detached house
- Row house or townhouse
- Secondary suite in single detached home (e.g. basement suite, or above-garage unit)
- Ground-oriented secondary suite (e.g. carriage home, garden cottage, laneway home, tiny home)
- Apartment building with fewer than 5 storeys
- Apartment building with more than 5 storeys
- Mobile home
- Micro-suite

Do you receive any financial help (either formal or informal) to support your housing costs? (select all that apply)

(Choose all that apply) (Required)

- Yes, rental subsidy from government
- Yes, financial help from family, relatives or friends
- No
- Prefer not to say

How long have you lived in your present home?

(Choose any one option) (Required)

- Less than 1 year
- 1 to 2 years
- 3 to 5 years
- 6 to 10 years
- 11 to 20 years
- 20 years or more

How many times have you moved in the past five years?

(Choose any one option) (Required)

- 0 (I have not moved in the last five years)
- 1
- 2
- 3
- 4
- more than 4

What, if any, challenges did you encounter when searching for your current home? Please be as specific as possible.

Housing Needs Report

Let's Talk Coquitlam

Has the COVID-19 pandemic impacted your housing situation? Do you have concerns about how it may affect you in the future? Please be as specific as possible.

Housing Needs Report

Let's Talk Coquitlam

Community Housing Issues

These questions help us understand the types of housing issues you are seeing among your friends and families and in the neighbourhoods you live or work in.

Housing Types: Which of the following housing types do you think are most needed in Coquitlam? (select your top 3 options)

(Choose any 3 options) (Required)

- Emergency Shelter (subsidized, very low income): offers temporary shelter, food and support services. Most shelters are open 24/7 and provide services for short stays of 30 days or less.
- Transitional and Supportive Housing (subsidized, low income): Provides housing with ongoing support services that may help people to stay housed (e.g. mental health, addiction, women escaping violence, etc.)
- Seniors housing (independent living, assisted living for seniors, residential care whether at market rental rates or low-income rental rates)
- Purpose-built Market Rental (non-subsidized, above moderate income): Private housing purpose-built with the intent to be rented at market rates.
- Secondary Market Rental (non-subsidized, above moderate income): Privately rented basement suites, garden suites, condos, entire houses or other housing units owned by investor-owners.
- Home Ownership (non-subsidized, above moderate income): Private market ownership - may include units that are standalone or in a strata.
- None of the above.
- Other (please specify)

Unit Types: Are there structural housing forms that are not currently allowed or not often built in Coquitlam that you believe are needed? (select your top 3)

(Choose any 3 options) (Required)

- Single detached houses
- Row houses or townhouses
- Duplex, triplex, fourplex or semi-detached houses
- Secondary suites in single detached house (e.g. basement suite)
- Ground-oriented secondary suites (e.g. carriage homes, garden cottages, laneway homes)
- Apartment buildings - fewer than 5 storeys
- Apartment buildings - more than 5 storeys
- Mobile homes
- Tiny homes
- Micro-suites

Which of the following unit sizes are most needed in Coquitlam?

(Choose any one option) (Required)

- Studio
- One-bedroom
- Two-bedrooms
- Three-bedrooms
- Four-bedrooms
- Five or more bedrooms
- I don't think there are any sizes of housing missing in Coquitlam

Housing Needs Report

Let's Talk Coquitlam

Do you have any additional comments about housing issues or potential solutions in Coquitlam?

About You

The following questions help us build a picture of who in the community we are hearing from. Your answers will help inform our understanding of the needs of different household types and help us make sure that we're hearing from a wide range of residents.

What is your age?

(Choose any one option)

- Under 18
- 19 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65+
- Prefer not to answer

Do you identify as Indigenous?

(Choose any one option)

- Yes, First Nations
- Yes, Métis
- Yes, Inuit
- Yes, multiple Indigenous identities
- No

What language do you speak most often at home?

(Choose any one option)

- English
- French
- Punjabi
- Korean
- Cantonese
- Mandarin
- Tagalog
- Spanish
- Persian
- Russian

Note: This list represents Canada's official languages as well as Coquitlam's top 10 languages most often spoken at home as per Census Canada, 2016

Housing Needs Report

Let's Talk Coquitlam

What is your gender identity?

(Choose any one option)

- Woman / female
- Man / male
- Non-binary
- Prefer not to answer

What is your gross annual household income (before tax)?

(Choose any one option)

- Income Assistance or Persons with Disabilities (PWD)
- Less than \$35,000
- \$35,000 to \$59,000
- \$60,000 to \$84,000
- \$85,000 to \$109,000
- \$110,000 to \$149,000
- \$150,000 and over
- Prefer not to say / I don't know

How would you describe your household? Please select the one that best fits your household.

(Choose any one option)

- I live on my own
- I live with my parent(s)
- I live with other relatives (e.g. aunt or uncle, grandparent)
- I live with my spouse / partner - without children
- I live with my spouse / partner - with children
- I am a single parent living with children
- I live in a multi-generational home (e.g. with children and parents)
- I live with roommates

How many people live in your household, including yourself?

Closing

We appreciate your time in providing input to this community-wide survey.

In addition to the survey we are also gathering stories from a small number of Coquitlam residents. If you would like to be contacted for a short interview, please provide your email address below and a member of our team may contact you to learn more about your story.

If you would like to be contacted for a short interview, please provide your email address.

Guide to Requirements for Housing Needs Reports

Effective April 16, 2019 provincial requirements require all local governments to complete housing needs reports for their communities by April 2022 and every five years thereafter.

Together, the housing needs reports legislation and regulations specify requirements for:

- **Information Collection** - As a basis for determining current and projected housing needs, local governments are required to collect approximately 50 distinct kinds of data.
- **Report Content** - All housing needs reports are required to contain certain content, based on analysis of the information collected, and a standardized summary form.

This guide is an overview of the requirements in each of these areas.¹

The requirements related to housing needs reports are detailed in legislation and associated regulations:

- The *Local Government Act* (mainly Part 14) and Housing Needs Reports Regulation.
- *Vancouver Charter*, Section 27 and Vancouver Housing Needs Reports Regulation.

Links to the legislation and regulations, as well as implementation supports for local governments to meet the requirements, are available at:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>

Local governments who are already working on, or who have recently completed a housing needs report (before April 2019), may be considered to have met the legislated requirement for their first report. Please contact ministry staff about whether these transitional provisions could apply to your local government.

Ministry of Municipal Affairs and Housing
Planning and Land Use Management Branch
Telephone: 250-387-3394
Email: PLUM@gov.bc.ca

¹ Note: In the event of discrepancy with this document, the meaning of the legislation and regulations prevails.

Required Information (Data Collection)

As a basis for determining current and projected housing needs, local governments are required to collect approximately 50 kinds of data about:

- current and projected population;
- household income;
- significant economic sectors; and
- currently available and anticipated housing units.

In the case of a regional district, this information is required for each electoral area to which the report applies (except for electoral areas with a population of less than 100). In the case of the Islands Trust, the information is required for each local trust area.

Most of the data that local governments are required to collect is provided at: <https://catalogue.data.gov.bc.ca/group/housing-needs-reports>

The tables below detail each of the required kinds of data, its source and the time frame for which it is required.

Understanding trends is an important part of data analysis. Consequently, local governments are required to collect information on previous as well as current years.

- For data that is available from Statistics Canada, the period for which data will be required will be the previous three Census reports. For other information, the required period will be comparable. Local governments may choose to look further back if information is available.
- Information projections will be required to look at least five years forward.

Population <i>Time Frame: previous 3 Census reports, except marked *</i>	Source of Data	Housing Needs Report Regulation
Total population	Statistics Canada Census	Section 3 (1) (a) (i)
Population growth [# and %]	Statistics Canada Census	Section 3 (1) (b)
Age - Average and median age	Statistics Canada Census	Section 3 (1) (a) (ii), (iii)
Age - Age group distribution (0-14, 15-19, 20-24, 25-64, 65-84, 85+) [# and %]	Statistics Canada Census	Section 3 (1) (a) (iv)
Mobility – number of non-movers, non-migrants, migrants	Statistics Canada Census	Section 3 (1) (a) (x)
Number of individuals experiencing homelessness* (if available)	Homeless Counts	Section 3 (1) (d)
Number of students enrolled in post-secondary institutions* (if applicable)	AEST	Section 3 (1) (c)

Households <i>Time Frame: previous 3 Census reports</i>	Source of Data	Housing Needs Report Regulation
Total number of households	Statistics Canada Census	Section 3 (1) (v)
Average household size	Statistics Canada Census	Section 3 (1) (vi)
Breakdown of households by size (1, 2, 3, 4, 5+ people) [# and %]	Statistics Canada Census	Section 3 (1) (vii)
Renter and owner households [# and %]	Statistics Canada Census	Section 3 (1) (viii)
Renter households in subsidized housing [# and %]	Statistics Canada Census	Section 3 (1) (ix)

Anticipated Population <i>Time Frame: next 5 years</i>	Source of Data	Housing Needs Report Regulation
Anticipated population	BC Stats	Section 3 (2) (a)
Anticipated population growth [# and %]	BC Stats	Section 3 (2) (b)
Anticipated age - Average and median age	BC Stats	Section 3 (2) (c), (d)
Anticipated age - Age group distribution (0-14, 15-19, 20-24, 25-64, 65-84, 85+) [# and %]	BC Stats	Section 3 (2) (e)

Anticipated Households <i>Time Frame: for next 5 years</i>	Source of Data	Housing Needs Report Regulation
Anticipated number of households	BC Stats	Section 3 (2) (f)
Anticipated average household size (# of people)	BC Stats	Section 3 (2) (g)

Household Income <i>Time Frame: previous 3 Census reports</i>	Source of Data	Housing Needs Report Regulation
Average and median household income (if available)	Statistics Canada Census	Section 4 (a), (b)
Households in specified income brackets (# and %) (if available)	Statistics Canada Census	Section 4 (c)
Renter household income – Average and median (if available)	Statistics Canada Census	Section 4 (f)
Renter households in specified income brackets (# and %) (if available)	Statistics Canada Census	Section 4 (d)
Owner household Income – Average and median (if available)	Statistics Canada Census	Section 4 (g)
Owner households in specified income brackets (# and %) (if available)	Statistics Canada Census	Section 4 (e)

Economic Sectors & Labour Force	Source of Data	Housing Needs Report Regulation
<i>Time Frame: previous 3 Census reports. Except for *</i>		
Total number of workers	Statistics Canada Census	Section 5 (a)
Number of workers by industry (North American Industry Classification System – NAICS)	Statistics Canada Census	Section 5 (b)
Unemployment rate and participation rate	Statistics Canada Census	Section 7 (b), (c)
Commuting destination* (within census subdivision; to different census subdivision; to different census division; to another Province/Territory)	Statistics Canada Census	Section 7 (d), (e), (f), (g)

Housing Units – Currently occupied/available	Source of Data	Housing Needs Report Regulation
Total number of housing units	Statistics Canada Census	Section 6 (1) (a)
Breakdown by structural type of units [# and %]	Statistics Canada Census	Section 6 (1) (b)
Breakdown by size – # of units with 0 bedrooms (bachelor); 1 bedroom; 2 bedrooms; 3+ bedrooms	Statistics Canada Census	Section 6 (1) (c)
Breakdown by date built (pre-1960; 1961-80; 1981-90; 1991-00; 2001-10; 2011-16; 2017) [# and %]	Statistics Canada Census	Section 6 (1) (d)
Number of housing units that are subsidized housing	BC Housing/ BCNPHA ²	Section 6 (1) (e)
Rental vacancy rate – overall and for each type of unit (if available)	CMHC	Section 6 (1) (i), (j)
Number of primary and secondary rental units (if available)	CMHC, Various	Section 6 (1) (k) (i), (ii)
Number of short-term rental units (if available)	Various	Section 6 (1) (k) (iii)
Number of units in cooperative housing (if applicable)	Coop Housing Federation of BC	Section 6 (1) (l)
Number of Post-secondary housing (number of beds) (if applicable)	AEST	Section 6 (1) (o)
Shelter beds and housing units for people experiencing or at risk of homelessness (if applicable)	BC Housing	Section 6 (1) (p)

² BCNPHA: BC Non-profit Housing Association

Housing Units – Change in housing stocks (past 10 years)	Source of Data	Housing Needs Report Regulation
Demolished - overall and breakdown for each structural type and by tenure (if available)	Local government	Section 6 (1) (m) (i), (ii), (iii), (iv)
Substantially completed - overall and breakdown for each structural type and by tenure (if available)	Local government	Section 6 (1) (n) (i), (ii), (iii), (iv)
Registered new homes - overall and breakdown for each structural type and for purpose-built rental	BC Housing	Section 6 (3) (a), (b), (c)

Housing Values	Source of Data	Housing Needs Report Regulation
<i>Time Frame: 2005 onward for first report; past 10 years for subsequent reports</i>		
Assessed values - Average and median for all units	BC Assessment	Section 6 (1) (f) (i)
Assessed values - Average and median by structural type (e.g. single detached, apartment, etc.)	BC Assessment	Section 6 (1) (f) (ii)
Assessed values - Average and median by unit size (0, 1, 2, 3+ bedrooms)	BC Assessment	Section 6 (1) (f) (iii)
Sale Prices – Average and median for all units and for each structural type	BC Assessment	Section 6 (1) (g) (i)
Sale Prices – Average and median by structural type (e.g. single detached, apartment, etc.)	BC Assessment	Section 6 (1) (g) (ii)
Sale Prices - Average and median by unit size (0, 1, 2, 3+ bedrooms)	BC Assessment	Section 6 (1) (g) (iii)
Rental Prices – Average and median for all units and for unit size (# of bedrooms) (if available)	CMHC	Section 6 (1) (h) (i)
Rental Prices - Average and median by unit size (0, 1, 2, 3+ bedrooms)	CMHC	Section 6 (1) (h) (ii)

Households in Core Housing Needs	Source of Data	Housing Needs Report Regulation
<i>Time Frame: previous 3 Census reports</i>		
Affordability – households spending 30%+ of income on shelter costs (overall # and % of households)	Statistics Canada Census	Section 7 (a) (i)
Affordability – households spending 30%+ of income on shelter costs (# and % of renter and owner households)	Statistics Canada Census	Section 7 (a) (ii)
Adequacy – households in dwellings requiring major repairs (overall # and % of households)	Statistics Canada Census	Section 7 (a) (iii)
Adequacy – households in dwellings requiring major repairs (# and % of renter and owner households)	Statistics Canada Census	Section 7 (a) (iv)
Suitability – households in overcrowded dwellings (overall # and % of households)	Statistics Canada Census	Section 7 (a) (v)
Suitability – households in overcrowded dwellings (# and % of renter and owner households)	Statistics Canada Census	Section 7 (a) (vi)

Required Content for Housing Needs Reports

All housing needs reports are required to contain the following content, based on analysis of the information collected. In the case of a regional district, this content is required for every electoral area to which the report applies. In the case of the Islands Trust, the content is required for each local trust area to which the report applies.

- The number of housing units required to meet current housing and anticipated housing needs for at least the next five years, by housing type.
- Statements about key areas of local need.
- The number and percentage of households in core housing need and extreme core housing need.
- A standardized summary form.

Note that a regional district *does not need* to include the following content for electoral areas with a population of less than 100.

Housing units required – Current and Anticipated (in 5 years)	Legislation
Number of units needed by “type” (unit size): 0 bedrooms (bachelor); 1 bedrooms; 2 bedrooms; and 3+ bedrooms	LGA: 585.3 (c) (i), (ii); VC: 574.3 (c) (i), (ii)

Households in core housing need <i>Time frame: previous 3 Census reports</i>	Housing Needs Reports Regulation
Core housing need, overall and breakdown by tenure [# and %]	Section 8 (1) (a) (i), (ii)
<i>Extreme</i> core housing need, overall and breakdown by tenure [# and %]	Section 8 (1) (a) (iii), (iv)

Statements about key areas of local need	Housing Needs Reports Regulation
<ul style="list-style-type: none"> • Affordable housing • Rental housing • Special needs housing • Housing for seniors • Housing for families • Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness 	Section 8 (1) (b) (i), (ii), (iii), (iv), (v), (vi)

Summary Form	Housing Needs Reports Regulation
<ul style="list-style-type: none"> • Key contextual information (e.g. location, population, median age, unemployment rate, etc.) • Summary of all the required content (tables above) • Summary of housing policies in OCPs and RGSs (if available) • Summary of community consultation, and consultation with First Nations, other local governments and agencies. • Other key housing issues or needs not identified in the required content. 	Section 8 (1) (c)

For more information, please contact ministry staff:

Ministry of Municipal Affairs and Housing
 Planning and Land Use Management Branch
 Telephone: 250-387-3394
 Email: PLUM@gov.bc.ca



Appendix F

Required Data

Geography: **City of Coquitlam**

3(1)(a)(i) Total Population			
	2006	2011	2016
Population	114,565	126,456	139,284

Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3(1)(a)(ii),(iii) Average and Median Age			
	2006	2011	2016
Average	37.2	38.7	39.9
Median	39	40.3	41.1

Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3(1)(a)(iv) Age Group Distribution						
	2006		2011		2016	
	#	%	#	%	#	%
Total	114,555	100%	126,460	100%	139,275	100%
0 to 14 years	19,925	17%	20,700	16%	22,220	16%
15 to 19 years	8,965	8%	9,170	7%	9,085	7%
20 to 24 years	8,580	7%	9,090	7%	9,700	7%
25 to 64 years	64,585	56%	72,425	57%	78,885	57%
65 to 84 years	11,175	10%	13,275	10%	17,175	12%
85 years and over	1,325	1%	1,800	1%	2,210	2%

Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3(1)(a)(v) Private Households			
	2006	2011	2016
Households	41,240	45,550	51,325

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3(1)(a)(vi) Average Private Household Size			
	2006	2011	2016
Average household size	2.8	2.7	2.7

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3(1)(a)(vii) Private Households by Size						
	2006		2011		2016	
	#	%	#	%	#	%
Total	41,245	100%	45,555	100%	51,325	100%
1-person	9,075	22%	9,770	21%	11,410	22%
2-person	11,710	28%	13,360	29%	15,580	30%
3-person	7,455	18%	8,585	19%	9,905	19%
4-person	8,460	21%	9,090	20%	9,385	18%
5-or-more-person	4,545	11%	4,750	10%	5,040	10%

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3(1)(a)(viii) Private Households by Tenure						
	2006		2011		2016	
	#	%	#	%	#	%
Total	41,245	100%	45,555	100%	51,325	100%
Owner	30,900	75%	33,880	74%	36,785	72%
Renter	10,340	25%	11,670	26%	14,545	28%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	10,340	100%	11,675	100%	14,545	100%
Renter households in subsidized housing	#N/A		1,320	11%	1,585	11%

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3(1)(a)(x) Mobility Status of Population in Private Households			
	2006	2011	2016
Total	112,515	123,700	136,830
Mover	15,995	15,460	20,030
Migrant	9,400	8,815	11,205
Non-migrant	6,595	6,650	8,825
Non-mover	96,515	108,240	116,795

Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3(1)(b) Population Growth in Total Households (period between indicated census and census preceding it)			
	2006	2011	2016
Growth (#)	1,675	11,891	12,828
Percentage Growth (%)	1.5%	10.4%	10.1%

Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area											
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Douglas College	7,683	8,136	8,568	8,792	9,097	8,501	8,185	8,092	8,113	8,054	8,205

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness	
	2020
Individuals experiencing homelessness	86

3(2)(a) Anticipated Population						
	2020	2021	2022	2023	2024	2025
Anticipated population	160,143	163,484	167,594	172,192	177,171	180,871

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (to indicated period)						
	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	4071.74	3340.54	4110.48	4598.12	4979.07	3699.85
Anticipated percentage growth (%)	3%	2%	3%	3%	3%	2%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age							
	2020	2021	2022	2023	2024	2025	
Anticipated average age	40.6	40.9	41.1	41.4	41.6	41.8	
Anticipated median age	40.6	40.8	41.1	41.2	41.4	41.6	

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution												
	2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	160,143	100%	163,484	100%	167,594	100%	172,192	100%	177,171	100%	180,871	100%
0 to 14 years	23,147	14%	23,423	14%	23,545	14%	23,708	14%	23,945	14%	23,987	13%
15 to 19 years	10,382	6%	9,795	6%	9,715	6%	9,861	6%	10,187	6%	10,511	6%
20 to 24 years	12,484	8%	12,884	8%	12,973	8%	12,957	8%	12,837	7%	12,388	7%
25 to 64 years	90,420	56%	92,561	57%	95,244	57%	98,144	57%	101,263	57%	103,667	57%
65 to 84 years	20,884	13%	21,990	13%	23,132	14%	24,351	14%	25,626	14%	26,864	15%
85 years and over	2,687	2%	2,830	2%	2,985	2%	3,171	2%	3,314	2%	3,454	2%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households						
	2020	2021	2022	2023	2024	2025
Anticipated households	59,008	60,669	62,585	64,673	66,916	68,768

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size						
	2020	2021	2022	2023	2024	2025
Anticipated average household size			N/A			

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income			
	2006	2011	2016
Average	\$86,332	\$90,891	\$93,837
Median	\$70,139	\$73,732	\$74,475

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket

	2006			2011			2016		
	#	%		#	%		#	%	
Total	41,240	100%		45,550	100%		51,325	100%	
\$0-\$4,999	1,180	3%		1,620	4%		1,590	3%	
\$5,000-\$9,999	730	2%		1,015	2%		820	2%	
\$10,000-\$14,999	830	2%		1,060	2%		1,135	2%	
\$15,000-\$19,999	1,650	4%		1,655	4%		1,800	4%	
\$20,000-\$24,999	1,610	4%		1,665	4%		1,795	3%	
\$25,000-\$29,999	1,570	4%		1,655	4%		1,975	4%	
\$30,000-\$34,999	1,645	4%		1,745	4%		2,065	4%	
\$35,000-\$39,999	1,590	4%		1,710	4%		1,960	4%	
\$40,000-\$44,999	1,770	4%		1,625	4%		2,055	4%	
\$45,000-\$49,999	1,835	4%		1,795	4%		1,920	4%	
\$50,000-\$59,999	3,160	8%		3,020	7%		3,745	7%	
\$60,000-\$69,999	3,015	7%		3,305	7%		3,405	7%	
\$70,000-\$79,999	2,680	6%		2,620	6%		3,130	6%	
\$80,000-\$89,999	2,565	6%		2,515	6%		2,965	6%	
\$90,000-\$99,999	2,185	5%		2,225	5%		2,445	5%	
\$100,000-\$124,999	4,415	11%		5,155	11%		5,430	11%	
\$125,000-\$149,999	3,200	8%		3,750	8%		4,035	8%	
\$150,000-\$199,999	3,385	8%		4,260	9%		4,915	10%	
\$200,000 and over	2,235	5%		3,175	7%		4,125	8%	

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006			2011			2016		
	#	%		#	%		#	%	
Total	10,340	100%		11,675	100%		14,545	100%	
\$0-\$4,999	560	5%		805	7%		930	6%	
\$5,000-\$9,999	390	4%		520	4%		395	3%	
\$10,000-\$14,999	405	4%		615	5%		675	5%	
\$15,000-\$19,999	750	7%		795	7%		905	6%	
\$20,000-\$24,999	730	7%		660	6%		820	6%	
\$25,000-\$29,999	635	6%		770	7%		840	6%	
\$30,000-\$34,999	665	6%		795	7%		855	6%	
\$35,000-\$39,999	560	5%		655	6%		775	5%	
\$40,000-\$44,999	560	5%		590	5%		855	6%	
\$45,000-\$49,999	740	7%		645	6%		715	5%	
\$50,000-\$59,999	1,005	10%		830	7%		1,470	10%	
\$60,000-\$69,999	800	8%		935	8%		1,045	7%	
\$70,000-\$79,999	595	6%		615	5%		795	5%	
\$80,000-\$89,999	505	5%		470	4%		745	5%	
\$90,000-\$99,999	380	4%		365	3%		540	4%	
\$100,000-\$124,999	490	5%		685	6%		1,005	7%	
\$125,000-\$149,999	320	3%		370	3%		580	4%	
\$150,000-\$199,999	190	2%		300	3%		395	3%	
\$200,000 and over	65	1%		245	2%		200	1%	

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006			2011			2016		
	#	%		#	%		#	%	
Total	30,905	100%		33,875	100%		36,780	100%	
\$0-\$4,999	620	2%		810	2%		660	2%	
\$5,000-\$9,999	340	1%		495	1%		425	1%	
\$10,000-\$14,999	420	1%		445	1%		460	1%	
\$15,000-\$19,999	900	3%		860	3%		895	2%	
\$20,000-\$24,999	885	3%		1,000	3%		980	3%	
\$25,000-\$29,999	940	3%		880	3%		1,135	3%	
\$30,000-\$34,999	980	3%		955	3%		1,215	3%	
\$35,000-\$39,999	1,035	3%		1,055	3%		1,190	3%	
\$40,000-\$44,999	1,215	4%		1,040	3%		1,200	3%	
\$45,000-\$49,999	1,095	4%		1,150	3%		1,205	3%	
\$50,000-\$59,999	2,155	7%		2,185	6%		2,275	6%	
\$60,000-\$69,999	2,215	7%		2,365	7%		2,360	6%	
\$70,000-\$79,999	2,085	7%		2,005	6%		2,335	6%	
\$80,000-\$89,999	2,055	7%		2,040	6%		2,215	6%	
\$90,000-\$99,999	1,810	6%		1,855	5%		1,905	5%	
\$100,000-\$124,999	3,925	13%		4,470	13%		4,430	12%	
\$125,000-\$149,999	2,885	9%		3,375	10%		3,450	9%	
\$150,000-\$199,999	3,195	10%		3,960	12%		4,520	12%	
\$200,000 and over	2,165	7%		2,930	9%		3,925	11%	

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure			
	2006	2011	2016
Average	\$86,332	\$90,891	\$93,837
Owner	\$97,948	\$103,004	\$108,331
Renter	\$51,612	\$55,736	\$57,177
Median	\$70,139	\$73,732	\$74,475
Owner	\$82,907	\$88,671	\$89,265
Renter	\$44,381	\$41,789	\$46,425

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	62,890	69,715	75,475

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population in Private Households								
	2006			2011			2016	
	#	%		#	%		#	%
Total	62,885	100%		69,720	100%		75,475	100%
All Categories	61,795	98%		68,100	98%		73,980	98%
11 Agriculture, forestry, fishing and hunting	245	0%		225	0%		260	0%
21 Mining, quarrying, and oil and gas extraction	270	0%		245	0%		235	0%
22 Utilities	405	1%		670	1%		500	1%
23 Construction	4,615	7%		5,750	8%		6,095	8%
31-33 Manufacturing	5,060	8%		4,560	7%		4,700	6%
41 Wholesale trade	3,895	6%		3,895	6%		3,310	4%
44-45 Retail trade	7,990	13%		8,290	12%		9,100	12%
48-49 Transportation and warehousing	2,875	5%		3,270	5%		3,375	4%
51 Information and cultural industries	2,220	4%		2,440	3%		2,805	4%
52 Finance and insurance	3,290	5%		3,770	5%		3,960	5%
53 Real estate and rental and leasing	1,335	2%		1,695	2%		1,855	2%
54 Professional, scientific and technical services	5,000	8%		6,015	9%		7,445	10%
55 Management of companies and enterprises	75	0%		90	0%		145	0%
56 Administrative and support, waste management and remediation services	2,445	4%		2,540	4%		3,125	4%
61 Educational services	4,700	7%		5,315	8%		5,395	7%
62 Health care and social assistance	5,715	9%		6,450	9%		7,425	10%
71 Arts, entertainment and recreation	1,095	2%		1,170	2%		1,480	2%
72 Accommodation and food services	4,605	7%		4,470	6%		6,075	8%
81 Other services (except public administration)	3,495	6%		3,585	5%		3,380	4%
91 Public administration	2,480	4%		3,655	5%		3,325	4%
Not Applicable	1,090	2%		1,620	2%		1,500	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households	
	2016
Housing units	51,325

Source: Statistics Canada Census Program, Census Profiles 2016

6(1)(b) Housing Units by Structural Type for Private Households			
	2016		
	#	%	
Total	51,325	100%	
Single-detached house	19,785	39%	
Apartment in a building that has five or more storeys	5,915	12%	
Other attached dwelling	25,380	49%	
Semi-detached house	1,590	3%	
Row house	4,910	10%	
Apartment or flat in a duplex	7,480	15%	
Apartment in a building that has fewer than five storeys	11,375	22%	
Other single-attached house	15	0%	
Movable dwelling	255	0%	

Source: Statistics Canada Census Program, Census Profiles 2016

6(1)(c) Housing Units by Number of Bedrooms for Private Households	
	2016
Total	51,325
No-bedroom	11,410
1-bedroom	15,580
2-bedroom	9,905
3-bedroom	9,385
4-or-more-bedroom	5,040

Source: Statistics Canada Census Program, Census Profiles 2016

6(1)(d) Housing by Period of Construction for Private Households			
	2016		
	#	%	
Total	51,325	100%	
1960 or earlier	3,880	8%	
1961-1980	14,035	27%	
1981-1990	9,270	18%	
1991-2000	11,155	22%	
2001-2010	2,395	5%	
2011-2016	4,110	8%	

Source: Statistics Canada Census Program, Census Profiles 2016

6(1)(e) Subsidized Housing Units	
	2016
Subsidized housing units	2,076

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i) Average and Median Assessed Housing Values																
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Average	\$373,863	\$457,110	\$506,409	\$506,961	\$493,985	\$536,625	\$556,590	\$569,358	\$559,270	\$582,405	\$674,191	\$895,188	\$971,100	\$1,016,332	\$905,846	
Median	N/A															

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

6(1)(f)(ii) Average and Median Assessed Housing Values by Structure Type																
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Average Assessed Value by Structural Type																
Single Family	\$455,895	\$546,398	\$602,267	\$603,196	\$581,648	\$645,326	\$682,770	\$707,944	\$704,790	\$742,944	\$885,123	\$1,206,931	\$1,273,012	\$1,292,553	\$1,152,983	
Dwelling with Suite	\$482,583	\$586,556	\$655,770	\$661,979	\$641,963	\$705,976	\$730,252	\$765,973	\$775,851	\$820,215	\$969,654	\$1,302,458	\$1,396,437	\$1,432,724	\$1,305,649	
Duplex, Triplex, Fourplex, etc.	\$350,413	\$399,167	\$447,069	\$449,198	\$459,778	\$504,068	\$549,524	\$549,667	\$564,427	\$570,936	\$638,445	\$841,604	\$936,402	\$995,174	\$851,090	
Row Housing	\$327,406	\$397,133	\$401,012	\$344,010	\$370,813	\$408,536	\$424,430	\$425,881	\$418,700	\$431,850	\$475,476	\$625,028	\$712,442	\$771,858	\$709,587	
Apartment	\$221,024	\$265,456	\$292,581	\$288,323	\$252,882	\$269,332	\$277,585	\$281,301	\$279,902	\$286,745	\$302,432	\$383,062	\$482,873	\$557,744	\$509,575	
Manufactured Home	\$68,050	\$64,924	\$96,890	\$100,614	\$104,348	\$106,906	\$115,174	\$109,498	\$101,617	\$107,333	\$118,010	\$146,347	\$125,583	\$151,750	\$241,479	
Seasonal Dwelling	\$45,950	\$84,757	\$98,089	\$95,546	\$94,389	\$104,343	\$104,557	\$84,430	\$81,911	\$80,822	\$89,433	\$98,611	\$103,363	\$161,359	\$131,633	
Other*	\$527,793	\$692,342	\$784,979	\$781,427	\$752,866	\$815,761	\$877,482	\$885,861	\$853,993	\$866,416	\$979,536	\$1,368,310	\$1,304,138	\$1,285,116	\$1,126,541	
2 Acres or More (Single Family Dwelling, Duplex)	\$960,238	\$1,391,602	\$2,015,753	\$1,672,278	\$1,551,783	\$1,690,981	\$1,632,880	\$2,134,376	\$2,138,495	\$2,489,766	\$2,781,573	\$3,328,966	\$4,397,519	\$6,531,632	\$4,476,914	
2 Acres or More (Manufactured Home)	N/A	N/A	\$256,900	\$256,900	\$1,192,050	\$1,265,500	\$1,340,450	\$1,348,750	\$1,369,800	\$1,613,400	\$1,729,450	\$2,135,100	\$2,395,300	\$2,512,600	\$2,124,900	
Median Assessed Value by Structural Type																
Single Family																
Dwelling with Suite																
Duplex, Triplex, Fourplex, etc.																
Row Housing																
Apartment																
Manufactured Home																
Seasonal Dwelling																
Other*																
2 Acres or More (Single Family Dwelling, Duplex)																
2 Acres or More (Manufactured Home)																

Source: BC Assessment

**Other* includes properties subject to section 19(8) of the Assessment Act.

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

6(1)(f)(iii) Average and Median Assessed Housing Values by Number of Bedrooms																
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Average Assessed Value by Number of Bedrooms																
0	N/A															
1	\$188,508	\$236,755	\$264,000	\$257,898	\$197,250	\$215,299	\$219,572	\$220,350	\$217,619	\$224,648	\$236,694	\$298,346	\$383,227	\$449,203	\$407,596	
2	\$190,986	\$234,517	\$279,173	\$278,123	\$292,233	\$312,004	\$319,990	\$323,841	\$321,056	\$331,194	\$356,954	\$455,479	\$553,163	\$622,650	\$565,454	
3+	\$404,870	\$493,412	\$546,254	\$553,495	\$568,605	\$626,129	\$658,801	\$680,543	\$676,043	\$711,010	\$836,589	\$1,131,313	\$1,207,568	\$1,240,128	\$1,110,468	
Median Assessed Value by Number of Bedrooms																
0	N/A															
1																
2																
3+																

Source: BC Assessment

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken

6(1)(g)(i) Average and Median Housing Sale Prices																
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Average	\$347,915	\$418,247	\$455,247	\$473,355	\$456,574	\$512,551	\$542,686	\$540,588	\$497,102	\$554,328	\$636,254	\$738,485	\$802,083	\$906,490	\$808,993	
Median	N/A															

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

6(1)(g)(ii) Average and Median Housing Sale Prices by Structure Type															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Structure Type	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Single Family	\$473,267	\$568,073	\$624,222	\$641,875	\$596,323	\$676,852	\$724,411	\$763,132	\$750,396	\$793,407	\$931,385	\$1,209,085	\$1,373,737	\$1,441,820	\$1,285,789
Dwelling with Suite	\$387,601	\$583,777	\$658,218	\$663,820	\$651,481	\$659,218	\$711,235	\$771,472	\$778,929	\$841,370	\$987,672	\$1,297,892	\$1,473,939	\$1,601,934	\$1,494,593
Duplex, Triplex, Fourplex, etc.	\$367,529	\$409,172	\$478,208	\$552,516	\$506,669	\$549,578	\$574,070	\$584,966	\$566,758	\$590,633	\$682,784	\$837,103	\$1,046,102	\$1,127,333	\$940,260
Row Housing	\$338,700	\$415,500	\$438,545	\$403,013	\$420,200	\$453,347	\$441,232	\$440,925	\$431,685	\$468,119	\$511,003	\$468,119	\$717,756	\$778,422	\$781,985
Apartment	\$225,573	\$267,452	\$288,379	\$311,167	\$316,147	\$298,555	\$291,577	\$321,521	\$318,925	\$318,090	\$315,801	\$373,916	\$453,804	\$533,152	\$507,958
Manufactured Home	\$41,626	\$45,044	\$78,594	\$89,944	\$85,457	\$81,180	\$91,330	\$90,738	\$68,537	\$71,383	\$83,463	\$117,029	\$145,685	\$440,622	\$144,768
Seasonal Dwelling															
Other*															
2 Acres or More (Single Family Dwelling, Duplex)															
2 Acres or More (Manufactured Home)															
Median Sales Price by Structure Type															
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															
Other*															
2 Acres or More (Single Family Dwelling, Duplex)															
2 Acres or More (Manufactured Home)															

Source: BC Assessment

**Other* includes properties subject to section 19(8) of the Assessment Act.

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

6(1)(g)(iii) Average and Median Housing Sale Prices by Number of Bedrooms															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms															
0															
1	\$161,287	\$194,931	\$223,534	\$236,802	\$221,160	\$224,396	\$227,585	\$246,155	\$246,667	\$248,935	\$239,187	\$282,924	\$356,844	\$450,124	\$389,945
2	\$197,268	\$223,369	\$267,421	\$308,916	\$332,867	\$328,117	\$325,074	\$350,148	\$342,469	\$365,837	\$369,555	\$433,028	\$518,851	\$593,413	\$565,286
3+	\$395,445	\$475,358	\$527,317	\$550,161	\$569,592	\$626,442	\$652,892	\$700,932	\$668,818	\$735,755	\$841,451	N/A	\$1,244,004	\$1,291,574	\$1,136,493
Median Sales Price by Number of Bedrooms															
0															
1															
2															
3+															

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

6(1)(h)(i) Average and Median Monthly Rent																			
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
Average	\$760	\$779	\$773	\$856	\$868	\$882	\$897	\$906	\$919	\$931	\$986	\$1,021	\$1,123	\$1,199	\$1,277	\$1,341			
Median	\$730	\$750	\$745	\$804	\$825	\$830	\$850	\$855	\$870	\$880	\$938	\$975	\$1,100	\$1,175	\$1,250	\$1,300			

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms																			
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
Average	\$760	\$779	\$773	\$856	\$868	\$882	\$897	\$906	\$919	\$931	\$986	\$1,021	\$1,123	\$1,199	\$1,277	\$1,341			
No-bedroom	\$583	\$596	\$606	\$646	\$649	\$670	\$686	\$670	\$719	\$727	\$730	\$782	\$831	\$888	\$944	\$1,000			
1-bedroom	\$688	\$694	\$701	\$749	\$759	\$776	\$788	\$795	\$809	\$821	\$866	\$902	\$1,005	\$1,096	\$1,130	\$1,217			
2-bedroom	\$819	\$849	\$867	\$946	\$948	\$971	\$981	\$997	\$1,006	\$1,033	\$1,105	\$1,133	\$1,241	\$1,301	\$1,386	\$1,477			
3-or-more bedrooms	\$1,076	\$1,111	\$1,043	\$1,293	\$1,293	\$1,256	\$1,313	\$1,311	\$1,314	\$1,334	\$1,396	\$1,422	\$1,677	\$1,732	\$1,949	**			
Median	\$730	\$750	\$745	\$804	\$825	\$830	\$850	\$855	\$870	\$880	\$938	\$975	\$1,100	\$1,175	\$1,250	\$1,300			
No-bedroom	\$575	\$595	\$600	\$650	\$643	\$658	\$690	\$685	\$720	\$720	\$720	\$775	\$827	\$850	\$900	\$950			
1-bedroom	\$670	\$680	\$695	\$735	\$750	\$760	\$775	\$780	\$800	\$805	\$850	\$900	\$994	\$1,075	\$1,120	\$1,175			
2-bedroom	\$775	\$825	\$850	\$925	\$925	\$950	\$950	\$975	\$975	\$1,005	\$1,075	\$1,150	\$1,250	\$1,300	\$1,380	\$1,450			
3-or-more bedrooms	\$1,000	\$1,050	\$1,050	\$1,173	\$1,200	\$1,250	\$1,289	\$1,303	\$1,300	\$1,325	\$1,400	\$1,335	\$1,625	\$1,655	\$1,888	#N/A			

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms																			
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
Total	3.4%	0.6%	1.7%	0.8%	3.2%	2.8%	3.2%	3.5%	3.3%	1.0%	1.2%	1.8%	1.4%	1.0%	0.9%	0.0%			
No-bedroom	3.8%	0.6%	0.8%	0.6%	0.6%	0.6%	1.3%	1.9%	2.4%	0.6%	0.7%	1.3%	1.3%	0.0%	0.0%	1.4%			
1-bedroom	4.2%	0.7%	1.6%	0.3%	2.6%	3.1%	3.3%	2.7%	3.0%	1.2%	0.8%	0.7%	1.4%	1.2%	1.2%	2.3%			
2-bedroom	2.5%	0.4%	2.1%	1.2%	4.5%	2.4%	3.3%	4.3%	4.2%	1.0%	1.4%	2.7%	1.4%	1.0%	1.0%	2.2%			
3-or more bedroom	2.4%	0.3%	0.0%	2.7%	3.0%	3.5%	2.7%	3.6%	3.4%	0.3%	3.7%	5.4%	0.8%	0.5%	0.0%	0.0%			

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market		
	Units	Date
Primary rental market	3423	2020
Secondary rental market (City)	2861	May 14, 2021
Secondary rental market (Tri-Cities)	4876	May 14, 2021
Short-term rental market	214	May 14, 2021

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l) Units in Housing Cooperatives	
	2019
Units in housing cooperatives	689

Source: Co-operative Housing Federation of BC

6(1)(m)(i) Housing Units Demolished		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Number of units demolished		97	113	162	139	145	174	259	229	337	350	175

6(1)(m)(ii) Housing Units Demolished by Structure Type		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total		97	113	162	139	145	174	259	229	337	350	175
Single Family		86	112	144	114	96	151	144	153	155	128	85
Multi-Family		11	1	18	25	49	23	114	73	178	218	85
Duplex		10	0	18	8	0	10	1	12	16	2	14
Townhouse		0	0	0	0	0	0	0	60	58	0	0
Apartment - Low-rise		0	0	0	0	0	0	112	0	101	216	70
Apartment - High-rise		0	0	0	0	45	0	0	0	0	0	0
Mobile Home		1	1	0	17	4	13	1	1	3	0	1

6(1)(m)(iii) Housing Units Demolished by Tenure		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total											
Owner											
Renter											
Other (Band Housing)											

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-or-more bedrooms											

6(1)(n)(i) Housing Units Substantially Completed		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Housing units completed		1,129	1,588	1,773	1,448	1,510	1,606	1,039	2,048	1,246	2,073	2,293

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total		1,129	1,588	1,773	1,448	1,510	1,606	1,039	2,048	1,246	2,073	2,293
Single Family		325	639	555	519	561	483	540	479	401	239	293
New House		149	250	149	142	112	86	110	47	51	22	62
Secondary Suites		176	389	379	353	434	387	412	415	327	188	218
Carriage House		0	0	27	24	15	9	18	17	23	29	13
Garden Cottage		0	0	0	0	0	1	0	0	0	0	0
Multi-Family		804	949	1,218	929	949	1,123	499	1,569	845	1,834	2,000
Duplex		37	18	14	2	0	4	23	2	14	4	2
Triplex		0	0	0	0	3	0	2	3	0	0	0
Quadruplex		0	0	0	0	8	4	24	0	4	0	4
Townhouse		288	284	196	229	214	86	37	128	320	298	368
Apartment - Low-rise		132	197	479	216	216	131	132	223	265	223	689
Apartment - High-rise		347	450	529	482	508	898	281	1,213	242	1,309	937

6(1)(n)(iii) Housing Units Substantially Completed by Tenure		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total											
Owner											
Renter											
Other (Band Housing)											

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-bedroom											

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area		2021
Number of beds		N/A

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness		2021
Beds for individuals experiencing homelessness		105
Beds for individuals at risk of experiencing homelessness		105

6(3)(a) New Homes Registered		2016	2017	2018
New homes registered		1719	1280	1428

Source: BC Housing

6(3)(b) New Homes Registered by Structure Type		2016	2017	2018
Total		1719	1280	1428
Single-detached house		269	259	184
Multi-family unit		1409	958	1169
Purpose-built rental		41	63	75

Source: BC Housing

6(3)(c) New Purpose-Built Rental Homes Registered		2016	2017	2018
New purpose-built rental homes registered		41	63	75

Source: BC Housing

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	38,625	100%	100%	41,935	100%	100%	47,685	100%	100%
Owner	29,295	76%	100%	31,885	76%	100%	34,840	73%	100%
Renter	9,330	24%	100%	10,050	24%	100%	12,845	27%	100%
Total households in unaffordable housing	10,200	26%	26%	11,425	27%	27%	12,820	27%	27%
Owner	6,955	18%	24%	7,370	18%	23%	7,715	16%	22%
Renter	3,245	8%	35%	4,050	10%	40%	5,105	11%	40%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	38,625	100%	100%	41,935	100%	100%	47,685	100%	100%
Owner	29,295	76%	100%	31,885	76%	100%	34,840	73%	100%
Renter	9,330	24%	100%	10,050	24%	100%	12,845	27%	100%
Total households in inadequate housing	2,535	7%	7%	2,495	6%	6%	2,740	6%	6%
Owner	1,460	4%	5%	1,700	4%	5%	1,695	4%	5%
Renter	1,075	3%	12%	795	2%	8%	1,045	2%	8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	38,625	100%	100%	41,935	100%	100%	47,685	100%	100%
Owner	29,295	76%	100%	31,885	76%	100%	34,840	73%	100%
Renter	9,330	24%	100%	10,050	24%	100%	12,845	27%	100%
Total households in unsuitable housing	3,085	8%	8%	3,335	8%	8%	3,010	6%	6%
Owner	1,580	4%	5%	1,610	4%	5%	1,300	3%	4%
Renter	1,505	4%	16%	1,730	4%	17%	1,705	4%	13%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Total Households	
	2016
Unemployment rate	6.1%
Participation rate	65.1%

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

7(d),(e),(f),(g) Commute to Work for Population in Total Households			
	2016		
	#	%	% of total
Total	54,965	100%	100%
Commute within CSD	12,865	23%	
Commute to different CSD within CD	41,215	75%	
Commute to different CD within BC	665	1%	
Commute to different province	220	0%	

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	38,625	100%	100%	41,935	100%	100%	47,685	100%	100%
Owner	29,300	76%	100%	31,890	76%	100%	34,845	73%	100%
Renter	9,330	24%	100%	10,050	24%	100%	12,845	27%	100%
Total in core housing need	6,005	16%	16%	6,940	17%	17%	8,475	18%	18%
Owner	3,090	8%	11%	3,355	8%	11%	3,935	8%	11%
Renter	2,925	8%	31%	3,585	9%	36%	4,545	10%	35%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	38,625	100%	100%	41,935	100%	100%	47,685	100%	100%
Owner	29,300	76%	100%	31,890	76%	100%	34,845	73%	100%
Renter	9,330	24%	100%	10,050	24%	100%	12,845	27%	100%
Total in extreme core housing need	2,590	7%	7%	3,175	8%	8%	3,950	8%	8%
Owner	1,560	4%	5%	1,820	4%	6%	2,020	4%	6%
Renter	1,030	3%	11%	1,360	3%	14%	1,925	4%	15%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



Appendix G

Housing Needs Report

Summary Forms

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: _____

REGIONAL DISTRICT: _____

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Neighbouring First Nations:

POPULATION	Population:	Change since	:	%		
	<i>Projected</i> population in 5 years:	Projected change:		%		
	Number of households:	Change since	:	%		
	<i>Projected</i> number of households in 5 years:	Projected change:		%		
	Average household size:					
	<i>Projected</i> average household size in 5 years:					
	Median age (local):	Median age (RD):	Median age (BC):			
	Projected median age in 5 years:					
	Seniors 65+ (local):	%	Seniors 65+ (RD):	%	Seniors 65+ (BC):	%
	<i>Projected</i> seniors 65+ in 5 years:				%	
	Owner households:	%	Renter households:	%		
	Renter households in subsidized housing:				%	

	Median household income	Local	Regional District	BC
INCOME	All households	\$	\$	\$
	Renter households	\$	\$	\$
	Owner households	\$	\$	\$

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)		
1 bedroom		
2 bedrooms		
3+ bedrooms		
Total		

Comments:

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>		100		100		100
Of which are in core housing need						
Of which are owner households						
Of which are renter households						

Comments:

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>		100		100		100
Of which are in extreme core housing need						
Of which are owner households						
Of which are renter households						

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

2. Rental housing:

3. Special needs housing:

4. Housing for seniors:

5. Housing for families:

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

7. Any other population groups with specific housing needs identified in the report:

- ✓ Recent immigrants and non-permanent residents experienced the highest rates of core housing need in 2016, representing 45% (960 households) and 40% (240 households) of immigrant and non-permanent resident households respectively.
- ✓ Of students who looked for rental housing, over half had trouble finding a place to rent within an acceptable distance from the Coquitlam Douglas College campus.

Were there any other key issues identified through the process of developing your housing needs report?