

City of Coquitlam Housing Needs Report Addendum – *2024 Legislated Interim Update*

The 2024 Legislated Interim Update is an addendum to the [2022 Housing Needs Report](#). It incorporates provincially required updates, including new projections of housing need based on a new provincial methodology.

A comprehensive update of the report is planned following the 2026 Census.

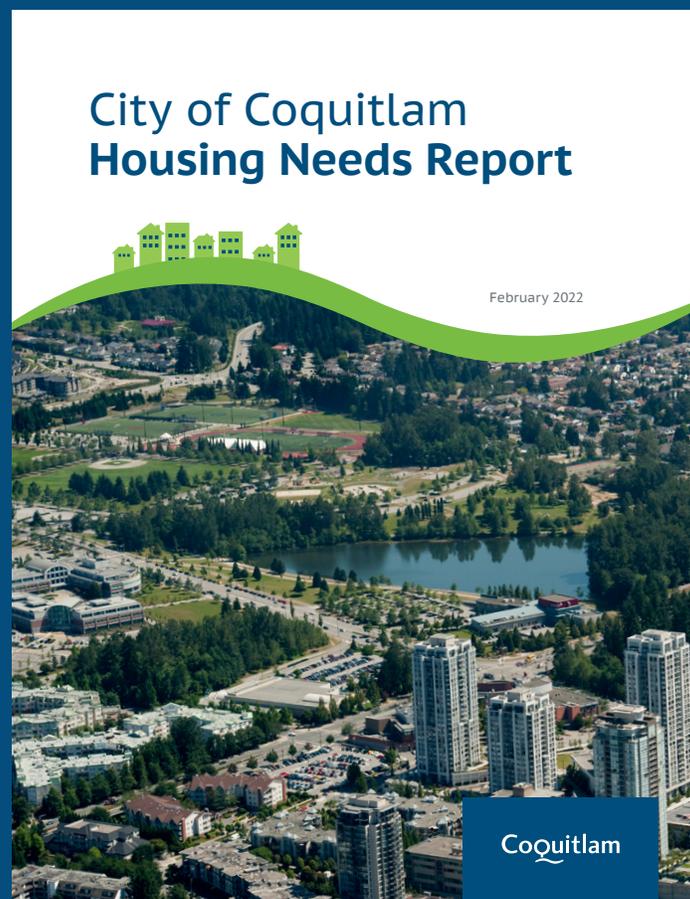


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About the Interim Housing Needs Report

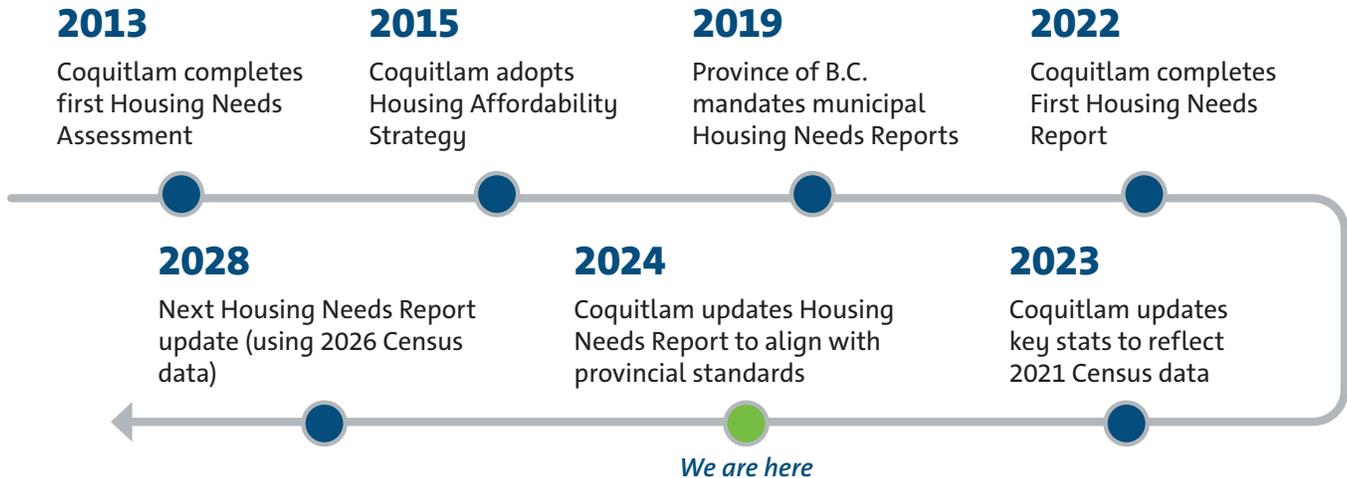
In 2023, the Province of British Columbia introduced new requirements for municipal Housing Needs Reports through amendments to the *Local Government Act* and Bill 44. The provincial changes aim to provide a consistent understanding of housing needs across the province by requiring local governments to incorporate additional standardized data and analysis into their reports.

Coquitlam’s 2024 Legislated Interim Housing Needs Report Update builds on the foundational work of its [2022 Housing Needs Report](#), which the City updated in 2023 to reflect the latest Census data. Rather than a comprehensive reassessment, this legislated interim update serves as an addendum to the previous reports and focuses on three new provincially mandated components:

- **Standardized Housing Projections** – Estimates the number of homes required over the next five and 20 years based on projected population and demographic growth, using provincially mandated methodology.
- **Statement of Need Near Sustainable Transportation** – Identifies anticipated housing needs in areas well-served by transit and other sustainable transportation options.
- **Summary of City Actions** – Highlights steps Coquitlam has taken since 2021 to support housing needs.

While the 2022 report relied on historical trends for projections by tenure and bedroom count, the 2024 update requires the use of a new provincial methodology that only focuses on the total number of units needed based on five- and 20-year projections (2026 and 2041).

In addition to meeting reporting requirements for housing needs, the provincial legislation also requires local governments to review and update their Official Community Plan (OCP) and related policies by December 31, 2025 to ensure sufficient land use capacity to accommodate the housing needs identified in the report. This work is intended to align planning frameworks with projected growth and evolving community needs.



Coquitlam has long recognized the importance of addressing housing needs, initiating efforts well before Housing Needs Reports became mandatory in British Columbia. The City’s first Housing Needs Assessment in 2013 and the adoption of its Housing Affordability Strategy in 2015 demonstrate a commitment to fostering secure, affordable, and diverse housing options.

1. Summary of City’s Actions on Housing Needs

Coquitlam has made significant progress in facilitating housing supply, yet the gap between housing needs and available resources continues to grow. Population growth, economic pressures, and housing market conditions have further intensified affordability and supply challenges, which are largely outside of the City’s control. Addressing these issues – particularly the delivery of affordable, non-market, and supportive housing – requires greater investment and involvement from senior levels of government.

This report fulfills provincial requirements while providing valuable insights to guide Coquitlam’s ongoing efforts in housing policy and advocacy. A core objective of the City’s Official Community Plan and Housing Affordability Strategy is to foster a healthy, compact, and complete community by enabling a diverse range of affordable housing options for residents of all ages, incomes, abilities, and family sizes. Since 2021, Coquitlam has taken measurable steps toward these goals through proactive policies, strategic partnerships, and targeted investments.

Coquitlam’s Response to Housing Needs since 2021

The following section outlines the City’s recent efforts in responding to previously identified housing needs by increasing housing supply, and specifically supporting affordable housing development.

Facilitating Housing in Coquitlam

For this legislated interim update, housing supply data were analyzed starting from 2021, the year which served as the baseline for estimating future needs. According to Canada Mortgage and Housing Corporation (CMHC) data, Coquitlam has averaged 1,864 unit completions over the past four years, peaking at 2,148 completions in 2024 (see Table 1).

Table 1: Summary of Housing Completions since 2021 (CMHC data as of December 31, 2024)

Year	2021	2022	2023	2024	Total
Unit Completions	1,976	1,368	1,965	2,148	7,457

Coquitlam’s Progress from January 1, 2021 to December 31, 2024



As demonstrated above, significant progress in the number of approvals and building permits issued has been made. As of December 2024, 12,180 units were ready to be constructed or under construction. However, while Coquitlam has made significant progress in approving units and issuing building permits in a timely manner, market volatility, inflation, labour shortages, and rising material costs—all factors outside of the City’s control—are challenging project advancement. High-density developments that do proceed typically require 24–36 months to complete after receiving approvals.

Facilitating Market, Below- and Non-Market Housing in Coquitlam

Coquitlam has taken a strong proactive leadership role in addressing rental housing needs by introducing its Rental Incentives Program in 2017 – well ahead of any provincial requirements. Since then, the City has made strong progress in expanding its supply of dedicated rental housing. Over 1,700 rental units have been completed since 2021, including 529 below- or non-market units (31%). As shown in Table 2, another 613 below- or non-market rental units are currently under construction, with a significant number also progressing through the review and application stages.

Table 2: Number of Market, Below- and/or Non-Market Rental Unit Completions and in Progress (Internal data as of December 2024)

Project Status	Affordability Level	2021	2022	2023	2024	Total	Total Rental Units
Completed	Market Rental	302	275	110	492	1,179	1,708
	Below- / Non-Market Rental	6	185	164	174	529	
Building Permit Issued	Market Rental	269	985	652	202	2,108	2,721
	Below- / Non-Market Rental	166	289	52	106	613	
Building Permit Review	Market Rental	1,009	536	444	736	2,725	3,274
	Below- / Non-Market Rental	272	111	126	40	549	
Approved by Council	Market Rental	559	819	553	1,810	3,741	5,107
	Below- / Non-Market Rental	196	150	778	242	1,366	
Development Permit (Review)	Market Rental	422	1,302	1,684	774	4,182	5,958
	Below- / Non-Market Rental	449	256	819	252	1,776	

Meeting the growing demand for affordable housing, including supportive housing for people at risk of or experiencing homelessness, will require substantial investments and support from provincial and federal government partners. While Coquitlam has taken significant steps to expand housing supply, the City recognizes that local governments alone cannot address the full scope of these needs. The updated Interim Housing Needs Report will support Coquitlam’s continued advocacy for the funding and resources necessary to address the housing challenges facing both current and future residents.

Improvements in Policies and Partnerships to Respond to Housing Needs

Since completing the Housing Needs Report in February 2022, the City of Coquitlam has partnered on housing and homelessness projects and introduced new policy initiatives that respond to local housing needs. Many of these efforts have been supported by Coquitlam's Affordable Housing Reserve Fund (AHRF), which has enabled significant investments in non-market housing. Recent provincial legislative changes to municipal development finance frameworks pose a risk to this critical funding source. This is creating uncertainty about the City's ability to sustain these initiatives and meet increasing affordable housing needs.

Collaborating with Partners to Advance Affordable Housing Projects

The table below outlines the partnerships and funding initiatives undertaken, emphasizing the importance of continued stable and predictable funding to support future progress.

Description of Action	Timing
Participated in the Tri-Cities Homelessness and Housing Task Group (TCHHTG) along with the Cities of Port Moody and Port Coquitlam to respond to homelessness issues, focusing on initiatives like the 3030 Gordon Review and continued provision of a Winter Shelter Program.	Ongoing since 2016
Established partnerships and agreements to facilitate the development of below- and non-market housing, working closely with BC Housing and non-profit partners. Continued to implement and are working to renew the 2021 Memorandum of Understanding with BC Housing.	Ongoing since 2017
Since 2017, over \$30 million has been collected for the City's AHRF, including \$22.8 million since 2021. This funding provides grants to non-profit housing providers to deliver non-market housing projects. To date, more than \$19.3 million has been disbursed from this Fund to support 872 affordable housing units in the community.	Ongoing since 2017
Coquitlam was awarded a \$306,000 UBCM grant to assist the City and community in responding to the needs of people at risk or experiencing homelessness during the pandemic and in the post-COVID recovery period.	August 2021
Coquitlam was awarded a \$465,000 UBCM grant to acquire and implement a Development and Building Permit Application Portal to increase the use of automation in application and approval processes.	September 2021
Disbursed a \$3,300,000 AHRF grant to Affordable Housing Societies in support of the construction of 164 units of non-market housing at Robert Nicklin Place.	November 2023
Through City land and AHRF contributions, Coquitlam attracted major capital and operational funding from the BC Housing Community Housing Fund for VRS Communities' 708 Farrow St. project, and partnered with S.U.C.C.E.S.S. on two non-market seniors projects at 290 Laval Square and 602 Sydney Avenue, resulting in 158 affordable housing units.	Ongoing since October 2023
Secured a \$25 million grant from the CMHC Housing Accelerator Fund to enhance housing supply and affordability. The City has committed to implementing an Action Plan that includes seven initiatives to meet Housing Supply Targets.	February 2024
Approved an AHRF grant of \$5.8 million to Community Land Trust in support of the land purchase and protection of 290 housing units of the Garden Court and Tri-Branch Co-ops.	July 2024
Authorized in principle a \$5.8 million AHRF grant to Metro Vancouver Housing, in support of the redevelopment of 171 non-market units of Malaspina Village Phase 1.	July 2024
Disbursed a \$360,000 AHRF grant to Affordable Housing Societies (Dogwood) to support the purchase of 18 units of new below market housing for families and singles.	August 2024

Enhancing City Policies and Processes to Support Housing

The table below outlines the enhancements to the City’s policies and processes undertaken.

Note: Some of the projects marked with an asterisk and highlighted green are currently under review and are likely to be updated in response to recent provincial housing-related legislative changes.

Description of Action	Timing
Encouraged higher-density development and diverse housing types and tenures in transit-oriented areas such as Burquitlam-Lougheed and City Centre.	Ongoing since 2015*
Continued to implement the 2015 Housing Affordability Strategy—leveraging private sector partners to support the creation of family-sized market rental units.	Ongoing since 2015*
Promoted rental incentives to encourage the construction of more purpose-built rental housing, including below-market and non-market units.	Ongoing since 2017*
Implementation of the Development Application Portal and Development Application Process Review focusing on streamlining processes, increasing the use of automation and enhancing customer service throughout the development and building permit review and approvals processes.	Ongoing since 2018
The Housing Choices Program, adopted in 2011 and updated in 2019, supported small-scale, ground-oriented housing in Southwest Coquitlam’s low-density areas.	2011 – 2024*
Expanded the range of housing types in Southwest Coquitlam, fostering compact, complete communities and supporting sustainable transportation options.	2020 – 2024*
Implemented a Tenant Relocation Policy to mitigate the impact on tenants affected by redevelopment.	November 2021
Created a Child Care Incentives Policy to promote family-friendly developments by offering density and other incentives for housing projects that include child care facilities.	September 2022*
Deepened affordability for below-market units by updating the unit type’s affordability requirements from 20% to 25% below fair market value.	July 2023
Introduced more diverse housing options, including lock-off suites in low- and medium-density zones.	July 2023
Initiated the Rental Incentives Program Review to evaluate and expand rental incentives for affordable and purpose-built rental housing	April 2024*
Adopted the Transit-Oriented Areas bylaw and revised parking regulations to align with Provincial legislation.	July 2024*

2. Estimated Housing Needs: 2021–2041

In June 2024, the Province released a standardized methodology ([HNR Method](#)) for local governments to calculate their total housing need. The provincial HNR Method calculates housing need by assessing the existing housing deficit and projecting the number of units required to accommodate anticipated household growth over the next two decades.

This approach aims to provide consistency in calculating need across the province. However, the actual delivery of these units relies on assumptions that may not fully reflect local conditions. For example, the methodology does not account for the feasibility of construction within prescribed timeframes, challenges related to market volatility, or the resources needed to deliver non-market and supportive housing — all of which are typically beyond municipal control.

Table 3 below outlines Coquitlam’s projected housing needs between 2021 and 2041 as determined by the provincial methodology, which estimates housing need in two parts:

1. **Addressing Existing Gaps** – combines components A, B, C, E, and F to calculate current housing deficit.
2. **Projecting Future Growth** – component D estimates additional housing units required based on household growth over the next five and 20 Years.

According to this method, Coquitlam will need an additional 13,336 housing units by 2026 and 43,253 units by 2041 to address both current and future housing need. The data in Table 3 illustrates the scale of the challenge, particularly in addressing extreme core housing need, homelessness, and additional housing demand for people who can and want to live independently but, due to limited or unaffordable supply, live with family, friends or other persons (referred to as suppressed household formation). While the provincially mandated HNR Method provides a starting point for planning, the broader context of funding availability, economic conditions, and regional development pressures must be considered to understand the practical implications of these estimates.

Table 3: HNR Method Calculations for Total Five- and 20-year Housing Need: 2021–2041 (see Appendix A for each component’s definitions)

Component	Number of new units needed			
	5-year need (2021 – 2026)		20-year need (2021 – 2041)	
A. Extreme Core Housing Need	838	6%	3,352	8%
B. Persons Experiencing Homelessness	322	2%	644	1%
C. Suppressed Household Formation	514	4%	2,054	5%
D. Anticipated Household Growth	10,234	77%	31,489	73%
E. Rental Vacancy Rate Adjustment	50	0.4%	198	0%
F. Additional Demand	1,379	10%	5,516	13%
Total New Units Needed	13,336	100%	43,253	100%
Estimated number of units in total (2021 baseline of 55,950 + new units)	69,286		99,203	

These estimates were calculated by Metro Vancouver following the prescribed methodology to ensure consistency across the region. City staff verified the results through manual calculations and the UBC-developed [HNR Calculator](#). Simplified definitions and calculation methods for each component are provided in Appendices A and B, with full details available in the provincial [HNR Method Technical Guidance](#) document.

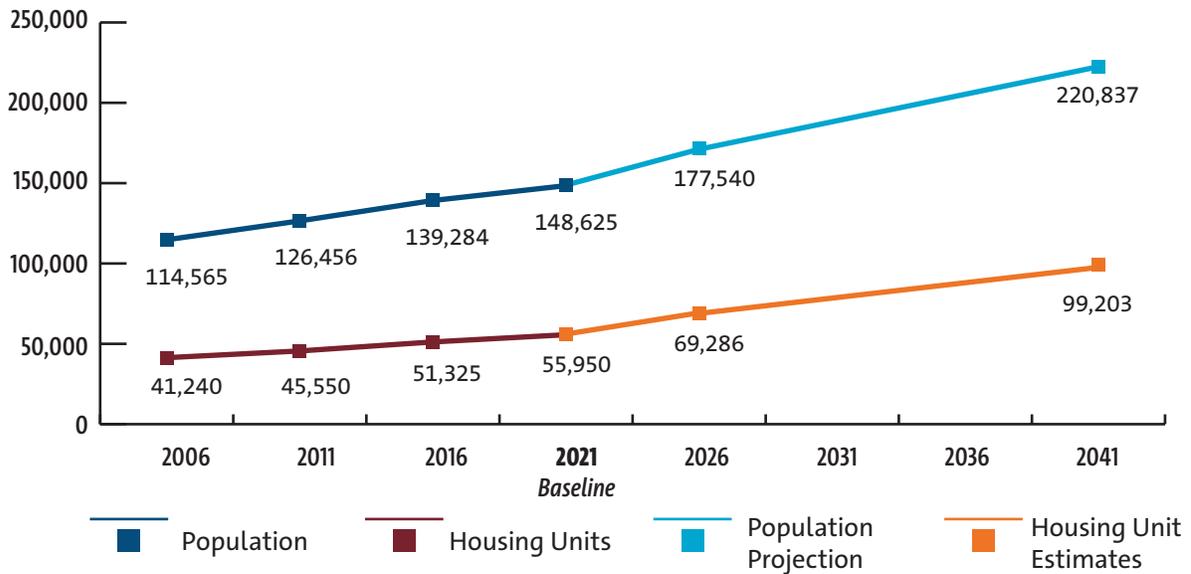
Understanding Housing Need

Coquitlam’s 2024 Legislated Interim Update estimates the total number of housing units needed, driven primarily by population growth and the significant undersupply of specific housing types to date.

Between 2006 and 2021, Coquitlam’s population grew from about 114,500 to nearly 148,600. By 2026, it’s expected to reach 177,500 residents. However, this estimate is unlikely to be reached due to the limitations of policy-driven projections, which often fail to account for real market conditions, economic shifts, and development timelines.

Figure 1 illustrates projected population growth alongside the projected housing units needed leading up to 2041. The average household size is expected to gradually decline, from an assumed 2.7 persons per unit in 2021 to 2.65 by 2026, and 2.59 by 2041, indicating a trend toward smaller households over the next two decades.

Figure 1. Population Growth Projections as per BC Stats and Estimated Housing Units as per BC HNR Methodology



By 2041, the city’s population is projected to reach 220,837, requiring an estimated 43,253 new housing units:

- **73%** (31,500 units) of this need comes from new households as the population grows.
- **27%** (11,750 units) is to address the current housing shortage, including:
 - 3,350 homes for people in extreme core housing need
 - 640 homes for those experiencing homelessness

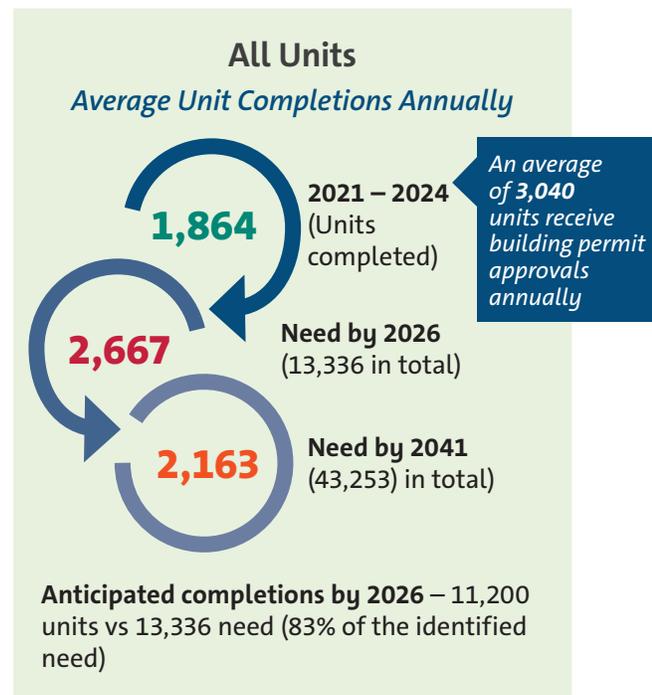
Meeting Community Needs

Coquitlam issues an average of 3,040 building permits per year, with 1,864 homes completed annually – demonstrating the City’s commitment to enabling housing. The gap between approvals and completions reflects factors beyond the City’s control, such as interest rates, market conditions, supply availability, immigration, and regional demand.

While most of the housing need arises from population growth, the under-supply of affordable housing is a critical issue. Coquitlam has historically supported affordable housing development through the Rental Incentives Program and the Affordable Housing Reserve Fund.

However, recent provincial legislative changes have introduced challenges to these programs. Continued investment and policy support from senior levels of government are needed to continue and increase this crucial supply of housing.

While the provincial methodology specifies the number of units needed for certain housing needs, it does not define housing types, tenure, or affordability levels. These details will be addressed in the next full Housing Needs Report, which will incorporate 2026 Census data.



3. Statement of Housing Need Near Transportation Infrastructure

The 2022 Housing Needs Report included six legislated Statements of Housing Need: addressing rental housing, affordability, seniors, families, special needs housing, and homelessness. The 2024 legislated interim update introduces a seventh requirement: a general statement about the need for housing near transportation infrastructure that supports walking, bicycling, public transit, or other sustainable modes of transportation.

Locating housing near existing and planned sustainable transportation networks achieves several objectives, including:

- Reducing household costs by minimizing car dependency and increasing access to walking, micromobility or transit options;
- Supporting investments in higher-order public transit infrastructure;
- Supporting the development of complete, connected communities where people can live, work, play, and access essential services and amenities;
- Accelerating the shift to sustainable transportation modes and reducing greenhouse gas emissions; and,
- Supporting a healthier community through increased physical activity and reduced exposure to traffic-related air pollution and vehicle-related accidents.

Coquitlam's OCP, Housing Affordability Strategy, and Strategic Transportation Plan (currently in development) emphasize higher-density, mixed-use development in transit-oriented areas such as Burquitlam-Lougheed and City Centre, as well as opportunities along key corridors. The City's Tenant Relocation Policy supports tenants affected by redevelopment, helping to mitigate potential disruptions and priorities access to housing near transit.

As mandated by Bill 47, Coquitlam has established Transit-Oriented Areas around each local SkyTrain station. These areas concentrate housing, jobs, shops, services, and amenities. However, redevelopment potential in Transit-Oriented Areas can put existing – and often more affordable – housing at risk, highlighting the need for policies that balance growth with tenant protections and broad housing diversity.

The City's long standing transit-oriented development initiatives will continue to support expanded housing options, sustainable community growth, and enhanced community amenities into the future.

Appendix A: Provincial Methodology

HNR Methodology Overview

Comprehensive definitions and calculation methods for each of the components listed are provided in the [HNR Method Technical Guidance](#). A brief summary of each component is outlined below:

Component of Housing Needs	Description	Methodology
A. Extreme Core Housing Need (EHCN)	Units required for those living in vulnerable housing situations	Share of households (renter and owners with mortgages) who are in Extreme Core Housing Need and spend over 50% of their income on housing by tenure, averaged from the past four census periods, and applied to the total number of households in each tenure in the last census report (2021). <ul style="list-style-type: none"> • 20 years: total number • 5 years: total number divided by four
B. Persons Experiencing Homelessness (PEH)	Units required for those experiencing homelessness	Number of persons experiencing homelessness identified through the Province’s Integrated Data Program, which pulls from the Shelter data system (HIFIs) and records of income assistance recipients with no fixed address, calculated at the regional level, then distributed by municipality based on their share of the overall regional population. <ul style="list-style-type: none"> • 20 years: total number • 5 years: total number divided by two
C. Suppressed Household Formation (SHF)	Units required to bridge the gap of households that would have formed if housing was as affordable as in 2006	Headship rates by tenure and age cohort in the 2006 Census were applied to population data from the most recent Census (2021) to estimate a hypothetical number of households which is then compared with the actual number of households by tenure and age cohorts in the 2021 Census. <ul style="list-style-type: none"> • 20 years: total number • 5 years: total number divided by four
D. Household Growth	Units required to accommodate the net new households to form in or move to Coquitlam over the next 5 and 20 years.	Number of net new households calculated based on an average between 2 scenarios: <ol style="list-style-type: none"> 1. BC Stats’ projection for 2041 for the City of Coquitlam, compared to the total households in the 2021 Census 2. Adjusted projection for 2041 by applying the region’s growth rate during the same period to the total households in the 2021 Census <ul style="list-style-type: none"> • 20 years: total number • 5 years: total number divided by four
E. Rental Vacancy Rate Adjustment	Units required to restore a vacancy rate of 3% in the private purpose-built rental stock	Difference between the estimated total number of primary rental units with a theoretical 97% occupancy rate (3% vacancy) and the occupancy rate derived from actual vacancy rate in the same year as the last Census (2021), both applied to the number of renter households in the 2021 census <ul style="list-style-type: none"> • 20 years: total number • 5 years: total number divided by four
F. Demand Buffer	Units required to account for additional demand for housing, beyond the minimum units identified through the other indicators.	Based on a ratio of housing price to housing density calculated by the Province and provided to municipalities <ul style="list-style-type: none"> • 20 years: total number • 5 years: total number divided by four

Appendix B: Required Data and Tables

Overview of the Tables

The standardized provincial ‘[HNR Method](#)’ estimates the total housing units needed to address current and future needs over five- and 20-year timeframes, using publicly available data applicable to communities of all sizes. The following standardized tables illustrate housing need estimates for Coquitlam based on the provincial methodology (as outlined in the [Housing Needs Report Regulation](#)).

Component A: Housing units and Extreme Core Housing Need

Extreme core housing need (ECHN) for renters and owners with a mortgage is used to estimate the number of new units required for those in vulnerable housing situations. Extreme core housing need, as defined by Statistics Canada, refers to private households falling below set thresholds for housing adequacy, affordability or suitability that would have to spend 50% (as compared to 30% for core housing need) or more of total pre-tax income to pay the median rent for alternative acceptable local housing. Not all households in core housing need require a new unit to address housing inadequacies; for some households, solutions such as making repairs to an existing unit may be sufficient.

With that understanding, the use of ECHN data as a subset of core housing need provides a more conservative estimate of new units required while still relying on consistent and available data.

Table 1: Extreme core housing need, Steps 1 and 2 (as per HNR Method Technical Guidelines)

Total Households	2006		2011		2016		2021		Average ECHN Rate
Owners	30,905		33,875		36,780		38,795		
Renters	10,340		11,675		14,540		17,155		
Extreme Core Housing Need	#	% of total							
Owners with a mortgage	n/a		n/a		n/a		1,397	3.6%	3.6%
Renters	1,030	10.0%	1,360	11.6%	1,925	13.2%	1,870	10.9%	11.4%

Table 2: Extreme core housing need, Steps 3 and 4 (as per HNR Method Technical Guidelines)

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	38,795	n/a	n/a
Owners with a mortgage		3.6%	1,390
Renters	17,155	11.4%	1,962
Total New Units - 20 years			3,352

Data sources: Census 2006, 2016, 2021, NHS 2011

Component B: Housing Units and Homelessness

People experiencing homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing need quantifies the supply of permanent housing units required for those currently experiencing homelessness.

Data on homelessness is derived from the Province’s Integrated Data Project (IDP), a program initiated through a partnership between the Ministries of Housing, Social Development and Poverty Reduction, Citizen Services, and BC Housing. The IDP provides robust data on people experiencing homelessness at any point during the year, as a complement to the annual, one-day point-in-time counts conducted by many local and regional governments.

To be included in IDP counts, individuals must have received income assistance (i.e., BC Employment Assistance) and had no fixed address for three consecutive months or stayed in a BC Housing-affiliated shelter for at least one night, or both. The data is publicly available at the regional scale, with the most recent year being 2021 as of the writing of this guidance.

Table 3: People experiencing homelessness, Steps 1, 2 and 3 (as per HNR Method Technical Guidelines)

Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
2,607,015	147,465	5.7%	11,392	644
Total New Units - 20 years				644

Data sources: Census 2021, 2021 Estimate of the Homeless Population in British Columbia

Homeless Count Results, Point-In-Time Regional Counts, Tri-Cities* (for comparison purposes only)

	Unsheltered	Sheltered	Total
2020 Count	24	62	86
2023 Count	62	98	160

*Includes the Cities of Coquitlam, Port Coquitlam and Port Moody

Component C: Housing Units and Suppressed Household Formation

Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to lack of available and affordable housing supply.

Table 4: Suppressed household formation, Step 1 (as per HNR Method Technical Guidelines)

Age - Primary Household Maintainer - 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	275	820
25 to 34 years	2,630	1,950
35 to 44 years	7,140	2,585
45 to 54 years	9,050	2,440
55 to 64 years	5,915	1,125
65 to 74 years	3,265	640
75 years and over	2,630	780

Age - Primary Household Maintainer - 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	360	905
25 to 34 years	3,335	3,680
35 to 44 years	6,335	3,910
45 to 54 years	8,305	3,465
55 to 64 years	9,365	2,605
65 to 74 years	6,760	1,545
75 to 84 years	3,280	750
85 years and over	1,055	300

Table 5: Suppressed household formation, Step 2 (as per HNR Method Technical Guidelines)

Age Categories - Household Maintainers	Age Categories - Population	2006 Population		2021 Population	
		All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	8,980	17,530	8,550	17,735
	20 to 24 years	8,550		9,185	
25 to 34 years	25 to 29 years	6,400	12,760	9,780	20,110
	30 to 34 years	6,360		10,330	
35 to 44 years	35 to 39 years	8,680	18,885	10,765	20,865
	40 to 44 years	10,205		10,100	
45 to 54 years	45 to 49 years	10,825	20,200	10,405	21,775
	50 to 54 years	9,375		11,370	
55 to 64 years	55 to 59 years	7,330	12,250	11,135	21,140
	60 to 64 years	4,920		10,005	
65 to 74 years	65 to 69 years	3,910	6,925	8,550	14,665
	70 to 74 years	3,015		6,115	
75 years and over	75 to 79 years	2,375	5,045	4,020	8,790
	80 to 84 years	1,600		2,650	
	85 years and over	1,070		2,120	

Table 6: Suppressed household formation, Step 3 (as per HNR Method Technical Guidelines)

Age Categories - Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter		Owner	Renter
15 to 24 years	275	820	17,530	1.6%	4.7%
25 to 34 years	2,630	1,950	12,760	20.6%	15.3%
35 to 44 years	7,140	2,585	18,885	37.8%	13.7%
45 to 54 years	9,050	2,440	20,200	44.8%	12.1%
55 to 64 years	5,915	1,125	12,250	48.3%	9.2%
65 to 74 years	3,265	640	6,925	47.1%	9.2%
75 years and over	2,630	780	5,045	52.1%	15.5%

Table 7: Suppressed household formation, Step 4 (as per HNR Method Technical Guidelines)

Age Categories - Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter		Owner	Renter
15 to 24 years	1.6%	4.7%	17,735	278	830
25 to 34 years	20.6%	15.3%	20,110	4,145	3,073
35 to 44 years	37.8%	13.7%	20,865	7,889	2,856
45 to 54 years	44.8%	12.1%	21,775	9,756	2,630
55 to 64 years	48.3%	9.2%	21,140	10,208	1,941
65 to 74 years	47.1%	9.2%	14,665	6,914	1,355
75 years and over	52.1%	15.5%	8,790	4,582	1,359

Table 8: Suppressed household formation, Steps 5 and 6 (as per HNR Method Technical Guidelines)

Age Categories - Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	278	830	360	905	-82	-75	0
25 to 34 years	4,145	3,073	3,335	3,680	810	-607	203
35 to 44 years	7,889	2,856	6,335	3,910	1,554	-1,054	500
45 to 54 years	9,756	2,630	8,305	3,465	1,451	-835	616
55 to 64 years	10,208	1,941	9,365	2,605	843	-664	179
65 to 74 years	6,914	1,355	6,760	1,545	154	-190	0
75 years and over	4,582	1,359	4,335	1,050	247	309	556
Total New Units - 20 years							2,054

Data sources: Census 2021

Component D: Housing Units and Anticipated Household Growth

Anticipated household growth (AHG) quantifies the additional households required to accommodate an increasing population over 20 years.

Table 9: Anticipated household growth, Step 1 (as per HNR Method Technical Guidelines)

Regional District Projections	2021	2041	Regional Growth Rate
Households	1,043,315	1,580,744	51.5%

Table 10: Anticipated household growth, Steps 2, 3, 4 and 5 (as per HNR Method Technical Guidelines)

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	55,945	90,104	34,159
Regionally Based Household Growth	51.5%	55,945	84,763	28,818
Scenario Average				31,489
Total New Units - 20 years				31,489

Data sources: Census 2021, BC Stat Projection tool for Metro Vancouver region

Component E: Housing Units and Rental Vacancy Rate

Anticipated household growth (AHG) quantifies the additional households required to accommodate an increasing population over 20 years.

Table 11: Rental vacancy rate adjustment, Steps 1, 2, 3 and 4 (as per HNR Method Technical Guidelines)

	Vacancy Rate (2021)	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	17,155	17,686
Local Vacancy Rate*	1.9%	98.1%		17,487
Total New Units - 20 years				198

*Note: Used Coquitlam's vacancy rate for "row/apartment" as per the HNR Method Technical Guidelines.

Data sources: Census 2021, Source: CMHC's Housing Market Information Portal

Component F: Housing Units and Demand (The “Demand Buffer”)

The final component included in the HNR Method is a calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the “demand buffer” and is designed to better account for the number of units required to meet “healthy” market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.

For the purposes of HNRs, a demand factor based on a ratio of housing price to housing density is calculated for each applicable municipality. This factor is then multiplied by the sum of the housing units calculated for Components

A (housing units to address extreme core housing need), B (housing units for persons experiencing homelessness), C (housing units to address suppressed household formation), and E (housing units to increase the rental vacancy rate) to determine the additional local housing demand.

Note: There is no requirement to apply the demand factor to regional district EAs.

Table 12: Additional local housing demand, Steps 1 and 2 (as per HNR Method Technical Guidelines)

Component	Result
A. Extreme Core Housing Need	3,352
B. Persons Experiencing Homelessness	644
C. Suppressed Household Formation	2,054
E. Rental Vacancy Rate Adjustment	198
Total	6,249
Demand Factor	0.88
Total New Units - 20 Years	5,516

Data sources: Previous tables

Total 20-Year Housing Need

To determine the total 20-year housing need, the total new units calculated for each of the six components (i.e., Components A-F) are summed and rounded to the nearest whole number for the applicable municipality or regional district electoral area (Table 13).

Table 13: Total 20-year Housing Need

Component	Total Housing Need
A Extreme Core Housing Need	3,352
B Persons Experiencing Homelessness	644
C Suppressed Household Formation	2,054
D Anticipated Household Growth	31,489
E Rental Vacancy Rate Adjustment	198
F Additional Demand	5,516
Total New Units - 20 Years	43,253

Total 5-Year Housing Need

Table 14: Total 5-year Housing Need

Component	Total Housing Need
A Extreme Core Housing Need	838
B Persons Experiencing Homelessness	322
C Suppressed Household Formation	514
D Anticipated Household Growth	10,234
E Rental Vacancy Rate Adjustment	50
F Additional Demand	1,379
Total New Units - 5 Years	13,336



Coquitlam