

Coquitlam

For Committee

July 19, 2019

Our File: 10-5040-20/AFFHOU/2019-1

Doc #: 3348410.v6

To: City Manager

From: General Manager Planning and Development

Subject: **Housing Affordability Strategy 2019 Initiatives and Emerging Issues**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the General Manager Planning and Development dated July 19, 2019 and entitled "Housing Affordability Strategy 2019 Initiatives and Emerging Issues" for information.

Report Purpose:

The purpose of this report is to update Council-in-Committee on current actions underway related to housing affordability initiatives and summarize a number of emerging issues regarding housing affordability along with possible approaches for addressing these issues.

Strategic Goal:

Housing Affordability Initiatives are an 'A' priority in the 2019 Business Plan and support the City's strategic goal of 'Achieving Excellence in City Governance' as it guides Coquitlam's response to housing affordability challenges working in partnership with others.

Executive Summary:

This report serves to update the Committee of ongoing efforts and identifies key issues and emerging opportunities related to housing affordability that staff continues to undertake and/or monitor as part of the 2019 work plan priorities. Feedback from Committee will inform the amount of additional resources needed to implement the Housing Affordability Strategy (HAS) 2020 - 2021 work program.

In the report, staff provides a summary of the rental incentive uptake from both the non-profit and private sectors, and how a softening for-sale market may reduce potential rental housing already in the approval process. In the Key Issues and Emerging Opportunities section, staff discusses the recently adopted legislation related to Housing Needs Assessment requirements and upcoming provincial funding opportunities. It also discusses emerging issues related to industry choosing mostly 3-bedroom market rental option as part of the 1.0 floor area ratio (FAR) free rental density; and a BC Housing model solution to the below-market definition issues. This report also informs the Committee regarding policy options related to incentivizing wood frame rental construction, while monitoring heightened activity related to redevelopment and renovation of the existing rental housing stock.

Based on the Committee feedback received at this time, a more detailed 2020-2021 HAS work program scope and process report will be brought forward for Council's consideration and endorsement later this year.

Background:

Since Council's endorsement of the Housing Affordability Strategy (HAS) in December 2015, considerable progress has been made on the HAS work program including:

- Communication, education, and outreach activities including the 2018 Housing Forum, ongoing dialogue with non-profit housing providers, and continued advocacy for senior levels of government to contribute towards tangible solutions;
- The City's growth as a recognized policy leader in municipal responses to housing affordability issues in partnership with other stakeholders and other levels of government;
- The City's rental housing incentives have been well received by the development community for higher-density projects resulting in a significant uptake in applications to build market rental units, adding much-needed stock to Coquitlam's housing inventory;
- The Affordable Housing Reserve Fund (AHRF) has provided funding for 119 non-market units to date;
- A Memorandum of Understanding (MOU) has been developed with Habitat for Humanity for an affordable ownership project on City-owned land at 1358 Coast Meridian Road; and
- Non-profit operators, in partnership with the City, have secured \$30M of BC Housing funding for 301 non-market units.

HAS incentives have been successful at creating both market and non-market rental units. As of February 2019, there were approximately 3,600 purpose-built market rate rental units and over 550 non-market rental units in the approval process or under construction.

However, given the recent evidence of a slowing housing market, staff is continuing to monitor the uptake of rental incentives. Nearly all new market rental units are proposed by applicants building large scale high-rise condo projects. If the market for condominiums softens and developments are delayed, this will lead to a slowdown in the construction of rental units as the projects are typically constructed together.

Currently, housing staff are fully engaged in working with Development Planning to achieve the delivery of more affordable units as well as focusing on associated policy improvements and Zoning Bylaw amendments. It is recognized that housing affordability challenges remain a significant and pervasive issue throughout Metro Vancouver, and require continued efforts to achieve success.

2019 Work Plan Priorities

Staff continues to be focused on supporting greater housing choice in Coquitlam by working with developers, non-profit housing providers, and BC Housing to achieve:

- **Market Rental:** drawing on the HAS incentives, staff is actively promoting the creation of market rental units. As noted above, while a slowing of the market overall may reduce future production of market rental units, there are currently over 3,600 market rental units which are part of more than 30 projects in various application stages;
- **Non-Market Rental Units Through Private/Public Partnerships:** staff is supporting the delivery of close to 200 non-market units across ten projects where developers are utilizing bonus density incentives to create non-market units;
- **Non-Profit Housing:** staff is working to advance the delivery of 131 non-profit units by the Community Land Trust (Hoy Creek) and 100 non-profit units by Concert Properties that are currently under application. Additionally, there are 211 units from two projects (Affordable Housing Societies at 3100 Ozada Avenue and Habitat for Humanity at 1358 Coast Meridian Road) where funding has been committed, which are not yet under formal development application; and
- **Priority Units:** The City's current policy requires that applicants who utilize the first 1.0 FAR incentive must provide 20% of the 1.0 FAR incentive as a mix of "Priority Units" (i.e., non-market units, below-market units, accessible rental units, or three bedroom rental units). Staff is continuing to monitor and assist in the uptake of priority units.

Housing affordability initiatives are primarily resourced through one full time Housing Planner staff position, supplemented by a part time social planner position focused on homelessness and supportive housing. As well, contracted external resources have been secured as a part-time Affordable Housing Facilitator to ensure that we continue to deliver on HAS goals. With the current resources at hand, it is expected that the above listed work plan priorities can be advanced over the balance of the year.

Discussion:

Key Issues and Emerging Opportunities

While staff continues to work on the current priorities listed above, staff is also monitoring and assessing a number of other key issues and emerging opportunities that may require City responses as part of the HAS 2020 -2021 work program. These include new legislation related to understanding housing needs, continued non-profit partnership outreach to take advantage of upcoming provincial funding, review use and definitions of Priority Unit Types, addressing emerging issues such as rental redevelopment, and the review of density bonus incentives for wood frame rental housing projects. These topics are discussed further below and should be considered for inclusion in the HAS 2020-2021 work program.

Housing Needs Assessment Report

The 2015 Housing Affordability Strategy (HAS) was developed through Council workshops, public and stakeholder feedback, and based on research and data contained within the 2012 Housing Affordability Discussion paper. That discussion paper relied on the most current data available at the time, including the 2006 Census. As such, staff is aware of the limitations of such data with each passing year in a rapidly changing environment.

In May 2018, the Province amended the *Local Government Act*, to require all local governments to prepare Housing Needs Reports (Attachment 2) that would entail:

Part 1 – Collecting and reporting information:

- Collect statistical information about current and projected population, household income, significant economic sectors, and currently available and anticipated housing units;
- Outline the number of households in core housing need and extreme core housing need; and
- Identify current and projected housing needs (for affordable housing, rental housing, special needs housing, seniors housing, family housing, and shelters and housing for those at risk or experiencing homelessness) for at least the next five years.

Part 2 – Receive and consider information when developing housing policies:

- Council to receive report at a meeting that is open to the public; and
- Consider the most recent housing needs report when developing or amending community and regional plans.

Metro Vancouver has proposed to undertake Part 1 of the Housing Needs Assessment Report for all member municipalities through a data collection exercise beginning in fall 2019 – estimated to take roughly 6 months - building on their existing data projections within the Regional Growth Strategy (RGS) and regional Housing Data Book. This regional analysis will prepare the baseline data for determining current and projected housing needs. Part 2 of the Housing Needs Assessment Report will be solely under the discretion of the City, and will include exploring the specific policy actions to address local housing needs. Staff envisions bringing forward a report to Council in 2020, to present the Part 1 data results and analysis completed by Metro Vancouver. Following Council's consideration of Part 1 of the Housing Needs Assessment report, staff will seek Council direction related to the scope and process to prepare a Coquitlam Housing Needs Report that addresses the Provincial requirements.

BC Housing – Community Housing Fund

In December 2017, City staff initiated work with BC Housing and numerous Coquitlam based applicants towards securing provincial contributions from the provincial Community Housing Fund aimed at non-market and below-market rental housing. Staff worked with interested developers and non-profit housing organizations to identify potential partnership opportunities that would meet the Province's criteria and timelines.

In part as a result of this work, in November 2018, the Ministry of Municipal Affairs and Housing announced funding for three of Coquitlam's projects including:

- \$7.2 million to Affordable Housing Societies for 72 homes for families located at 3100 Ozada Avenue;
- \$13.2 million to Community Land Trust to replace 97 condemned co-op units with 132 co-op homes for families located at the Hoy Creek Co-op; and
- \$10 million to 43 Housing Society (SHARE) in partnership with Concert Properties for 100 non-market rental units for families, seniors, and people with disabilities adjacent to the Burquitlam YMCA.

As detailed in Attachment 1, the Province intends to release a second Request For Proposals for the Community Housing Fund in early 2020. Crucial to securing such funding, City staff will need to initiate new partnerships early and continue preliminary discussions with potential non-profit organizations in order to support their efforts to secure funding and best position them for successful applications to BC Housing.

Staff will continue to be active in this regard and anticipate that this partnership building initiative will be a key component of the HAS 2020-2021 work program.

Priority Unit Types

As noted above, the City's current HAS incentives offer an additional 1.0 FAR residential bonus density in exchange for 20% of the additional FAR provided as any combination of *Priority Unit Types* (i.e., non-market units, below-market units, accessible rental units, or three bedroom rental units).

Since the initial formulation of this policy, a number of new projects have advanced through the development planning process. A preliminary review of these projects utilizing this incentive suggests that the *Priority Unit Types* (as part of the initial 1.0 FAR) may now be delivering almost exclusively three-bedroom market rate rental housing units without delivering many of the non-market, below-market or accessible units that were also targeted. Staff intends to monitor this data and bring a report forward to Council related to the incentives in 2020, in order to ensure that the *Priority Unit Types* are meeting Council's expectations.

Below-Market Rental Definition

To date, most of the rental housing units created as a result of HAS incentives fall into two categories:

1. **Purpose-built market rental:** where the City, utilizing Housing Agreements, ensures the tenure and form (purpose-built rental), but not the rent (affordability) levels; and
2. **Non-market rental units:** non-profit owned and operated, supported by municipal, provincial and federal funding, with efficient private sector delivery. Rent levels are tied to income of the tenant.

Within the *Priority Unit Types* a definition was created for “Below-Market Rental” in response to developer feedback. “Below-Market” was deemed to be 20 percent below the market rent level of a comparable product in the same general area.

However, since the approval of this Zoning Bylaw criteria:

- Staff has become aware of the considerable challenges in implementing this approach (e.g., monitoring and enforcement of such units would require significant staff resources due to the need to track and appraise each rental unit when a new renter moves in, for the life of the building);
- This approach follows the market as opposed to household income; therefore, serving a more affluent population than was originally intended as market rent levels have trended upwards in recent years; and
- BC Housing has updated its definition for moderate income housing used for Housing HUB projects, and that definition does not align with Coquitlam’s and causes challenges for applicants.

Given the difficulties of administering and monitoring below-market housing where a non-profit housing provider is not involved, staff approached BC Housing – with support from the development industry – to fulfill a monitoring and enforcement role. BC Housing responded positively by proposing a model that would allow developers to own below-market housing with BC Housing providing oversight. Several developers with current development applications have shown great interest in this new model.

Staff continues to work with stakeholders to explore appropriate updates to our rental housing definitions, and anticipate recommending Zoning Bylaw amendments for Council’s consideration as part of the 2020-2021 work program.

Density Bonus Incentives for Wood Frame Rental Projects

Since 2015, nearly all of the market and non-market rental units created have resulted from the HAS density bonus incentives associated with concrete high-rise forms of development, which is a more flexible construction method in incorporating additional density than wood frame construction. While a 10% FAR density bonus incentive is available under the City’s Zoning Bylaw for medium density residential (RM-2, RM-3), there has only been one rental-only development permit application taking advantage of this incentive. Given that a large volume of medium density developments are predicted, with lower construction costs, it is worth examining if other incentives could result in more rental units being included with this type of development.

The City’s density bonus program is an effective tool at addressing a number of amenity and community needs beyond housing affordability. As such, any review of the rental density bonus incentives should be considered as part of a broader density bonus review. A full citywide development financing and density bonus review will be recommended for inclusion in the 2020 Business Plan.

Redevelopment and Renovation of Rental Housing

The recent market boom over the last several years has accelerated the pace of redevelopment of existing rental housing. It is a challenging area with municipalities in the province looking for ways to manage displacement while renewing older rental stock.

Overall, the net rental replacement rate in Coquitlam resulting from current development applications is positive with a 1.4 to 1 rental unit replacement ratio on sites with existing rental housing, and over 4 to 1 citywide. It is acknowledged however, that many existing tenants will need to find alternate accommodations during the redevelopment period and will likely face an affordability gap as new units will be more expensive than those they are replacing.

Current City policy requires applicants to prepare a Tenant Relocation and Assistance Plan that outlines the applicant's plan to assist with relocation. Staff continues to monitor renovation activity, relocation efforts and assists the development approval process with improved and transparent communication strategies between developers and tenants.

Supportive Housing

Within the full spectrum of housing need, supportive housing for people who are homeless or at-risk of homelessness forms a key gap in the community. As part of the implementation of the 3030 Gordon Emergency Shelter Task Force Action Plan, staff is working with BC Housing towards exploring options to increase the supply of supportive housing, provided that appropriate sites, operational structures, and delivery models are agreed to.

Financial Implications:

Staff is currently reviewing the resources necessary within the Community Planning division with respect to any future HAS work program and the broader social planning area, and is assessing the City's ability to address the emerging issues identified above and may recommend additional resources depending on Council's priorities in this area.

Next Steps:

For the remainder of 2019, staff is dedicated to advancing the delivery of the non-market and market rental units under application as a result of HAS incentives. Supporting the delivery of these units remains the highest priority. Additionally, staff will work to deliver other Council directed HAS priorities.

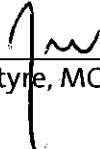
Based on feedback received from Committee, prioritized issues will be brought forward in the latter part of 2019. The remaining issues and any new information that develops will form part of the HAS 2020-2021 work program.

Conclusion:

Since the adoption of the Housing Affordability Strategy (HAS) and the implementation of the various HAS policies, Coquitlam has advanced its efforts to communicate City objectives and programs, enabled current applications to utilize HAS incentives, encouraged and supported potential developer/non-profit housing organization partnerships, and has directly worked to increase the inventory of affordable housing stock throughout the City.

The regulatory incentives established by the HAS have helped to initiate, currently in the development approval process or under construction, approximately 3,600 purpose-built market rate rental units and over 550 non-market rental units. While this construction would double the amount of purpose-built market rental, the displacement and relocation of existing households is also a key issue that will continue to need attention.

Given the fast pace of change in our community, there are a number of key issues that have been noted that will require the City's attention. This report serves to outline many of the key issues that staff continues to monitor. These issues include elements such as the Housing Needs Assessment Report, which by legislation must be completed. As well a number of emerging issues which may be deemed by Council as in need of additional responses. Prior to engaging in any such work, staff would bring forward to Council a report seeking Council direction.



J.L. McIntyre, MCIP, RPP

BI/JS/sb

Attachments:

1. May 7, 2019 Letter from the Minister of Municipal Affairs and Housing (Doc.# 3356321)
2. Housing Needs Report – Summary of Provincial Legislation (Doc.# 3377781)

This report was co-written by Bruce Irvine, Manager Planning Projects and Jacint Simon, Housing Planner, with support from Cathy van Poorten, Social Planner, and reviewed by Andrew Merrill, Manager Community Planning.



May 7, 2019

Ref: 246050

Dear Local Governments:

As you are aware, housing availability and affordability are some of the biggest issues facing British Columbians today. That is why I am writing to let you know about exciting partnership opportunities that can be used to increase the supply of affordable housing in your community.

With the 30-point housing plan, the Government of British Columbia is making the largest investment in housing affordability in B.C.'s history—approximately \$7 billion over 10 years—through the **Building BC** funds. In the first year of this plan, we have already made significant investments in communities across British Columbia:

- **Building BC: Community Housing Fund (CHF)** will provide close to \$1.9 billion over 10 years to develop 14,350 units of mixed income, affordable rental housing for independent families and seniors. The new homes are designed to address the need for affordable housing across a range of income levels, in response to a housing crisis that has made housing unaffordable for even middle-class families. *Currently, more than 4,900 of these new homes have been approved in 42 communities. (See map: <https://www.bchousing.org/partner-services/Building-BC/community-housing-fund>)*
- **Building BC: Indigenous Housing Fund (IHF)** is a \$550 million investment over the next 10 years to build and operate 1,750 new social housing units for Indigenous families and seniors. *In Fall 2018, we announced 1,100 new affordable homes for indigenous peoples in 26 communities across B.C. (See news release for project list: <https://www.bchousing.org/news?newsId=1479152910395>)*
- **Building BC: Women's Transition Housing Fund (WTF)** is investing \$734 million over 10 years for 1,500 units of transition and second-stage housing to help women and children get out of violent and abusive situations and rebuild their lives. *More than 280 of these new spaces have been approved for 12 communities.*

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- **Building BC: Supportive Housing Fund (SHF)**, an investment of \$1.2 billion over 10 years, will deliver 2,500 new homes with 24/7 support services for people who are experiencing homelessness or who are at risk of homelessness. This fund builds on the ***Rapid Response to Homelessness initiative*** (now fully subscribed) in which 2,000 homes with supports are currently being built in 22 communities across the province, with 1,285 units already opened.
- **Building BC: Capital Renewal Fund (CRF)** is a \$1.1 billion investment over the next 10 years to make existing B.C. social housing stock more livable, energy-efficient, and safer. This investment will make dramatic improvements to the existing social housing stock in the province and benefit thousands of British Columbians.

Many of these housing projects are underway, but I wanted to make sure you knew about upcoming opportunities to apply for future funding. BC Housing is interested in partnering with municipalities, non-profit housing providers, and community groups to create more innovative and sustainable housing solutions through the following:

- **Future RFP** - BC Housing will be issuing a second formal Request for Proposals for the *Community Housing Fund* and the *Indigenous Housing Fund* in 2020. We encourage groups interested in submitting proposals to start their planning early, to ensure their projects are ready when applications open. Interested organizations can visit bchousing.org/partner-services/funding-opportunities-for-housing-providers to learn more about these funding streams and their requirements.
- **Ongoing Opportunities** - BC Housing welcomes discussions with partners interested in developing new housing through the *Supportive Housing Fund* and/or the *Women's Transition Housing Fund*. Visit bchousing.org/partner-services/Building-BC to learn more or contact your local Director of Regional Development (contact list below).
- **Major Repairs for Existing Social Housing** - Funding is available for non-profit housing providers or housing co-operatives to support capital projects that maintain or benefit an existing social housing building's condition or improve the building's seismic or fire safety, as well as for projects focused on energy performance. Visit bchousing.org/partner-services/asset-management-redevelopment/capital-planning-repairs to learn more about eligibility criteria and how to apply, or speak with the local Regional Non-Profit Portfolio Manager.
- **The HousingHub** is a new division within BC Housing, and was established to seek innovative partnerships with local housing organizations, community land trusts, Indigenous groups, faith-based groups, charities, the development community, financial institutions and other industries to create affordable rental housing and homeownership options for middle-income British Columbians. As a centre for housing expertise and collaboration, affordable housing will be developed through the HousingHub either through new construction or through the redevelopment of existing sites. Partners bring suitable land, equity and/or the catalyst for development. The HousingHub can provide:
 - Expertise to provide advice on assisting the group in the planning and development process
 - Access to pre-development funding
 - Low-cost financing
 - Project coordination advice
 - A place for organizations to collaborate

Learn more: www.bchousing.org/partner-services/housinghub

There are many ways that municipalities can help to partner with BC Housing, such as providing city-owned land or waiving Development Costs Charges, as a few examples. If you have an identified housing need in your community, we are hoping that you will help share some of these opportunities with interested community groups in your area. If you are interested in providing housing but are unsure of how to connect with a non-profit, BC Housing or the BC Non-Profit Housing Association can help you identify housing non-profits that operate in your region.

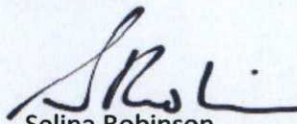
While BC Housing will be promoting these opportunities, we are hoping that you will also reach out to encourage key stakeholders in your community to apply. We have included a *Building BC* factsheet to help you promote these opportunities.

Please have interested key stakeholders in your community contact their local Director of Regional Development for more information:

Region	Director of Regional Development	Email
Interior Region	Danna Locke	dlocke@bchousing.org
Northern Region	Amy Wong	awong@bchousing.org
Vancouver Coastal & Fraser Region	Naomi Brunemeyer	nbrunemeyer@bchousing.org
	James Forsyth	jforsyth@bchousing.org
Vancouver Island	Malcolm McNaughton	mmcnaughton@bchousing.org
HousingHub	Raymond Kwong	rkwong@bchousing.org

Thank you in advance for your support in helping to bring more affordable housing to your community.

Sincerely,



Selina Robinson
Minister

Enclosure



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)
Extreme 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



City of Coquitlam

**HAS – 2019
Initiatives &
Emerging Issues**

July 29, 2019

f t i y l Doc# 3374097

Coquitlam

The slide features a background image of a park with a fountain and modern high-rise buildings. A blue semi-transparent box on the left contains the title and date. A dark blue footer bar at the bottom contains social media icons, a document number, and the Coquitlam logo.

Key Issues & Emerging Opportunities

1. HAS Update
2. Housing Needs Assessment Report
3. BC Housing – Community Housing Fund
4. Rental Housing Incentives
5. Redevelopment and Renovation of Rental Housing
6. Supportive Housing





1. HAS Update: Rental success in high-density areas

- 3,500+ new purpose built rental units at market rate;
- 550+ non-market rental units in the approval process;
- ~4:1 overall replacement of older, existing purpose built market rate rental



1. HAS Update: Emerging issues

Non-profit led <small>(using government funds)</small>	3 projects	~400 non-market rental units 
Bonus Density rental incentives <small>(delivered by private sector)</small>	10 projects	~200 non-market rental units 



2. Housing Needs Assessment Report

Part 1:

- Collection & Reporting by Metro Vancouver
 - Est. completion by Spring of 2020

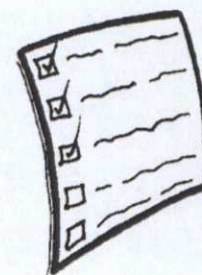
Part 2:

- Led by Coquitlam
- Receive by Council and consider information when developing housing policies.



3. Next round of Provincial funding

- First round: ~\$30 million for three projects;
- Next round: Spring of 2020 (expected);
- Staff continues to assist non-profits with land ready for redevelopment.



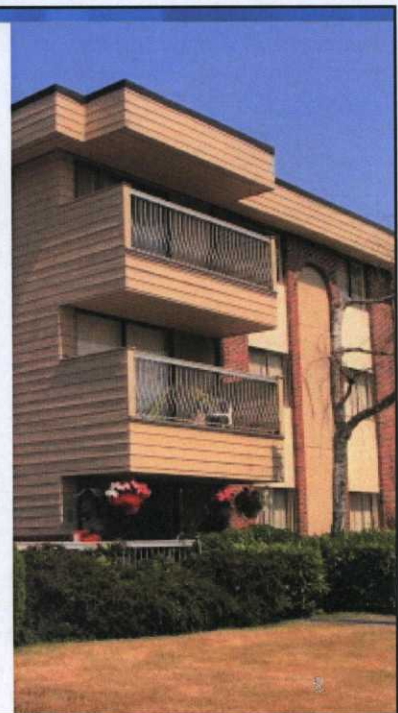
4. Rental housing incentives

- Zoning Bylaw review & update
 - **Issue:** Below-Market definition
 - **Proposed Solution:** BC Housing to pilot region-wide solution
- Wood frame rental incentives
 - **Issue:** no uptake
 - **Proposed Solution:** Density Bonus review as part of 2020 Business Plan



5. Redevelopment and Renovation of Rental Housing

- Recent market has accelerated the pace of redevelopment
- Citywide net rental replacement ratio of 4:1
- Monitoring activity and assist with communication strategies



6. Supportive Housing

- Within the spectrum of housing need, a key gap
- Exploring options with BC Housing to increase within Tri-Cities



Next Steps

- Staff to continue assisting with rental housing delivery;
- Based on feedback, prioritized issues will be brought forward in the fall of 2019; and
- Remaining issues to form part of HAS 2020-2021 work program.



Thank you!



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