



Our Home, Our Future

Projections of Rental Housing Demand and Core Housing Need

BRITISH COLUMBIA TO 2036

September 2012



BCNPHA

BC Non-Profit Housing Association

www.bcnpha.ca

LEADING, SUPPORTING AND
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About BCNPHA

BC Non-Profit Housing Association is the provincial umbrella organization that provides leadership and support to non-profit housing providers who aim to develop and operate a high standard of affordable housing across the province. The Association advocates on behalf of the non-profit housing sector for the continued provision of safe, secure and affordable housing through public, private and non-profit sector cooperation and partnerships.

Non-profit housing providers in BC offer more than 55,000 units of affordable, long-term rental housing for a wide range of tenants. These units were largely developed under one or more senior government funding programs during the 1970s through to the 1990s. Programs for new affordable rental housing have terminated and BC's non-profit housing sector is experiencing considerable change in how it provides affordable housing. All the while, the need for affordable rental housing continues to grow.

It is the role of BCNPHA to support the sector through this period of change and to develop the capacities of non-profit providers to sustain existing stock and to develop new stock where possible. It is also the responsibility of BCNPHA to understand the changes that lay ahead and to advocate for continued support and protection of a resource that benefits all British Columbians.

Acknowledgments

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Executive Summary

The importance of rental housing to community and economic sustainability has been well documented over the last decade. Yet, a lack of new purpose built rental housing, government withdrawal from the provision of new subsidized affordable housing programs and the loss of subsidies to existing social housing due to expiring government programs are all currently challenging the adequate provision of rental and social housing. These factors are all playing out today, at a time when vacancy rates are low and waitlists for social housing are long in many communities. But what does the future look like?

This report provides 10 and 25 year projections for rental housing demand and core housing need in BC. It also provides analysis on the regional distribution of rental housing demand and core housing need. Two demographically driven scenarios were built to develop the projections. The scenarios are illustrations of what might occur under certain conditions.

Scenario A: Constant Tenure considers how rental housing demand and core housing need will change if tenure patterns stay constant and age-specific renter household maintainer rates are held at 2006 levels.

Scenario B: Shifting Tenure assumes tenure patterns will follow the trend seen over the preceding decade, to 2036. In BC, this is a shift away from rental and towards ownership.

Rental Housing Demand Projections

Demand for rental housing in BC is projected to increase by 27% to 36% over the next 25 years, from 562,713 households in 2011 to between approximately 712,000 and 764,000 households in 2036. Seniors will drive much of the growth in demand due to the aging of the population. Rental housing demand among people aged 15 to 29 will grow only marginally, if at all, because that age group is not projected to grow significantly in coming years.

More than two thirds of the absolute provincial growth in rental housing demand is projected to be in Greater Vancouver. This is followed by Fraser Valley, Capital and Central Okanagan regional districts. However, the greatest relative growth is seen in Squamish-Lillooet, Fraser Valley, Peace River, Greater Vancouver and Central Okanagan regional districts.

Core Housing Need Projections

Of the total rental housing demand picture, some renters will be able to afford market rental. Others will experience issues of housing unaffordability, inadequacy



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or unsuitability. They will be in core housing need. The number of renter households in core housing need in BC is projected to increase by 32% to 43% over the next 25 years, from 151,426 renter households in 2011 to between approximately 200,000 and 216,000 renter households in 2036. Again, this increase in core housing need will be most dramatic among seniors, whose numbers will be increasing into the future and who have a higher incidence of core housing need.

Absolute growth in renter households in core housing need will be concentrated in Greater Vancouver, followed by Capital Region and Fraser Valley. The greatest relative growth in renter households in core housing need will be in Squamish-Lillooet, Peace River, Fraser Valley and Greater Vancouver.

TABLE 1: Rental Housing Demand and Core Housing Need (BC, 2011 to 2036)

Year	Scenario A: Constant Tenure		Scenario B: Shifting Tenure	
	Rental Demand	Core Need	Rental Demand	Core Need
2011	562,713	151,426	562,713	151,426
2021	650,253	178,746	634,632	174,056
2036	763,977	215,964	712,086	199,600
Increase 2011-2036	201,264	64,538	149,373	48,175
% Change 2011-2036	36%	43%	27%	32%

Households in core housing need will require assistance to obtain adequate, suitable and affordable housing. In both scenarios, core housing need grows at a faster pace than does market rental demand. Core housing need will require more focused planning efforts and public investments to satisfy.

Given the challenges currently facing the housing sector, the status quo does not position us well to meet the growing demand for rental housing. An inadequate supply of market and social housing impacts the social and economic health of our communities and our province. British Columbians deserve a clearly articulated housing plan. One that is developed collaboratively with the non-profit sector, municipal and regional governments and the private sector to determine how we can collectively do better in ensuring that all British Columbians have access to safe, secure and affordable housing.



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Introduction

Housing is a universal human right, a basic need and a key determinant of health. Various levels of government, the non-profit sector and the private sector have identified growing homelessness and a lack of affordable housing as a major social and economic concern in BC. Intensifying interest in the lack of adequate and affordable rental housing, and subsequent calls for action, underscore the need for research that can inform action and decision-making.

The housing system is comprised of three parts: homeownership, market rental housing and social or subsidized housing. British Columbians increasingly face a lack of affordable housing options throughout the housing system. The high cost of homeownership in British Columbia receives much of the media and public focus. Market rental housing and social housing receive less attention but remain critical components of the housing system. Challenges affecting the rental and social housing sectors include a lack of new purpose built rental housing, government withdrawal from the provision of new subsidized affordable housing and the loss of subsidies to existing social housing due to expiring government programs. All of this at a time when vacancy rates are low in many parts of the province and waitlists for social housing are long.

While rental and social housing issues tend to receive less attention than home ownership, and future prospects for an expanded supply are poor, the conditions that create the need and demand for affordable rental housing persist. Understanding current and future rental housing and affordable housing needs is critical to the informed and evidence-based decision making that will enable communities to plan to protect and enhance these vital community assets.

There are no widely available and accessible projections of rental housing demand or core housing need (see page 8 for a definition) at both the regional and provincial level. Canada Mortgage and Housing Corporation (CMHC) has produced rental housing demand projections for British Columbia, but none are available for regions within the province. A handful of regions and municipalities have developed rental housing projections, but it is difficult to develop a provincial rental housing picture from region-specific projections with differing methodologies. There are no projections of core housing need and we do not yet know if the voluntary 2011 National Household Survey (formerly the mandatory Census long-form questionnaire) will produce data that can be used to derive core housing need figures.

BCNPHA, in collaboration with partner agencies, has identified the need to better understand the future of rental housing demand and core housing need across BC both for the Association's own purposes—as leader of the non-profit housing sector—and as a service to its members and stakeholders. The projections of rental



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housing demand and core housing need developed through *Our Home, Our Future* will assist the non-profit sector, housing planners and policy makers to plan for the future of housing in BC. The data contained in the report can be used for analysis and discussion to contribute to informed and evidence-based housing planning and policies at the local and provincial level. The information will also allow agencies to better plan to meet the housing needs of British Columbians through an evidence-based and anticipatory allocation of funding.

This report presents a provincial outlook for future rental housing demand and core housing need. Reports for BC's 28 regional districts are also available for download at www.bcnpha.ca. The projections were designed to facilitate short- and long-term planning, with rental housing demand and core housing need projected to 2021 and 2036 from a 2011 base.

Core Concepts

Rental housing demand

Rental housing demand represents the number of dwelling units occupied by renter households. Note that rental housing demand does not necessarily equate with the total number of dwellings that could be rented due to vacancies in the rental stock and the demand for second homes.

Rental housing demand is loosely comprised of two groups of households: households that can afford to pay rents charged for housing units in the private market, and households that cannot. Households that cannot afford to pay market rent and are unable to access acceptable housing—usually households with low incomes—are considered to be in core housing need.

Core Housing Need

Core housing need is a measure of housing need developed by CMHC in the 1980s to assist the agency in allocating federal social housing program funds among communities throughout Canada. In short, it is a measure of the need for social or affordable housing.

CMHC uses the following three criteria to measure core housing need:

Affordability If a household is paying more than 30% of its gross household income on shelter costs, then its accommodation is deemed to be unaffordable.

Suitability If a household does not have enough bedrooms for the size and make-up of its occupants (according to National Occupancy Standard),

BCNPHA's vision is that all households in British Columbia have access to safe, secure and affordable housing. Understanding future demand for affordable housing in the province is critical to realizing our vision.



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then its accommodation is deemed to be unsuitable.

Adequacy If a household's dwelling is in need of major repairs, as determined by its occupants, then its accommodation is deemed to be inadequate.

Households who fail to meet one of these three criteria are considered to be in core housing need if they could not afford the average market rent in their area. This additional test helps to ensure that those choosing to pay more than 30% of their income on housing are excluded from the core housing need measure.

In reality, most households that are in core housing need are classified as such because their accommodation is unaffordable; that is they are paying more than 30% of their before-tax income for shelter. Only a small share is living in unsuitable or inadequate housing. In BC, the average ratio of shelter costs to income for renter households in core housing need in 2006 was approximately 50%,¹ well above the 30% standard.

The projections presented in this report are focused on two measures: rental housing demand and core housing need among renters. (Market rental housing demand is the difference between rental housing demand and core housing need among renters.)

1 CMHC. Housing in Canada Online.



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Research Questions

This project aims to achieve a greater understanding of current and future rental housing demand and core housing need by providing up-to-date data and by using a uniform methodology to develop projections for all regions in BC.

Specifically, this project seeks to address the following questions:

1. How is the demand for rental housing in British Columbia and its regional districts projected to change between 2011 and 2036?
2. How is core housing need among renter households in British Columbia and its regional districts projected to change between 2011 and 2036?
3. How will the changing age composition of BC's (and its regions') population impact the future demand for rental housing and levels of core housing need?



BC is comprised of 29 regional districts. The Comox Valley Regional District and the Strathcona Regional District were previously a single jurisdiction. *Our Home, Our Future* combines these two regions to ensure compatibility with historical data. The 28 regional districts are shown on the adjacent map.



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Structure of the Report

This report contains a detailed description of the methodology used in developing the regional district and provincial projections. It discusses the demographic drivers that underlie the projections, followed by the results of the provincial projections of rental housing demand and core housing need. A summary and comparison of the results across regional districts highlights some key future trends concerning the distribution of rental housing demand and core housing need around the province. The report concludes with a summary of major findings.

Appendices contain population projections by age group for BC, total household projections (renter, owner and total) and core housing need projections (renter, owner and total) for BC. It also contains the maintainer rates used for each regional district by age group for 1996, 2006 and 2036.

The 28 regional reports are available for download from the BCNPHA website. The regional reports are designed as stand-alone documents, although the more detailed methodological discussion in the provincial report can be referenced for further information.²

² The Comox-Strathcona Regional District was divided into the Comox Valley Regional District and Strathcona Regional District after the 2006 Census. These two Regional Districts have been combined for the purposes of this report to ensure consistency with historical data.



Method

This section outlines the methodology employed in developing the rental housing demand and core housing need projections for BC and its regions.

Building Regional Projections

Starting with a Population Projection



Age specific population projections represent the first of two main drivers in the *Our Home, Our Future* model of projecting rental housing demand and core housing need. We used the BC Stats PEOPLE 36 model as the starting point for our projections. Using a component/cohort survival method, BC Stats “grows” the population by forecasting births, deaths and migration by age.³ The projections are based on past trends with modifications to account for potential changes in the future.

We then added in the 2011 Census population to arrive at the regional population projections. While total population figures for regional districts were available from the 2011 Census, neither the age-specific breakdown nor a census undercount figure was available during our research period.⁴ We adjusted the 2011 population figures in the PEOPLE 36 model to match the 2011 Census numbers, and we estimated Census undercounts using the undercount from the 2006 Census.⁵ The age breakdown of the population was then based on the 2011 BC Stats projection. These adjusted 2011 population numbers served as base numbers for future population growth. From 2011

³ BC Stats considers federal immigration policy and incorporates assumptions about migration based on “variations in resource based activity, as well as refinement of these raw resources.” Changes to the transportation network in the province are also considered (information on the PEOPLE 36 model is available here: www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx).

⁴ These projections were built during January, February and March 2012, while age and gender data from the 2011 Census were not released until the end of May 2012.

⁵ Statistics Canada publishes an estimated undercount following each Census. The undercount, an estimate of the percent of undercoverage, exists because there are errors during counting, and it is not possible to capture every citizen in the Census process.



method

to 2036, the amount of change in the population each year was assumed to be the same as under the PEOPLE 36 model.

Population projections for BC were then developed by aggregating the projections for the province's regional districts.

Using the Maintainer Rate Method to Project Renter Households



The second main driver in this model is tenure patterns and household formation, which can be understood through age- and tenure-specific household maintainer rates. Age-specific renter household maintainer rates tell us the propensity of different age groups to form renter households. They are the link between population projections and household projections in our model. Maintainer rates were calculated by dividing the household maintainer numbers from the 1996 and 2006 Census (by tenure type and in five year age groups) by population figures from the adjusted BC Stats PEOPLE 36 model, and can be seen in Figure 1.⁶ While both scenarios assume that the overall propensity to form households (the total maintainer rates) remain constant in the future (as they have been historically), annual *age specific* renter and owner maintainer rates were developed for each regional district between 2011 and 2036. Multiplying population projections for particular age groups by the rental maintainer rates produced a projection of rental housing demand.

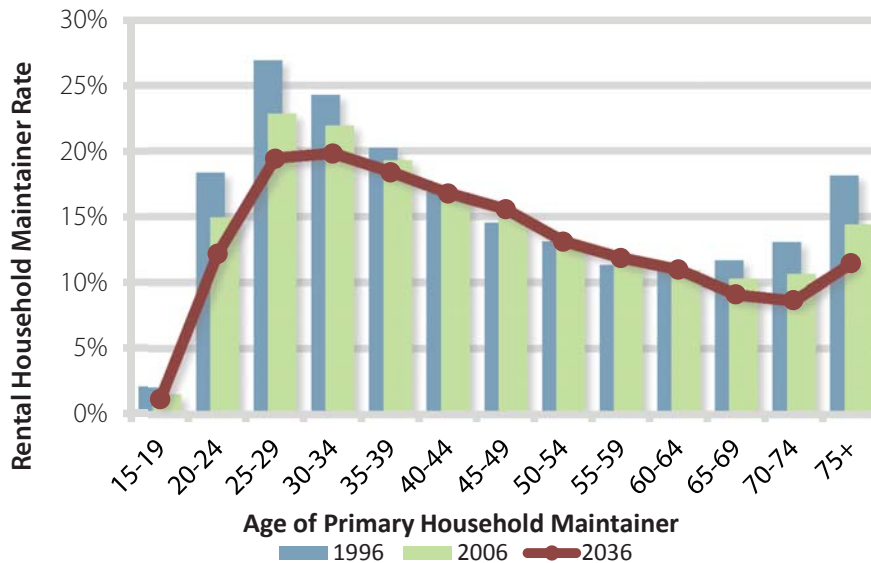
⁶ Total dwelling units estimated for 2011 as a product of our model may not match the 2011 undercount-adjusted dwelling counts, because detailed maintainer information from the 2011 Census was not available at the time of writing.



method

FIGURE 1: Rental Household Maintainer Rates (BC, 1996, 2006, 2036)

Between 1996 and 2006 age specific rental household maintainer rates in BC declined in many age groups and remained constant in others.



Household Maintainer Rates over the Life Cycle

Statistics Canada defines the primary household maintainer as the “first person in the household identified as the one who pays the rent or the mortgage, or the taxes, or the electricity bill, and so on, for the dwelling.” Age-specific household maintainer rates indicate the percent of the population within a particular age group that identifies themselves as a primary household maintainer. Combining household maintainer rates with a projection of population by age allows for a determination of how a region’s changing demography could influence future housing demand in the coming years.

Total age-specific maintainer rates are an indicator of the propensity of people aged 15-plus to form households. Traditionally, the youngest age group (15-19 years) has a low rate, which then increases in the 20 to 24 years group, as young adults move from the family home to create their own households. Maintainer rates continue to rise among the 25 to 29 year olds and remain high throughout the family-forming and middle age years. Rates sometimes increase among seniors as divorces and differences between male and female life expectancies result in an increased propensity to live alone.



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Maintainer rates can also be broken down by tenure. Age-specific renter household maintainer rates show the specific propensity to rent, which can vary more over the life cycle than total maintainer rates. Young adults who form households are generally more likely to rent than middle-aged people who move into family formation and often choose to own. Rental tenure becomes more prominent again among seniors over 75 years old, as people down-size and move into different housing situations. Rental tenure is also more prevalent among recent immigrants.

Considering Possible Futures

Two scenarios were considered in developing the projection of rental housing demand. The first was based on holding 2006 age and specific rental maintainer rates constant into the future. The second was based on historical trends in maintainer rates continuing into the future.

Scenario A: Constant Tenure

Scenario A holds rental household maintainer rates constant at 2006 levels through to 2036. Thus, this scenario assumes that the propensity to own or rent will remain as it was in 2006. This is a reasonable assumption given that mortgage lending terms were at their most generous and interest rates were unusually low in 2006, causing record high levels of homeownership and lower levels of rental tenure. Policy shifts have already begun to restrict mortgage lending rules and an increase in the prime lending rate has been hinted at for some time.

The tenure and age-specific rental housing maintainer rates were applied for each regional district to project rental housing demand in 2021 and 2036.

Scenario B: Shifting Tenure

Scenario B shifts the propensity to own or rent to reflect trends in household maintainer rates. Rental household maintainer rates have been changing in many regions of BC over the last 10-15 years. Tenure patterns have generally shifted away from rental and toward homeownership. This shift holds true for most age groups in most regions, although there are some exceptions. In BC, total renter household maintainer rates declined from 16.4% in 1996 to 14.4% in 2006. Scenario B assumes that these age-specific rental housing maintainer rate trends will continue into the future. This was done as follows.

First, rental household maintainer rates were calculated for 2006 for use in Scenario A. Historic maintainer rates were additionally calculated for previous Census years (1996 and 2001). Trends-based projections were created by calculating the relative degree of change from 1996 to 2006, by age group, and extending that change forward from



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2011 to 2036. As such, any changes to age specific rental household maintainer rates required an equal, but opposite, change to owner maintainer rates.⁷

Calculating the Share of Renter Households in Core Housing Need



The next step in the *Our Home, Our Future* model was to determine the number of households that will be in core housing need in 2036. Of the total number of renter households, a portion is in core housing need. These are households with low incomes that live in inadequate, unsuitable or unaffordable housing and would have to spend 30% or more of their before-tax income to pay the median rent of alternative local market housing that meets all three standards. Households in core housing need will generally be unable to afford market rental housing. They will need assistance with meeting their housing needs.

Once the level of renter households was projected, we obtained the share of those households living in core housing need by multiplying renter households by the share (or incidence) of renter households in core housing need in each age group in 2006 (as seen in Figure 2).

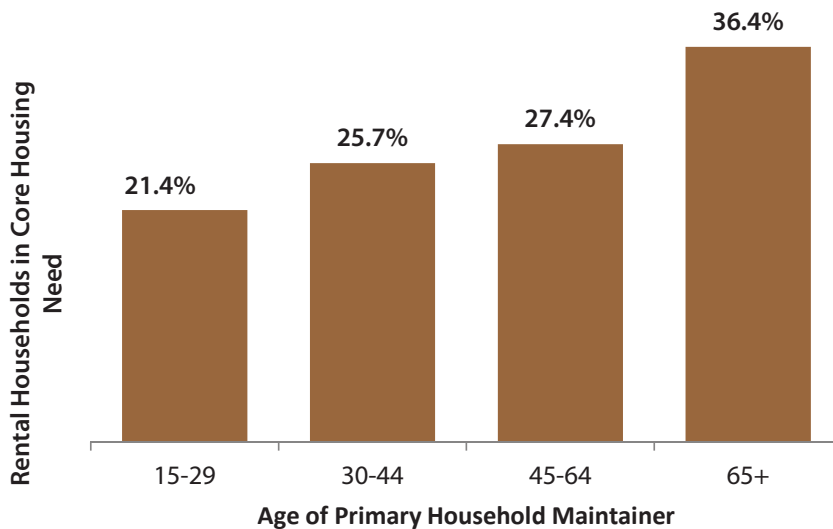
⁷ Projections for ownership households were a residual output of this model in both scenarios. Ownership results are not the focus of this research, but the data are provided in the appendix as additional information.



method

FIGURE 2: Share of Renter Households in Core Housing Need (BC, 2006)

In BC, the incidence of core housing need among renters is highest among seniors.



These age-specific shares were calculated by dividing the number of renter households in core housing need in 2006 (obtained through CMHC) by the total number of renter households maintained by people in each age group.⁸ These age-specific ratios of renters in core housing need in 2006 were then assumed to hold constant from 2006 to 2011 and from 2011 through to 2036. This means, for example, that in both 2006 and 2036 we would see the same *incidence or share* of core housing need among seniors, but the *absolute number* of seniors in core housing need would change to the extent that the number of seniors in the population changed and/or the number of senior rental households changed. These ratios were applied to the projected number of renter households in both Scenario A and B to obtain core housing need in 2036.

Building Provincial Projections

Rental housing demand and core housing need projections for the province were built by aggregating the regional district projections.⁹ Because core housing need projections were not built for Central Coast, Stikine, and Northern Rockies (data for these regions were suppressed due to poor quality), provincial projections do not include these three regions.

As a check, these totals were compared to the outputs from an independent BC model built in the same way as the regional district models. The totals were less than 5% apart for both rental housing demand and core housing need.

⁸ 2011 core housing need data had not been released at the time of writing.

⁹ Figure 2 shows rental household maintainer rates for BC, which were calculated from 1996 and 2006 Census data for BC. Similarly, Figure 3 shows the share of BC renter households in core housing need in 2006.



Context: Demographic Drivers

Rental household demand and core housing need projections for BC partly reflect anticipated demographic change across the province, as demographics play a large role in determining housing demand.

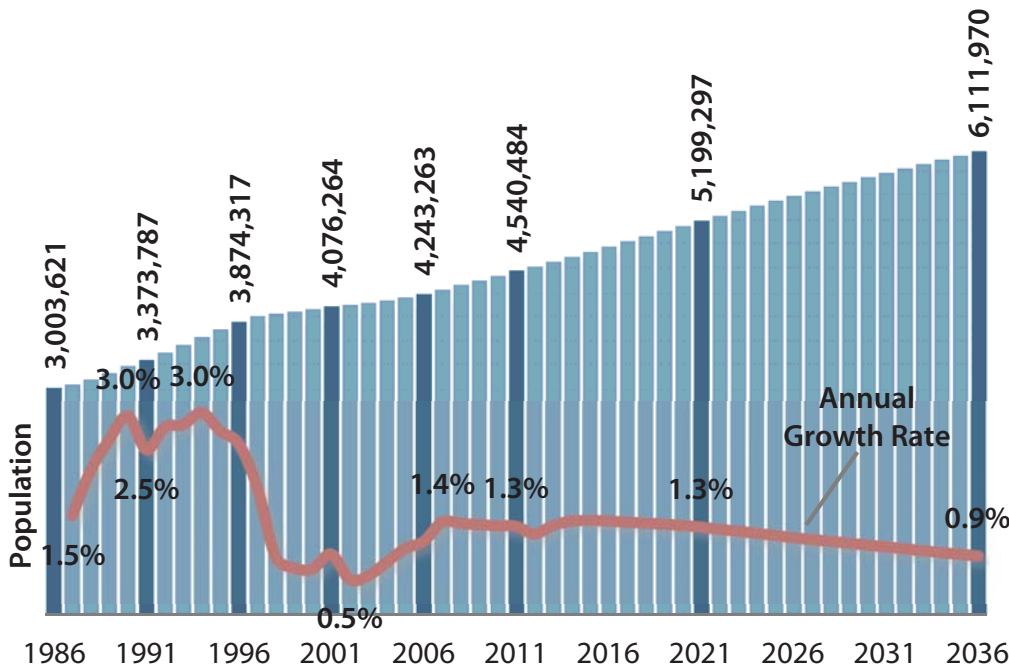
Population Growth and Change

BC’s population is projected to increase to 6,111,970 by 2036, an increase of over 1.5 million people from the estimated 2011 population, as shown in Figure 3. This is an increase of 35% between 2011 and 2036.

Between 1986 and 2006 the population grew by 1,239,642 people, fluctuating between a 0.5% and a 3.0% annual increase. Recent growth has averaged around 1.4% annually and is projected to slow to 0.9% in 2036.

FIGURE 3 : Total Population Growth (BC, 1996 to 2036)

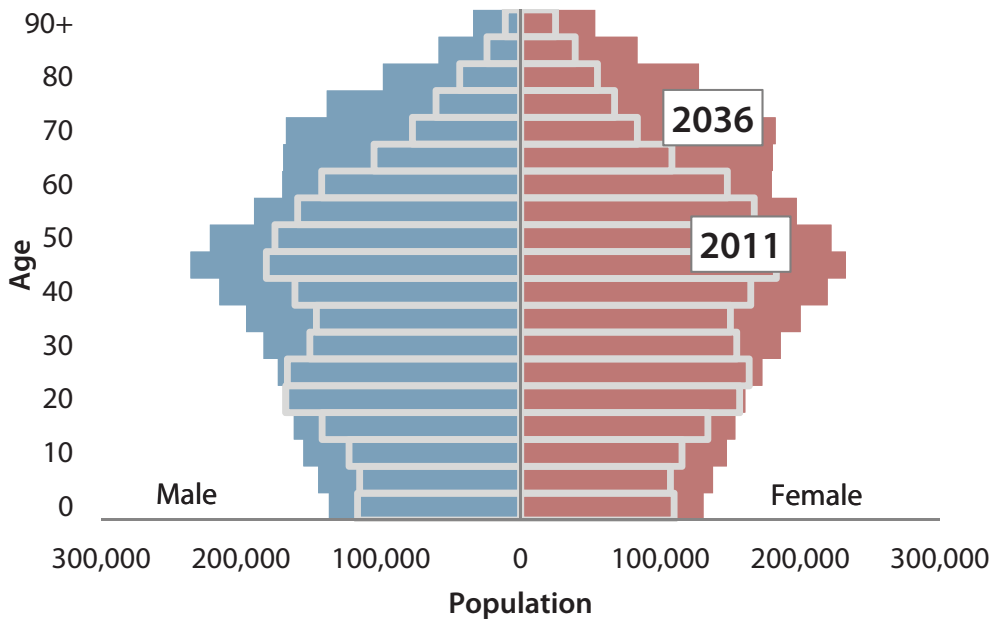
BC’s population is project to increase steadily over the next 25 years.



context: demographic drivers

British Columbia’s population is aging. By 2036, there will be growth in all age groups to varying degrees, as shown in the age profile in Figure 4. Growth will be more pronounced for those aged 30 and older, while significantly less growth is projected for those under 30. The senior’s population is projected to increase at an average annual growth rate of 3.1% per year over the next 25 years, whereas those aged 25 to 34 years will grow at an annual average rate of 0.6% per year.

FIGURE 4: Provincial Age Profile (BC, 2011 and 2036)



Rental household maintainer rates are highest among those aged 25-29. The rates then steadily decline before again beginning to rise among seniors over 70. Growth in rental housing demand in BC will be driven by an aging population.



context: demographic drivers

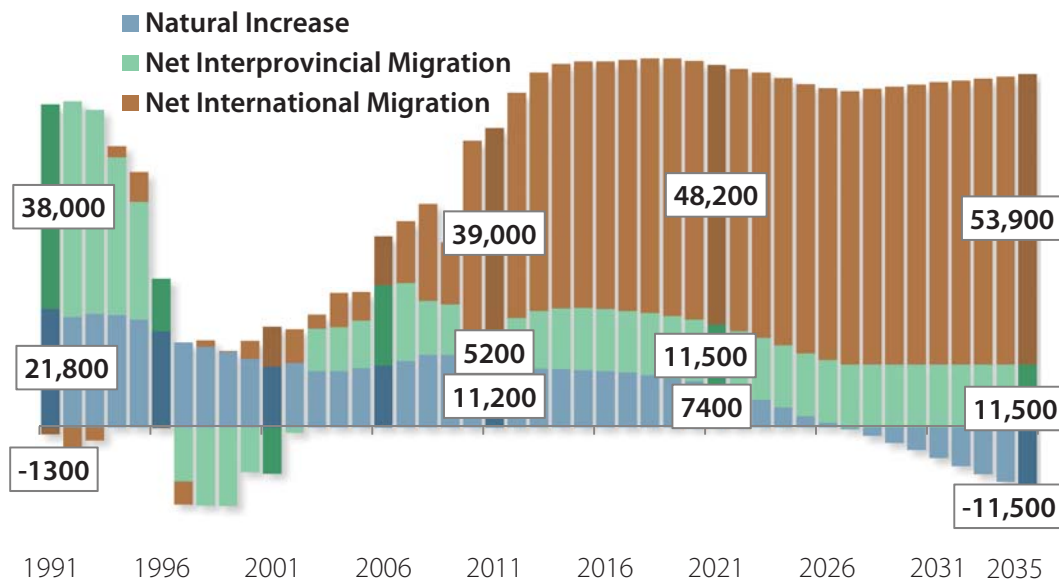
Components of Growth in BC

Changes in population at the provincial and regional district levels are driven by a combination of natural increase (births minus deaths) and international and interprovincial migration.

Figure 5 illustrates how these drivers will influence growth in BC over the next 25 years, as projected by the PEOPLE 36 model. As shown, population growth from natural increase is expected to decline. By 2026 natural increase will have an overall negative effect on the population. At this point, population growth will be driven solely by net migration, from both interprovincial and, more significantly, international sources. Net international migration, which historically has not been a large driver in population growth, is projected to provide over 80% of population growth by 2036. Regional population growth will therefore be determined to a large degree by the ability to attract and retain new immigrants.

FIGURE 5: Components of Growth (BC, 1996 to 2036)¹⁰

Natural increase will have a declining and eventual negative effect on BC's population. Over the next 25 years growth will come mostly from migration.



¹⁰ Population figures for this chart were taken from BC Stats (<http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx>) and do not necessarily reflect the sum of the underlying projections for the regions.



context: demographic drivers

Regional Distribution of Population Change

Population growth is not projected to be evenly distributed throughout the province, with most of BC's growth accruing to three population centres: southern and central Vancouver Island (which includes the Capital region), the southwest coast of the lower mainland (which includes Greater Vancouver), and in the central Okanagan (which includes greater Kelowna).

Greater Vancouver's population is projected to increase the most in absolute terms (almost 1 million people by 2036). It will account for nearly two thirds of the projected 1.57 million population growth provincially through 2036. Regional districts are predicted to experience varying rates of population growth. Squamish-Lillooet, Fraser Valley and Central Okanagan will experience the greatest relative growth over this period, as shown in Table 2 at 59.2%, 45.8% and 44.1% respectively. These three regional districts, as well as Greater Vancouver and Nanaimo will be the only regional districts that grow at a rate greater than the provincial average of 34.6%. Stikine, Mount Waddington and Powell River are projected to experience population decline by 2036, and many regional districts will grow much more slowly, by between 2% and 8% over 25 years.



context: demographic drivers

TABLE 2: Projected Population Change (BC and Regional Districts, 2011-2036)

Squamish-Lillooet will experience the largest relative increase in population over the next 25 years. Three regions will experience decline.

Region	Population				
	2011	2021	2036	Total Change	Percent Change (2011-2036)
British Columbia	4,540,484	5,199,297	6,111,970	1,571,486	34.6%
Greater Vancouver	2,403,542	2,805,515	3,381,031	977,489	40.7%
Capital	371,157	413,622	465,737	94,580	25%
Fraser Valley	288,064	342,547	419,962	131,898	45.8%
Central Okanagan	185,532	220,695	267,283	81,751	44.1%
Nanaimo	149,340	175,939	209,936	60,596	40.6%
Thompson-Nicola	132,006	144,607	164,694	32,688	24.8%
Comox-Strathcona	108,401	123,054	143,694	35,293	32.6%
Fraser-Fort George	94,020	96,747	99,666	5,646	6.0%
North Okanagan	82,894	92,461	105,324	22,430	27.1%
Cowichan Valley	81,941	92,531	106,435	24,494	29.9%
Okanagan-Similkameen	81,632	87,575	94,215	12,583	15.4%
Cariboo	63,422	65,298	67,736	4,314	6.8%
Peace River	61,296	70,785	82,287	20,991	34.2%
Central Kootenay	59,073	63,084	68,340	9,267	15.7%
East Kootenay	57,309	61,450	63,456	6,147	10.7%
Columbia-Shuswap	51,101	56,672	63,367	12,266	24.0%
Bulkley-Nechako	39,850	41,343	42,061	2,211	5.5%
Squamish-Lillooet	39,690	49,935	63,174	23,484	59.2%
Kitimat-Stikine	38,150	38,725	39,242	1,092	2.9%
Alberni-Clayoquot	31,478	31,167	32,222	744	2.4%
Kootenay-Boundary	31,220	32,040	33,583	2,363	7.6%
Sunshine Coast	28,824	31,885	35,897	7,073	24.5%
Powell River	20,019	19,738	19,605	-414	-2.1%
Skeena-Queen Charlotte	19,085	20,022	20,163	1,078	5.6%
Mount Waddington	11,814	11,604	11,313	-501	-4.2%
Northern Rockies	5,712	6,041	7,418	1,706	29.9%
Central Coast	3,236	3,416	3,581	345	10.7%
Stikine	674	797	546	-128	-19.0%



Projections

Rental Housing Demand

Table 3 shows that the demand for rental housing in BC is projected to increase by 150,000 to 200,000 renter households by 2036. This is an increase of between 27% and 36% over the next 25 years, compared with total population growth of 35%.

Scenario A: Constant Tenure

Holding age specific propensities to rent or own constant, rental housing demand is projected to increase from 562,713 households in 2011 to 763,977 households in 2036, an increase of 36% or more than 200,000 households. This translates to about 8,000 additional rental households each year across the province between 2011 and 2036.

Scenario B: Shifting Tenure

Shifting the propensity toward ownership and away from rental tenure produces a lower projection of rental housing demand. Since the overall population is projected to grow, total rental housing demand will still increase from 562,713 households in 2011 to 712,086 households by 2036, an increase of 27% or almost 150,000 households. This translates to roughly 6,000 additional rental households each year across the province between 2011 and 2036.

There will be an additional 150,000 to 200,000 rental households in BC by 2036.

TABLE 3: Rental Housing Demand in BC

Rental housing demand is projected to increase steadily over the next 25 years.

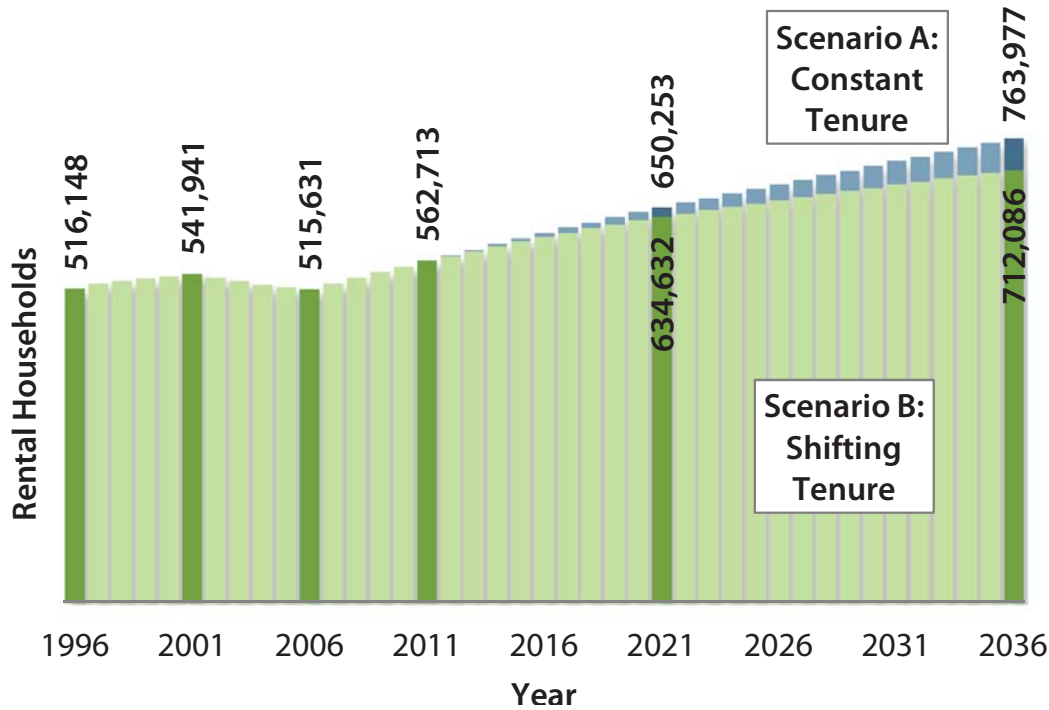
	Total Households			Additional Households			Avg Annual Additional Households		
	2011	2021	2036	2011-2021	2021-2036	2011-2036	2011-2021	2021-2036	2011-2036
Scenario A: Constant Tenure	562,713	650,253	763,977	87,540	113,724	201,264	8,754	7,582	8,051
Scenario B: Shifting Tenure	562,713	634,632	712,086	71,919	77,455	149,373	7,192	5,164	5,975



projections

FIGURE 6: Rental Housing Demand (BC, 1996 to 2036)

Rental housing demand is projected to increase steadily over the next 25 years.



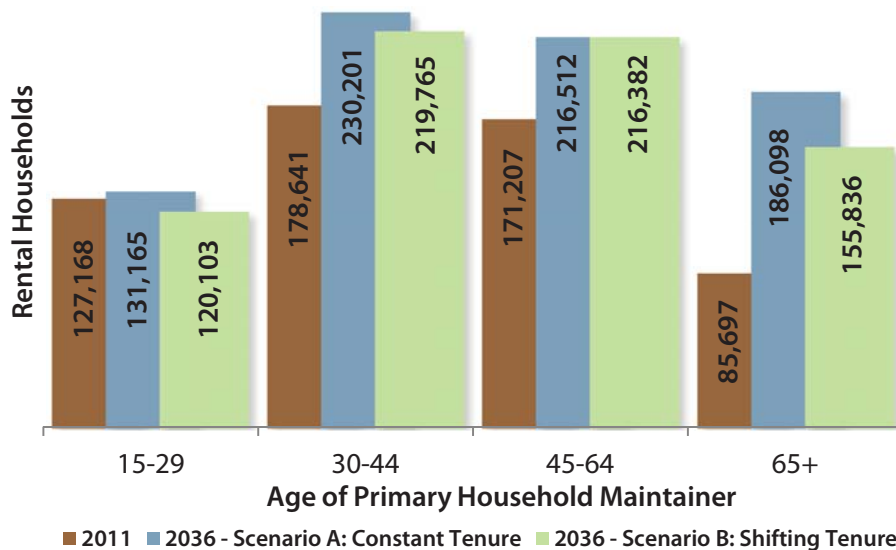
Growth in rental housing demand will be driven by senior households, where demand is projected to roughly double, as shown in Figure 7. This means there will be between 70,000 and 100,000 new senior renter households by 2036. Less dramatic growth, although still significant, is projected for the middle age groups, but demand among households maintained by 15 to 29 year olds is reasonably constant with 2011 figures.



projections

FIGURE 7: Rental Housing Demand by Age (BC 2011 and 2036)

Rental housing demand will increase across all ages except possibly among households maintained by 15-29 year olds. Rental housing demand will increase most significantly among senior household maintainers.



Regional Distribution of Rental Housing Demand

Like population growth, growth in rental housing demand will not occur evenly across all regional districts in the next 25 years. Household growth will increasingly be concentrated into a few areas of the province.

More than two thirds of the projected provincial growth in rental housing demand will be focused in Greater Vancouver in terms of the absolute number of additional renter households. This will be followed by Fraser Valley, Capital Region and Central Okanagan regional districts, as shown in Table 4. In absolute terms, the change in rental housing demand is projected to range from a small decline of 99 households in the Mount Waddington region in Scenario B to an increase of 135,391 households in Greater Vancouver in Scenario A.

The regional distribution of rental housing demand shifts again when we look at the landscape in terms of relative change, which can be a more realistic lens for planning purposes. The Squamish-Lillooet, Fraser Valley, Peace River, Greater Vancouver and Central Okanagan regional districts show the greatest relative increases in rental housing demand.¹¹ If we accept that a more accurate reflection is a midpoint of the two scenarios, the percentage change appears less dramatic. Only two regional

¹¹ Northern Rockies shows a large percent change in each scenario due a small base number of only 563 households.



projections

districts, Squamish-Lillooet and Fraser Valley, exceed a 40% increase in rental housing demand by 2036 in *both* scenarios. Mount Waddington, Central Coast and Stikine have less than 5% growth projected in both scenarios, again over 25 years.

The distribution of growth to 2036 is shown graphically in Figures 8 and 9. In Scenario A: Constant Tenure, the highest growth in rental housing demand (40-60%) is focused in the northeast and southwest regions of the province in Peace River, Northern Rockies, Squamish Lillooet and Fraser Valley, with high or moderate growth (20-40%) mostly in the Okanagan and Island regions. Scenario B: Shifting Tenure generally shows more moderate growth in rental housing demand. The highest relative growth occurs in the Fraser Valley and Squamish-Lillooet regions. Some regions will see a very slight decline in rental housing demand over the next 25 years if the propensity toward ownership continues.

Sunshine Coast, Fraser-Fort George and Kitimat-Stikine have either not followed the same patterns toward ownership or the pattern is less pronounced, so both scenarios produce identical or nearly identical rental housing demand projections in these regions.



projections

TABLE 4: Change in Rental Housing Demand (Regions, 2011 to 2036)

Rental housing demand will increase substantially in many regions in both scenarios. Growth will be focused mostly in Greater Vancouver.

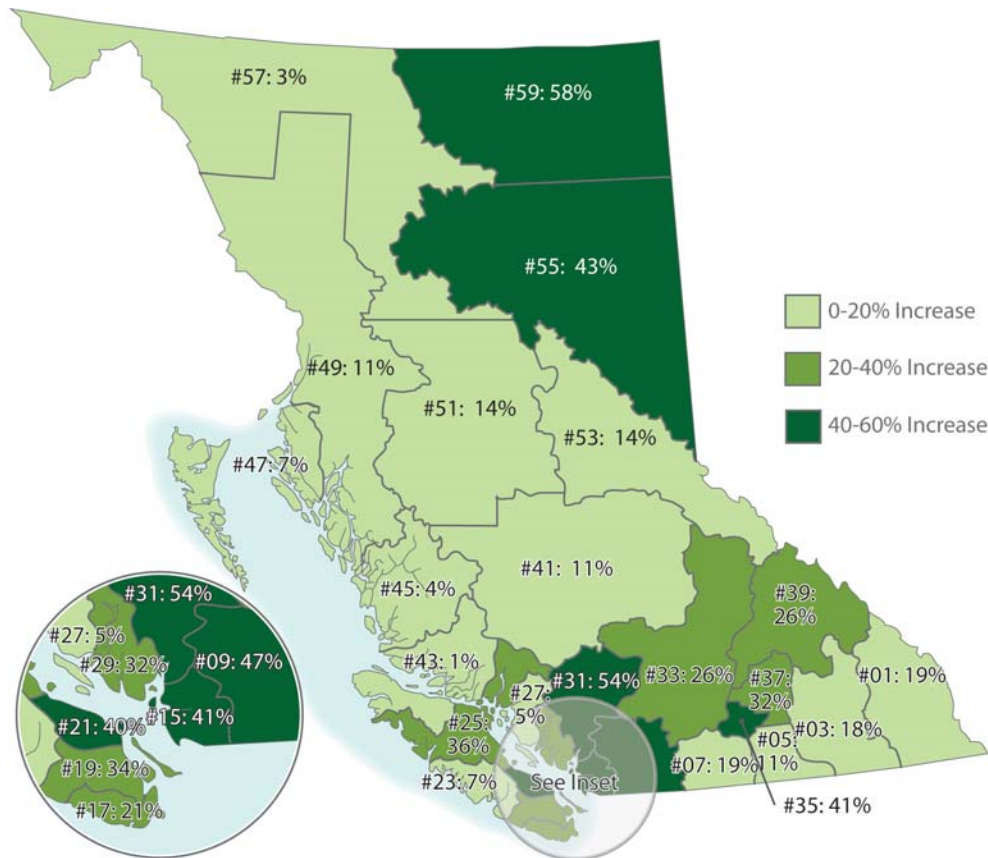
Region	Rental Housing Demand						
		Scenario A: Constant Tenure			Scenario B: Shifting Tenure		
	2011	2036	Total Change (2011-2036)	Percent Change (2011-2036)	2036	Total Change (2011-2036)	Percent Change (2011-2036)
British Columbia	562,713	763,977	201,264	36%	712,086	149,373	27%
Greater Vancouver	331,086	466,477	135,391	41%	428,755	97,669	29%
Capital	58,294	70,254	11,960	21%	67,137	8,843	15%
Fraser Valley	27,417	40,397	12,980	47%	39,019	11,602	42%
Central Okanagan	18,280	25,832	7,552	41%	23,402	5,121	28%
Nanaimo	16,041	22,378	6,337	40%	21,451	5,410	34%
Thompson-Nicola	13,364	16,777	3,414	26%	15,249	1,886	14%
Comox-Strathcona	10,812	14,726	3,914	36%	14,316	3,504	32%
Fraser-Fort George	10,074	11,495	1,421	14%	11,442	1,368	14%
North Okanagan	7,947	10,518	2,571	32%	9,770	1,824	23%
Cowichan Valley	6,792	9,082	2,290	34%	8,858	2,065	30%
Okanagan-Similkameen	8,959	10,636	1,678	19%	9,790	831	9%
Cariboo	5,881	6,550	669	11%	6,304	422	7%
Peace River	6,065	8,668	2,603	43%	7,763	1,697	28%
Central Kootenay	5,737	6,764	1,027	18%	7,300	1,563	27%
East Kootenay	5,225	6,238	1,013	19%	5,807	582	11%
Columbia-Shuswap	4,129	5,206	1,078	26%	4,950	821	20%
Bulkley-Nechako	3,255	3,710	455	14%	3,376	121	4%
Squamish-Lillooet	4,831	7,429	2,598	54%	6,965	2,135	44%
Kitimat-Stikine	3,474	3,860	386	11%	3,887	413	12%
Alberni-Clayoquot	3,256	3,493	237	7%	3,389	133	4%
Kootenay-Boundary	2,549	2,822	273	11%	2,716	167	7%
Sunshine Coast	2,400	3,174	775	32%	3,166	766	32%
Powell River	1,963	2,059	96	5%	2,273	310	16%
Skeena-Queen Charlotte	2,585	2,778	193	7%	2,720	135	5%
Mount Waddington	1,271	1,280	9	1%	1,172	-99	-8%
Northern Rockies	563	891	328	58%	671	108	19%
Central Coast	347	363	15	4%	325	-22	-6%
Stikine	115	118	2.87	2.5%	113	-3	-2%



projections

FIGURE 8: Scenario A: Percent Change in Rental Housing Demand (Regions, 2011 to 2036)

The amount of change in rental housing demand over the next 25 years ranges from a 1% to a 58% increase. The highest growth occurs in northeast and southwest of province.



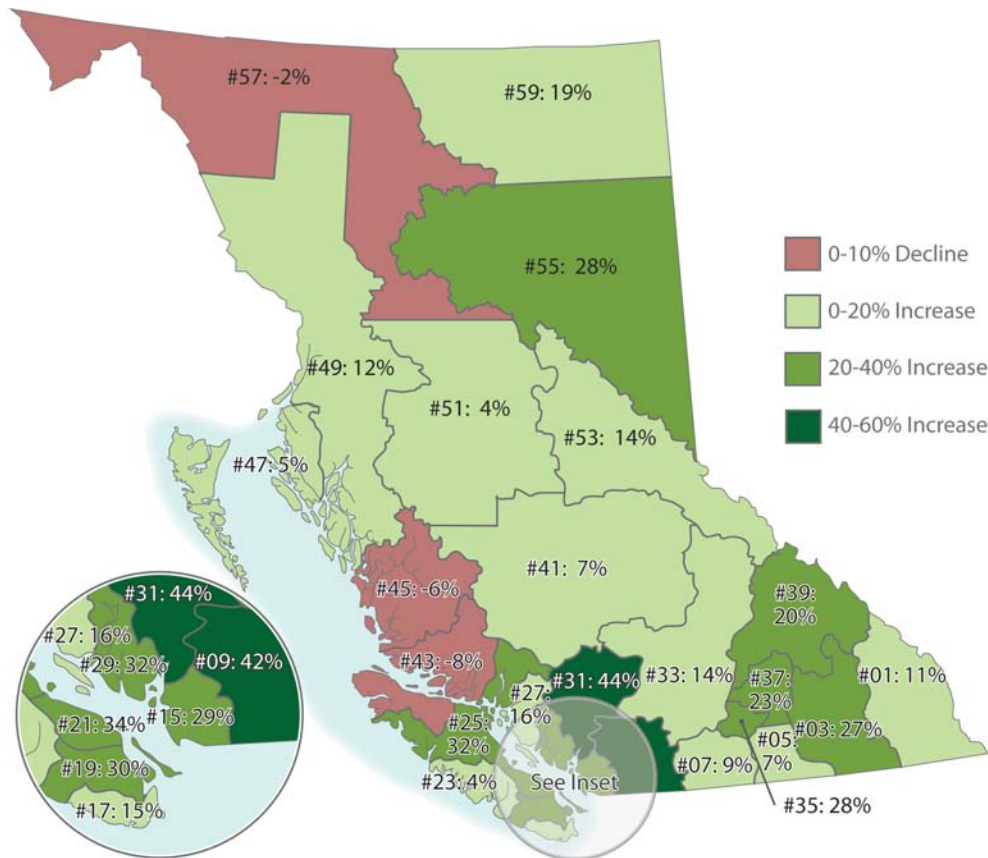
#01 East Kootenay	#25 Comox-Strathcona	#43 Mount Waddington
#03 Central Kootenay	#27 Powell River	#45 Central Coast
#05 Kootenay Boundary	#29 Sunshine Coast	#47 Skeena-Queen Charlotte
#07 Okanagan-Similkameen	#31 Squamish-Lillooet	#49 Kitimat-Stikine
#09 Fraser Valley	#33 Thompson-Nicola	#51 Bulkley-Nechako
#15 Greater Vancouver	#35 Central Okanagan	#53 Fraser Fort-George
#17 Capital	#37 North Okanagan	#55 Peace River
#19 Cowichan Valley	#39 Columbia-Shuswap	#57 Stikine
#21 Nanaimo	#41 Cariboo	#59 Northern Rockies
#23 Alberni-Clayoquot		



projections

FIGURE 9: Scenario B: Percent Change in Rental Housing Demand (Regions, 2011 to 2036)

The change in rental housing demand over the next 25 years is more moderate, ranging from a decline of 6% to an increase of 44%. Much of the growth will be concentrated in the southwest corner of the province.



#01 East Kootenay	#25 Comox-Strathcona	#43 Mount Waddington
#03 Central Kootenay	#27 Powell River	#45 Central Coast
#05 Kootenay Boundary	#29 Sunshine Coast	#47 Skeena-Queen Charlotte
#07 Okanagan-Similkameen	#31 Squamish-Lillooet	#49 Kitimat-Stikine
#09 Fraser Valley	#33 Thompson-Nicola	#51 Bulkley-Nechako
#15 Greater Vancouver	#35 Central Okanagan	#53 Fraser Fort-George
#17 Capital	#37 North Okanagan	#55 Peace River
#19 Cowichan Valley	#39 Columbia-Shuswap	#57 Stikine
#21 Nanaimo	#41 Cariboo	#59 Northern Rockies
#23 Alberni-Clayoquot		



projections

Core Housing Need

Some renter households will be in core housing need due to affordability, adequacy or suitability problems. Of the total rental housing demand, it is estimated that 151,426 renter households were in core housing need in 2011 in BC, an increase of 13,000 households from 138,237 households in 2006, the last year for which published figures are available.¹² This represents an increase of 9.5% in 5 years. The number of renter households in core housing need province-wide is projected to increase by another 32% to 43% over the next 25 years. An additional 48,000 to 65,000 renter households will be in core housing need in 2036. Core housing need grows more rapidly than overall rental housing demand.

Scenario A: Constant Tenure

Holding the propensity to rent or own constant, rental housing demand is projected to increase from 151,426 households in 2011 to 215,964 households in 2036, an increase of 43%. This amounts to roughly 65,000 additional renter households in core housing need in the next 25 years, an average annual increase of 2,600 households.

Scenario B: Shifting Tenure

Shifting the propensity toward ownership and away from rental produces a projection with fewer renter households in core housing need. The projected number of renters in core housing need in 2036 is 199,600, an increase of 32% from 2011. This amounts to an about 48,000 new renter households in core housing need in the next 25 years, an average annual increase of 1,900 renter households.

An additional 48,000 to 65,000 renter households will be in core housing need by 2036.

TABLE 5: Renter Households in Core Housing Need

Significant increases in renter households in core housing need are projected in both scenarios.

	Renter Households in Core Need			Additional Households in Core Need			Avg Annual Additional Households in Core Need		
	2011	2021	2036	2011-2021	2021-2036	2011-2036	2011-2021	2021-2036	2011-2036
Scenario A: Constant Tenure	151,426	178,746	215,964	27,320	37,218	64,538	2,732	2,481	2,582
Scenario B: Shifting Tenure	151,426	174,056	199,600	22,630	25,544	48,175	2,263	1,703	1,927

¹² Core housing need numbers for BC are a sum of the underlying regions, except that figures for Stikine, Central Coast and Northern Rockies were suppressed due to poor data quality. Provincial totals therefore do not include these three regions.



projections

FIGURE 10: Core Housing Need (BC, 1996 to 2036)

The number of renter households in core housing need is projected to increase significantly over the next 25 years.

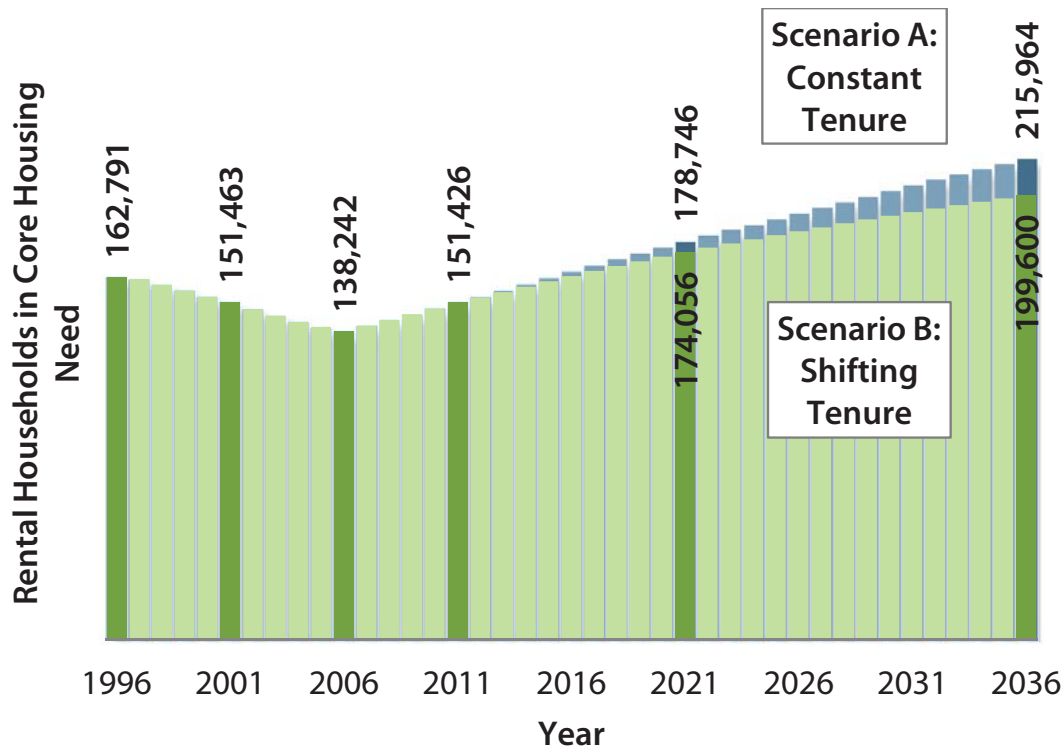


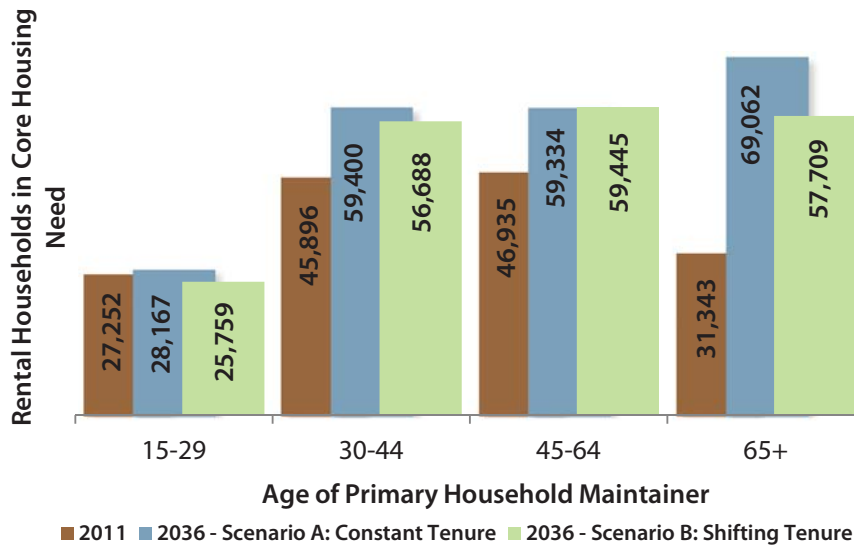
Figure 11 shows that like the picture for rental housing demand, the number of senior renter households in core housing need is projected to grow dramatically by 2036, an increase of between 26,000 and 38,000 senior renter households. The number of renter households in core housing need with young maintainers aged 15 to 29 years will remain virtually unchanged in 25 years, while the number of households in core need among the middle age groups will increase at a roughly equal rate, between 10,800 and 13,500 additional households each.



projections

FIGURE 11: Renter Households in Core Housing Need by Age (BC 2011, 2036)

Core housing need will increase among renter households maintained by most age groups, most dramatically among households maintained by seniors aged 65 or older.



Regional Distribution of Core Housing Need

Growth in the *absolute* numbers of renter households in core housing need by 2036 will also be concentrated in Greater Vancouver, where there will be an additional 33,000 to 45,000 renter households in core housing need by 2036. This is followed by Fraser Valley with an increase of 3,400 to 3,800 households and Capital Region (2,700 and 3,800 households).

When we look at relative growth, we see a dramatic increase in core housing need among renters in some regions if tenure patterns are held constant: Squamish-Lillooet (77%), Peace River (73%), Fraser Valley (50%), and Greater Vancouver (49%) regions. The significant growth of renters in core housing need in Peace River and Squamish-Lillooet is related to rapidly growing population and household growth attributable to resource development and tourism respectively. Both regions also have a higher incidence of core need among renter households aged 65 and over combined with large growth in population aged 65 and over by 2036. When tenure patterns are trended to reflect trends seen over the past decade, core need among renters grows most quickly in the Peace River (57%), Squamish Lillooet (55%) and Fraser Valley (45%) regions, and more quickly in Sunshine Coast (38%) than in Greater Vancouver (36%).



projections

TABLE 6: Change in Renter Households in Core Housing Need (Regions, 2011 to 2036)

The numbers of renter households in core housing need are projected to increase substantially in most regions, with a concentration of households in Metro Vancouver.

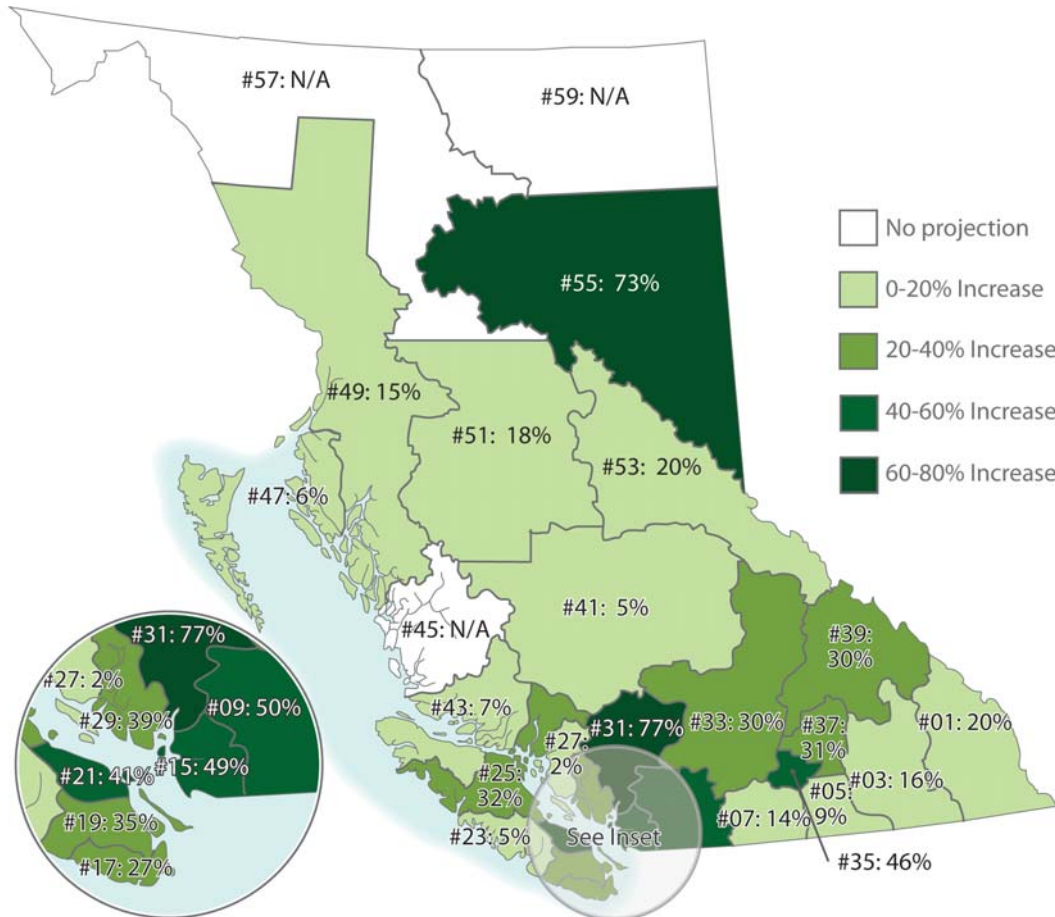
Region	Renter Households in Core Housing Need						
	Scenario A: Constant Tenure				Scenario B: Shifting Tenure		
	2011	2036	Total Change (2011-2036)	Percent Change (2011-2036)	2036	Total Change (2011-2036)	Percent Change (2011-2036)
British Columbia	151,426	215,964	64,538	43%	199,600	48,175	32%
Greater Vancouver	92,111	137,558	45,447	49%	125,100	32,989	36%
Capital	14,308	18,147	3,838	27%	17,053	2,745	19%
Fraser Valley	7,635	11,468	3,833	50%	11,063	3,428	45%
Central Okanagan	4,437	6,494	2,057	46%	5,812	1,375	31%
Nanaimo	4,603	6,490	1,887	41%	6,254	1,652	36%
Thompson-Nicola	3,818	4,957	1,139	30%	4,470	651	17%
Comox-Strathcona	2,824	3,722	897	32%	3,689	865	31%
Fraser-Fort George	2,363	2,833	470	20%	2,781	417	18%
North Okanagan	2,200	2,892	691	31%	2,714	514	23%
Cowichan Valley	2,072	2,798	726	35%	2,732	660	32%
Okanagan-Similkameen	2,286	2,699	413	18%	2,497	211	9%
Cariboo	1,273	1,337	65	5%	1,310	37	3%
Peace River	1,218	2,101	883	73%	1,913	696	57%
Central Kootenay	1,933	2,240	307	16%	2,441	508	26%
East Kootenay	1,136	1,362	226	20%	1,265	129	11%
Columbia-Shuswap	1,117	1,457	340	30%	1,373	256	23%
Bulkley-Nechako	750	887	138	18%	799	50	7%
Squamish-Lillooet	735	1,303	568	77%	1,139	404	55%
Kitimat-Stikine	756	868	112	15%	868	113	15%
Alberni-Clayoquot	864	912	47	5%	889	24	3%
Kootenay-Boundary	672	734	62	9%	717	45	7%
Sunshine Coast	840	1,166	326	39%	1,158	318	38%
Powell River	605	617	13	2%	675	71	12%
Skeena-Queen Charlotte	639	676	37	6%	663	25	4%
Mount Waddington	231	248	17	7%	224	-8	-3%
Northern Rockies	N/A						
Central Coast	N/A						
Stikine	N/A						



projections

FIGURE 12: Scenario A: Percent Change in Rental Households in Core Housing Need (Regions, 2011 to 2036)

Growth in the number of renter households in core housing need occurs more significantly in the southwestern regions of the province, with the exception of Peace River and Central Okanagan.



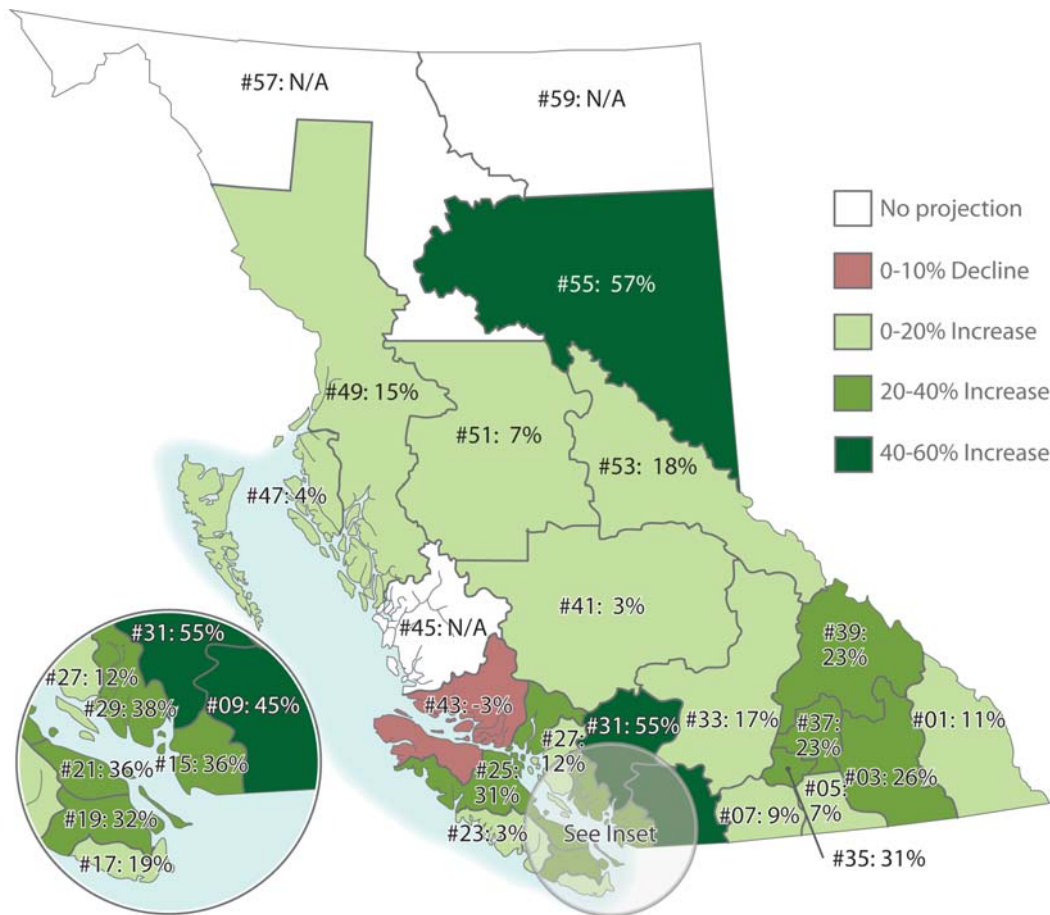
#01 East Kootenay	#25 Comox-Strathcona	#43 Mount Waddington
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#05 Kootenay Boundary	#29 Sunshine Coast	#47 Skeena-Queen Charlotte
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#17 Capital	#37 North Okanagan	#55 Peace River
#19 Cowichan Valley	#39 Columbia-Shuswap	#57 Stikine
#21 Nanaimo	#41 Cariboo	#59 Northern Rockies
#23 Alberni-Clayoquot		



projections

FIGURE 13: Scenario B: Percent Change in Renter Households in Core Housing Need (Regions, 2011 – 2036)

Growth in the number of renter households in core housing need occurs more heavily in the southwestern regions of the province, with a few exceptions.



#01 East Kootenay	#25 Comox-Strathcona	#43 Mount Waddington
#03 Central Kootenay	#27 Powell River	#45 Central Coast
#05 Kootenay Boundary	#29 Sunshine Coast	#47 Skeena-Queen Charlotte
#07 Okanagan-Similkameen	#31 Squamish-Lillooet	#49 Kitimat-Stikine
#09 Fraser Valley	#33 Thompson-Nicola	#51 Bulkley-Nechako
#15 Greater Vancouver	#35 Central Okanagan	#53 Fraser Fort-George
#17 Capital	#37 North Okanagan	#55 Peace River
#19 Cowichan Valley	#39 Columbia-Shuswap	#57 Stikine
#21 Nanaimo	#41 Cariboo	#59 Northern Rockies
#23 Alberni-Clayoquot		



projections

Comparing Core Housing Need and Market Rental Demand

The projections of rental housing demand and core housing need provided here paint a picture of steadily increasing rental housing demand, and they show that core housing need forms a significant component of that demand in BC over the next 25 years.

Table 7 summarizes the BC rental housing demand projections developed for this report. Scenario A: Constant Tenure projects the total rental housing demand in 2036 to be about 764,000 households in BC. Of this total demand, roughly 216,000 households (or 28%) are considered to be in core housing need. The remaining 548,000 households (or 72%) are considered to be able to afford market rents, so they make up the market rental housing demand. Scenario B: Shifting Tenure projects the total rental housing demand in 2036 to be about 712,000 households in BC, comprised of 199,600 renters in core housing need and 512,500 market rental households.

Total rental housing demand will increase by between 27% and 36% (150,000 and 200,000 households in scenarios B and A respectively) by 2036. Core housing need will grow by between 32% and 43% (48,000 and 65,000 households in scenarios B and A respectively). The increase in market rental demand will range between 25% and 33% (101,000 and 137,000 households in scenarios B and A respectively).

Households in core housing need will require assistance to obtain housing. In both scenarios, core housing need grows at a faster pace than does market rental demand. Core housing need will require more focused planning efforts and public investments to satisfy. Ensuring that there is adequate social housing and market rental housing in place to meet this demand will not be an easily attainable goal given the current challenges facing the housing sector.

Table 7: Market Rental Demand, Core Housing Need and Total Rental Housing Demand (BC, 2011 to 2036)

Year	Scenario A: Constant Tenure			Scenario B: Shifting Tenure		
	Market Rental Demand	Core Housing Need	Total Rental Housing Demand	Market Rental Demand	Core Housing Need	Total Rental Housing Demand
2011	411,287	151,426	562,713	411,287	151,426	562,713
2021	471,507	178,746	650,253	460,576	174,056	634,632
2036	548,013	215,964	763,977	512,486	199,600	712,086
Increase 2011-2036	136,726	64,538	201,264	101,199	48,175	149,373
% Increase	33%	43%	36%	25%	32%	27%



Summary

Total rental housing demand will either grow consistent with, or somewhat slower, than population growth, depending on how tenure patterns develop in the coming 25 years. The core housing need component of rental demand will grow at least reasonably consistent with population growth, and potentially more rapidly if tenure patterns remain constant. The regional picture varies, in some cases dramatically, and each region faces unique planning challenges in the coming years to address growth in rental housing demand and core housing need. Seniors will drive both the demand for rental housing and the growth in core housing need across the province and in most regional districts, which will influence the type of housing needed in the future.

The projections provided in this report are important not just because they offer planning tools previously unavailable at provincial and regional levels. The projections also provide the opportunity for reflection and collective thinking on what needs to happen next. The significant growth in rental housing demand and core housing need between 2011 and 2036 comes on the heels of a short period of decline in both rental housing demand (2001 to 2006) and core housing need (1996 to 2006).

These projections come at a time when non-profit sector, various levels of government, the private sector and academics have all noted that both the market rental and social housing supply is insufficient to meet the current demand in the province's most populous regions. Indeed, Greater Vancouver, where more than two thirds of all growth in rental housing demand will occur by 2036, has experienced a net loss of purpose built rental apartments over the past decade.¹³ Social housing waitlists across the province indicate that the housing needs of British Columbians in core need are also not being met.

A widening income gap between renters and owners, a lack of new purpose built rental housing, government withdrawal from the provision of new subsidized affordable housing and the loss of subsidies to existing social housing due to expiring government programs are just a few of the major challenges currently facing the housing sector in BC. The status quo does not position us well to meet the growth in rental housing demand and core housing need.

An inadequate supply of market rental and social housing impacts the social and economic health of our communities and our province. British Columbians deserve a clearly articulated housing plan. One that is developed collaboratively with the non-profit sector, municipal and regional governments and the private sector to determine how we can collectively do better in ensuring that all British Columbians have access to safe, secure and affordable housing.

¹³ Canadian Rental Housing Supply Coalition (2011). "Increasing the Supply of Rental Housing in Metro Vancouver."



appendix

APPENDIX A: Assumptions and Limitations

Projections are an imperfect science and any methodology used to develop them has limitations. The intent behind the projections presented in this report is to provide insights into how future growth patterns may influence housing demand, and what future levels of rental housing demand and core housing need may be in the future.

Assumptions about Tenure Patterns and Core Housing Need

Holding 2006 age-specific renter household maintainer rates constant or assuming the same amount and direction of change will occur in the future are significant, but realistic, assumptions. The constant renter household maintainer rate scenario could change should interest rates rise and/or more restrictive mortgage lending terms be instituted, as we have already begun to witness. The role of immigration within future population growth could also limit ownership growth, as immigrants tend to be renters first. There are numerous factors that can shift what the future looks like. *Our Home, Our Future* outlines two very plausible scenarios and builds projections based on the inherent assumptions within each.

Similarly, the assumption that the incidence of core housing need by age group will remain at 2006 levels is an assumption that may or may not play out over time. Numerous economic factors contribute to housing costs and incomes over time, and may influence future trends in this variable. The assumption, however, may be viewed as a conservative one as the incidence of core housing need in BC in 2006 was the lowest it has been since the figures have been produced.¹⁴ If the downward trend were to continue in the future, these estimates would be high. However, rising housing costs in many BC communities suggest that a continuing downward trend may not materialize.

The Challenge of Small Numbers

Numbers are rounded to the nearest 0 or 5 in Census data reporting. In regions with small populations, this rounding can have a significant impact, both when adjusting the PEOPLE 36 model using the 2011 Census total population numbers and also when calculating age-specific household maintainer rates. When calculating the Census undercount in 2006 in order to adjust the PEOPLE 36 model with the 2011 Census total population numbers, an undefined number was obtained in one age group in the Stikine Region. The PEOPLE 36 model showed three people aged 85 to 89, whereas the 2006 Census showed 0 people in this age group. Because there may have been up to two people at the time of the Census count and because we needed a rational number in order to carry the undercount forward, we adjusted the Census number to one.

¹⁴ CMHC 2011. Canadian Housing Observer. Households in Core Housing Need, Canada, Provinces, Territories and Metropolitan Areas, 1991-2006.



appendix

In several regions, some of the age-specific household maintainer rates were calculated to be zero because of the effects of rounding in combination with small populations. For age groups where the maintainer rate was calculated to be zero, we averaged the maintainer rates of the immediately older and younger age groups in order to achieve sensible results. If the 75 years and over age group had a maintainer rate of zero, we looked at the rates from the nearest Census year with adequate data. We calculated the difference between the maintainer rates of the 75 plus age group and the 70 to 74 year age group, and used that same difference to calculate a rate for the 75 plus age group where no data was available. In Stikine, there were still zeroes in the older age groups, so we summed the underlying age groups to arrive at useable data.

Changes in Regional District Boundaries

Two regional districts have experienced boundary changes in the recent past, impacting our use of historical Census data. The Comox Valley Regional District and the Strathcona Regional District were combined in the Comox-Strathcona Regional District prior to 2008. Because the Census population and household numbers up to 2006 reflect the combined region, we added the PEOPLE 36 population data together for the two regional districts and produced a projection for the two districts combined.

The Kitimat-Stikine boundaries changed to incorporate a larger area in 2008. The total populations for these two areas taken from the 2011 Census show a shift of population from Stikine to Kitimat-Stikine. We did not adjust the previous years' populations retroactively.

Building a Trends-Based Model

Using a trends-based approach in building the *Our Home, Our Future* model is both a strength and a limitation. Because the model is demographically driven and trends-based, many macro economic factors affecting housing supply and demand were indirectly incorporated. Changes in the interest rate, land supply in some regions, migration, household-formation, the economics of building purpose-built rental units, and other factors that may influence supply and demand of rental housing units have all been playing out over time and can be seen in historical changes in household maintainer rates and propensity to own or rent. Working only with household maintainer rates and the ratio of owners to renters, we are still indirectly incorporating the various factors that impact the rental market, without increasing uncertainty in our model.

On the other hand, the projections do not take into account short term economic, political or other "shocks" – one time unpredictable events that might have short term impacts. Examples of this would be the 1973 oil crisis or the more recent global financial crisis. The future is always uncertain. The *Our Home, Our Future* scenarios were built on current and historical trends because they are good indicators of what the future may hold over the medium- and long-term.



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APPENDIX B: BC and Regional District Data

TABLE 8: Population Projections by Age Group (BC, 2011 to 2036)

Age Group	Total Projected Population			Avg Annual Growth		
	2011	2021	2036	2011-2021	2021-2036	2011-2036
0-14	680,359	768,449	846,833	1.2%	0.6%	0.9%
15-29	922,490	869,665	980,908	-0.6%	0.8%	0.2%
30-44	919,585	1,137,678	1,193,866	2.2%	0.3%	1.0%
45-64	1,325,899	1,411,201	1,638,482	0.6%	1.0%	0.9%
65+	692,151	1,012,304	1,451,880	3.9%	2.4%	3.0%
All Ages	4,540,484	5,199,297	6,111,970	1.4%	1.1%	1.2%

TABLE 9: Household Projections (BC, 2011 to 2036)

Tenure	Scenario	Total Households			Additional Households		
		2011	2021	2036	2011-2021	2021-2036	2011-2036
Rental	Scenario A: Constant Tenure	562,713	650,253	763,977	87,540	113,724	201,264
	Scenario B: Shifting Tenure	562,713	634,632	712,086	71,919	77,455	149,373
Ownership	Scenario A: Constant Tenure	1,280,923	1,539,635	1,867,354	258,712	327,719	586,431
	Scenario B: Shifting Tenure	1,280,923	1,555,257	1,919,245	274,334	363,988	638,322
Total	Both Scenarios	1,843,635	2,189,888	2,631,331	346,253	441,443	787,695



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TABLE 10: Core Housing Need (BC, 2011 to 2036)

		Total Households in Core Need			Additional Households in Core Need		
Tenure	Scenario	2011	2021	2036	2011-2021	2021-2036	2011-2036
Rental	Scenario A: Constant Tenure	151,426	178,746	215,964	27,320	37,218	64,538
	Scenario B: Shifting Tenure	151,426	174,056	199,600	22,630	25,544	48,175
Ownership	Scenario A: Constant Tenure	99,308	120,558	148,602	21,250	28,044	49,294
	Scenario B: Shifting Tenure	99,308	121,968	153,292	22,660	31,324	53,984
Total	Scenario A: Constant Tenure	250,733	299,303	364,565	48,570	65,262	113,832
	Scenario B: Shifting Tenure	250,733	296,024	352,892	45,290	56,869	102,159



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Regional District Data

Table 11: Age-Specific Renter Household Maintainer Rates (Regional Districts, 1996, 2006, 2036)

Region	Year	Age												
		15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75+
East Kootenay	1996	2.7%	20.2%	22.2%	19.7%	13.5%	11.5%	7.3%	8.2%	6.7%	8.4%	8.8%	11.5%	17.9%
	2006	1.6%	15.6%	22.8%	15.4%	13.5%	11.0%	8.3%	7.5%	6.4%	8.2%	7.2%	9.3%	15.3%
	2036	0.9%	14.5%	23.4%	14.5%	13.5%	10.5%	9.3%	6.8%	6.1%	7.9%	5.9%	7.5%	13.2%
Central Kootenay	1996	2.2%	20.6%	23.7%	20.4%	15.2%	11.4%	10.4%	7.8%	4.1%	6.3%	7.0%	5.9%	11.1%
	2006	1.6%	14.5%	26.0%	20.8%	13.9%	12.4%	12.2%	9.7%	8.3%	9.0%	4.5%	6.2%	12.6%
	2036	1.2%	1.2%	12.2%	28.5%	21.3%	12.8%	13.4%	14.3%	11.0%	11.8%	11.6%	3.0%	6.5%
Kootenay-Boundary	1996	2.0%	20.8%	20.0%	20.3%	12.4%	10.0%	7.8%	9.8%	5.5%	7.0%	5.9%	9.9%	12.2%
	2006	1.8%	11.6%	15.2%	16.3%	13.6%	10.0%	7.6%	7.3%	7.4%	8.4%	10.6%	6.6%	11.1%
	2036	1.6%	9.1%	12.7%	14.4%	14.8%	9.9%	7.4%	5.5%	9.9%	10.0%	13.4%	4.4%	10.1%
Okanagan-Similkameen	1996	3.6%	18.6%	27.2%	23.2%	19.8%	15.4%	13.2%	10.9%	9.4%	8.5%	9.5%	11.1%	18.0%
	2006	1.4%	14.1%	22.3%	22.6%	20.1%	15.9%	15.0%	10.9%	9.7%	7.8%	8.1%	8.8%	14.1%
	2036	0.7%	12.8%	21.9%	22.0%	20.3%	16.4%	15.3%	11.0%	10.1%	7.2%	7.0%	6.9%	11.0%
Fraser Valley	1996	2.1%	16.2%	22.6%	17.9%	15.0%	13.1%	11.5%	11.5%	9.2%	8.0%	9.3%	10.0%	13.8%
	2006	1.5%	12.0%	17.8%	16.7%	15.8%	13.7%	11.5%	10.2%	9.3%	8.8%	10.0%	8.3%	12.2%
	2036	1.1%	10.6%	16.9%	15.6%	16.5%	14.2%	11.5%	9.0%	9.3%	9.6%	10.8%	7.0%	10.9%
Greater Vancouver	1996	1.8%	17.0%	27.7%	27.0%	23.6%	20.1%	17.5%	15.6%	14.3%	13.9%	15.0%	16.1%	20.0%
	2006	1.3%	13.0%	22.6%	23.2%	21.6%	19.2%	17.4%	15.6%	13.7%	13.3%	12.5%	12.7%	16.1%
	2036	1.0%	12.0%	20.3%	21.9%	19.7%	18.3%	17.3%	15.5%	13.2%	12.6%	11.4%	10.0%	13.0%
Capital	1996	3.1%	25.0%	32.8%	27.9%	23.2%	18.4%	15.7%	13.7%	12.0%	12.7%	13.1%	14.4%	20.7%
	2006	1.7%	24.0%	32.3%	28.7%	23.3%	19.2%	18.0%	14.7%	14.1%	12.6%	11.4%	11.9%	15.5%
	2036	1.2%	23.1%	31.9%	29.6%	23.4%	20.1%	18.6%	15.9%	15.0%	12.5%	10.0%	9.8%	11.6%
Cowichan Valley	1996	1.7%	16.2%	26.6%	19.0%	15.5%	11.7%	10.2%	10.0%	8.3%	5.3%	7.2%	5.1%	11.2%
	2006	1.1%	11.4%	18.9%	16.6%	13.5%	10.9%	11.2%	9.5%	8.0%	7.2%	5.6%	9.1%	9.4%
	2036	0.7%	9.7%	16.1%	14.5%	11.9%	10.3%	12.2%	9.1%	7.7%	8.8%	4.4%	16.1%	7.9%
Nanaimo	1996	3.0%	23.8%	26.2%	24.1%	18.4%	14.1%	11.3%	10.6%	7.7%	6.2%	6.9%	7.2%	14.2%
	2006	2.4%	19.0%	25.3%	21.1%	16.9%	15.5%	12.2%	10.7%	8.4%	9.0%	7.9%	7.0%	10.6%
	2036	1.9%	16.6%	24.5%	18.5%	15.6%	17.0%	13.2%	10.7%	9.2%	10.4%	9.0%	6.8%	8.0%
Alberni-Clayoquot	1996	2.3%	20.2%	24.3%	21.7%	19.3%	13.5%	11.1%	9.7%	7.5%	9.3%	5.6%	10.0%	13.8%
	2006	2.6%	14.6%	19.7%	21.8%	15.7%	14.6%	15.2%	10.2%	9.3%	10.6%	7.0%	10.9%	10.3%
	2036	3.0%	11.6%	17.6%	22.0%	12.9%	15.8%	16.5%	10.6%	11.5%	12.1%	8.6%	11.9%	7.7%



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Region	Year	Age												
		15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75+
Comox-Strathcona	1996	2.6%	21.9%	26.2%	21.8%	17.2%	12.6%	9.5%	9.3%	7.4%	7.1%	7.9%	9.8%	16.2%
	2006	1.2%	16.9%	22.3%	21.9%	15.6%	14.5%	11.8%	9.6%	8.3%	8.1%	8.9%	10.2%	10.6%
	2036	0.5%	14.4%	19.1%	22.0%	14.2%	16.6%	14.7%	9.9%	9.3%	9.3%	10.2%	10.6%	6.9%
Powell River	1996	2.4%	19.1%	24.4%	24.5%	14.5%	10.6%	8.4%	8.1%	7.8%	12.9%	4.7%	6.4%	12.6%
	2006	1.1%	19.2%	23.3%	24.7%	14.8%	8.0%	10.2%	6.5%	10.7%	6.8%	7.1%	12.6%	13.4%
	2036	0.6%	19.3%	22.3%	24.9%	15.1%	6.1%	12.4%	5.2%	13.2%	4.3%	9.7%	24.8%	14.4%
Sunshine Coast	1996	1.1%	18.3%	28.3%	27.7%	13.1%	13.6%	12.9%	10.7%	4.7%	4.5%	5.6%	6.1%	7.6%
	2006	0.8%	10.3%	19.0%	24.4%	13.4%	14.5%	13.1%	8.9%	7.4%	7.0%	6.7%	5.2%	8.1%
	2036	0.6%	8.2%	16.6%	21.6%	13.6%	15.5%	13.2%	7.4%	9.3%	8.8%	7.9%	4.4%	8.7%
Squamish-Lillooet	1996	1.3%	21.1%	26.9%	20.1%	16.7%	15.3%	14.9%	13.7%	10.0%	7.0%	12.9%	12.5%	15.0%
	2006	3.1%	18.8%	27.3%	20.5%	17.8%	13.2%	12.0%	12.4%	15.2%	7.7%	7.4%	11.4%	7.1%
	2036	3.7%	16.7%	27.6%	20.9%	19.0%	11.4%	9.7%	11.2%	16.2%	8.5%	4.3%	10.4%	3.3%
Thompson-Nicola	1996	2.0%	18.8%	25.0%	20.2%	14.8%	12.5%	10.1%	9.7%	6.7%	7.5%	9.7%	12.8%	17.8%
	2006	2.7%	19.2%	22.1%	17.6%	13.8%	12.2%	9.4%	9.3%	8.5%	8.9%	7.0%	9.0%	13.9%
	2036	3.0%	19.6%	19.6%	15.3%	13.0%	12.0%	8.8%	9.0%	9.6%	9.5%	5.0%	6.3%	10.9%
Central Okanagan	1996	2.4%	19.5%	27.6%	20.2%	16.6%	12.7%	11.7%	11.2%	8.9%	7.5%	6.8%	8.3%	14.6%
	2006	1.9%	17.4%	21.9%	17.7%	12.9%	11.8%	12.2%	9.9%	8.6%	6.7%	7.0%	6.6%	11.4%
	2036	1.6%	15.4%	20.9%	15.5%	12.0%	11.0%	12.8%	8.8%	8.4%	6.0%	7.2%	5.3%	8.9%
North Okanagan	1996	1.9%	17.1%	22.8%	18.1%	16.7%	12.7%	9.5%	9.3%	7.2%	7.0%	7.2%	10.9%	18.8%
	2006	1.1%	13.6%	20.7%	17.1%	14.0%	12.9%	11.9%	9.5%	10.3%	7.0%	8.5%	9.7%	14.0%
	2036	0.7%	10.8%	18.9%	16.2%	11.7%	13.0%	13.3%	9.7%	11.7%	7.1%	9.9%	8.7%	10.4%
Columbia-Shuswap	1996	1.7%	16.4%	23.6%	22.5%	15.9%	11.3%	10.3%	7.2%	5.8%	5.4%	5.6%	9.9%	13.9%
	2006	1.8%	13.6%	16.4%	15.1%	10.2%	13.5%	10.6%	8.2%	6.5%	6.6%	6.5%	5.1%	10.3%
	2036	1.9%	13.4%	14.8%	13.1%	8.5%	16.0%	10.9%	9.3%	7.3%	8.2%	7.5%	2.6%	7.7%
Cariboo	1996	2.3%	18.1%	23.3%	16.4%	14.2%	10.1%	9.5%	8.5%	7.2%	7.6%	10.9%	9.5%	15.2%
	2006	1.9%	16.0%	22.6%	18.7%	12.8%	12.4%	9.3%	9.2%	7.4%	6.2%	8.8%	6.9%	14.1%
	2036	1.6%	14.0%	21.9%	21.3%	11.6%	13.8%	9.1%	10.0%	7.6%	5.1%	7.1%	5.0%	13.1%
Mount Waddington	1996	3.5%	19.0%	28.9%	22.7%	12.1%	15.2%	8.1%	12.6%	11.4%	11.8%	17.0%	6.7%	27.8%
	2006	1.1%	21.5%	27.8%	21.3%	11.9%	11.8%	15.7%	16.4%	7.3%	7.6%	4.7%	13.2%	13.1%
	2036	0.5%	21.8%	26.8%	19.9%	11.7%	9.1%	18.3%	17.0%	4.7%	4.9%	2.0%	20.9%	6.8%



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Region	Year	Age												
		15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75+
Central Coast	1996	3.6%	11.5%	24.1%	24.3%	18.8%	15.4%	18.3%	17.1%	6.5%	15.4%	9.1%	16.7%	18.8%
	2006	1.6%	5.0%	12.1%	19.5%	22.7%	21.6%	13.5%	16.1%	20.9%	14.6%	8.3%	5.6%	7.7%
	2036	0.7%	3.0%	9.7%	15.7%	24.7%	24.2%	9.9%	15.1%	27.2%	13.9%	7.6%	1.9%	3.2%
Skeena-Queen Charlotte	1996	2.8%	20.3%	31.9%	23.7%	17.9%	13.9%	15.0%	21.7%	15.3%	14.0%	11.9%	28.4%	16.5%
	2006	1.5%	21.6%	20.3%	22.0%	25.1%	15.9%	16.2%	16.5%	13.3%	19.8%	19.4%	13.2%	11.7%
	2036	0.9%	22.8%	18.1%	20.4%	28.2%	18.2%	17.5%	15.1%	11.5%	22.5%	22.1%	9.8%	8.2%
Kitimat-Stikine	1996	2.5%	15.4%	22.1%	16.4%	15.0%	12.9%	8.4%	8.9%	7.7%	7.3%	9.9%	10.6%	12.0%
	2006	1.6%	10.6%	18.3%	19.9%	15.1%	11.6%	10.2%	11.7%	10.2%	10.7%	8.3%	7.6%	13.4%
	2036	1.0%	7.3%	16.8%	21.7%	15.2%	10.4%	12.5%	12.4%	10.7%	12.6%	7.0%	5.4%	15.0%
Bulkley-Nechako	1996	1.7%	15.6%	21.1%	13.4%	11.6%	9.6%	8.1%	9.1%	7.9%	6.0%	7.6%	15.0%	17.9%
	2006	1.8%	14.7%	18.8%	11.9%	12.6%	9.4%	10.8%	7.9%	7.7%	8.8%	6.9%	10.0%	13.6%
	2036	1.9%	13.8%	16.7%	10.5%	13.6%	9.3%	11.5%	6.9%	0.0%	10.3%	6.3%	6.7%	10.3%
Fraser-Fort George	1996	2.4%	17.8%	20.4%	17.8%	13.1%	11.1%	10.7%	8.8%	8.0%	8.4%	12.6%	14.0%	23.8%
	2006	1.8%	19.5%	21.3%	18.0%	14.6%	12.3%	11.4%	10.2%	8.1%	8.8%	11.4%	13.1%	18.9%
	2036	1.3%	21.3%	22.3%	18.3%	16.3%	13.5%	12.2%	11.7%	8.1%	9.1%	10.4%	12.4%	15.1%
Peace River	1996	2.0%	20.2%	23.4%	20.1%	14.7%	15.3%	14.2%	11.5%	13.7%	10.0%	8.6%	13.8%	21.5%
	2006	2.4%	18.1%	16.7%	18.2%	14.1%	12.9%	11.0%	9.4%	6.5%	11.9%	8.5%	9.3%	21.2%
	2036	2.9%	16.3%	14.3%	16.4%	13.6%	10.9%	8.6%	7.7%	3.1%	14.0%	8.5%	6.2%	21.0%
Stikine	1996	5.9%	10.0%	42.1%	38.5%	23.5%	33.3%	17.4%	18.2%	25.0%	8.3%	20.0%	25.0%	25.0%
	2006	16.7%	28.3%	40.0%	22.2%	15.4%	35.0%	6.3%	11.8%	40.0%	5.6%	19.4%	33.3%	14.3%
	2036	14.2%	28.1%	38.0%	12.8%	10.1%	36.8%	2.2%	7.6%	44.8%	2.6%	18.9%	44.4%	8.2%
Northern Rockies	1996	2.3%	21.4%	27.0%	20.5%	11.0%	17.8%	21.0%	21.7%	10.0%	9.5%	27.0%	44.4%	66.7%
	2006	2.3%	19.2%	23.6%	21.0%	7.3%	7.3%	9.7%	11.6%	7.8%	10.3%	13.3%	16.7%	25.0%
	2036	2.2%	17.2%	20.6%	21.4%	4.9%	4.5%	6.8%	6.2%	6.2%	11.2%	6.6%	9.4%	14.1%
British Columbia	1996	2.1%	18.4%	26.9%	24.3%	20.3%	16.9%	14.6%	13.1%	11.4%	10.9%	11.7%	13.1%	18.2%
	2006	1.5%	15.0%	22.9%	22.0%	19.3%	16.8%	15.1%	13.1%	11.6%	11.0%	10.3%	10.7%	14.4%
	2036	1.1%	12.2%	19.5%	19.8%	18.4%	16.8%	15.6%	13.1%	11.9%	11.0%	9.1%	8.7%	11.5%

