



RENT PAYMENT SURVEY RESULTS May 2020 | Summary Report

ABOUT

As the COVID-19 outbreak continues to impact the economy, many workers throughout British Columbia have experienced a reduction or loss of income. As a result, tenants may be struggling with rent payments. BC Non-Profit Housing Association surveyed non-profit housing providers to better determine the extent to which tenants in the non-profit housing sector were unable to pay their full rent for April 2020 and the impact on providers.

In total, 119 organizations provided useable responses to the survey and reported information for 25,500 units.

For more information please contact research@bcnpha.ca

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I. LOCATION OF RESPONDENT OPERATIONS

The following table shows the location of survey respondent operations. All four of BCNPHA's member regions were represented in the sample.

Location of Respondent Operations	#	%
Vancouver Island	28	23%
Lower Mainland	43	36%
Interior	33	27%
North	17	14%
Total	121¹	100%

II. VACANCIES

Respondents were asked to indicate whether they were "experiencing vacancies due to COVID-19." For those who selected "yes" to this question, providers were prompted with the opportunity to elaborate on their experience with COVID-19 related vacancies. Some respondents indicated that their vacancies were due to challenges with protecting staff, current tenants and potential future tenants during showings and move ins.

COVID-19 related vacancies	#	%
Yes	20	17%
Maybe	15	13%
No	83	70%
Total No. Respondents	118	100%

III. RENT REDUCTION POLICIES

Respondents were asked if they had implemented any policies to help tenants with rent payment e.g. rent deferral agreements or payment plans, waiving rent, subsidy reviews due to income loss or helping tenants access available government assistance.

Rent reduction policies in place	#	%
Yes	54	46%
No	63	54%
Total No. Respondents	117	100%

For providers that indicated they did not have policies in place for helping with rent payments, a follow up question was asked about whether they had plans to implement policies in the near future.

¹ One respondent indicated they operate units in the Lower Mainland, Vancouver Island and the Interior.

Respondents with plans for future rent reduction policies	#	%
Yes	9	16%
Maybe	11	19%
No	37	65%
Total No. Respondents	57	100%

IV. ESCALATION OF RENT COLLECTION ISSUES

Respondents were asked whether they anticipated more tenants would struggle to pay their full rent for May 2020 than for April 2020. It is important to note that some federal and provincial measures to support renters were not announced at the time survey responses were provided.

Respondents anticipating more issues with rent payments in May than April 2020	#	%
Yes	42	43%
No	56	57%
Total No. Respondents	98	100%

V. SUBSIDIZED AND UNSUBSIDIZED UNITS

This section includes information on units, vacancies and rent collection status. Information is broken out into subsidized and unsubsidized units. Subsidized units are those under a provider's management that are associated with operating subsidies from BC Housing, AHMA, Health Authorities, or other funding authorities/institutions.

	Subsidized	Unsubsidized	Total
Respondents (n)	90	89	119
Total No. Occupied Units	16,124	9,376	25,500
Total No. of Vacant Units	281	219	500

The following table shows the number and proportion of respondents that indicated they had at least one occupied unit that did not pay full rent due to COVID-19. Respondents who indicated they received partial or no rent payment may operate as little as 1 and as many as 3,610 units.

	Subsidized		Unsubsidized		Total²	
Respondent organizations unable to collect full rent from occupied units	#	%	#	%	#	%
Partial or No Rent Payment	46	51%	43	48%	84	71%
Full Payment	44	49%	46	52%	35	29%
Total No. Respondents	90	100%	89	100%	119	100%

² Providers submitted data for subsidized units only, unsubsidized units only, or a combination of both.

Out of 119 responding organizations, 47 subsidized and 40 unsubsidized provided rent revenue shortfall approximations for April 2020. The following figure represents revenue loss on 12,726 and 7,734 units respectively.

	Subsidized (n=47)	Unsubsidized (n=40)	Total (n=63)
Approximate Revenue Shortfall for Units Represented	\$271,030	\$422,314	\$693,344
Number of Units Represented³	12,726	7,734	21,215

VI. RENT REVENUE SHORTFALL BY REGION

The following table shows the approximate rent revenue shortfall from a total of 21,215 units⁴ operated by 63 organizations across British Columbia.

Rent Revenue Shortfall by Region	Subsidized	Unsubsidized	Total
Vancouver Island	\$84,816.51	\$70,454.00	\$155,270.51
Lower Mainland	\$137,014.00	\$279,474.02	\$416,488.02
Interior	\$34,128.00	\$63,436.00	\$97,564.00
North	\$15,071.50	\$8,950.40	\$24,021.90
Total	\$271,030.01	\$422,314.42	\$693,344.43

VII. DATA LIMITATIONS

- A full definition was not provided for which units were to be included under the “subsidized” and “unsubsidized” answer categories. For subsidized units, providers were asked to report information specific to units under their management that are associated with operating subsidies.
- Respondents were asked to indicate changes in revenue from March to April. (i.e. the approximate drop in rent revenues they have experienced related to the COVID-19 outbreak). It is unclear whether respondents included rent losses from vacant units in their calculation of revenue loss.
- While the survey asked about vacancies due to COVID-19, it cannot be determined with certainty whether the indicated rent loss and vacancies are solely due to COVID-19 as a year-over-year comparison cannot be completed via the survey.
- At the time of filling the survey, some respondents indicated that they did not yet know the extent to which they experienced revenue loss from rents in April. Their information was not included.
- Providers were asked to report approximate figures for rent revenue losses, therefore the accuracy of the information included in this report is dependent upon the accuracy of the respondent’s submissions.

³ Not all respondents indicating they had units affected by COVID-19 (i.e. were experiencing vacancies or partial/missing rent payments) submitted rent revenue figures. Some noted they had yet to receive updated financials related to rent payments.

⁴ This figure includes all units associated with providers that reported revenue losses due to COVID-19.

VIII. SURVEY ANSWER CATEGORIES EXPLAINED

A. Total number of occupied units

Indicate **how many** subsidized and/or unsubsidized units under your management were **occupied** as of April 1st 2020.

B. Total number of vacant units

Indicate **how many** subsidized and/or unsubsidized units under your management were **vacant** as of April 1st, 2020.

C. Number of occupied units that paid partial or no rent

Of the **occupied units** under your management, indicate how many received only **partial rent** or **no rent** for April 1st, 2020.

D. Rent revenue loss

Indicate changes in revenue from march to April. I.e. Compared to march 1st, what is the **approximate drop in rent revenues** you have experienced (related to the covid-19 outbreak)?