

Housing Needs Fact Sheets

Introduction

Market housing is increasingly beyond the reach of working households in Metro Vancouver. On the North Shore, homeownership is increasingly unattainable while rental vacancy rates are at historic lows and the cost of renting is high. In the City of North Vancouver, the average home sale price increase by 59% between 2013 and 2019, while median household income grew by an estimated 18% over this time period. For comparison with the rental market, the median rent increased by 34% between 2013 and 2018. In the District of West Vancouver, the average home sale price increase by 26% between 2013 and 2019, compared to an estimated 13% increase in median household income. For comparison, the median rent increased by 31% between 2013 and 2018.

For the purposes of this study, middle-income households are defined roughly as households earning between \$50,000 and \$100,000 before tax per year.

Many middle-income households, historically served by market housing, are struggling to find suitable and affordable housing close to work and schools. When housing options are limited, households live farther away from work or seek schools and employment elsewhere. Neighbourhoods and local businesses can be negatively affected as there may be a high turnover of residents and limited opportunities to put down roots and build community.

As job opportunities on the North Shore grow, a lack of housing options and affordability can also increase congestion and commute times as workers move farther away. Between 2011 and 2016, the numbers of jobs on the North Shore grew by 12% while the population only grew by 4%. Among North Shore workers, 40% live elsewhere (mostly in Vancouver, Burnaby, Surrey, or Coquitlam).

The Balanced Housing Lab (BHL) was created through a partnership with the City of North Vancouver, District of West Vancouver, Squamish Nation, senior levels of government, and other stakeholders to work together to move the dial and create more workforce housing opportunities. This fact sheet synthesizes demographic and housing data for middle-income earners to provide a snapshot of trends in BHL communities.

Definitions

Housing Unaffordability—The Canada Mortgage and Housing Corporation considers housing to be unaffordable when a household spends 30% or more of before-tax household income on shelter costs.

Shelter Costs—For renters, shelter costs include rent and any payments for electricity, fuel, water, and other municipal services. For owners, shelter costs include mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water, and other municipal services.

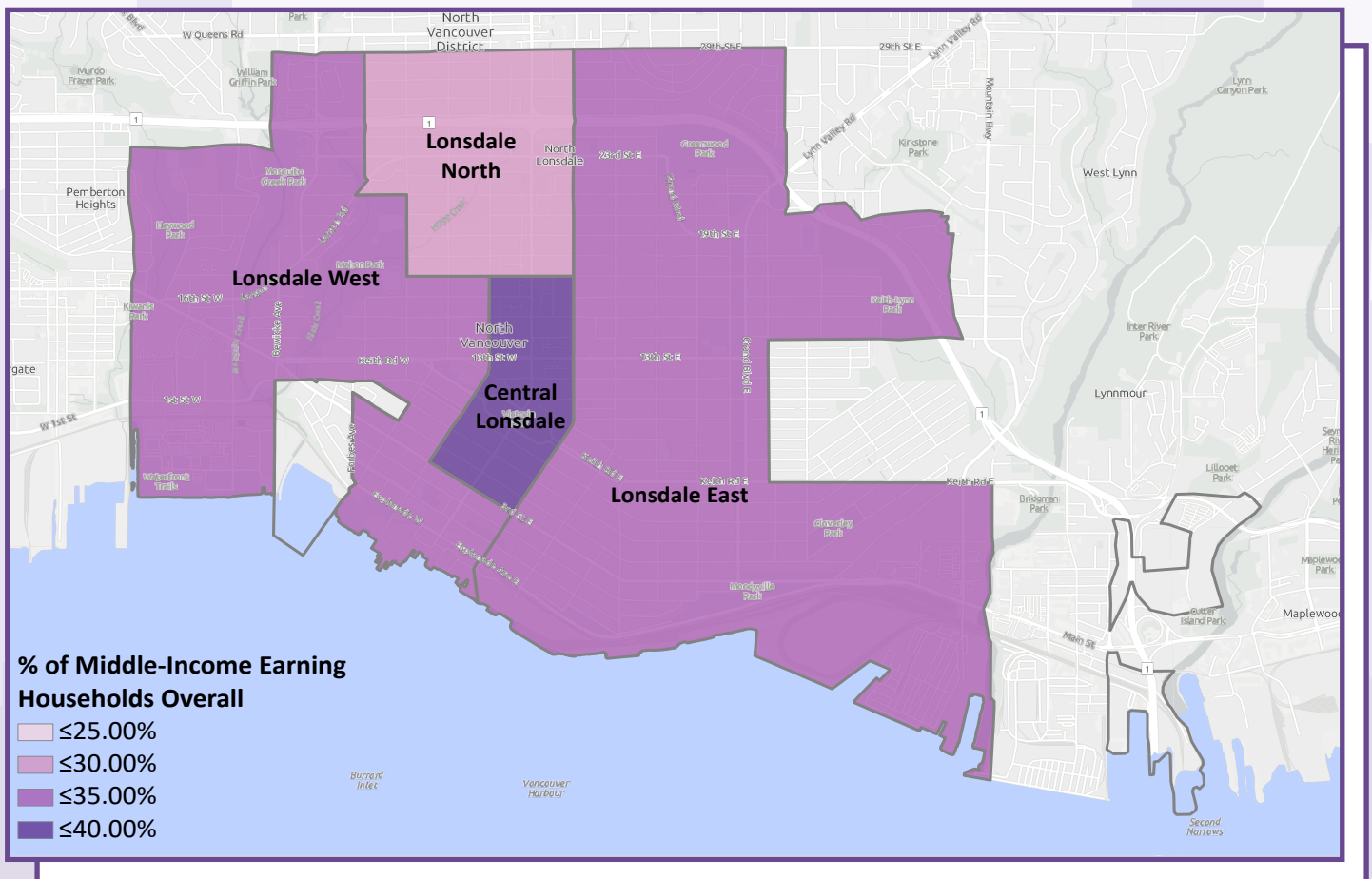
Middle-Income Households—Individuals and families earning between \$50,000 and \$100,000 per year before tax. These income thresholds provide a framework but are not fixed. Solutions may address households earning below \$50,000 or above \$100,000. Within this income range, there is significant diversity depending on household size, stage of life, abilities, security of work, family support, and many other factors.

Primary Rental Stock—Purpose-built rental units, historically made up of buildings that are 100% rental, though this is changing. The development of purpose-built rental units declined dramatically after the early 1990s due to rising interest rates and the elimination of senior government grants and tax credits aimed at encouraging this type of housing.

Secondary Rental Stock—Rented homes, secondary suites, individually rented condominium units, and other forms of rental that are not purpose-built. In recent years, most new rental stock has been in the form of secondary rental such as secondary suites, and this has become an important source of rental housing for many individuals and families.

City of North Vancouver

Proportion of Middle-Income Households in City Neighbourhoods



Source: Statistics Canada, 2016.

Demographics

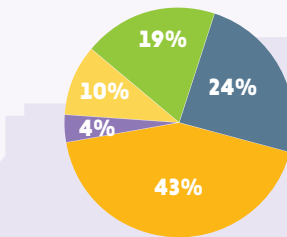
7,890, or 32% of City of North Vancouver households earn between \$50,000 and \$99,999. The highest concentration of middle-income households is Central Lonsdale, where 35% of households fall into this category.

Household Type

Among middle-income households, 67% are non-census family households (individuals living alone or with roommates) or couples without children, compared to 23% of families with children (either couples or lone-parents).

Non-census-family households (individuals living alone or with roommates) and lone-parent families are more likely to be in lower income brackets.

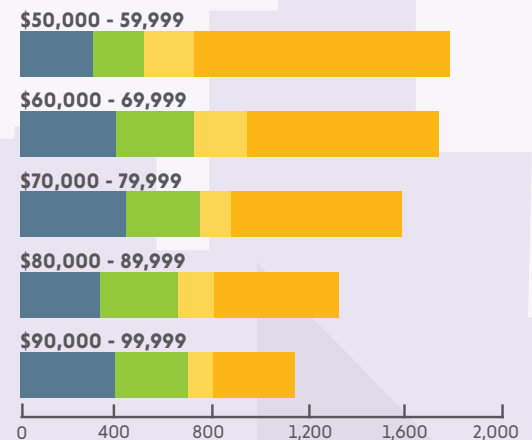
Family Types of Middle-Income Households



- Other family types*
- Couples without children
- Couples with children
- Lone-parent family
- Non-census-family household

*Includes census families with additional persons and multiple-census family Households.
Source: Statistics Canada, 2016.

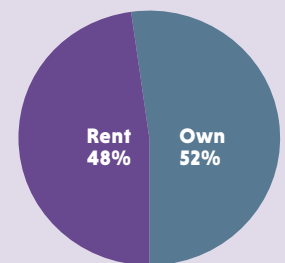
Family Types by Income Bracket



Tenure

Almost half of City of North Vancouver middle-income households are renters and this is reflected across household types. Central Lonsdale has the highest proportion of renters among middle-income households: 58%.

Tenure of Middle-Income Households



Source: Statistics Canada, 2016.

Housing Market

Housing Affordability

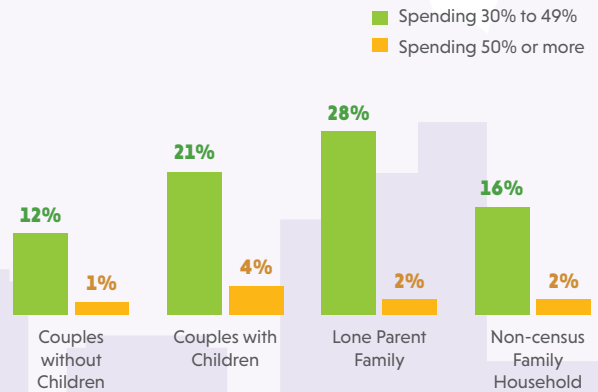
Among middle-income households in the City of North Vancouver, 23% spent 30% or more of their income on shelter costs in 2016, compared to only 6% of households earning more than \$100,000. Unsurprisingly, lower household incomes are more likely to face housing unaffordability: 34% of households earning between \$50,000 and \$59,999 faced housing unaffordability in 2016, compared to 11% of households earning \$90,000 and \$99,999.

40% of homeowners have paid off their mortgages and likely do not face housing affordability issues. Households without a mortgage are likely older households who have had more

time to pay off their mortgage, or households with significant family support in making a home purchase. However, compared to the general population, a larger number of middle-income homeowners (27% faced housing unaffordability in 2016) are facing housing unaffordability than renters (16%). This likely reflects differences between long-term homeowners and recent homeowners.

Among family types, lone-parent families and couples with children are more likely to face housing unaffordability than others.

Proportion of Middle-Income Households Facing Housing Unaffordability



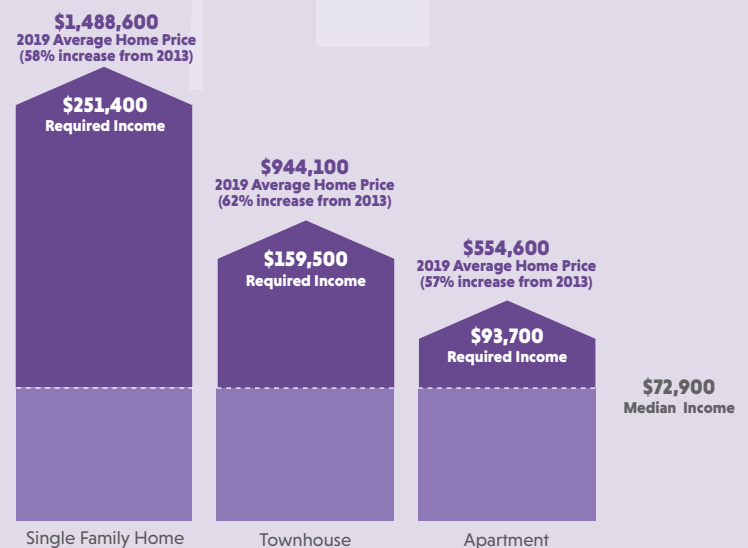
Source: Statistics Canada, 2016.

Lonsdale West had a higher rate of unaffordability among City of North Vancouver neighbourhood, with 29% of households spending 30% or more on shelter costs in 2016. In Central Lonsdale, only 14% faced housing unaffordability.

Homeownership

Between 2013 and 2019, the average resale housing price increased dramatically for all housing types in the City of North Vancouver. Prices have declined slightly since 2018 due to changing federal and provincial regulations, and other factors.

Homeownership Affordability Gap Analysis



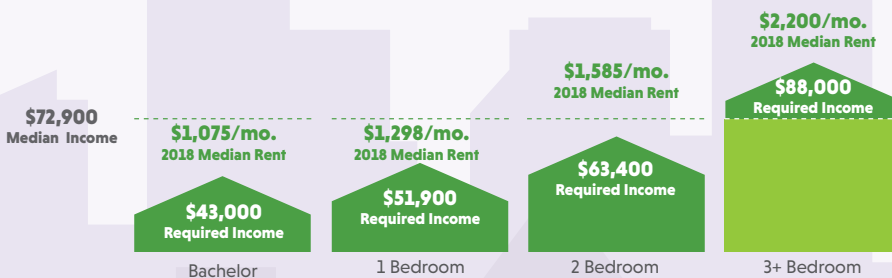
Source: Statistics Canada, 2016; Real Estate Board of Greater Vancouver, 2019.

Rentership

As of 2018, CMHC counted 6,107 purpose-built rental units in the City of North Vancouver. The 2016 Census counted 11,615 renter households. It is estimated that more than 5,000 renter households (~47%) rent in the secondary rental market. The data shown in this section is about purpose-built rental.

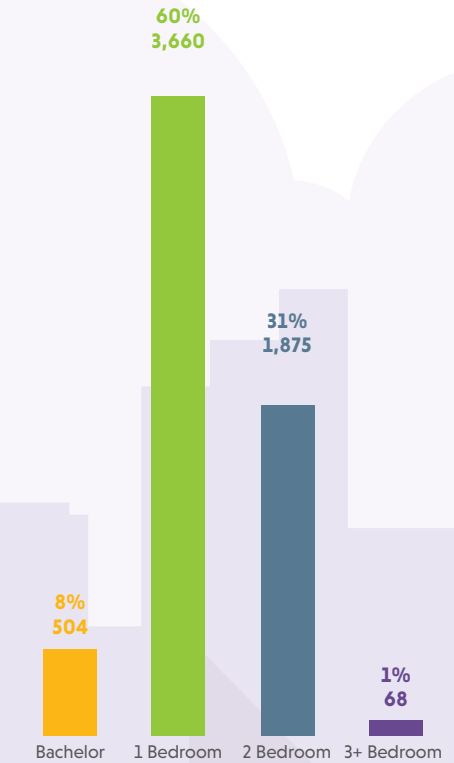
In 2018, the City had a primary rental vacancy rate of 0.8%. Between 2013 and 2018, median rent in the City rose by \$349 or 34%, from \$1,039 to \$1,388, far higher than the estimated growth in median household income of 18% over this period. Middle-income households with children face the greatest barriers in affording rental in the City.

Primary Rental Affordability Gap Analysis



Source: Statistics Canada, 2016; CMHC, 2018.

Primary Rental Unit Sizes



Source: CMHC, 2018.

Central Lonsdale has the largest stock of purpose-built rental units among BHL neighbourhoods. However, only 1% of primary rental stock in the City is made up of units with three or more bedrooms.

There are 9 co-operative housing buildings offering 465 units in the City of North Vancouver. 43% of these units are 3-bedrooms, indicating that non-market housing providers are likely filling in a gap left by market rental.

6% of middle-income households in the City of North Vancouver live in subsidized housing.

Demographics

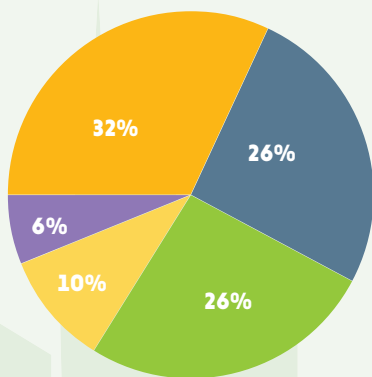
3,635, or 22%, of District of West Vancouver residents earn between \$50,000 and \$99,999.

Household Types

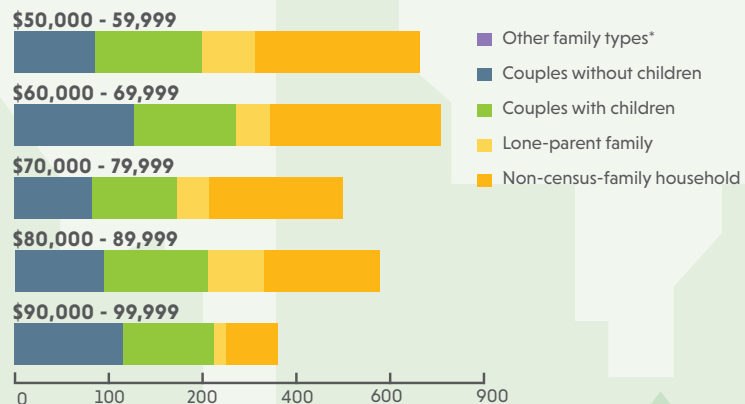
Among middle-income households, 58% are non-census family households (individuals living alone or with roommates) or couples without children, compared to 36% of families with children (either couples or lone-parents) and 6% other family types.

Across income brackets, non-census-family households have lower incomes than other family types.

Family Types of Middle-Income Households



Family Types by Income Bracket

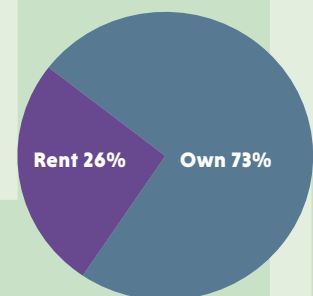


*Includes census families with additional persons and multiple-census family households.
Source: Statistics Canada, 2016.

Tenure

The District of West Vancouver has a high rate of homeownership among middle-income households (2016 Census). There were higher rates of renting among lone-parent families (45%), non-census family households (33%), couples with children (29%). Only 13% of couples with children rent. This is likely due to a combination of higher incomes among couples with children and the low availability of family-sized rental in the District.

Tenure of Middle-Income Households



Source: Statistics Canada, 2016.

Housing Market

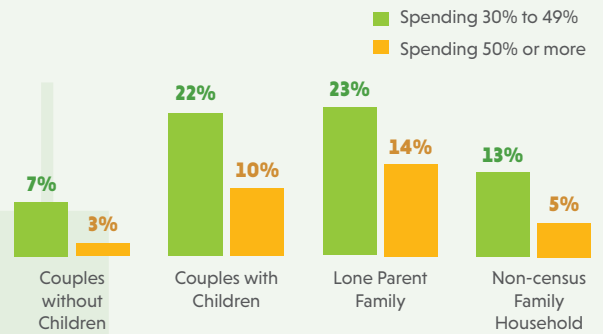
Housing Affordability

Among middle-income households in the District, 37% spent 30% or more of their income on shelter costs in 2016, compared to 12% of households earning more than \$100,000. A similar proportion of owners (36%) and renters (39%) spend more than 30% of income on shelter costs. However, because there are far more owners than renters, the number of owners facing housing unaffordability is very high. Housing affordability improves the higher income households make: 47% of households earning between \$50,000 and \$59,999 faced housing unaffordability in 2016, compared to 37% of households earning \$90,000 and \$99,999.

Lone-parent families and couples with children are more likely to face unaffordability than others because of the high cost of larger units.

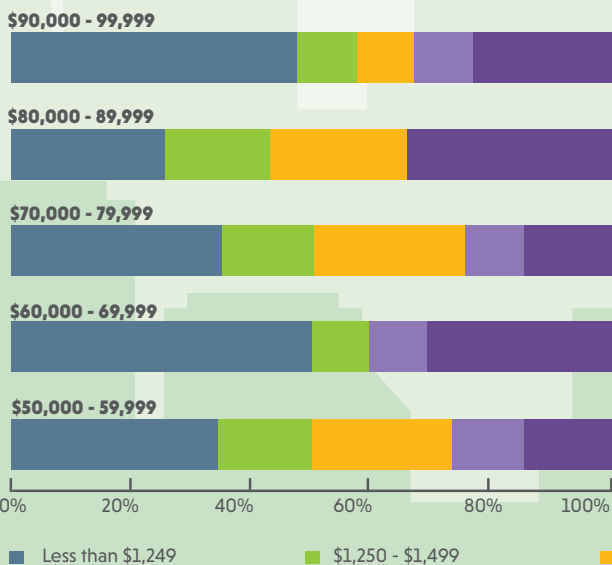
Shelter costs show a polarized situation in the District. There are a large number of households spending less than \$1,250 per month in shelter costs—an amount that would be considered affordable to all households making more than \$50,000. There are also a very large number of households spending more than \$2,500 per month in shelter costs—an amount considered unaffordable for households making less than \$100,000.

Proportion of Middle-Income Households Facing Housing Unaffordability



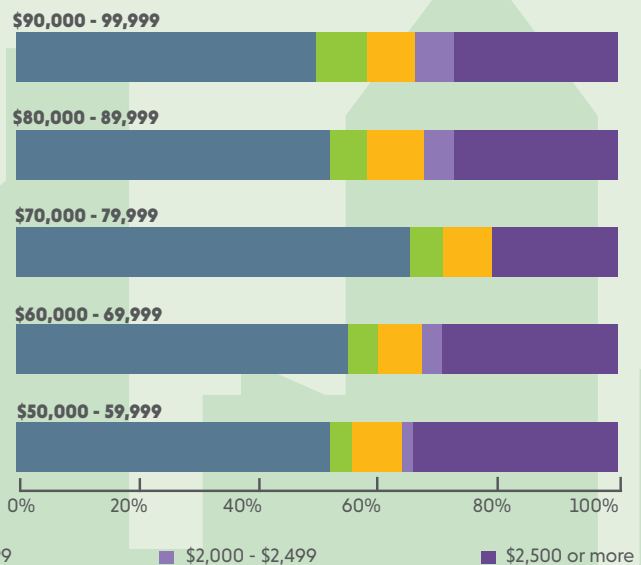
Source: Statistics Canada, 2016.

Shelter Costs for Renters



Source: Statistics Canada, 2016.

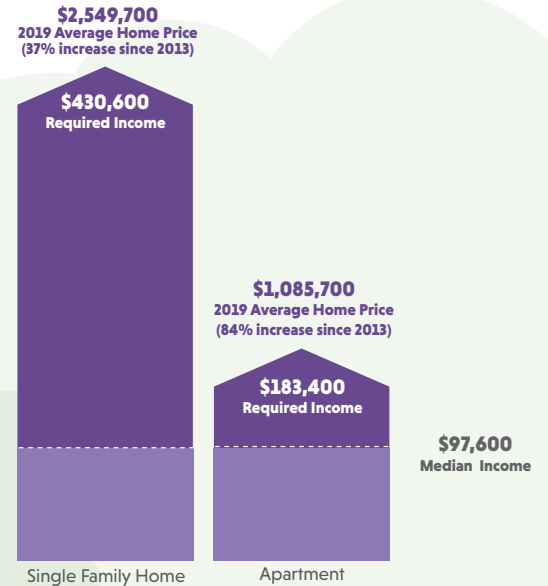
Shelter Costs for Owners



Homeownership

Between 2013 and 2019, the average resale housing price increased dramatically for all housing types in the District. The average sale price of a single family home, in particular, saw a large upward swing between 2013 and 2016, but has since come down. Changes in senior government regulations have impacted high value homes most significantly. The average price of an apartment has almost doubled over this time period. Based on these average prices, homeownership is out of reach for middle-income households.

Homeownership Affordability Gap Analysis



Source: Statistics Canada, 2016; Real Estate Board of Greater Vancouver, 2019.

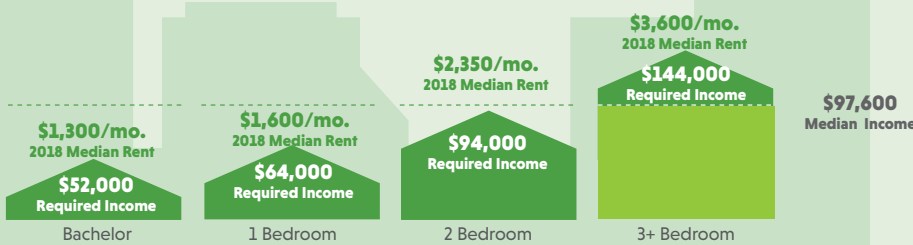
Rentership

As of 2018, there are approximately 1900 purpose-built rental units in the District of West Vancouver. The 2016 Census counted 4,260 renter households. It is estimated that there are more than 2,300 renter households (~55%) renting in the secondary market. The data shown in this section is about purpose-built rental.

In 2018, the District had a primary rental vacancy rate of 0.6%. Between 2013 and 2018, median rent in the District rose by \$400 or 31%, from \$1,300 to \$1,700, far higher than the estimated rise in median household income over this time of 13%. Similar to the City, households with children are likely facing significant barriers in the rental market due to the cost of larger unit sizes.

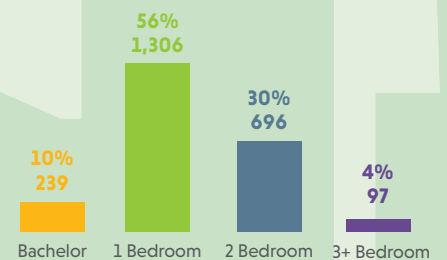
There are 149 units of co-operative housing in the District across four buildings. Most units have age restrictions (e.g., seniors-only or ages 12 and over).

Homeownership and Primary Rental Affordability Gap Analysis



Source: Statistics Canada, 2016; CMHC, 2018.

Primary Rental Unit Sizes

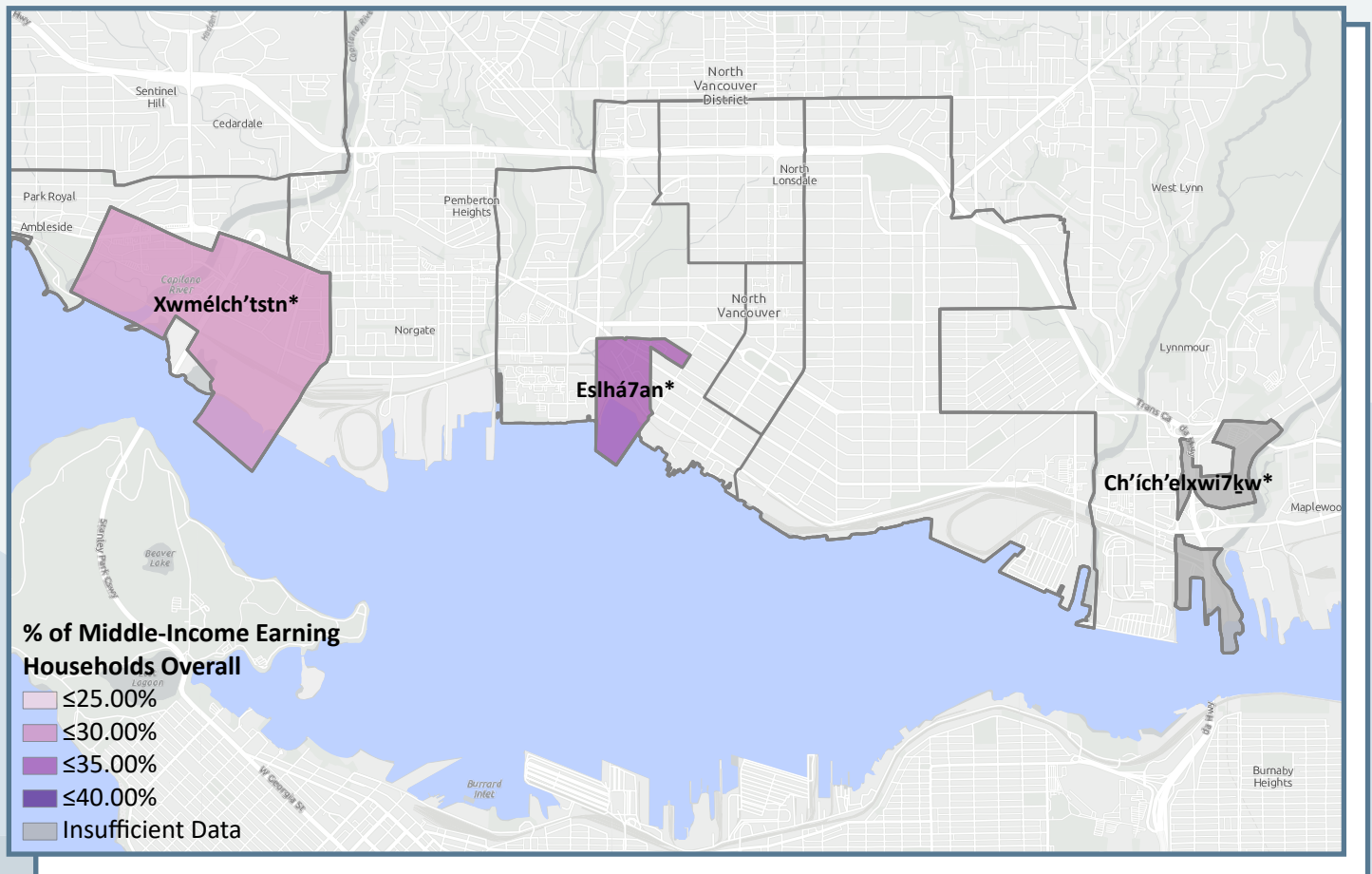


Source: CMHC, 2018. This data includes purpose-built rental units in the District of West Vancouver (~1900 units) and Squamish Nation's Capilano 5 Reserve (~500 units).

Individuals and couples without children who are looking for smaller units are likely able to afford median rents in the District of West Vancouver. However, households that require units with 2 or more bedrooms are likely priced out of the primary rental market.

Squamish Nation

Proportion of Middle-Income Households in Squamish Communities on the North Shore



Source: Statistics Canada, 2016.

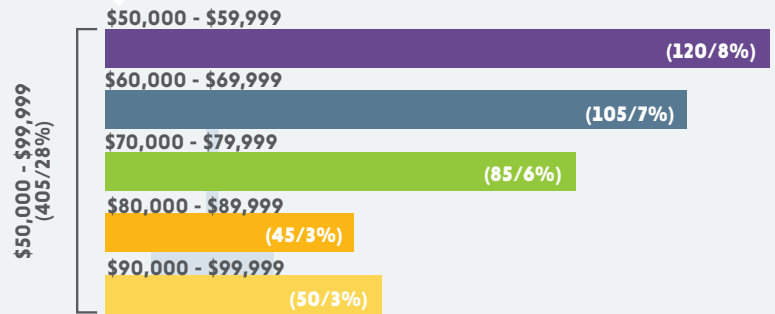
Three Squamish Nation communities are participating in the Balanced Housing Lab: Xwméłch'tstn, Eslhá7an, and Ch'ích'elxwi7kw. Squamish Nation also includes reserve communities in other regions.

Income data from Statistics Canada is only available for Xwméłch'tstn and Eslhá7an. Without information for Ch'ích'elxwi7kw, the figures in this fact sheet are slight undercount.

Demographics

Squamish First Nation has 2,083 members living on Squamish reserve lands and 2,009 members living in other communities. At least 405 households in Squamish communities on the North Shore earn between \$50,000 and \$100,000 per year. The figure is likely slightly higher with Ch'í'ch'elxwi7kw, but information for that community is not available. This represents approximately 28 percent of the communities.

Among BHL communities, Xwemelch'st (29%), Ch'í'ch'elxwi7kw (25%), and Eslhá7an (34%) have the highest proportions of families with children, including couples with children and lone-parent families. Ch'í'ch'elxwi7kw has the highest proportion of lone-parent families (25%).

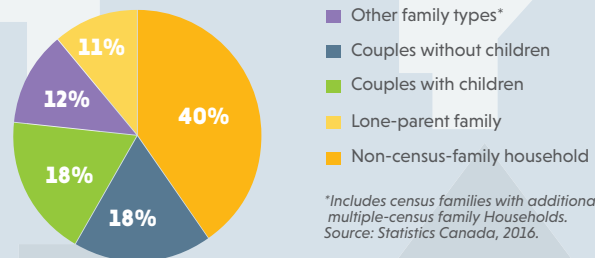


**Income data does not include Ch'í'ch'elxwi7kw (Seymour Creek 2)*

Household Types

While data for middle-income households is not available, the graph shows family types for all households in Squamish communities on the North Shore. The most common family type is individuals living alone or with unrelated roommates (non-census-family household, 40%), followed by couples with children (18%), couples without children (18%), other family types (12%), and lone-parent families (11%).

Family Types of Middle-Income Households



**Includes census families with additional persons and multiple-census family households. Source: Statistics Canada, 2016.*

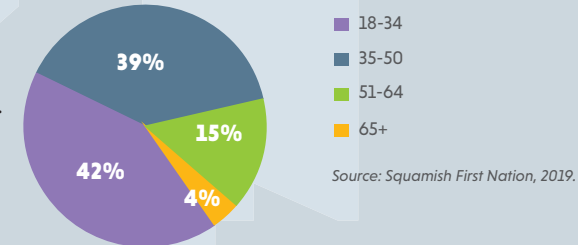
Housing Market

As of 2020, there are 677 residential dwellings on Squamish reserve lands. 91% of the housing stock is single family dwellings.

There are 1,039 members on the Nation's housing waitlist, reflecting the significant need for member housing. Almost half of those on the housing waitlist are currently living off reserve. 49% of off-reserve members on the housing waitlist live in Metro Vancouver or the Fraser Valley.

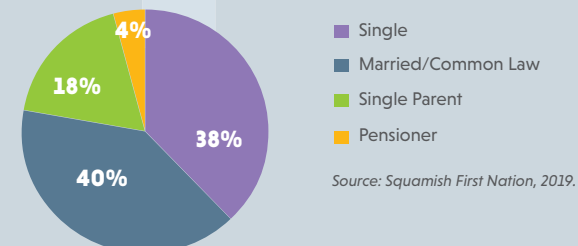
There are 500 purpose-built and privately managed rental units on Squamish land on the North Shore. CMHC counts these within the West Vancouver area.

Age of Members on Housing Waitlist



Source: Squamish First Nation, 2019.

Household Type for Members on the Housing Waitlist



Source: Squamish First Nation, 2019.