



Corporation of the City of
NEW WESTMINSTER

Notice is hereby given for the following meeting:
**AFFORDABLE HOUSING & CHILD CARE
ADVISORY COMMITTEE (AHCCAC)**

Tuesday, June 8, 2021 – 5:30 p.m.

**Meeting held electronically under Ministerial Order No. M192/2020 and the
current Order of the Provincial Health Officer - *Gatherings and Events***

AGENDA

1.0 ADDITIONS / DELETIONS TO AGENDA

2.0 ADOPTION OF MINUTES

- 2.1 Adoption of the Minutes of the Affordable Housing and Child Care Advisory Committee of April 13, 2021**

3.0 PRESENTATIONS

4.0 UNFINISHED BUSINESS

- 4.1 Housing Needs Report Workshop – Claudia Freire and Margaret Eberle**

5.0 NEW BUSINESS

- 5.1 City of New Westminister Homelessness Response Strategy – Anur Mehdic**
- 5.2 Affordable Housing Be Heard New West Update**
- 5.3 Child Care and Parking Discussion – Anur Mehdic**
- 5.4 Child Care Be Heard New West Update**

6.0 REPORTS AND INFORMATION

- 6.1 Housing Needs Report - <https://www.beheardnewwest.ca/housing-needs>**

7.0 CORRESPONDENCE

8.0 NEXT MEETING

Tuesday, September 7, 2021 at 5:30 p.m. – Location to be confirmed

9.0 ADJOURNMENT

AFFORDABLE HOUSING AND CHILD CARE ADVISORY COMMITTEE (AHCCAC)

Tuesday, April 13, 2021 at 5:30 p.m.

**Meeting held electronically under Ministerial Order No. M192/2020 and the
current Order of the Provincial Health Officer *Gatherings and Events***

MINUTES

MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair, City Council Member
Tanis Anderson	- Representative, School District 40
Brian Curry	- Community Member
Stephanie Erdelyi	- Representative, Child Care Advocacy Organization
Briana Harris	- Community Member
Hortensia Moreno	- Community Member (Left at 6:20 p.m.)
Jayne Ogundehinde	- Community Member
Iulia Sincaian	- Community Member
Andii Stephens	- Community Member
Betina Wheeler	- Representative, Homelessness Coalition Society

MEMBERS REGRETS:

Justin Byers	- Representative, BC Housing
Wes Everaars	- Community Member
Jennifer Fane	- Community Member
Blaine Kane	- Representative, Indigenous Advocacy or Social Service Organization

STAFF PRESENT:

Claudia Freire	- Housing / Social Planner
Anur Mehdić	- Housing / Child Care Planning Analyst
Heather Corbett	- Committee Clerk

The meeting was called to order at 5:30 p.m.

1.0 ADDITIONS/DELETIONS TO THE AGENDA

No changes were made to the agenda.

2.0 ADOPTION OF MINUTES

3.1 Adoption of the Minutes of the Affordable Housing and Child Care Advisory Committee of February 9, 2021

MOVED and SECONDED

THAT the Minutes of the February 9, 2021 Affordable Housing and Child Care Advisory Committee meeting be adopted with the following amendment:

- *Add Jayne Ogundehinde to the list of members present.*

CARRIED.

All Committee members present voted in favour of the motion.

4.0 PRESENTATIONS

None

5.0 UNFINISHED BUSINESS

4.1 Housing Needs Report Update

Claudia Freire, Housing/Social Planner, provided a PowerPoint presentation about the City's Housing Needs Report, noting that the report is required of local governments to describe current and anticipated housing needs and identify existing and projected gaps in housing supply. Ms. Freire highlighted the following points:

- A consultant has been hired to prepare the report on behalf of the City and in consultation with Metro Vancouver;
- The objectives of the upcoming public consultation, which is set to launch in late April; and,
- Opportunities for the Committee to provide input, including an online survey, and virtual workshops.

Ms. Freire noted that further information would be shared with the Committee once the information is posted on the City's new engagement platform, Be Heard New West (beheardnewwest.ca).

5.0 NEW BUSINESS

5.1 Community Action Network Program

Anur Mehdic, Housing and Child Care Planning Analyst, provided a PowerPoint presentation on the Community Action Network (CAN) Leadership Training program, including the following information:

- Background to the program and the need for people with lived and living experience to be acknowledged, consulted, and compensated, as subject matter experts with valuable first-hand knowledge into the development and implementation of City policies and initiatives that affect their lives;
- Themes, findings and highlights of the initial training program, which took place in the fall of 2020, with 10 participants; and,
- Next steps for the program, which were endorsed by Council in March 2021.

In response to a question from the Committee, Mr. Mehdic noted that the Ethics and Engagement project referred to in the presentation is provided through the BC Poverty Reduction Coalition and is intended to develop a framework to inform and evaluate City engagement resources, strategies and training methods, with the objective of facilitating greater engagement by people with lived and living experience.

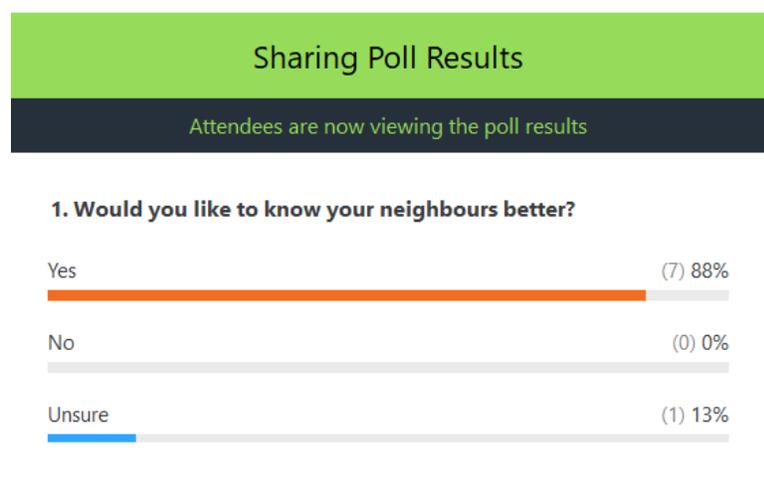
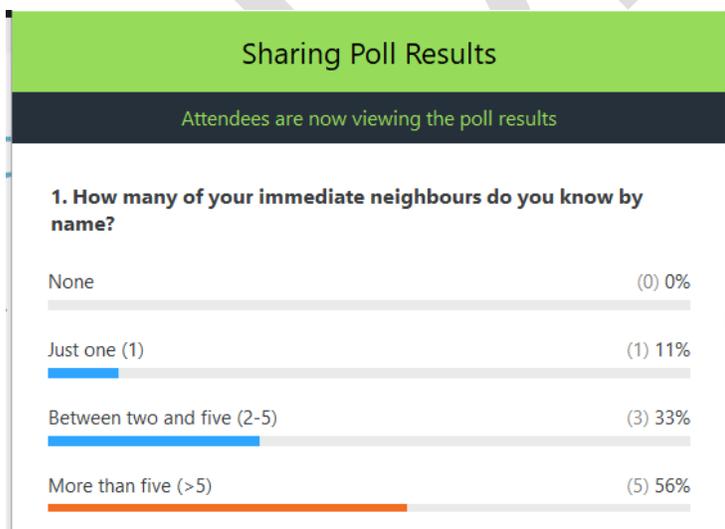
The Committee noted appreciation for this work within the City.

5.2 Hey Neighbour Collective

Anur Mehdic, Housing and Child Care Planning Analyst, provided a PowerPoint presentation updating the Committee on the Hey Neighbour Collective (HNC), which is a systems change project bringing together many different community entities with the intention of facilitating social connectedness, resilience and community engagement in multi-unit residential buildings.

Mr. Mehdic highlighted the desired outcomes of the HNC program, presented a case study from an HNC project in Vancouver, and noted that Council has approved the City to be a partner in the HNC, with a pilot project site within the City to be determined soon.

Committee members provided the following responses to two polls that were presented for their input:



Committee members provided the following comments in response to questions regarding neighbourly connectivity and relationships:

What types of things help you connect with your neighbours?

- Meeting outside and doing work together, such as gardening projects;
- Organized social events, such as barbeques, holiday celebrations, and communal meals;
- Children playing outside;
- Meeting outside with pets;
- Acknowledging each other, small acts of kindness, being friendly;
- Learning each other's languages;
- Facebook groups and notice boards;
- Dealing with complaints or resolving building issues, such as at Strata Council meetings; and,
- The COVID-19 pandemic, by being at home more frequently and spending time outside.

Have your relationships with neighbours changed during the pandemic?

Have relationships with your neighbours been valuable during the pandemic?

- In general, the pandemic has been valuable for improving relationships with neighbours;
- Neighbours have been helpful and watching out for each other, such as delivering meals; and,
- The pandemic has highlighted the benefits of inter-generational aspects of co-ops and multi-family living.

In response to questions from the Committee, Mr. Mehdic provided the following information:

- Ross Tower has been identified as a potential case study building in New Westminster because of medical vulnerabilities in the area;
- The lessons learned in the HNC case study could be replicated in the neighbouring buildings around Ross Tower;
- The HNC is geared towards multi-unit buildings due to the fact that the scale of units can lead to loneliness and isolation;
- The HNC program could work in strata buildings; however the pilot is concentrating on rental because of the large amount of rental buildings in the City;
- The pilot program is intended to highlight and learn from challenges and successes and to implement these learnings when the program rolls out to other buildings in the City.

The Committee noted the following comments:

- Appreciation was shown for the HNC idea, and also that the program is not carried out in seclusion, but provides for connections with other buildings as well;
- Without organization within multi-unit buildings, it tends to be very difficult to meet people because of the amount of floors in high residential buildings;
- There may be an opportunity to locate a food program location near Ross Tower during the pilot project; and,
- There may opportunities for the Homelessness Coalition to support the project in conjunction with the other organizations that are involved, such as the City, BC Housing, Fraser Health and post-secondary institutions.

5.3 Affordable Housing Be Heard New West Update

Anur Mehdic, Housing and Child Care Planning Analyst, highlighted the City's Be Heard New West platform (beheardnewwest.ca), which is a new public engagement tool, and encouraged Committee members to visit the site to find information, updates and opportunities to participate in engagement activities about various types of projects in the City, including housing, child care, transportation, and more.

Mr. Mehdic highlighted an affordable housing project proposed at 823-841 Sixth Street, which is currently on the site.

The Committee provided the following comments in response to the question: *Does the AHCC Committee have additional affordable housing issues to identify, which staff could present to the AHCC Task Force?:*

- It would be appreciated to have time to think about issues, and send them to staff or raise them at the next meeting; and,
- It would be valuable to discuss methods and strategies for holding public hearings on contentious issues with less conflict within neighbourhoods.

5.4 Child Care and the COVID-19 Pandemic

Anur Mehdic, Housing and Child Care Planning Analyst, provided a PowerPoint presentation on Council's request for an update on Child Care in the City, particularly in light of the COVID-19 pandemic and reviewed some findings from the 2018 Child Care Needs Assessment.

Committee members provided the following comments in response to questions regarding the impacts of the COVID-19 pandemic on childcare in the City?

What are some of the impacts of the COVID 19 Pandemic on Child Care in the City of New Westminster in the Short Term (6-12 months) and Long Term (12 months and above)?:

- Stress and confusion has been experienced about the vaccination process and information about childcare workers' access;
- There has been observed tiredness, stress, lack of respect for the profession and child care workers being overworked;
- There is a systemic problem in that while child care staff work in the profession out of love and care for children, it is becoming difficult to maintain staffing levels because of burn out, and pre-pandemic issues (low wages, high education requirements, under-valued profession) have been exacerbated;
- There should be more of a working relationship between the City, School District 40 (SD40) and Fraser Health to resolve some of the issues of provision of after-school programs;
- Creative solutions should be found for offering a greater number of after-school programs within City and SD40 facilities, using existing Parks & Recreations buildings and work force;
- The greatest barrier to creating after-school programs is staffing;
- In the long term, there is hope that the pandemic has highlighted the work and importance of child care providers and that going forward it would be looked at as an essential service; and,
- The movement of childcare into the provincial Ministry of Education is a positive step forward.

Mr. Mehdic discussed the Child Care Working Group, which was created in response to the pandemic, and noted that the Committee's feedback would be provided to the Working Group. He noted that staffing has been a common theme in the discussions and the Working Group is trying to highlight the importance of Child Care workers through a proclamation at Council and advocating to the province.

5.5 Child Care Be Heard New West Update

Anur Mehdic, Housing and Child Care Planning Analyst, highlighted a proposal currently listed on the Be Heard New West platform to convert a single detached house at 733 Thirteenth Street into a licensed group child care facility with up to 37 spaces.

In response to the question *Does the AHCC Committee have additional affordable child care issues to identify, which staff could present to the AHCC Task Force?*, members noted that it would be beneficial to bring more information about the Child Care Needs Assessment to a future Committee meeting.

6.0 REPORTS AND INFORMATION

6.1 CAN Report to Council

The Chair noted that the report was included in the agenda package.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

Tuesday, June 8, 2021 at 5:30 p.m. Location to be confirmed.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 6:48 p.m.

Certified correct,

**COUNCILLOR JAIMIE MCEVOY
CHAIR**

**HEATHER CORBETT
COMMITTEE CLERK**

Draft Summary Report

Understanding Housing and Homelessness in New Westminster: Draft Housing Needs Report 2021-2031

Why a housing needs report?

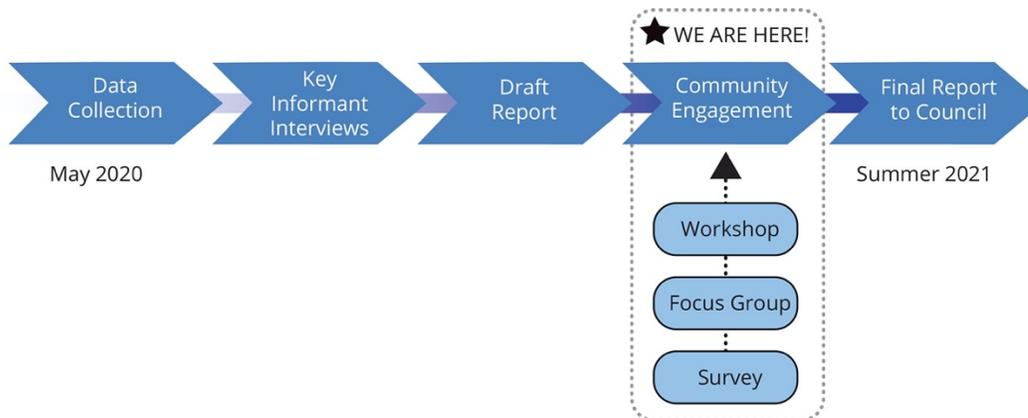
The City of New Westminster wishes to meet residents' housing expectations using approaches that are based on evidence. This draft report entitled *Understanding Housing and Homelessness in New Westminster: A Housing Needs Report 2021-2031*, is a step towards better understanding New Westminster's unique housing situation. Housing needs reports identify existing and projected gaps in housing supply by collecting and analyzing data about local demographics, the economy, housing stock, and future growth and by listening to the perspectives of residents, businesses and housing stakeholders. The final report will meet legislative requirements in British Columbia requiring local governments to prepare reports that describe current and projected housing needs. This report will also provide the foundation upon which future City housing policies and initiatives are based.

The housing need and demand figures in this report are estimates, not targets, and reflect current realities and possible futures. The City, through a planning process, will decide if and what targets it can pursue given available resources, senior government funding and competing municipal priorities.

How did we get here?

This draft report has been prepared using the best available data and methods, and the perspectives of local housing and service providers. Further engagement with persons with who are or have been precariously housed, with private and non-profit housing providers and developers, and the public will expand the range of perspectives on which the final report is based. The final report will incorporate the results of community engagement and will be received by Council and posted on the City's website.

Process and Timeline



The COVID-19 pandemic was underway during the completion of this work, and the data and key informant perspectives may not capture the pandemic's impact on residents, the economy, and the housing system. Legislation requires that housing needs reports be updated every five years, and future updates of this report can better reflect the unknown impacts of the pandemic.

Affordable housing Housing is considered affordable when 30% or less of household before-tax income goes towards paying for housing costs. Two common forms of affordable housing for low-income households are non-market housing and below-market housing.

Non-market housing refers to affordable housing that is owned or subsidized by government; where rent or mortgage payments are not determined by the market but by ability to pay and eligibility criteria determine who is accommodated. The City's *Inclusionary Housing Policy* has a specific definition of non-market rental units as serving very low-income households, that rent at the shelter component of income assistance or at a rate geared to income (to a maximum household income of \$29,999 in 2020).

Below-market housing is private or non-profit rental units that are affordable for households earning between \$30,000 and \$75,000 per year (2020). Below-market rent is set at 10% below the currently reported Canada Mortgage and Housing Corporate rental market median rent, all years, for New Westminster.

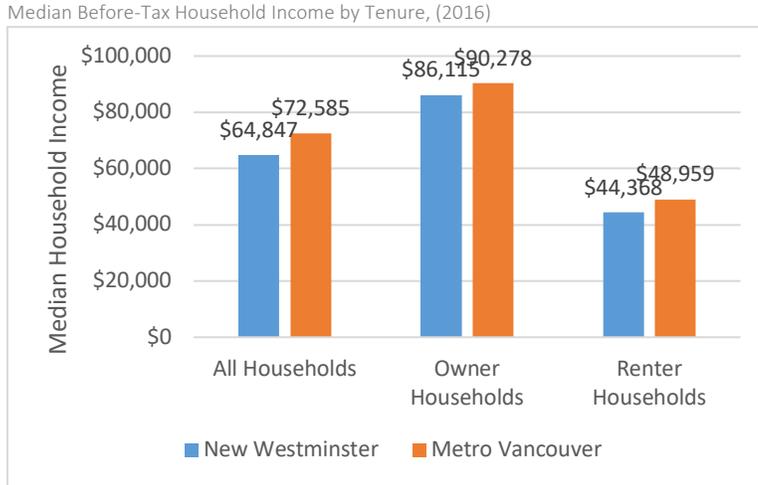
What is the City's role?

While municipalities play a lead role in land use planning and development, and in facilitating an adequate supply of housing for current and future residents, other levels of government possess the legislative tools and financial resources to address large and costly public policy questions like housing affordability, security of tenure, and speculation.

The City has been acting within its jurisdiction and financial capacity for many years to address housing affordability and homelessness, beginning in the 1970s. Policies addressing market rental housing, such as the Secure Market Rental Policy and the City's regulations to deter renovations are examples of policies and regulations that aim to expand and preserve the all-important purpose-built rental housing supply. The City has also been active in addressing homelessness and the affordability crisis and has recently provided City-owned sites to non-profit agencies at favourable terms for several new non-market housing projects, including a supportive modular housing project for women who have experienced homelessness or are at risk of homelessness. New Westminster was the first municipality in the province to require a minimum percentage of three-bedroom units in new multi-family developments with its Family Friendly Housing Policy.

What are the key characteristics of New Westminster's population?

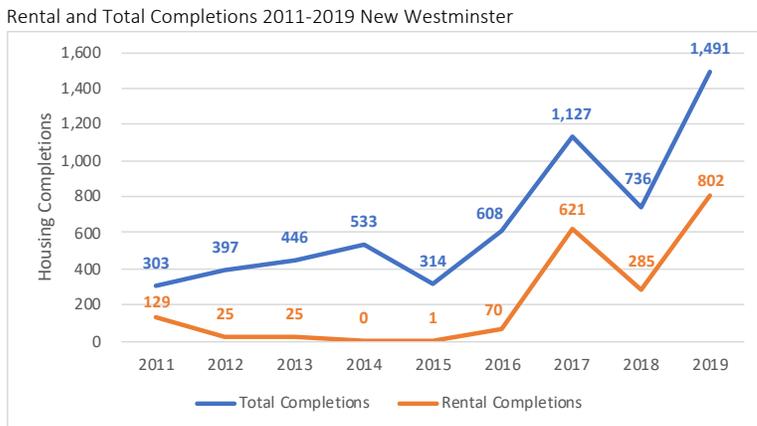
- New Westminster's population grew faster than the regional rate from 2006 to 2016 and is expected to grow by 9.1% over the next five years.
- Seniors aged 65 to 84 years were the fastest growing age group since 2006 and are expected to grow rapidly over five years, by 2,800 persons or 27%.
- The city has smaller households than the rest of the region, with many one and two person households.



- New Westminster has a larger share of renters than elsewhere in the region, and 12% of renters received a housing subsidy in 2016.
- Health care, social service and retail trade workers were the largest local employee groups.

What does the housing stock look like?

- Unoccupied units comprised a smaller share of the housing stock in New Westminster in 2016 than in Metro Vancouver.

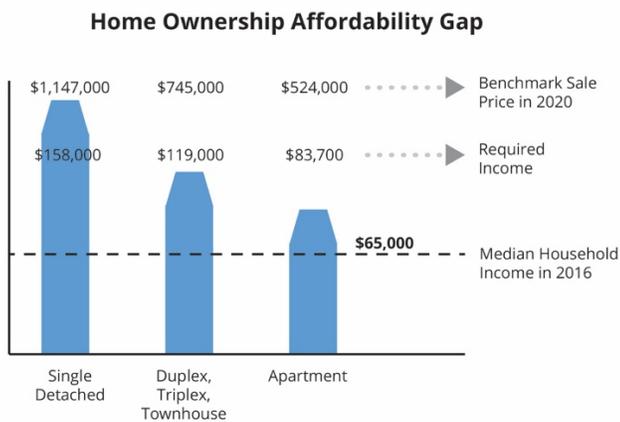
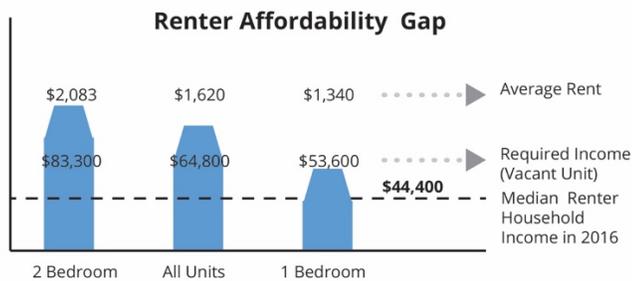


- Two thirds of dwellings are in apartment buildings.
- Limited data suggest there are few short-term rental units operating in the City.
- Purpose-built rental housing is the largest component of the private rental supply and it has grown significantly since 2017.
- Rental vacancy rates have been below a healthy rate of 3% every year since 2014.
- An older rental supply has meant some renovictions, however, few apartment buildings have been demolished in part due to City policies preserving them.
- Sale prices for all owned housing types remain high historically.
- Between 2008 and 2019, median rents rose by \$479 or 63.8%, with the largest increases occurring since 2016.

- The per capita number of non-market rental housing units and units or shelter beds for homeless persons is similar for New Westminister and the region.

What are some indicators of housing need and demand?

- 123 persons experiencing homelessness were counted in March 2020, including 41 unsheltered persons. All homeless counts are considered undercounts, and the COVID-19 pandemic may have worsened the situation.
- Almost a third of New Westminister renter households paid more than 30% of their income for shelter, exceeding the affordability standard, with single or roommate households followed by couple families with children most affected.
- There are 562 households on the BC Housing waitlist for non-market housing, and 95 applicants on their waitlist for supportive housing in New Westminister.



What we heard from key informants

Community engagement provides perspectives not necessarily captured by statistical information. Thirteen key informants representing New Westminister housing and social service providers, as well as members of City advisory committees, were consulted and four main themes arose from the interviews:

- Low-income renters cannot find suitable rental housing they can afford.
- There is a lack of supportive housing and shelter space for homeless persons and persons at risk of homelessness.
- Seniors needs for suitable housing and support services to enable them to age in place are growing.

- High homeownership costs and a lack of choice in the housing market prevent residents and others from achieving their housing goals.

Challenges and barriers focused on adequate funding for new non-market and below-market housing, a lack of City-owned sites which could be used for new affordable housing, and rising strata insurance premiums for non-profits that own units in strata buildings.

Some ideas for improving the housing situation included:

- Advocating to the Province for rental rates to be tied to the unit not the occupants, so that when a tenant vacates a unit, the rent remains the same for the next tenant, rather than rising to market prices.
- Offering City property tax incentives to upgrade old rental buildings tied to preserving existing rental rates to discourage demovictions.
- Eliminating City property taxes for affordable rental housing projects.
- Encouraging the Province to increase the empty homes tax and implement measures addressing speculative investment.

Estimated current and future housing need and demand

HIGHLIGHTS:

Anticipated housing demand is for 2,258 units in five years (2021-2026) and 5,411 units in ten years (2021 to 2031).

Non-market rental housing need (2021 to 2026) is estimated at 1,166 units comprised of the backlog plus future very low-income housing need. 1,740 non-market rental units are needed over the ten-years from 2021 to 2031.

From 2021 to 2026, anticipated demand will be greatest for one-bedroom units, estimated at 971 units followed by 2-bedroom units (564 units). The same pattern holds true for the ten years between 2021 and 2031.

The largest anticipated demand for rental housing between 2021 and 2026 is estimated to come from very low-income households earning below \$35,000 per year (575 units), followed by households with incomes between \$35,000 and \$59,999 (380 units).

Housing needs refers to housing required for low-income households who cannot afford to buy or rent at market prices. Households with the ability to pay for market rate housing create housing demand, assumed here to be those with household incomes \$35,000 and above. Housing need and/or demand is traditionally estimated by adding current unmet housing need or demand to estimated future household growth after subtracting housing units currently under development or in the approval process. A modified housing need and demand framework is used to account for non-occupancy demand arising

from other sources like second homes, vacant investment properties etc.¹ Estimated housing demand is for 2,258 units in five years (2021-2026) and 5,411 units in ten years (2021 to 2031).

Estimated Housing Demand 2021-2026 and 2021-2031

	2021-2026	2021-2031
Net backlog housing demand	-897	-897
Estimated household growth	3,019	6,036
Estimated NFHH	136	272
Estimated housing demand	2,258	5,411

Source: City of New Westminster Feb 2021 and author calculations.

Non-market rental housing need for 2021 to 2026 is estimated at 1,166 units comprised of the backlog plus future very low-income housing need. 1,740 non-market rental units are needed over the ten-years from 2021 to 2031.

Estimated Housing Need, 2021-2026 and 2021-2031

	Units 2021-2026	Units 2021-2031
Backlog of non-market housing need	591	591
Future very low-income housing need	575	1,149
Estimated housing need	1,166	1,740

Key findings

HIGHLIGHTS:

This draft report reveals that housing need and demand exists along the housing continuum in New Westminster, from non-market housing to home ownership. Evidence suggests that the market can meet most housing demand in terms of quantity supplied, however, the affordability of market housing and the range of housing types supplied does not necessarily match what is required. Very low- and low-income housing needs are significant and have always been difficult to address due to insufficient senior government funding for non-market, below-market and supportive housing. This remains the case today.

Key findings are presented for nine sub-populations and housing types. Data is not available for all populations or housing types, and in some cases, available data is suspected to understate housing need. In many instances, the only source of quantitative information is BC Housing waitlists which don't track all types of need and are as such considered an underestimate. Further work may be required to quantify sub-population level housing needs, for example, there are no age specific estimates of future housing demand for example, for seniors and BC Housing does not report on the number of Indigenous applicants for non-

¹ Not for Housing' Housing (NFHH) is a new term that recognizes that some housing is used for non-housing purposes, such as second homes, investment properties which might be vacant, short term rentals etc. John Doling and Richard Ronald, 2019.

market housing. Note that figures below are not mutually exclusive and are not necessarily additive, e.g., seniors non-market housing needs are a subset of non-market housing needs.

Shelters for Persons Experiencing Homelessness

HIGHLIGHTS:

Estimated current need 2021 - 50 spaces, BC Housing survey.

Estimated future need - 11 additional spaces between 2021 and 2026; and a further 11 shelter spaces by 2031, for a total of 22 additional spaces by 2031.

BC Housing estimated demand for 50 shelter spaces in March 2020 based on a survey of faith and non-profit organizations serving the homeless in New Westminster. Future growth in the number homeless will be determined by housing and support policies implemented now, but if the status quo is maintained, growth in the number homeless can be expected to mirror recent homeless growth trends (which has followed the overall population growth rate) anticipated at 9.1% in five years for New Westminster. On this basis, the number of people homeless will increase by 11 persons in five years, and 22 persons in ten years.

Supportive Housing

HIGHLIGHTS:

Estimated current need 2021 – Minimum 95 units, BC Housing waitlist.

Estimated future need - 11 additional units will be needed by 2026; a further 11 units by 2031, for a total of 22 more supportive units by 2031.

The BC Housing waitlist for supportive housing had 95 New Westminster applicants as of Sept 2020. Key informants expressed a need for more “housing first” supportive housing offerings, and an alternate type of supportive housing representing a middle ground between independent non-market housing and supportive housing for individuals who need less support. Key informants also noted a gap in housing availability for residents who do not need supportive housing any longer, whose lives have stabilized and who are able to move on to other forms of housing. The lack of available non-market housing options means there is little movement along the housing continuum and people who might be able to leave supportive housing units cannot do so. Future demand for supportive housing for the homeless will depend on measures taken by all levels of government to prevent homelessness and to create move on housing to free up some supportive housing spaces.

*Non-market Rental Housing***HIGHLIGHTS:**

Estimated backlog need 2021– Minimum 496 units, BC Housing waitlist.

Estimated future need 2021-2026 - 575 units

Estimated future need 2021-2031 - 1,149 units

A key concern among the housing and social agencies interviewed is the lack of rental housing that is affordable to low-income households, including those with very low incomes below \$35,000 per year or who rely on income assistance or disability assistance. Only non-market housing can provide housing at rents affordable for these households. The known backlog of need is for 496 units of independent, non-market housing for low-income households in New Westminster. In addition, this report estimates that with future growth there will be demand for an additional 575 non-market units for very low-income households between 2021 and 2026 or 1,149 units between 2021 and 2031.

*Housing for Single Persons***HIGHLIGHTS:**

Estimated current need 2021 – minimum 43 units, BC Housing waitlist.

Up to 2,655 rent supplements for single person renter households in core housing need, 2016.

Many very low-income households are single people, both seniors and non-seniors. See estimates for non-market rental housing and seniors housing.

Single persons comprise the largest share of the homeless population. Few non-market rental housing projects accept non-senior single persons, and they are ineligible for existing provincial rent supplement programs. By far, the largest number and share of households in New Westminster with affordability challenges (paying 30% to 100% of their income for shelter) are single or roommate households (6,110 households or 43% of all New Westminster households with affordability challenges) followed by single parent households. And there were 2,655 single person renter households in core need² in 2016. There are 43 single persons on BC Housing's waitlist for independent, non-market housing in New Westminster.

² A household in core housing need refers to a household living in housing that falls below at least one of the adequacy, affordability or suitability standards and the household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable.

*Seniors Housing***HIGHLIGHTS:**

Estimated current need 2021 – Minimum 210 units, BC Housing waitlist.

Up to 1,280 rent supplements for households with at least one senior in core housing need, 2016.

Despite seniors housing representing a significant share of existing non-market housing in the city (599 units or 58%), seniors represent the largest client group on BC Housing’s waitlist for non-market housing in New Westminister, 210 seniors. Further, 1,280 renter households with at least one senior age 65 and older were considered in core housing need in 2016.

Aging in place with adequate supports is an issue for all seniors, regardless of income. Key informants noted a need for seniors housing with some support services, and in-home support services to help seniors maintain their independence. The projection for seniors age 85 and over suggests rising long-term care needs and other forms of housing with some support and/or care.

*Indigenous Housing***HIGHLIGHTS:**

Estimated current need 2021 – BC Housing waitlist does not track applicants by Indigenous identity.

Up to 305 rent supplements for Indigenous households in core housing need, 2016

Indigenous housing needs are a key concern as the City focuses on reconciliation. In 2016, 305 Aboriginal identity renter households or 31% were considered in core housing need. Indigenous persons are also over-represented in the homeless population. Key informants noted the lack of Indigenous specific housing built in the region in the past 30 years or so.

*Housing for Persons with Disabilities***HIGHLIGHTS:**

Estimated current need 2021 – Minimum 109 non-market units, BC Housing waitlist.

Up to 2,900 rent supplements for households with at least one person with activity limitations in core housing need, 2016.

Persons with disabilities, be they physical or otherwise, may experience barriers in the housing market due to low incomes and for some, the need for wheelchair accessible units. As of 2019, the BC Housing waitlist for New Westminister had 91 applications for non-market housing by persons with disabilities, and an additional 18 applicants waiting for a wheelchair accessible unit. In addition, about 3,990 New Westminister households had at least one person with activity limitations in core need in 2016, and 2,900 of these were renters. Note that these households may also be senior households or single person households.

*Market Rental Housing***HIGHLIGHTS:**

Estimated demand 2021-2026 for households earning above \$35,000 - 908 units

Estimated demand 2021-2031 for households earning above \$35,000 - 1,816 units

Due to City policies and market conditions, the market rental supply has been growing and rental vacancy rates have been rising slowly since 2017. While new secure market rental housing is welcome, it is only affordable for those with incomes above \$67,520. Key informants note this housing option is out of reach for many as median before-tax renter household income was \$44,368 in 2016. Estimated future rental housing demand among households with incomes of \$35,000 and above is for 908 market rental units in the five years to 2026, and for 1,816 additional market rental units in the ten years to 2031.

*Family Housing***HIGHLIGHTS:**

Estimated current need 2021 – Minimum 200 non-market rental housing units, BC Housing waitlist.

Up to 645 rent supplements for single parent renters in core housing need, 2016.

Estimated future demand 2021-2026 – 858 units (future demand for 2+ bedroom units).

Estimated future demand 2021-2031 – 2,056 units (future demand for 2+ bedroom units).

Families face challenges with availability, affordability and suitability in the non-market, market rental and ownership parts of the housing continuum. There are few rental units that are big enough for large families in the private market (0.5% vacancy rate for units with three bedrooms or more). Single parent families represent the second largest demographic paying over 30% of their income for shelter (40% of households with affordability issues) and 645 single parent renters were considered in core housing need in 2016 (35.9% of all single parent renters). Low-income families are the second largest group of clients on the BC Housing waitlist for non-market housing in New Westminster (200).

Families are also affected by worsening homeownership affordability. In 2018 (latest available data), only 18.4% of total home sales were considered affordable (232 affordable sales of the 1,261 total sales) to median-income New Westminster households. A minimum income of \$84,000 is needed to buy an apartment condominium and an income of at least \$158,000 per year is required to afford to buy a single detached home in the city, using standard assumptions. Townhouses and duplexes are relatively more affordable, but there are few townhouses or duplexes in New Westminster.