

Metro Vancouver Housing Data Book



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Housing Data Book - Table of Contents

Theme 1: Household Income (Published July 2009)

- 1.1 Median Household Income
- 1.2 Median Household Income for Renters
- 1.3 Median Household Income for Owners
- 1.4 Income Distribution for All Households
- 1.5 Income Distribution for Renter Households
- 1.6 Income Distribution for Owner Households

Theme 2: Housing Market Indicators (Published February 2010)

- 2.1 Housing Inventory and Starts by Structure Type
- 2.2 Housing Inventory and Starts by Tenure
- 2.3 Housing Starts
- 2.4 Housing Starts - Ground-Oriented and Apartment
- 2.5 Housing Demolitions
- 2.6 Average Purpose Built Rental Apartment Rents
- 2.7 Average Purpose Built Rental Apartment Vacancy Rates
- 2.8 Purpose Built Rental Apartment Inventory

Theme 3: Housing Needs (Published February 2010)

- 3.1 Households in Core Need
- 3.2 Households in Core Need and Spending At Least Half on Shelter (INALH)
- 3.3 INALH Households by Household Type
- 3.4 INALH Households by Household Maintainer

Theme 4: Continuum of Housing Choices - Renters (to be completed)

- 4.1 Sources of Rental Supply
- 4.2 Secondary Suite Inventory
- 4.3 Private Condominium Rental Inventory
- 4.4 Social Housing Inventory

Theme 5: Continuum of Housing Choices - Ownership (to be completed)

- 5.1 Ownership Inventory
- 5.2 Presence of a Mortgage versus No Mortgage
- 5.3 Median Value of Dwelling by Structure Type

Glossary

Description

- Housing affordability is a measure of housing costs as well as a household's ability to meet these costs. The median household income can be used as a measure for determining a household's ability to find housing in their community at a price that they can afford.

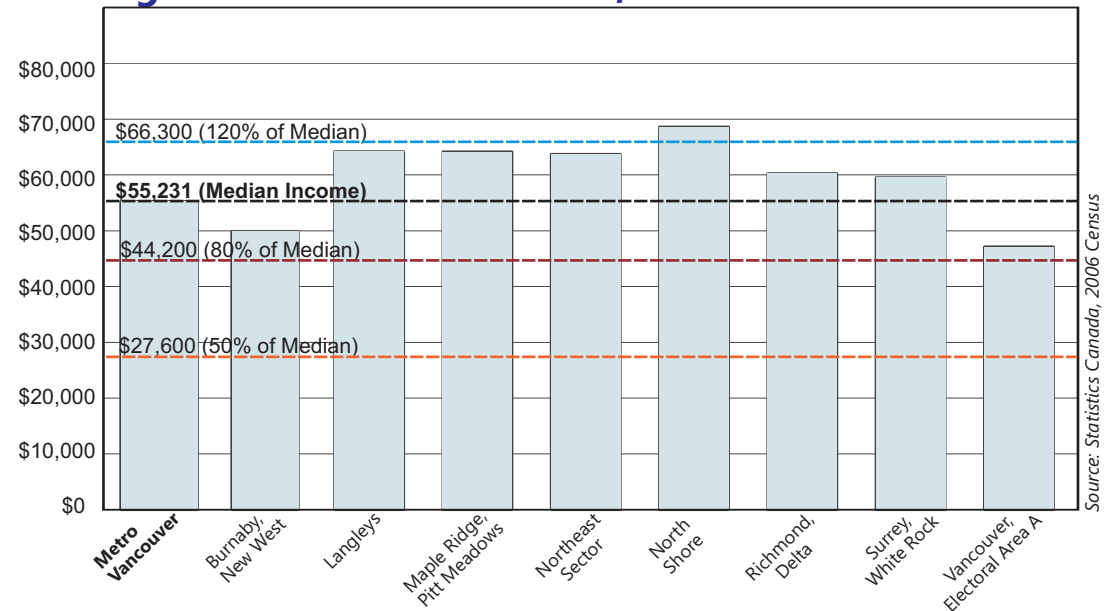
In moving forward on the strategies and actions proposed in the Regional Affordable Housing Strategy and draft Regional Growth Strategy, different income categories or income thresholds are defined. This includes households with low income, low to moderate incomes, moderate and above.

Key Findings

- The regional median annual income was \$55,231 based on the 2006 Census.
- Households with low incomes have annual incomes below 50% of the median income for the region (\$27,600).
- Households with low to moderate incomes have annual incomes between 50%-80% of the median income for the region (\$27,600-\$44,200).
- Households with moderate incomes have annual incomes between 80%-120% of the median income for the region (\$44,200-\$66,300).
- Households with above-moderate incomes are defined as households with annual incomes above 120% of the median income for the region (\$66,300+).

Source: Statistics Canada, 2006 Census
Source File: 2006 Census Statistics Canada 94-581-XCB2006001

Median Household Income and Income Thresholds, Subregions in Metro Vancouver, 2006



Median Household Income by Tenure, Subregions in Metro Vancouver, 2006

	All Hshlds No.	Median Income	Rented No.	Median Income	Owned No.	Median Income
Metro Vancouver	817,230	\$55,231	283,755	\$35,875	529,090	\$69,318
Burnaby, New Westminister	105,080	\$49,836	42,525	\$35,174	62,525	\$63,013
Langley City and Township	43,905	\$64,184	8,785	\$36,173	34,525	\$71,963
Maple Ridge, Pitt Meadows	30,755	\$64,155	5,885	\$35,185	24,730	\$72,203
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	70,860	\$63,714	16,350	\$38,403	54,520	\$73,539
North Van. City and District	69,785	\$68,601	19,485	\$40,152	50,275	\$83,684
West Van., Lions Bay, Bowen Island	94,990	\$60,238	20,805	\$38,727	74,055	\$67,989
Richmond, Delta	140,655	\$59,506	35,720	\$36,888	104,805	\$69,417
Surrey, White Rock	257,885	\$47,120	134,165	\$34,754	123,650	\$66,010

Source: Statistics Canada, 2006 Census

Median Household Income and Income Thresholds for Metro Vancouver Municipalities, 2006

Municipality	All Households		Income Thresholds		
	Total # of Households	Median Hshld Income	50 % of Municipal Median Income	80 % of Municipal Median Income	120 % of Municipal Median Income
Anmore	535	\$106,886	\$53,443	\$85,509	\$128,263
Belcarra	260	\$110,557	\$55,279	\$88,446	\$132,668
Bowen Island	1,340	\$72,990	\$36,495	\$58,392	\$87,588
Burnaby	78,030	\$50,205	\$25,103	\$40,164	\$60,246
Coquitlam	41,240	\$59,294	\$29,647	\$47,435	\$71,153
Delta	33,550	\$72,594	\$36,297	\$58,075	\$87,113
Electoral Area 'A'	4,500	\$37,047	\$18,524	\$29,638	\$44,456
Langley City	10,575	\$46,456	\$23,228	\$37,165	\$55,747
Langley Township	33,335	\$69,805	\$34,903	\$55,844	\$83,766
Lions Bay	515	\$91,603	\$45,802	\$73,282	\$109,924
Maple Ridge	24,935	\$64,017	\$32,009	\$51,214	\$76,820
New Westminster	27,050	\$48,773	\$24,387	\$39,018	\$58,528
North Vancouver City	21,350	\$49,486	\$24,743	\$39,589	\$59,383
North Vancouver District	29,750	\$77,032	\$38,516	\$61,626	\$92,438
Pitt Meadows	5,820	\$64,748	\$32,374	\$51,798	\$77,698
Port Coquitlam	18,700	\$65,731	\$32,866	\$52,585	\$78,877
Port Moody	10,125	\$74,527	\$37,264	\$59,622	\$89,432
Richmond	61,435	\$53,489	\$26,745	\$42,791	\$64,187
Surrey	131,140	\$60,168	\$30,084	\$48,134	\$72,202
Vancouver	253,380	\$47,299	\$23,650	\$37,839	\$56,759
West Vancouver	16,840	\$76,893	\$38,447	\$61,514	\$92,272
White Rock	9,515	\$50,376	\$25,188	\$40,301	\$60,451
Vancouver CMA	817,230	\$55,231	\$27,616	\$44,185	\$66,277

Source: Statistics Canada, 2006 Census

Source file: Profile for Canada, Provinces, Territories, Census Divisions and Census Subdivisions, 2006 Census - 2006 Census Statistics Canada 94-581-XCB2006001

Notes/Definitions:

Low Income – Refers to households with incomes which are below 50% of the median income for the region.

Low to Moderate Income – Refers to households with incomes which are between 50% and 80% of the median income for the region.

Moderate and Above – Refers to households with incomes above 80% of median income for the region.

Description

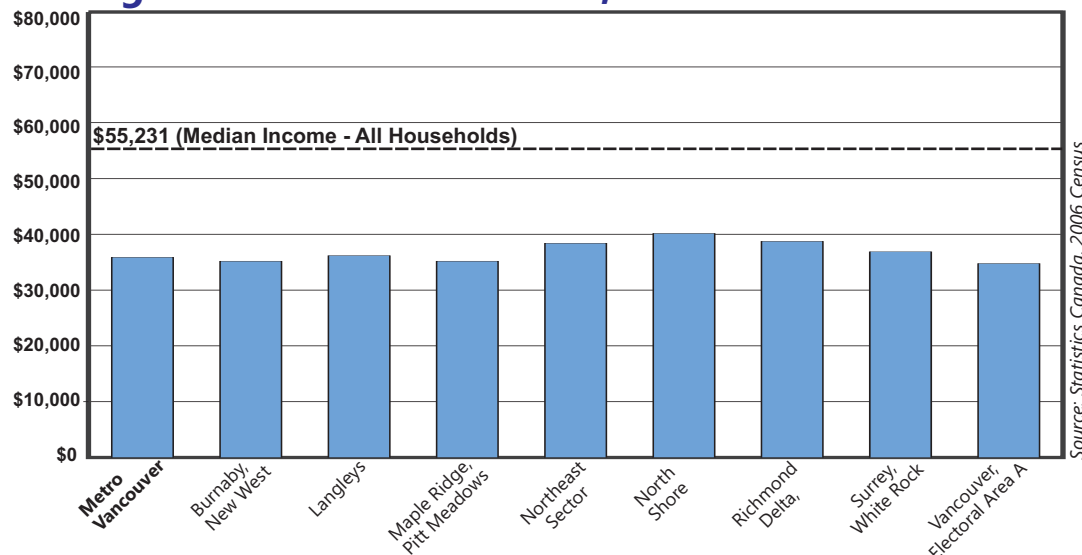
- Affordable housing is defined as housing that does not cost more than 30% of a household's gross income regardless of where they live. Renter households are typically at a lower income range and are more sensitive to housing costs. Based on the 2006 Census, the median annual income for renter households in the region was \$35,875.

Key Findings

- Metro Vancouver's median renter household income of \$35,875 is equal to approximately 65% of the median income for all households in the region.
- Based on the median income of \$35,875, an "affordable rent" is equal to \$897 per month. Based on the 2006 Census, the average rent across all households in the Metro Vancouver region was \$893 and the median rent was \$812.
- According to the most recent rental market data published by CMHC in their *Rental Market Report* (Fall 2009), the average reported rent for the Vancouver CMA was \$975 per month for purpose built rental apartments.
- For rented condominium apartment units the most recent market data (Fall 2009) reported an average rent of \$1,308 while the average rent for secondary suites and accessory units was reported as \$851.
- There is an affordability gap of approximately \$78 per month between the rent that the median renter household can afford to pay and the average rent in the purpose built rental market. The gap is even greater in the rented condominium stock (\$411 per month).

Source: Statistics Canada, 2006 Census
 File: Custom data table, based on 2006 Census Statistics Canada
 94-554-XCB2006048 (97-554-XCB2006048_WesternDA.ivt)

Median Household Income for Renter Households, Subregions in Metro Vancouver, 2006



Median Household Income for Renter Households, Subregions in Metro Vancouver, 2006

	All Hshlds No.	Median Income	Rented No.	Median Income	Affordable Housing Cost * (monthly)
Metro Vancouver	817,230	\$55,231	283,755	\$35,875	\$897
Burnaby, New Westminster	105,080	\$49,836	42,525	\$35,174	\$879
Langley City and Township	43,905	\$64,184	8,785	\$36,173	\$904
Maple Ridge, Pitt Meadows	30,755	\$64,155	5,885	\$35,185	\$880
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	70,860	\$63,714	16,350	\$38,403	\$960
North Van. City and District	69,785	\$68,601	19,485	\$40,152	\$1,004
West Van., Lions Bay, Bowen Island	94,990	\$60,238	20,805	\$38,727	\$968
Richmond, Delta	94,990	\$60,238	20,805	\$38,727	\$968
Surrey, White Rock	140,655	\$59,506	35,720	\$36,888	\$922
Vancouver, Electoral Area A	257,885	\$47,120	134,165	\$34,754	\$869

Source: Statistics Canada, 2006 Census

Median Household Income, by Tenure, for Metro Vancouver Municipalities, 2006

Municipality	All Households		Renter Households			Owner Households		
	Total Dwellings	Median Hshld Income	Total #	Median Hshld Income	Affordable Housing Cost *	Total #	Median Hshld Income	Affordable Housing Cost *
Anmore	535	\$106,886	45	n/a	n/a	490	\$108,382	\$2,710
Belcarra	260	\$110,557	20	n/a	n/a	235	\$114,756	\$2,869
Bowen Island	1,340	\$72,990	225	\$39,344	\$984	1,085	\$78,490	\$1,962
Burnaby	78,030	\$50,205	30,030	\$35,512	\$888	47,970	\$62,037	\$1,551
Coquitlam	41,240	\$59,294	10,360	\$37,867	\$947	30,900	\$70,095	\$1,752
Delta	33,550	\$72,594	6,270	\$38,365	\$959	27,215	\$82,138	\$2,053
Electoral Area 'A'	4,500	\$37,047	2,650	\$28,884	\$722	1,820	\$60,830	\$1,521
Langley City	10,575	\$46,456	4,150	\$29,970	\$749	6,420	\$60,338	\$1,508
Langley Township	33,335	\$69,805	4,635	\$41,727	\$1,043	28,105	\$74,619	\$1,865
Lions Bay	515	\$91,603	40	n/a	n/a	475	\$93,930	\$2,348
Maple Ridge	24,935	\$64,017	4,810	\$34,895	\$872	20,055	\$71,873	\$1,797
New Westminster	27,050	\$48,773	12,495	\$34,360	\$859	14,555	\$66,231	\$1,656
North Vancouver City	21,350	\$49,486	9,840	\$38,180	\$955	11,515	\$61,740	\$1,544
North Vancouver District	29,750	\$77,032	5,475	\$44,574	\$1,114	24,270	\$87,017	\$2,175
Pitt Meadows	5,820	\$64,748	1,075	\$36,480	\$912	4,675	\$73,619	\$1,840
Port Coquitlam	18,700	\$65,731	3,810	\$35,533	\$888	14,880	\$73,968	\$1,849
Port Moody	10,125	\$74,527	2,115	\$46,195	\$1,155	8,015	\$82,683	\$2,067
Richmond	61,435	\$53,489	14,535	\$38,883	\$972	46,840	\$59,768	\$1,494
Surrey	131,140	\$60,168	32,510	\$37,090	\$927	98,500	\$70,074	\$1,752
Vancouver	253,380	\$47,299	131,515	\$34,872	\$872	121,830	\$66,087	\$1,652
West Vancouver	16,840	\$76,893	3,905	\$38,970	\$974	12,930	\$97,029	\$2,426
White Rock	9,515	\$50,376	3,210	\$34,844	\$871	6,305	\$59,145	\$1,479
Metro Vancouver	817,230	\$55,231	283,755	\$35,875	\$897	529,090	\$69,318	\$1,733

Source: Statistics Canada, 2006 Census

Note: Electoral Area A rental household median income data for UBC/UEL only.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

* Affordable Housing Cost is equal to 30% of median household income, shown as a monthly cost.

Source files: Customized data tables, based on 2006 Census - 2006 Census Statistics Canada 94-554-XCB2006049 and 94-554-XCB2006048

CRO0104654 T1: Household Income Groups (14), Gross Rent (10), Age Groups of Primary Household Maintainer (8) and Household Type (11)

for the Private Households in Tenant-occupied Private Non-farm, Non-reserve Dwellings for Census Tracts in Vancouver CMA, 2006 Census - 20% Sample Data

97-554-XCB2006048_WesternDA.ivt: Household Income Groups (14), Owner's Major Payments (9), Age Groups of Primary Household Maintainer (8),

Presence of Mortgage (3) and Housing Tenure (3) for the Private Households in Owner-occupied Private Non-farm, Non-reserve

Dwellings of Selected CDs, CSDs, and DAs in the Western Region, 2006 Census - 20% Sample Data

Description

- Affordable housing is defined as housing that should not cost more than 30% of a household's gross income regardless of where they live. Different households are affected by affordability challenges in different ways. Based on the 2006 Census, the median annual income for owner households in the region was \$69,318.

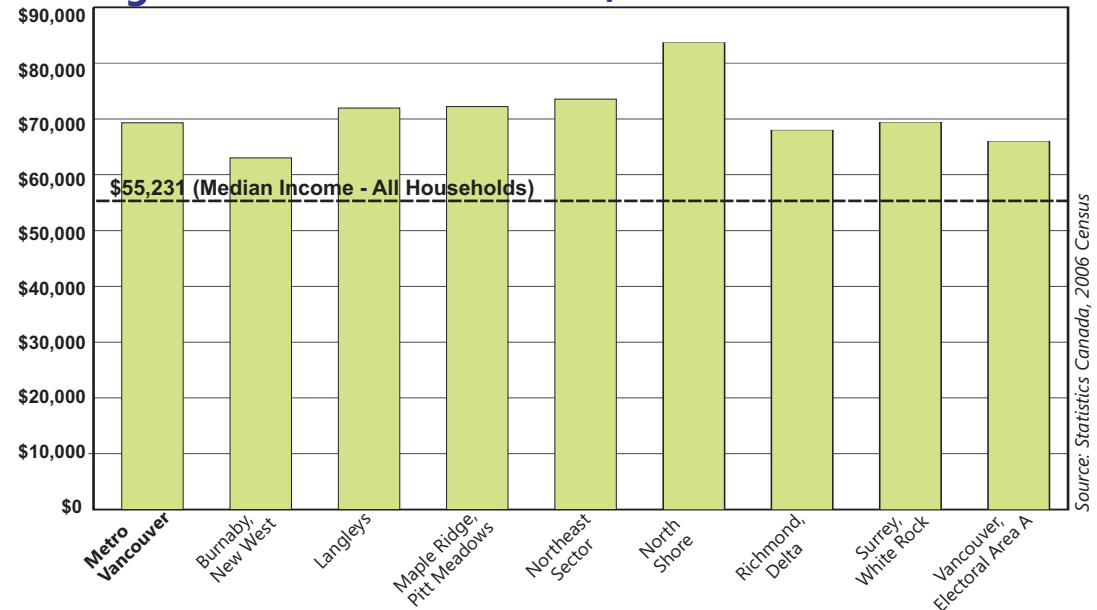
Key Findings

- A median owner income of \$69,318 is equal to approximately 125% of the median household income for the region.
- Based on the median income of \$69,318, an "affordable housing cost" is equal to \$1,733 per month using the standard that housing should not cost more than 30% of a household's gross annual income.
- Based on the 2006 Census, the average monthly shelter cost across owners was \$1,241 and the median shelter cost was \$1,081. (For owner households with a mortgage, the average shelter cost was \$1,761 and the median shelter cost was \$1,637).
- An income of \$69,318 could afford to support a home purchase of approximately \$290,000 with monthly mortgage payments of \$1,475.

Source: Statistics Canada, 2006 Census
Custom file, 97-554-XCB2006048_WesternDA.ivt

Note: CMHC mortgage assumptions include 10% down payment, 30 year amortization period, 5.49% mortgage rate, \$2,000 allowance for annual property taxes, and \$250 allowance for monthly strata/heating costs.

Median Household Income for Owner Households, Subregions in Metro Vancouver, 2006



Median Household Income for Owner Households, Subregions in Metro Vancouver, 2006

	All Hshlds No.	Median Income	Owned No.	Median Income	Affordable Housing Cost* (monthly)
Metro Vancouver	817,230	\$55,231	529,090	\$69,318	\$1,733
Burnaby, New Westminster	105,080	\$49,836	62,525	\$63,013	\$1,575
Langley City and Township	43,905	\$64,184	34,525	\$71,963	\$1,799
Maple Ridge, Pitt Meadows	30,755	\$64,155	24,730	\$72,203	\$1,805
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	70,860	\$63,714	54,520	\$73,539	\$1,838
North Van. City and District West Van., Lions Bay, Bowen Island	69,785	\$68,601	50,275	\$83,684	\$2,092
Richmond, Delta	94,990	\$60,238	74,055	\$67,989	\$1,700
Surrey, White Rock	140,655	\$59,506	104,805	\$69,417	\$1,735
Vancouver, Electoral Area A	257,885	\$47,120	123,650	\$66,010	\$1,650

Source: Statistics Canada, 2006 Census

Median Household Income, by Tenure, for Metro Vancouver Municipalities, 2006

Municipality	All Households		Renter Households			Owner Households		
	Total Dwellings	Median Hshld Income	Total #	Median Hshld Income	Affordable Housing Cost *	Total #	Median Hshld Income	Affordable Housing Cost *
Anmore	535	\$106,886	45	n/a	n/a	490	\$108,382	\$2,710
Belcarra	260	\$110,557	20	n/a	n/a	235	\$114,756	\$2,869
Bowen Island	1,340	\$72,990	225	\$39,344	\$984	1,085	\$78,490	\$1,962
Burnaby	78,030	\$50,205	30,030	\$35,512	\$888	47,970	\$62,037	\$1,551
Coquitlam	41,240	\$59,294	10,360	\$37,867	\$947	30,900	\$70,095	\$1,752
Delta	33,550	\$72,594	6,270	\$38,365	\$959	27,215	\$82,138	\$2,053
Electoral Area 'A'	4,500	\$37,047	2,650	\$28,884	\$722	1,820	\$60,830	\$1,521
Langley City	10,575	\$46,456	4,150	\$29,970	\$749	6,420	\$60,338	\$1,508
Langley Township	33,335	\$69,805	4,635	\$41,727	\$1,043	28,105	\$74,619	\$1,865
Lions Bay	515	\$91,603	40	n/a	n/a	475	\$93,930	\$2,348
Maple Ridge	24,935	\$64,017	4,810	\$34,895	\$872	20,055	\$71,873	\$1,797
New Westminster	27,050	\$48,773	12,495	\$34,360	\$859	14,555	\$66,231	\$1,656
North Vancouver City	21,350	\$49,486	9,840	\$38,180	\$955	11,515	\$61,740	\$1,544
North Vancouver District	29,750	\$77,032	5,475	\$44,574	\$1,114	24,270	\$87,017	\$2,175
Pitt Meadows	5,820	\$64,748	1,075	\$36,480	\$912	4,675	\$73,619	\$1,840
Port Coquitlam	18,700	\$65,731	3,810	\$35,533	\$888	14,880	\$73,968	\$1,849
Port Moody	10,125	\$74,527	2,115	\$46,195	\$1,155	8,015	\$82,683	\$2,067
Richmond	61,435	\$53,489	14,535	\$38,883	\$972	46,840	\$59,768	\$1,494
Surrey	131,140	\$60,168	32,510	\$37,090	\$927	98,500	\$70,074	\$1,752
Vancouver	253,380	\$47,299	131,515	\$34,872	\$872	121,830	\$66,087	\$1,652
West Vancouver	16,840	\$76,893	3,905	\$38,970	\$974	12,930	\$97,029	\$2,426
White Rock	9,515	\$50,376	3,210	\$34,844	\$871	6,305	\$59,145	\$1,479
Metro Vancouver	817,230	\$55,231	283,755	\$35,875	\$897	529,090	\$69,318	\$1,733

Source: Statistics Canada, 2006 Census

Note: Electoral Area A rental household median income data for UBC/UEL only.

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Dwellings of Selected CDs, CSDs, and DAs in the Western Region, 2006 Census - 20% Sample Data

Description

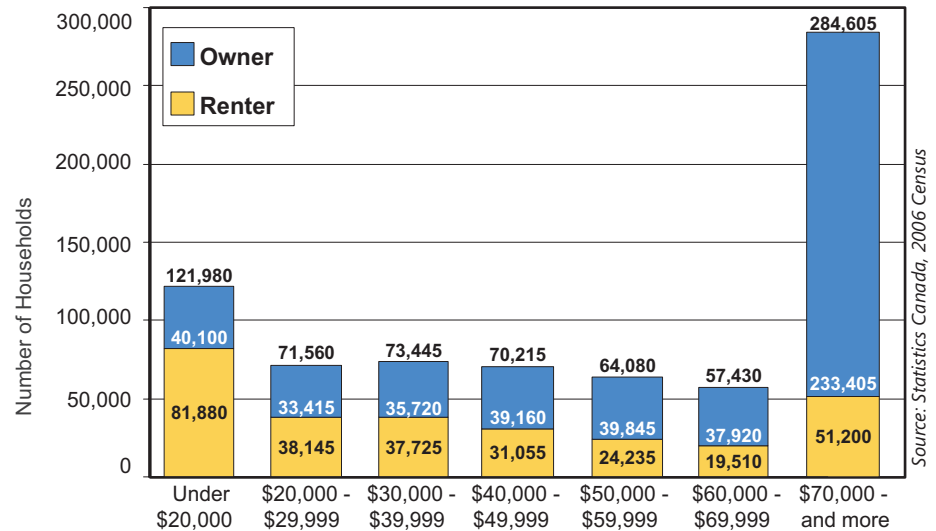
- In 2006, there were 817,230 households in Metro Vancouver; 531,725 (65%) were owners and 285,045 (35%) were renters.
- The income distribution for all households is outlined, along with information on the number of households that fit within the different income categories.

Key Findings

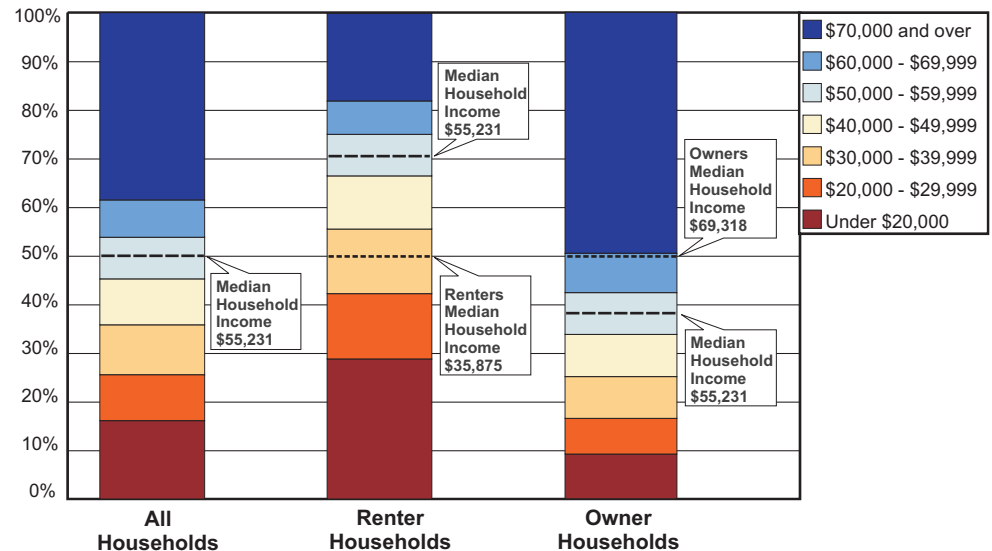
- Region wide, 26% (208,995) of all households had annual incomes below \$30,000. This fits the general definition of low income (below 50% of the regional median income) as proposed in the draft Regional Growth Strategy. Of these households, 58% (120,035) were renters and 42% (87,520) were owners.
- Census data shows that 15% (122,210) of all households had annual incomes between \$30,000-\$45,000. This fits the general definition of low to moderate income (between 50%-80% of the regional median income). Of these households, 44% (53,253) were renters and 56% (68,305) were owners.
- The data shows that 59% (486,020) of all households had annual incomes above \$45,000. This fits the general definition of moderate and above income (above 80% of the regional median income). Of these households, 23% (110,468) were renters and 77% (373,265) were owners.
- Recently the Metro Vancouver Board adopted a policy to waive regional development cost charges (DCCs) for affordable housing. The policy targets households with low to moderate incomes which includes households with annual incomes between 50%-80% of the regional median income.

Source: Statistics Canada, 2006 Census of Population, Statistics Canada catalogue no. 97-563-XCB2006049

Distribution of Households by Income, Metro Vancouver, 2006



Distribution of Households by Income and by Tenure, Metro Vancouver, 2006



Household Income by Income Groups for Metro Vancouver Municipalities, 2006

Municipality	Total Hshlds #	Median Hshld Income	Hshld Income Under \$20,000		Hshld Income \$20,000-\$29,999		Hshld Income Under \$30,000		Hshld Income \$30,000-\$39,999		Hshld Income \$40,000-\$49,999		Hshld Income \$50,000-\$59,999		Hshld Income \$60,000-\$69,999		Hshld Income \$70,000 and over					
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%				
Anmore	535	\$106,886	n/a	n/a	n/a	n/a	50	9%	n/a	n/a	n/a	n/a	20	4%	n/a	n/a	n/a	n/a	60	11%	400	75%
Belcarra	255	\$110,557	n/a	n/a	n/a	n/a	10	4%	n/a	n/a	n/a	n/a	20	8%	n/a	n/a	n/a	n/a	50	20%	175	69%
Bowen Island	1,340	\$72,990	70	5%	200	15%	270	20%	100	7%	95	7%	150	11%	40	3%	115	9%	200	15%	720	54%
Burnaby	78,030	\$50,205	14,365	18%	8,240	11%	22,605	29%	8,590	11%	7,555	10%	12,370	16%	6,990	9%	5,900	8%	16,670	21%	26,380	34%
Coquitlam	41,240	\$59,294	5,570	14%	3,790	9%	9,360	23%	4,060	10%	3,870	9%	5,995	15%	3,565	9%	3,125	8%	8,625	21%	17,275	42%
Delta	33,555	\$72,594	3,110	9%	2,265	7%	5,375	16%	2,740	8%	2,750	8%	4,115	12%	2,625	8%	2,600	8%	6,600	20%	17,450	52%
Electoral Area 'A'	4,500	\$55,231	1,435	32%	520	12%	1,955	43%	445	10%	340	8%	615	14%	125	3%	215	5%	510	11%	1,420	32%
Langley City	10,570	\$46,456	1,945	18%	1,390	13%	3,335	32%	1,210	11%	1,125	11%	1,770	17%	935	9%	760	7%	2,260	21%	3,205	30%
Langley Township	33,335	\$69,805	3,295	10%	2,365	7%	5,660	17%	2,835	9%	2,915	9%	4,290	13%	2,590	8%	2,695	8%	6,740	20%	16,635	50%
Lions Bay	515	\$91,603	n/a	n/a	n/a	n/a	70	14%	n/a	n/a	n/a	n/a	35	7%	n/a	n/a	n/a	n/a	60	12%	n/a	n/a
Maple Ridge	24,935	\$64,017	2,810	11%	2,065	8%	4,875	20%	2,435	10%	2,280	9%	3,575	14%	1,965	8%	2,235	9%	5,340	21%	11,145	45%
New Westminster	27,050	48,773	4,990	18%	2,760	10%	7,750	29%	3,115	12%	2,935	11%	4,580	17%	2,635	10%	2,175	8%	6,280	23%	8,425	31%
North Vancouver City	21,350	\$49,486	3,540	17%	2,385	11%	5,925	28%	2,530	12%	2,315	11%	3,690	17%	2,085	10%	1,860	9%	5,100	24%	6,620	31%
North Vancouver District	29,745	\$77,032	2,680	9%	1,975	7%	4,655	16%	2,075	7%	2,390	8%	3,270	11%	2,180	7%	2,115	7%	5,490	18%	16,330	55%
Pitt Meadows	5,820	\$64,748	565	10%	465	8%	1,030	18%	475	8%	590	10%	770	13%	520	9%	495	9%	1,310	23%	2,695	46%
Port Coquitlam	18,705	\$65,731	2,080	11%	1,275	7%	3,355	18%	1,870	10%	1,595	9%	2,670	14%	1,555	8%	1,685	9%	4,040	22%	8,640	46%
Port Moody	10,125	\$74,527	910	9%	495	5%	1,405	14%	775	8%	900	9%	1,225	12%	770	8%	870	9%	2,090	21%	5,410	53%
Richmond	61,435	\$53,489	9,910	16%	6,465	11%	16,375	27%	6,450	10%	5,880	10%	9,390	15%	5,290	9%	4,675	8%	12,905	21%	22,765	37%
Surrey	131,140	\$60,168	15,520	12%	11,455	9%	26,975	21%	13,190	10%	12,870	10%	19,625	15%	12,225	9%	11,305	9%	29,965	23%	54,570	42%
Vancouver	253,385	\$47,299	53,840	21%	26,670	11%	80,510	32%	27,990	11%	24,410	10%	40,195	16%	21,465	8%	17,935	7%	51,605	20%	81,060	32%
West Vancouver	16,835	\$76,893	2,125	13%	1,250	7%	3,375	20%	1,175	7%	1,235	7%	1,790	11%	1,135	7%	960	6%	2,710	16%	8,955	53%
White Rock	9,515	\$50,376	1,765	19%	965	10%	2,730	29%	1,080	11%	930	10%	1,545	16%	900	9%	705	7%	2,070	22%	3,175	33%
Metro Vancouver	817,230	\$55,231	131,545	16%	77,450	9%	208,995	26%	83,530	10%	77,360	9%	122,210	15%	69,870	9%	62,690	8%	171,240	21%	314,780	39%

Source: Statistics Canada, 2006 Census

Source file: Profile for Canada, Provinces, Territories, Census Divisions and Census Subdivisions, 2006 Census - 2006 Census Statistics Canada 94-581-XCB2006001

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: Additional groupings for "Under \$30,000", "\$30,000 to \$44,999" and "\$45,000 to \$69,999" are created by Metro Vancouver to assist with affordability research.

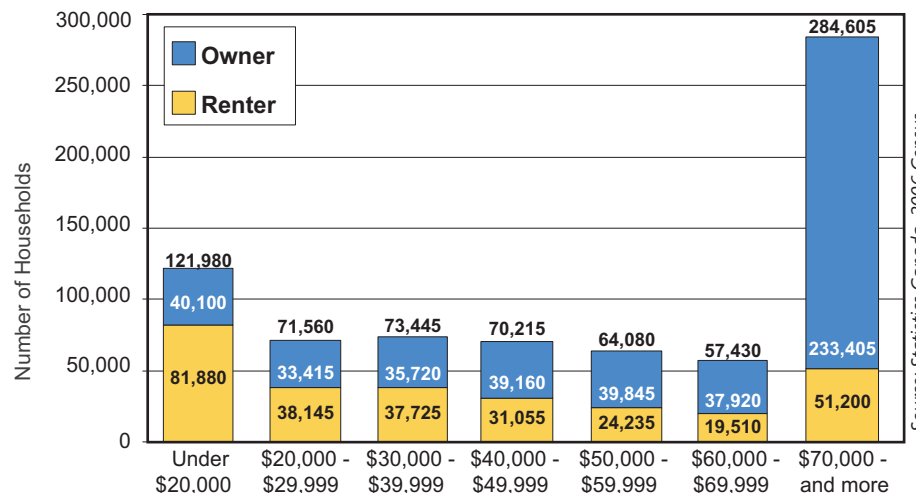
Description

- In 2006, there were 285,045 renter households in Metro Vancouver representing approximately one-third of all households across the region.
- The income distribution for renter households are outlined, along with information on the number of renter households that are within different income categories (low, low to moderate, moderate and above) as proposed in the draft Regional Growth Strategy.

Key Findings

- Region wide, 42% (120,035) of renter households had annual incomes below \$30,000. This fits the general definition of low income (below 50% of the regional median income) as proposed in the draft Regional Growth Strategy.
- For the renter households with annual incomes below \$30,000, an affordable rent (based on the standard that housing should not cost more than 30% of a household's gross income) is equal to \$750 per month. Region wide there were approximately 134,000 households paying a rent of \$800 per month or less, of which approximately 33% (43,600) were spending between 30%-99% of their income on rent.
- 19% (53,250) of renter households had annual incomes between \$30,000-\$45,000. This fits the general definition of low to moderate income (between 50%-80% of the regional median income). For renter households with annual incomes between \$30,000-\$45,000, an affordable rent is between \$750-\$1,125. Region wide there are approximately 64,000 housing units which rent for between \$800-\$1,000.
- 21% (59,275) of renter households had annual incomes above \$45,000. This fits the general definition of moderate and above income (above 80% of the regional median income). Of these households, 11% (31,220) had incomes between \$70,000-\$100,000, and 7% (19,975) had incomes above \$100,000.

Distribution of Households by Income, Metro Vancouver, 2006



Distribution of Incomes for Renter Households, Subregions in Metro Vancouver, 2006

		Under \$20,000	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 & Over
Metro Vancouver	Renter Hshlds	81,875	38,150	37,725	31,060	24,235	19,510	51,195
		29%	13%	13%	11%	9%	7%	18%
Burnaby, New Westminster	No. (%)	12,550 (30%)	5,735 (13%)	5,700 (13%)	4,595 (11%)	3,940 (9%)	3,015 (7%)	6,930 (16%)
Langley City and Township	No. (%)	2,490 (28%)	1,265 (14%)	1,140 (13%)	940 (11%)	710 (8%)	550 (6%)	1,595 (18%)
Maple Ridge, Pitt Meadows	No. (%)	1,610 (27%)	870 (15%)	885 (15%)	720 (12%)	455 (8%)	340 (6%)	980 (17%)
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	No. (%)	4,110 (25%)	2,225 (14%)	2,265 (14%)	1,970 (12%)	1,485 (9%)	1,185 (7%)	3,070 (19%)
North Van. City and District, West Van., Lions Bay, Bowen Is.	No. (%)	4,820 (25%)	2,595 (13%)	2,485 (13%)	2,130 (11%)	1,755 (9%)	1,380 (7%)	4,270 (22%)
Richmond, Delta	No. (%)	5,240 (25%)	2,935 (14%)	2,615 (13%)	2,345 (11%)	1,945 (9%)	1,465 (7%)	4,270 (21%)
Surrey, White Rock	No. (%)	8,880 (25%)	5,400 (15%)	5,260 (15%)	4,545 (13%)	3,315 (9%)	2,725 (8%)	5,555 (16%)
Vancouver, Electoral Area A	No. (%)	42,135 (31%)	17,125 (13%)	17,380 (13%)	13,750 (10%)	10,630 (8%)	8,775 (7%)	24,430 (18%)

Source: Statistics Canada, 2006 Census

File: Custom data table, based on 2006 Census Statistics Canada 94-554-XCB2006048 (97-554-XCB2006048_WesternDA.ivt)

Source: Statistics Canada, 2006 Census

Renter Household Income by Income Groups for Metro Vancouver Municipalities, 2006

Municipality	Number of Renter Hshlds	Median Renter Hshld Income	Hshld Income Under \$20,000		Hshld Income \$20,000-\$29,999		Hshld Income Under \$30,000		Hshld Income \$30,000-\$39,999		Hshld Income \$40,000-\$49,999		Hshld Income \$30,000-\$44,999		Hshld Income \$50,000-\$59,999		Hshld Income \$60,000-\$69,999		Hshld Income \$45,000-\$69,999		Hshld Income \$70,000 and over	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	45	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belcarra	20	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bowen Island	225	\$39,344	15	7%	95	42%	110	49%	15	7%	10	4%	20	9%	10	4%	15	7%	30	13%	75	33%
Burnaby	30,030	\$35,512	8,835	29%	4,020	13%	12,855	43%	3,905	13%	3,060	10%	5,435	18%	2,780	9%	2,115	7%	6,425	21%	5,265	18%
Coquitlam	10,360	\$37,867	2,625	25%	1,560	15%	4,185	40%	1,405	14%	1,295	13%	2,053	20%	975	9%	700	7%	2,323	22%	1,790	17%
Delta	6,270	\$38,365	1,525	24%	935	15%	2,460	39%	810	13%	730	12%	1,175	19%	635	10%	390	6%	1,390	22%	1,285	20%
Electoral Area 'A'	2,650	\$28,884	1,075	41%	375	14%	1,450	55%	250	9%	185	7%	343	13%	75	3%	115	4%	283	11%	580	22%
Langley City	4,150	\$29,970	1,350	33%	725	17%	2,075	50%	590	14%	430	10%	805	19%	325	8%	210	5%	750	18%	485	12%
Langley Township	4,635	\$41,727	1,140	25%	540	12%	1,680	36%	550	12%	510	11%	805	17%	385	8%	340	7%	980	21%	1,110	24%
Lions Bay	40	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maple Ridge	4,810	\$34,895	1,315	27%	715	15%	2,030	42%	755	16%	580	12%	1,045	22%	370	8%	280	6%	940	20%	785	16%
New Westminster	12,495	\$34,360	3,715	30%	1,715	14%	5,430	43%	1,795	14%	1,535	12%	2,563	21%	1,160	9%	900	7%	2,828	23%	1,665	13%
North Vancouver City	9,840	\$38,180	2,435	25%	1,335	14%	3,770	38%	1,450	15%	1,220	12%	2,060	21%	925	9%	730	7%	2,265	23%	1,730	18%
North Vancouver District	5,475	\$44,574	1,300	24%	645	12%	1,945	36%	580	11%	500	9%	830	15%	490	9%	435	8%	1,175	21%	1,535	28%
Pitt Meadows	1,075	\$36,480	295	27%	155	14%	450	42%	130	12%	140	13%	200	19%	85	8%	60	6%	215	20%	195	18%
Port Coquitlam	3,810	\$35,533	1,085	28%	470	12%	1,555	41%	600	16%	355	9%	778	20%	345	9%	280	7%	803	21%	695	18%
Port Moody	2,115	\$46,195	400	19%	195	9%	595	28%	260	12%	320	15%	420	20%	165	8%	205	10%	530	25%	585	28%
Richmond	14,535	\$38,883	3,715	26%	2,000	14%	5,715	39%	1,805	12%	1,615	11%	2,613	18%	1,310	9%	1,075	7%	3,193	22%	2,985	21%
Surrey	32,510	\$37,090	7,945	24%	4,995	15%	12,940	40%	4,770	15%	4,225	13%	6,883	21%	3,035	9%	2,475	8%	7,623	23%	5,035	15%
Vancouver	131,515	\$34,872	41,060	31%	16,750	13%	57,810	44%	17,130	13%	13,565	10%	23,913	18%	10,555	8%	8,660	7%	25,998	20%	23,850	18%
West Vancouver	3,905	\$38,970	1,070	27%	520	13%	1,590	41%	440	11%	400	10%	640	16%	330	8%	200	5%	730	19%	930	24%
White Rock	3,210	\$34,844	935	29%	405	13%	1,340	42%	490	15%	320	10%	650	20%	280	9%	250	8%	690	21%	520	16%
Metro Vancouver	283,755	\$35,875	81,875	29%	38,150	13%	120,035	42%	37,725	13%	31,060	11%	53,253	19%	24,235	9%	19,510	7%	59,273	21%	51,195	18%

Note: Electoral Area A contains data for UBC/UEL only.

Source: Statistics Canada, 2006 Census

Source file: Customized data table, based on 2006 Census - 2006 Census Statistics Canada 94-554-XCB2006048

CRO0104654 T1: Household Income Groups (14), Gross Rent (10), Age Groups of Primary Household Maintainer (8) and Household Type (11)

for the Private Households in Tenant-occupied Private Non-farm, Non-reserve Dwellings for Census Tracts in Vancouver CMA, 2006 Census - 20% Sample Data

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Description

- In 2006, there were 531,725 owner households in Metro Vancouver representing approximately two-thirds of all households across the region.
- The median income for owner households was \$69,318, which is equal to 125% of the median household income for the region.

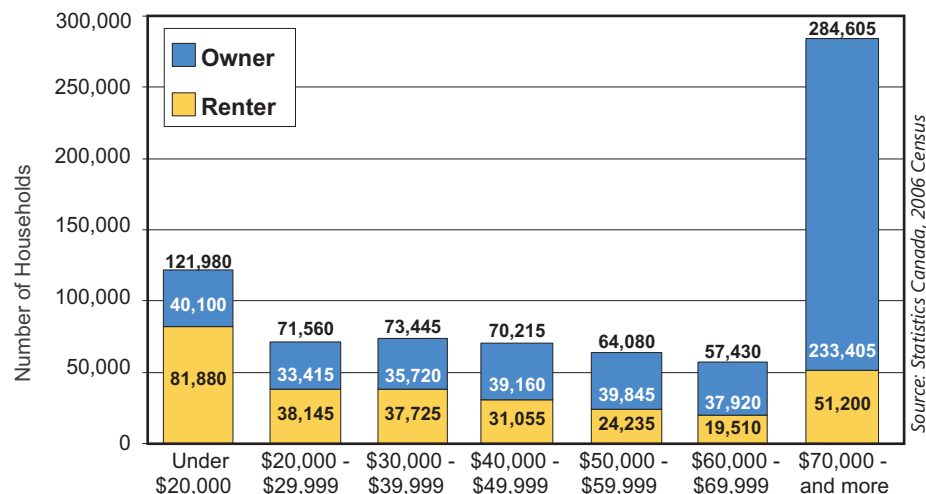
Key Findings

- In some jurisdictions, the threshold for entry-level ownership is determined to be equal to 120% of the median household income for a region. Based on the 2006 Census for Metro Vancouver, this would include households with an annual income above \$66,300.
- Region wide, 39% (314,780) of all households had an annual income of \$70,000 or above, of which 84% (262,035) were home owners and 16% (51,195) were renters. 20% (106,030) of owner households had annual incomes between \$70,000-\$100,000, and 29% (156,000) had incomes above \$100,000.
- To assess the potential for households to move into home ownership, the following estimates were prepared.
- An income of \$100,000 could afford to support a home purchase of approximately \$450,000 with a monthly mortgage payment of \$2,275; 7% (19,975) of renter households had incomes at or above this level. A \$70,000 income supports a \$290,000 home purchase, \$1,475 mortgage payment; 18% (51,195) of renter households had incomes at or above this level. A \$55,000 income supports a \$210,000 home purchase, \$1,075 mortgage payment; 29% (82,825) of renter households had incomes at or above this level.
- Access to entry level home ownership is beneficial in that it helps to take pressure off of the existing supply of rental housing.

Source: Statistics Canada, 2006 Census
Custom file, 97-554-XCB2006048_WesternDA.ivt

Note: CMHC mortgage rate calculations assume 10% down payment, 30 year amortization period, 5.49% mortgage rate, \$2,000 allowance for annual property taxes, and \$250 allowance for monthly strata/heating costs.

Distribution of Households by Income, Metro Vancouver, 2006



Distribution of Incomes for Owner Households, Subregions in Metro Vancouver, 2006

		Under \$20,000	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 & Over
Metro Vancouver	No. (%)	48,645 (9%)	38,875 (7%)	45,350 (9%)	45,910 (9%)	45,360 (9%)	42,915 (8%)	262,035 (50%)
Burnaby, New Westminster	No. (%)	6,785 (11%)	5,265 (8%)	5,975 (10%)	5,885 (9%)	5,685 (9%)	5,060 (8%)	27,870 (45%)
Langley City and Township	No. (%)	2,675 (8%)	2,490 (7%)	2,835 (8%)	3,045 (9%)	2,745 (8%)	2,850 (8%)	17,880 (52%)
Maple Ridge, Pitt Meadows	No. (%)	1,780 (7%)	1,640 (7%)	2,015 (8%)	2,145 (9%)	2,010 (8%)	2,335 (9%)	12,785 (52%)
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	No. (%)	4,440 (8%)	3,355 (6%)	4,430 (8%)	4,450 (8%)	4,460 (8%)	4,550 (8%)	28,820 (53%)
North Van. City and District West Van., Lions Bay, Bowen Is.	No. (%)	3,665 (7%)	3,230 (6%)	3,420 (7%)	3,895 (8%)	3,720 (7%)	3,690 (7%)	28,670 (57%)
Richmond, Delta	No. (%)	7,755 (10%)	5,785 (8%)	6,580 (9%)	6,280 (8%)	5,960 (8%)	5,795 (8%)	35,910 (48%)
Surrey, White Rock	No. (%)	8,385 (8%)	7,025 (7%)	9,035 (9%)	9,235 (9%)	9,805 (9%)	9,265 (9%)	52,055 (50%)
Vancouver, Electoral Area A	No. (%)	13,145 (11%)	10,085 (8%)	11,050 (9%)	10,970 (9%)	10,970 (9%)	9,365 (8%)	58,065 (47%)

Source: Statistics Canada, 2006 Census

Owner Household Income by Income Groups for Metro Vancouver Municipalities, 2006

Municipality	Number of Owner Hshlds	Owner Hshld Median Income	Hshld Income Under \$20,000		Hshld Income \$20,000-\$29,999		Hshld Income Under \$30,000		Hshld Income \$30,000-\$39,999		Hshld Income \$40,000-\$49,999		Hshld Income \$30,000-\$44,999		Hshld Income \$50,000-\$59,999		Hshld Income \$60,000-\$69,999		Hshld Income \$45,000-\$69,999		Hshld Income \$70,000 and over	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	490	\$108,382	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	380	78%
Belcarra	235	\$114,756	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	190	81%
Bowen Island	1,085	\$78,490	60	6%	105	10%	165	15%	80	7%	75	7%	120	11%	35	3%	100	9%	170	16%	630	58%
Burnaby	47,970	\$62,037	5,500	11%	4,220	9%	9,720	20%	4,670	10%	4,485	9%	6,910	14%	4,205	9%	3,770	8%	10,220	21%	21,120	44%
Coquitlam	30,900	\$70,095	2,930	9%	2,225	7%	5,155	17%	2,650	9%	2,585	8%	3,940	13%	2,600	8%	2,430	8%	6,320	20%	15,475	50%
Delta	27,215	\$82,138	1,590	6%	1,330	5%	2,920	11%	1,925	7%	2,025	7%	2,940	11%	1,990	7%	2,200	8%	5,200	19%	16,165	59%
Electoral Area 'A'	1,820	\$60,830	355	20%	140	8%	495	27%	190	10%	155	9%	270	15%	55	3%	100	5%	230	13%	825	45%
Langley City	6,420	\$60,338	600	9%	665	10%	1,265	20%	620	10%	690	11%	965	15%	595	9%	540	8%	1,480	23%	2,705	42%
Langley Township	28,105	\$74,619	2,075	7%	1,825	6%	3,900	14%	2,215	8%	2,355	8%	3,390	12%	2,150	8%	2,310	8%	5,640	20%	15,175	54%
Lions Bay	475	\$93,930	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	325	68%
Maple Ridge	20,055	\$71,873	1,490	7%	1,335	7%	2,825	14%	1,675	8%	1,695	8%	2,520	13%	1,590	8%	1,915	10%	4,350	22%	10,335	52%
New Westminister	14,555	\$66,231	1,285	9%	1,045	7%	2,330	16%	1,305	9%	1,400	10%	2,005	14%	1,480	10%	1,290	9%	3,470	24%	6,750	46%
North Vancouver City	11,515	\$61,740	1,105	10%	1,045	9%	2,150	19%	1,080	9%	1,095	10%	1,630	14%	1,165	10%	1,125	10%	2,840	25%	4,905	43%
North Vancouver District	24,270	\$87,017	1,405	6%	1,325	5%	2,730	11%	1,500	6%	1,875	8%	2,440	10%	1,695	7%	1,685	7%	4,320	18%	14,795	61%
Pitt Meadows	4,675	\$73,619	290	6%	305	7%	595	13%	340	7%	450	10%	565	12%	420	9%	420	9%	1,065	23%	2,450	52%
Port Coquitlam	14,880	\$73,968	985	7%	800	5%	1,785	12%	1,265	9%	1,245	8%	1,890	13%	1,225	8%	1,405	9%	3,250	22%	7,955	53%
Port Moody	8,015	\$82,683	495	6%	310	4%	805	10%	515	6%	580	7%	805	10%	615	8%	660	8%	1,565	20%	4,820	60%
Richmond	46,840	\$59,768	6,165	13%	4,455	10%	10,620	23%	4,655	10%	4,255	9%	6,780	14%	3,970	8%	3,595	8%	9,690	21%	19,745	42%
Surrey	98,500	\$70,074	7,565	8%	6,460	7%	14,025	14%	8,450	9%	8,635	9%	12,770	13%	9,185	9%	8,805	9%	22,310	23%	49,400	50%
Vancouver	121,830	\$66,087	12,790	10%	9,945	8%	22,735	19%	10,860	9%	10,815	9%	16,270	13%	10,915	9%	9,265	8%	25,590	21%	57,240	47%
West Vancouver	12,930	\$97,029	1,060	8%	730	6%	1,790	14%	740	6%	825	6%	1,150	9%	805	6%	755	6%	1,970	15%	8,015	62%
White Rock	6,305	\$59,145	820	13%	565	9%	1,385	22%	585	9%	600	10%	885	14%	620	10%	460	7%	1,380	22%	2,655	42%
Metro Vancouver	529,090	\$69,318	48,645	9%	38,875	7%	87,520	17%	45,350	9%	45,910	9%	68,305	13%	45,360	9%	42,915	8%	111,230	21%	262,035	50%

Source: Statistics Canada, 2006 Census

Source file: Customized data table, based on 2006 Census - 2006 Census Statistics Canada 94-554-XCB2006048

97-554-XCB2006048_WesternDA.ivt: Household Income Groups (14), Owner's Major Payments (9), Age Groups of Primary Household Maintainer (8), Presence of Mortgage (3) and Housing Tenure (3) for the Private Households in Owner-occupied Private Non-farm, Non-reserve Dwellings of Selected CDs, CSDs, and DAs in the Western Region, 2006 Census - 20% Sample Data

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Description

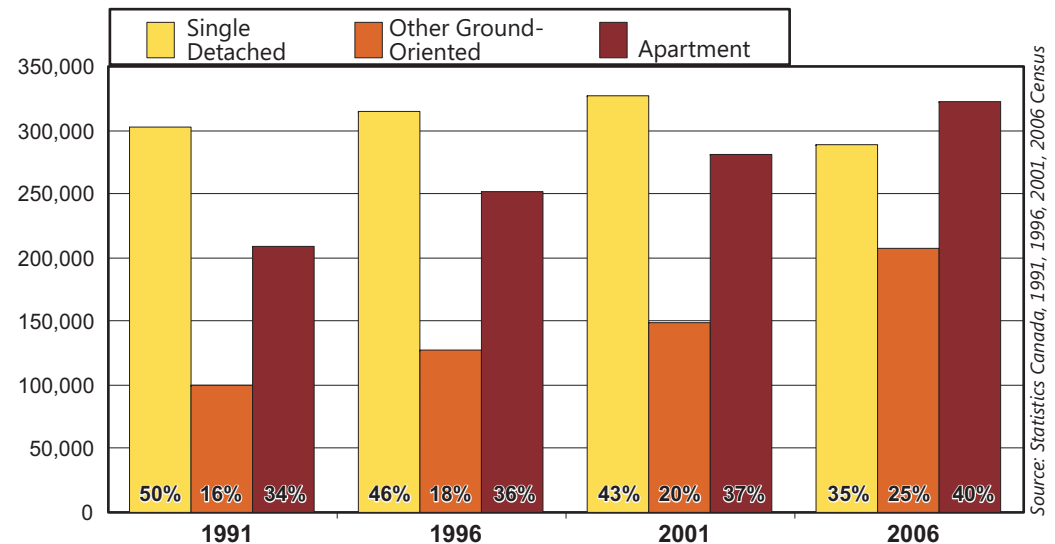
- It is desirable for Metro Vancouver to have a housing market that is diverse and affordable. This includes different types of housing units and tenure which can offer improved affordability.

Key Findings

- The Statistics Canada Censuses shows that between 1991 and 2006 the total number of households increased from 609,380 to 817,035. For this period, as a percentage of the total housing inventory, apartment households increased from 34% (208,225) to 40% (321,970), while single detached households declined from 50% (302,120) to 35% (288,320).
- For the period from 2000 to 2009 (10 years) there were 73,049 ground-oriented starts and the annual average was 7,305 units; 60% (43,943) were single detached, 9% (6,605) were semi-detached, and 31% (22,501) were row / townhouse units.
- For the period from 2005 to 2009 (5 years) there were 37,170 ground-oriented starts and the annual average was 7,432 units; 57% (24,008) were single detached, 9% (3,751) were semi-detached, and 34% (14,411) were row / townhouse units.
- For the period from 1999 to 2008, the relatively stable number of single detached starts has been supplemented by an increasing number of row / townhouse starts, while the number of semi-detached starts has stayed relatively constant. For this same period, the number of apartment starts has increased significantly. 2009 saw a significant decline in housing starts in all categories of structure type.

Source: CMHC Canadian Housing Observer 2008 (Regional Data)
CMHC Local Housing Market Data

Occupied Private Dwelling Inventory by Structure Type, Metro Vancouver, 1991, 1996, 2001, 2006



Ground Oriented Housing Starts by Structure Type, Subregions in Metro Vancouver, 2007-2008

	2007				2008			
	Total Ground-Oriented	Single Detached	Semi-Attached	Row Condo	Total Ground-Oriented	Single Detached	Semi-Attached	Row Condo
Metro Vancouver	7,524	4,211	678	2,635	6,652	3,634	709	2,309
Burnaby, New Westminster	472	244	132	96	579	253	130	196
Langley City and Township	1,001	591	80	330	318	246	6	66
Maple Ridge, Pitt Meadows	710	454	62	194	425	346	56	23
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	493	163	36	294	557	153	88	316
North Van. City and District West Van., Lions Bay, Bowen Is.	371	264	42	65	308	243	33	31
Richmond, Delta	641	407	92	142	862	389	78	395
Surrey, White Rock	2,846	1,567	112	1,167	2,605	1,364	174	1,067
Vancouver, Electoral Area A	990	521	122	347	998	640	143	215

Source: CMHC Local Housing Market Data

Housing Inventory by Structure Type in Metro Vancouver Municipalities, 1991, 1996, 2001, 2006

Municipality	1991				1996				2001				2006			
	Total Hshlds	Single Detached	Other Ground-Oriented	Apartment	Total Hshlds	Single Detached	Other Ground-Oriented	Apartment	Total Hshlds	Single Detached	Other Ground-Oriented	Apartment	Total Hshlds	Single Detached	Other Ground-Oriented	Apartment
Anmore	270	130	135	5	305	190	115	0	430	290	140	0	535	355	180	0
Belcarra	210	200	10	0	230	205	25	0	260	230	30	0	255	225	30	0
Bowen Island	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1,130	1,060	55	15	1,340	1,210	75	55
Burnaby	62,755	25,990	10,700	26,065	68,750	26,615	12,295	29,840	74,000	26,550	15,230	32,220	78,030	21,280	21,070	35,680
Coquitlam	29,455	17,485	5,085	6,885	35,735	19,920	6,205	9,610	40,220	20,685	8,345	11,190	41,235	19,225	10,050	11,960
Delta	28,820	22,490	3,130	3,200	31,500	23,210	4,065	4,225	32,785	23,360	4,730	4,695	33,550	21,590	6,810	5,150
Electoral Area 'A'	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2,715	500	770	1,445	4,500	470	790	3,240
Langley City	7,640	3,285	1,250	3,105	9,340	3,135	1,540	4,665	10,085	3,100	1,755	5,230	10,570	2,790	1,980	5,800
Langley Township	21,460	16,900	3,870	690	26,645	19,995	5,530	1,120	29,670	20,890	6,705	2,075	33,320	20,210	10,595	2,515
Lions Bay	465	420	40	5	485	415	55	15	520	500	15	5	520	455	60	5
Maple Ridge	16,895	12,300	2,230	2,365	19,790	13,110	4,085	2,595	22,595	14,650	4,390	3,555	24,935	15,250	5,845	3,840
New Westminster	21,195	5,930	1,395	13,870	23,540	6,020	1,905	15,615	26,025	6,170	3,055	16,800	27,045	4,945	4,225	17,875
North Vancouver City	18,225	4,510	2,980	10,735	19,445	4,090	3,780	11,575	20,705	4,105	4,410	12,190	21,345	3,390	4,830	13,125
North Vancouver District	25,990	18,160	4,275	3,555	27,910	18,575	4,750	4,585	29,075	18,455	5,905	4,715	29,745	16,915	7,640	5,190
Pitt Meadows	3,725	2,570	800	355	4,730	2,780	1,215	735	5,305	3,145	1,255	905	5,820	3,070	1,765	985
Port Coquitlam	12,110	8,235	2,400	1,475	15,930	8,805	4,290	2,835	17,755	9,270	5,120	3,365	18,710	8,725	6,185	3,800
Port Moody	6,185	3,270	1,975	940	7,310	3,495	2,530	1,285	8,535	3,775	2,820	1,940	10,130	3,840	3,725	2,565
Richmond	44,455	24,130	8,820	11,505	50,925	25,285	11,410	14,230	56,775	26,865	13,100	16,810	61,420	25,255	17,305	18,860
Surrey	82,160	52,975	16,335	12,850	100,850	57,995	23,045	19,810	115,715	64,060	29,220	22,435	131,145	56,790	43,695	30,660
Vancouver	199,540	67,480	31,120	100,940	218,540	65,415	36,405	116,720	236,100	65,390	39,580	131,130	253,215	48,365	55,340	149,510
West Vancouver	15,130	9,905	1,000	4,225	15,870	10,105	1,310	4,455	16,335	10,290	1,375	4,670	16,840	9,725	2,240	4,875
White Rock	7,955	3,350	680	3,925	8,745	3,330	935	4,480	9,080	3,330	1,070	4,680	9,525	2,685	1,790	5,050
Metro Vancouver	609,380	302,120	99,035	208,225	692,960	315,200	126,770	250,990	758,715	327,655	149,610	281,450	817,035	288,320	206,745	321,970

Source: Statistics Canada, 1991, 1996, 2001, 2006 Census

Metro Vancouver total includes Indian Reserves.

Note: "Other Ground-Oriented" includes Semi-detached, Apartment-duplex, Row house, Other single detached and moveable dwellings.

Note: In 2006, 'apartment or flat in a duplex' replaces 'apartment or flat in a detached duplex' and includes duplexes attached to other dwellings or buildings.

This is a change from the 2001 Census where duplexes attached to other dwellings or buildings were classified as an 'apartment in a building that has fewer than five storeys'.

When examining increases and decreases among specific structural types, it cannot be determined how much of the change is a result of the improved enumeration methods, the additional classification instructions, or real increases since the last Census.

Users of the data should not assume that changes between Census periods reflect accurately the completions and demolitions by structure type.

Note: Bowen Island was incorporated in 1999. The geographic area of Electoral Area A has changed since the 1996 Census.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Single Detached Housing Starts for Metro Vancouver Municipalities, 2000 - 2009

Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	5 Yr Average	10 Yr Average
Anmore	6	9	24	16	26	34	33	17	20	9	23	19
Belcarra	0	0	5	2	3	4	3	2	3	2	3	2
Bowen Island	n/a	27	23	38	25	48	27	26	21	15	27	25
Burnaby	188	160	296	250	283	222	205	171	217	132	189	212
Coquitlam	144	94	103	107	82	114	71	55	92	182	103	104
Delta	61	67	84	99	125	121	120	103	176	129	130	109
Electoral Area 'A'	7	7	7	3	4	3	3	9	2	5	4	5
Langley City	1	6	8	1	2	2	7	8	1	3	4	4
Langley Township	227	163	282	412	669	651	711	583	245	168	472	411
Lions Bay	3	0	1	0	2	2	0	3	2	1	2	1
Maple Ridge	284	315	588	511	392	361	446	345	310	197	332	375
New Westminster	16	50	12	53	68	27	91	73	36	51	56	48
North Vancouver City	15	24	23	12	17	22	29	20	21	13	21	20
North Vancouver District	75	59	74	92	77	74	72	102	87	56	78	77
Pitt Meadows	55	65	30	64	92	117	96	109	36	17	75	68
Port Coquitlam	68	166	135	96	71	48	35	26	19	4	26	67
Port Moody	52	31	80	99	61	118	94	63	19	7	60	62
Richmond	226	238	396	427	442	342	360	304	213	142	272	309
Surrey	1,048	1,261	1,850	2,211	2,143	1,908	2,247	1,560	1,356	1,328	1,680	1,691
Vancouver	514	661	791	711	853	554	812	512	638	395	582	644
West Vancouver	92	91	118	119	126	113	130	113	112	56	105	107
White Rock	23	18	50	59	51	50	22	7	8	17	21	31
Metro Vancouver	3,132	3,512	4,980	5,382	5,614	4,935	5,614	4,211	3,634	2,929	4,265	4,394

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Prior to 2001, Metro Vancouver regional total includes data from Indian Reserves.

Note: Bowen Island Incorporated in 1999. Bowen Island data is not available prior to 2001.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Semi-Detached Housing Starts for Metro Vancouver Municipalities, 2000 - 2009

Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	5 Yr Average	10 Yr Average
Anmore	2	0	0	0	8	6	0	0	0	0	1	2
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	n/a	0	0	0	0	0	0	0	0	0	0	0
Burnaby	94	146	246	258	178	124	144	122	124	66	116	150
Coquitlam	8	8	22	28	54	46	40	34	84	14	44	34
Delta	16	2	2	0	8	64	12	4	22	4	21	13
Electoral Area 'A'	0	0	0	2	34	0	6	18	2	0	5	6
Langley City	0	0	0	0	0	2	0	0	0	0	0	0
Langley Township	12	6	36	0	46	34	40	80	6	4	33	26
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	12	0	12	4	0	0	4	58	54	8	25	15
New Westminster	20	20	2	2	6	0	18	10	6	0	7	8
North Vancouver City	24	18	16	20	10	38	16	22	20	8	21	19
North Vancouver District	0	12	26	0	28	38	4	2	0	50	19	16
Pitt Meadows	0	0	4	0	18	10	10	4	2	12	8	6
Port Coquitlam	6	6	2	2	8	2	2	2	2	2	2	3
Port Moody	8	0	18	16	54	26	28	0	2	0	11	15
Richmond	76	32	38	96	132	92	148	88	56	40	85	80
Surrey	110	210	178	146	230	80	92	110	172	42	99	137
Vancouver	98	82	120	136	126	134	108	104	141	80	113	113
West Vancouver	6	26	6	20	34	18	4	18	14	0	11	15
White Rock	0	0	2	0	0	0	0	2	2	0	1	1
Metro Vancouver	496	568	730	730	974	714	676	678	709	330	621	661

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Prior to 2001, Metro Vancouver regional total includes data from Indian Reserves.

Note: Bowen Island Incorporated in 1999. Bowen Island data is not available prior to 2001.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Row Housing Starts for Metro Vancouver Municipalities, 2000 - 2009

Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	n/a	0	12	0	0	0	0	0	0	0	0	1
Burnaby	89	58	112	143	303	502	367	84	192	95	248	195
Coquitlam	65	43	15	54	61	10	47	67	234	135	99	73
Delta	32	0	16	0	0	0	22	3	102	92	44	27
Electoral Area 'A'	0	0	0	30	118	47	54	177	11	0	58	44
Langley City	8	0	0	41	82	0	0	0	0	36	7	17
Langley Township	28	43	274	317	471	388	160	330	66	148	218	223
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	11	28	50	31	13	31	88	88	10	96	63	45
New Westminster	0	3	0	29	142	132	16	12	4	0	33	34
North Vancouver City	45	32	21	20	19	33	46	41	31	11	32	30
North Vancouver District	62	17	52	6	20	67	22	4	0	63	31	31
Pitt Meadows	0	0	11	30	51	61	24	106	13	8	42	30
Port Coquitlam	33	81	44	83	57	51	41	76	82	60	62	61
Port Moody	44	24	61	167	179	125	65	151	0	0	68	82
Richmond	227	175	159	499	303	406	454	139	293	160	290	282
Surrey	401	567	705	625	1,260	1,178	1,236	1,167	1,062	698	1,068	890
Vancouver	87	133	199	264	239	250	210	170	204	53	177	181
West Vancouver	0	12	0	8	16	0	0	20	0	0	4	6
White Rock	0	0	0	9	0	0	0	0	5	5	2	2
Metro Vancouver	1,132	1,216	1,731	2,356	3,334	3,281	2,852	2,635	2,309	1,655	2,546	2,250

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Prior to 2001, Metro Vancouver regional total includes data from Indian Reserves.

Note: Bowen Island Incorporated in 1999. Bowen Island data is not available prior to 2001.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Apartment Housing Starts for Metro Vancouver Municipalities, 2000 - 2009

Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	n/a	0	0	0	0	1	0	0	4	2	1	1
Burnaby	166	517	329	510	1,562	2,304	890	1,891	1,110	559	1,351	984
Coquitlam	172	136	166	268	351	204	889	472	1,155	144	573	396
Delta	0	45	263	26	52	45	50	2	13	60	34	56
Electoral Area 'A'	173	36	0	198	423	419	326	272	257	137	282	224
Langley City	233	54	100	0	119	169	297	125	118	160	174	138
Langley Township	14	0	144	128	110	42	3	216	446	260	193	136
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	50	101	0	0	87	80	436	254	45	2	163	106
New Westminster	87	83	192	453	192	546	735	628	422	158	498	350
North Vancouver City	205	119	16	555	252	232	346	657	300	12	309	269
North Vancouver District	0	250	201	100	86	0	46	0	167	47	52	90
Pitt Meadows	0	0	0	0	0	0	353	70	144	0	113	57
Port Coquitlam	31	105	4	139	85	313	199	740	125	24	280	177
Port Moody	33	20	200	196	258	511	364	837	353	0	413	277
Richmond	120	118	799	619	649	930	1,132	1,413	1,399	343	1,043	752
Surrey	92	284	201	346	638	660	1,021	2,025	3,109	371	1,437	875
Vancouver	2,039	3,698	3,081	3,460	4,497	3,217	2,404	3,301	3,687	1,048	2,731	3,043
West Vancouver	0	0	0	96	37	207	9	8	33	0	51	39
White Rock	28	0	60	64	110	104	63	301	52	98	124	88
Metro Vancouver	3,443	5,566	5,756	7,158	9,508	9,984	9,563	13,212	12,939	3,425	9,825	8,055

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: CMHC's full category title is "apartment & other".

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Data for Apartment and Other Housing Starts in 2001 includes secondary suites (173 units). No other years include secondary suites.

Note: Bowen Island Incorporated in 1999. Bowen Island data is not available prior to 2001.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Description

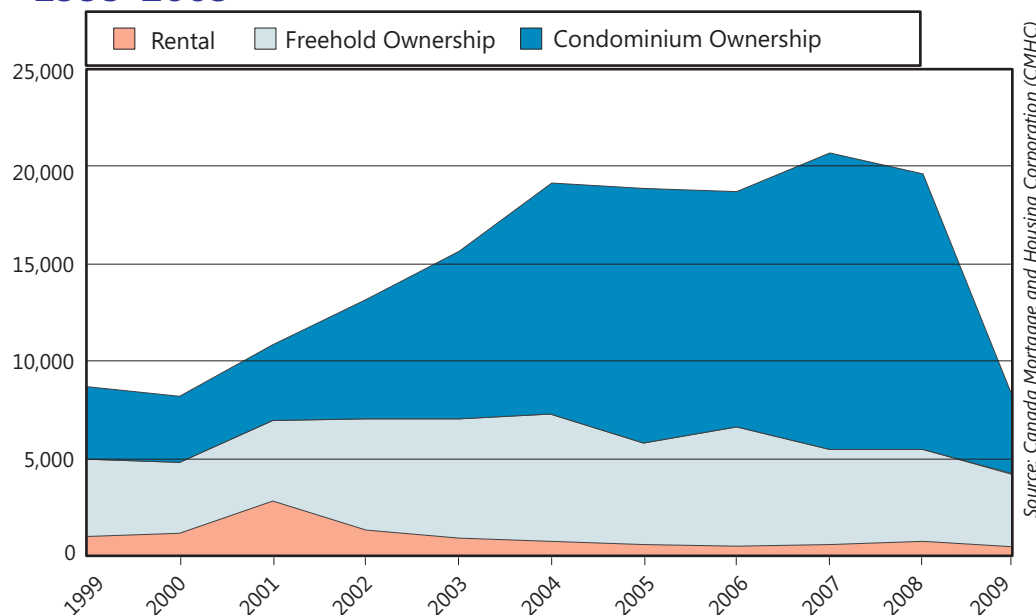
- One of the priorities set out in the Metro Vancouver Affordable Housing Strategy is to increase the supply of modest cost housing. This includes encouraging an adequate supply of rental units. Over the past ten years there have been very few purpose built rental units in the region.

Key Findings

- The 2006 Census counted 817,230 private households across Metro Vancouver. 65% (531,725) were ownership and 35% (285,045) were renter. This was an increase from the 609,210 households in 1991 when 57% (350,170) were ownership and 43% (259,040) were renter.
- Of the 285,045 renter households in 2006, approximately 37% were accommodated in the 104,952 purpose-built apartment rental units counted by CMHC. The remaining rental stock is predominately non-market rentals, private condominium rentals, and rented single detached and other ground-oriented units
- Between 2000 to 2009 (10 years) there were 9,763 purpose-built rental starts. For the period from 2000 to 2009, the average annual number of purpose-built rental starts was 976 units (7% of all housing starts), and for the period from 2005 to 2009 (5 years) the average was 581 units (3%). The balance and majority (93% to 97%) of housing starts were ownership units (either freehold or condominium).
- Within the ownership component, an increasing proportion of housing starts have been strata condominium (apartment or townhouse) rather than freehold ownership. For the period from 2000 to 2009 (10 years) the average annual number of condominium starts was 9,347 units (65% of the 143,099 ownership starts for the period), and for the period from 2004 to 2008 (5 years) the average annual number of condominium starts was 11,750 units (70% of the 83,361 ownership starts for the period).

Source: CMHC Canadian Housing Observer, 1999 - 2008 (Regional Data)
CMHC Housing Now, 2000-2009 (Municipal Data)

Housing Starts by Tenure, Metro Vancouver, 1999-2009



Source: Canada Mortgage and Housing Corporation (CMHC)

Housing Starts by Tenure, Subregions in Metro Vancouver, 2008-2009

	2008				2009			
	Total Starts	Freehold & Condo	Rental	% Rental	Total Starts	Freehold & Condo	Rental	% Rental
Metro Vancouver	19,591	18,843	748	4%	8,339	7,892	447	6%
Burnaby, New Westminster	2,111	2,111	0	0%	1,061	1,056	5	<1%
Langley City and Township	882	863	19	2%	779	759	20	3%
Maple Ridge, Pitt Meadows	614	614	0	0%	340	338	2	1%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	2,190	2,187	3	0%	572	572	0	0%
North Van. City and District West Van., Lions Bay, Bowen Is.	812	780	32	4%	316	316	0	0%
Richmond, Delta	2,274	2,253	21	1%	970	961	9	1%
Surrey, White Rock	5,766	5,573	193	3%	2,554	2,381	173	7%
Vancouver, Electoral Area A	4,942	4,462	480	10%	1,718	1,480	238	14%

Source: CMHC Housing Now
Date Released: January 2010, January 2009

Housing Inventory by Tenure in Metro Vancouver Municipalities, 1991, 1996, 2001, 2006

Municipality	1991				1996				2001				2006			
	Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anmore	235	85%	40	15%	265	88%	35	12%	325	76%	100	23%	490	92%	45	8%
Belcarra	185	88%	25	12%	200	87%	30	13%	205	79%	50	19%	235	90%	20	8%
Bowen Island	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	885	77%	260	23%	1,085	81%	255	19%
Burnaby	32,345	52%	30,415	48%	37,635	55%	31,120	45%	41,705	56%	32,295	44%	47,980	61%	30,055	39%
Coquitlam	19,955	68%	9,500	32%	24,710	69%	11,025	31%	28,365	71%	11,850	29%	30,905	75%	10,340	25%
Delta	23,310	81%	5,510	19%	24,810	79%	6,690	21%	26,025	79%	6,765	21%	27,265	81%	6,290	19%
Electoral Area 'A'	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1,195	44%	1,505	56%	1,820	40%	2,680	60%
Langley City	4,140	54%	3,500	46%	5,515	59%	3,820	41%	5,860	58%	4,225	42%	6,420	61%	4,150	39%
Langley Township	17,880	83%	3,575	17%	22,340	84%	4,305	16%	24,950	84%	4,720	16%	28,675	86%	4,660	14%
Lions Bay	425	91%	40	9%	420	86%	65	14%	470	90%	50	10%	475	92%	40	8%
Maple Ridge	12,905	76%	3,995	24%	14,970	76%	4,815	24%	17,520	78%	5,075	22%	20,135	81%	4,800	19%
New Westminster	8,215	39%	12,985	61%	10,890	46%	12,645	54%	12,400	48%	13,625	52%	14,555	54%	12,495	46%
North Vancouver City	7,475	41%	10,750	59%	8,650	44%	10,755	55%	9,935	48%	10,720	52%	11,515	54%	9,830	46%
North Vancouver District	20,285	78%	5,705	22%	21,720	78%	6,175	22%	22,945	79%	6,115	21%	24,275	82%	5,480	18%
Pitt Meadows	2,845	76%	875	23%	3,645	77%	1,085	23%	4,075	77%	1,225	23%	4,740	81%	1,080	19%
Port Coquitlam	9,200	76%	2,915	24%	11,860	74%	4,070	26%	13,220	74%	4,540	26%	14,895	80%	3,805	20%
Port Moody	4,340	70%	1,840	30%	5,515	75%	1,795	25%	6,500	76%	2,040	24%	8,015	79%	2,115	21%
Richmond	29,180	66%	15,270	34%	35,385	69%	15,535	31%	40,250	71%	16,520	29%	46,885	76%	14,545	24%
Surrey	57,270	70%	24,890	30%	70,940	70%	29,910	30%	82,695	71%	33,020	29%	98,655	75%	32,485	25%
Vancouver	81,480	41%	118,055	59%	91,480	42%	127,060	58%	103,340	44%	132,755	56%	121,850	48%	131,535	52%
West Vancouver	11,230	74%	3,905	26%	11,855	75%	4,015	25%	12,490	76%	3,850	24%	12,930	77%	3,905	23%
White Rock	5,125	64%	2,840	36%	5,715	65%	3,030	35%	5,835	64%	3,240	36%	6,310	66%	3,205	34%
Metro Vancouver	350,170	57%	259,040	43%	411,400	59%	281,320	41%	462,645	61%	295,745	39%	531,725	65%	285,045	35%

Source: Statistics Canada, 1991, 1996, 2001, 2006 Census

Metro Vancouver total includes Indian Reserves but excludes "Band Housing" as a form of tenure.

Note: "Other Ground-Oriented" includes Semi-detached, Apartment-duplex, Row house, Other single detached and moveable dwellings.

Note: In 2006, 'apartment or flat in a duplex' replaces 'apartment or flat in a detached duplex' and includes duplexes attached to other dwellings or buildings.

This is a change from the 2001 Census where duplexes attached to other dwellings or buildings were classified as an 'apartment in a building that has fewer than five storeys'.

When examining increases and decreases among specific structural types, it cannot be determined how much of the change is a result of the improved enumeration methods, the additional classification instructions, or real increases since the last Census.

Users of the data should not assume that changes between Census periods reflect accurately the completions and demolitions by structure type.

Note: Bowen Island was incorporated in 1999. The geographic area of Electoral Area A has changed since the 1996 Census.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Purpose Built Rental Apartment Starts for Metro Vancouver Municipalities, 2000 - 2009

Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	n/a	0	12	0	0	1	0	0	0	0	0	1
Burnaby	0	4	59	119	0	146	0	0	0	5	30	33
Coquitlam	0	0	0	0	0	2	0	0	0	0	0	0
Delta	0	0	245	0	4	7	5	3	13	9	7	29
Electoral Area 'A'	0	36	0	58	10	80	0	233	211	46	114	67
Langley City	233	54	100	0	0	0	0	0	0	0	0	39
Langley Township	1	0	161	158	144	28	12	8	19	20	17	55
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	48	101	0	0	0	18	0	32	0	2	10	20
New Westminster	29	0	0	0	0	0	0	0	0	0	0	3
North Vancouver City	107	42	0	18	10	0	27	0	0	0	5	20
North Vancouver District	0	156	0	16	0	0	5	0	32	0	7	21
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	0	0
Port Coquitlam	31	0	0	24	0	0	54	0	3	0	11	11
Port Moody	23	0	64	22	0	0	0	0	0	0	0	11
Richmond	0	0	0	72	0	22	11	7	8	0	10	12
Surrey	0	280	71	111	211	72	151	191	193	173	156	145
Vancouver	663	2,048	590	345	367	126	244	139	269	192	194	498
West Vancouver	0	0	0	1	0	84	0	0	0	0	17	9
White Rock	0	0	0	0	0	0	0	2	0	0	0	0
Metro Vancouver	1,145	2,721	1,302	944	746	586	509	615	748	447	581	976

Source: Canada Mortgage and Housing Corporation (CMHC)

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Data does not include secondary suites.

Note: Prior to 2001, Metro Vancouver regional total includes data from Indian Reserves (accounting for 10 rental starts in 2000).

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Ownership Housing Starts by Ownership Type for Metro Vancouver Municipalities, 2005 - 2009

Municipality	2005		2006		2007		2008		2009	
	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium
Anmore	40	0	33	0	17	0	20	0	9	0
Belcarra	4	0	3	0	2	0	3	0	2	0
Bowen	48	0	27	0	26	0	25	0	17	0
Burnaby	344	2,662	341	1,253	293	1,975	337	1,306	198	649
Coquitlam	175	197	154	893	188	440	272	1,293	273	202
Delta	115	108	117	82	106	3	178	122	131	145
Electoral Area 'A'	3	386	3	386	9	234	2	59	5	91
Langley City	4	169	7	297	8	125	1	118	3	196
Langley Township	607	480	679	223	703	498	328	416	286	274
Lion's Bay	2	0	0	0	3	0	2	0	1	0
Maple Ridge	353	101	441	533	344	369	312	107	197	99
New West	27	678	109	751	83	640	42	426	45	164
North Van City	84	241	47	363	38	702	67	305	33	11
North Van District	74	105	75	64	101	7	87	135	52	164
Pitt Meadows	116	72	94	389	91	198	38	157	17	20
Port Coquitlam	64	350	53	170	60	784	45	180	33	57
Port Moody	91	689	100	451	62	989	19	355	7	0
Richmond	331	1,417	365	1,718	314	1,623	442	1,511	318	367
Surrey	1,878	1,876	2,253	2,192	1,565	3,106	1,393	4,113	1,391	875
Vancouver	719	3,310	981	2,307	661	3,287	875	3,526	582	802
West Van	111	143	134	9	115	44	126	33	56	0
White Rock	54	100	80	5	81	227	62	5	71	44
Metro Vancouver	5,244	13,084	6,096	12,086	4,870	15,251	4,676	14,167	3,727	4,160

Source: CMHC - Rental Housing Market Reports & Housing Now Reports

Note: Electoral Area 'A' contains data for UBC/UEL only.

Definition: Freehold - A residence where the owner owns the dwelling and the lot outright.

Definition: Condominium - An individual dwelling which is privately owned, but where the building and/or land are collectively owned by all dwelling unit owners.

Description

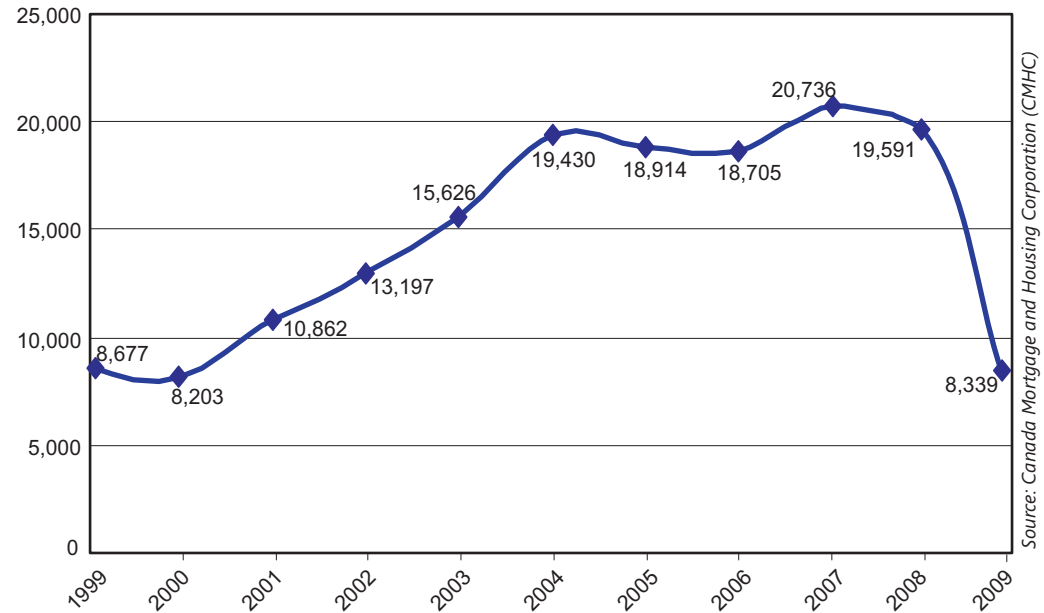
- Housing starts play an important role in increasing the supply of housing across the region. The number of housing starts over the decade reflects economic patterns and the cyclical nature of the housing development industry. Over the past decade, the level of housing demand in Metro Vancouver has increased due to strong population and economic growth. This has contributed to a strong supply response, especially in the ownership segment of the housing continuum.

Key Findings

- Data reported by CMHC for the period from 2000 to 2009 (10 years) shows 153,941 housing starts, with an annual average of 15,603 units.
- For the period from 2000 to 2009 (10 years), the number of housing starts ranged from a low of 8,203 units in 2000 to a high of 20,736 units in 2007.
- For the period from 2004 to 2008 (5 years), there were 97,375 housing starts, with an annual average of 19,475 units.
- For each of the years from 2004 to 2008, the number of housing starts was consistently high, ranging from a low of 18,705 units in 2006 to a high of 20,736 units in 2007.
- In 2009 the number of housing starts declined to 8,339. This is a significant decrease when compared to the previous 5 years.

Source: CMHC Canadian Housing Observer, 2008 (Regional Data)
CMHC Local Housing Market Data

Housing Starts in Metro Vancouver, 1999 - 2009



Housing Starts by Subregions in Metro Vancouver, 2004 - 2009

	2004	2005	2006	2007	2008	2009
Metro Vancouver	19,430	18,914	18,705	20,736	19,591	8,339
Burnaby, New Westminster	2,734	3,857	2,466	2,991	2,111	1,061
Langley City and Township	1,499	1,288	1,218	1,342	882	779
Maple Ridge, Pitt Meadows	653	660	1,457	1,034	614	340
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	1,358	1,612	1,911	2,542	2,190	572
North Van. City and District West Van., Lions Bay, Bowen Island	749	893	751	1,036	812	316
Richmond, Delta	1,711	2,000	2,298	2,056	2,274	970
Surrey, White Rock	4,432	3,980	4,681	5,172	5,766	2,554
Vancouver, Electoral Area A	6,294	4,624	3,923	4,563	4,942	1,718

Source: CMHC Local Housing Market Data

Housing Starts for Metro Vancouver Municipalities, 2000 - 2009

Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	5 Yr Average	10 Yr Average
Anmore	8	9	24	16	34	40	33	17	20	9	24	21
Belcarra	0	0	5	2	3	4	3	2	3	2	3	2
Bowen Island	n/a	27	35	38	25	49	27	26	25	17	29	27
Burnaby	537	881	983	1,161	2,326	3,152	1,606	2,268	1,643	852	1,904	1,541
Coquitlam	389	281	306	457	548	374	1,047	628	1,565	475	818	607
Delta	109	114	365	125	185	230	204	112	313	285	229	204
Electoral Area 'A'	180	43	7	233	579	469	389	476	272	142	350	279
Langley City	242	60	108	42	203	173	304	133	119	199	186	158
Langley Township	281	212	736	857	1,296	1,115	914	1,209	763	580	916	796
Lions Bay	3	0	1	0	2	2	0	3	2	1	2	1
Maple Ridge	357	444	650	546	492	472	974	745	419	303	583	540
New Westminister	123	156	206	537	408	705	860	723	468	209	593	440
North Vancouver City	289	193	76	607	298	325	437	740	372	44	384	338
North Vancouver District	137	338	353	198	211	179	144	108	254	216	180	214
Pitt Meadows	55	65	45	94	161	188	483	289	195	37	238	161
Port Coquitlam	138	358	185	320	221	414	277	844	228	90	371	308
Port Moody	137	75	359	478	552	780	551	1,051	374	7	553	436
Richmond	649	563	1,392	1,641	1,526	1,770	2,094	1,944	1,961	685	1,691	1,423
Surrey	1,651	2,322	2,934	3,328	4,271	3,826	4,596	4,862	5,699	2,439	4,284	3,593
Vancouver	2,738	4,574	4,191	4,571	5,715	4,155	3,534	4,087	4,670	1,576	3,604	3,981
West Vancouver	98	129	124	243	213	338	143	159	159	56	171	166
White Rock	51	18	112	132	161	154	85	310	67	115	146	121
Metro Vancouver	8,203	10,862	13,197	15,626	19,430	18,914	18,705	20,736	19,591	8,339	17,257	15,360

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Data for Housing Starts in 2001 includes secondary suites (173 units). No other years include secondary suites.

Note: Prior to 2001, Metro Vancouver regional total includes data from Indian Reserves.

Note: Bowen Island Incorporated in 1999. Bowen Island data is not available prior to 2001.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Description

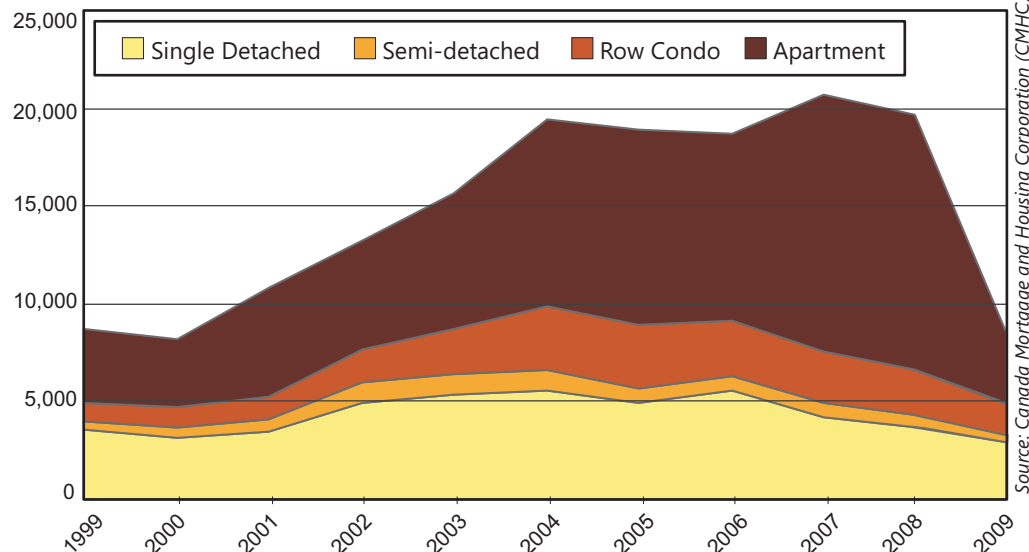
- The composition of housing stock in Metro Vancouver has continued to evolve over the past decade. Multi-unit developments account for an increasing proportion of the total housing starts in the region. Higher density developments can help to contribute to better use of the land base as well as lower per unit housing costs.

Key Findings

- Data reported by CMHC for the period from 2000 and 2009 (10 years) shows that of the 153,941 housing starts, 47% (73,036) were ground-oriented units and 53% (80,905) were apartment units. For the period from 2004 to 2008 (5 years), there were 97,375 housing starts; 43% (42,170) were ground-oriented units and 57% (55,205) were apartment units.
- For the period from 2000 to 2009 (10 years), ground-oriented starts averaged 7,305 units, ranging from a low of 4,760 units in 2000 to a high of 9,922 units in 2004. For the period from 2005 to 2009 (5 years), ground-oriented starts averaged 7,432 units, ranging from a low of 6,652 units in 2008 to a high of 9,142 units in 2006.
- For the period from 2000 to 2009 (10 years), apartment starts averaged 8,055 units, ranging from a low of 3,425 units in 2009 to a high of 13,212 units in 2007. For the period from 2005 to 2009 (5 years), apartment starts averaged 9,825 units.
- The share of starts by type varies among subregions. The ground-oriented units for the period from 2005 to 2009 (5 years), ranged from 24% of the total housing starts in the Vancouver / Electoral Area A subregion, to 67% of the total housing starts in the Langley City / Township subregion.

Source: CMHC Canadian Housing Observer 2008 (Regional Data)
CMHC Local Housing Market Data

Housing Starts - Ground-Oriented and Apartment, Metro Vancouver, 1999 - 2009



Source: Canada Mortgage and Housing Corporation (CMHC)

Housing Starts - Ground-Oriented and Apartment, Subregions in Metro Vancouver, 2007 - 2008

	2008				2009			
	Total Starts	Apartment	Ground-Oriented	% Ground-Oriented	Total Starts	Apartment	Ground-Oriented	% Ground-Oriented
Metro Vancouver	19,591	12,939	6,652	34%	8,339	3,425	4,914	59%
Burnaby, New Westminster	2,111	1,532	579	27%	1,061	717	344	32%
Langley City and Township	882	564	318	36%	779	420	359	46%
Maple Ridge, Pitt Meadows	614	189	425	69%	340	2	338	99%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	2,190	1,633	557	25%	572	168	404	71%
North Van. City and District West Van., Lions Bay, Bowen Is.	812	504	308	38%	316	59	257	81%
Richmond, Delta	2,274	1,412	862	38%	970	403	567	58%
Surrey, White Rock	5,766	3,161	2,605	45%	2,554	469	2,090	82%
Vancouver, Electoral Area A	4,942	3,944	998	20%	1,718	1,185	533	31%

Source: CMHC Housing Now
Date Released: January 2009, January 2008

Ground-Oriented Housing Starts for Metro Vancouver Municipalities, 2000 - 2009

Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	5 Yr Average	10 Yr Average
Anmore	8	9	24	16	34	40	33	17	20	9	24	21
Belcarra	0	0	5	2	3	4	3	2	3	2	3	2
Bowen Island	n/a	n/a	35	38	25	48	27	26	21	15	27	26
Burnaby	371	364	654	651	764	848	716	377	533	293	553	557
Coquitlam	217	145	140	189	197	170	158	156	410	331	245	211
Delta	109	69	102	99	133	185	154	110	300	225	195	149
Electoral Area 'A'	7	7	7	35	156	50	63	204	15	5	67	55
Langley City	9	6	8	42	84	4	7	8	1	39	12	21
Langley Township	267	212	592	729	1,186	1,073	911	993	317	320	723	660
Lions Bay	3	0	1	0	2	2	0	3	2	1	2	1
Maple Ridge	307	343	650	546	405	392	538	491	374	301	419	435
New Westminster	36	73	14	84	216	159	125	95	46	51	95	90
North Vancouver City	84	74	60	52	46	93	91	83	72	32	74	69
North Vancouver District	137	88	152	98	125	179	98	108	87	169	128	124
Pitt Meadows	55	65	45	94	161	188	130	219	51	37	125	105
Port Coquitlam	107	253	181	181	136	101	78	104	103	66	90	131
Port Moody	104	55	159	282	294	269	187	214	21	7	140	159
Richmond	529	445	593	1,022	877	840	962	531	562	342	647	670
Surrey	1,559	2,038	2,733	2,982	3,633	3,166	3,575	2,837	2,590	2,068	2,847	2,718
Vancouver	699	876	1,110	1,111	1,218	938	1,130	786	983	528	873	938
West Vancouver	98	129	124	147	176	131	134	151	126	56	120	127
White Rock	23	18	52	68	51	50	22	9	15	22	24	33
Metro Vancouver	4,760	5,296	7,441	8,468	9,922	8,930	9,142	7,524	6,652	4,914	7,432	7,305

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Ground-Oriented includes "Single Detached", "Semi-detached" and "Row House".

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Bowen Island Incorporated in 1999. Bowen Island data is not available prior to 2001.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Apartment Housing Starts for Metro Vancouver Municipalities, 2000 - 2009

Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	n/a	0	0	0	0	1	0	0	4	2	1	1
Burnaby	166	517	329	510	1,562	2,304	890	1,891	1,110	559	1,351	984
Coquitlam	172	136	166	268	351	204	889	472	1,155	144	573	396
Delta	0	45	263	26	52	45	50	2	13	60	34	56
Electoral Area 'A'	173	36	0	198	423	419	326	272	257	137	282	224
Langley City	233	54	100	0	119	169	297	125	118	160	174	138
Langley Township	14	0	144	128	110	42	3	216	446	260	193	136
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	50	101	0	0	87	80	436	254	45	2	163	106
New Westminster	87	83	192	453	192	546	735	628	422	158	498	350
North Vancouver City	205	119	16	555	252	232	346	657	300	12	309	269
North Vancouver District	0	250	201	100	86	0	46	0	167	47	52	90
Pitt Meadows	0	0	0	0	0	0	353	70	144	0	113	57
Port Coquitlam	31	105	4	139	85	313	199	740	125	24	280	177
Port Moody	33	20	200	196	258	511	364	837	353	0	413	277
Richmond	120	118	799	619	649	930	1,132	1,413	1,399	343	1,043	752
Surrey	92	284	201	346	638	660	1,021	2,025	3,109	371	1,437	875
Vancouver	2,039	3,698	3,081	3,460	4,497	3,217	2,404	3,301	3,687	1,048	2,731	3,043
West Vancouver	0	0	0	96	37	207	9	8	33	0	51	39
White Rock	28	0	60	64	110	104	63	301	52	98	124	88
Metro Vancouver	3,443	5,566	5,756	7,158	9,508	9,984	9,563	13,212	12,939	3,425	9,825	8,055

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: CMHC's full category title is "apartment & other".

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Note: Data for Apartment and Other Housing Starts in 2001 includes secondary suites (173 units). No other years include secondary suites.

Note: Bowen Island Incorporated in 1999. Bowen Island data is not available prior to 2001.

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

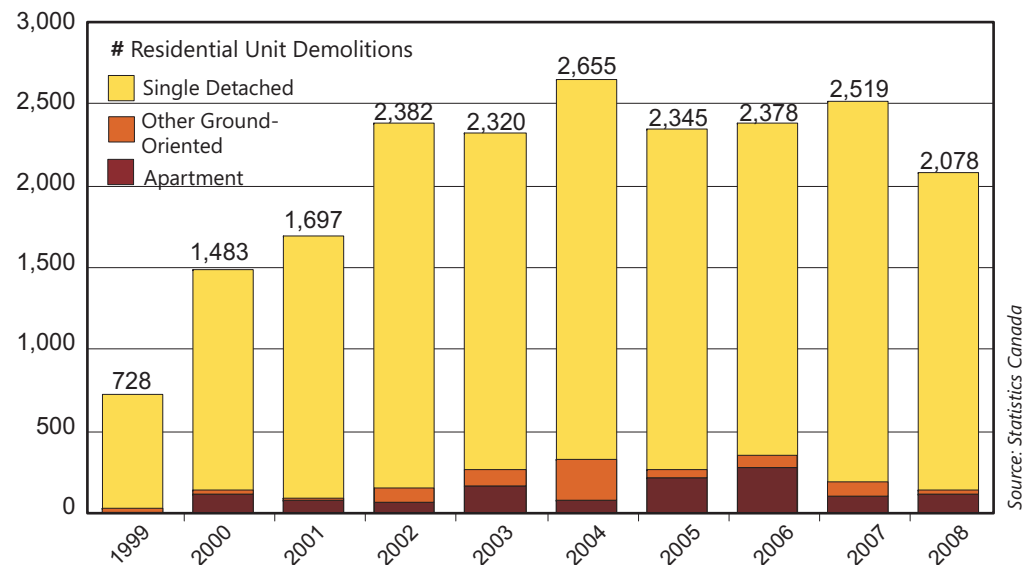
Description

- The existing stock of apartment units provides for an important supply of rental options for residents of Metro Vancouver. There is concern about the loss of affordable rental units through the demolition and redevelopment of older apartment buildings. Redevelopment should limit the demolition of purpose built rental apartment buildings or replace this stock with adequate supplies of affordable rental units.

Key Findings

- Data reported by Statistics Canada for the period from 1999 to 2008 (10 years) shows 20,585 residential units demolished with an annual average of 2,059 demolitions.
- For the period from 1999 to 2008 (10 years), the number of residential units demolished ranged from a low of 728 units in 2000 to a high of 2,655 units in 2004.
- For the period from 2004 to 2008 (5 years), there were 9,320 residential demolitions, with an annual average of 2,395 demolitions per year.
- Ground oriented dwellings account for 95% of the residential demolitions that occurred from 1999 to 2008. Apartment demolitions account for 5% (1,207 units) of the total demolitions over the 10 year period from 1999 to 2008.
- For the period from 2004 to 2008 apartment demolitions account for 6% (767 units) of total demolitions. The highest number of annual apartment demolitions was 280 units in 2006.

Housing Demolitions in Metro Vancouver, 1999 - 2008



Housing Demolitions by Subregions in Metro Vancouver, 2007, 2008

	2007 Demolitions			2008 Demolitions		
	Total	Apartment	Ground Oriented	Total	Apartment	Ground Oriented
Metro Vancouver	2,519	94	2,425	2,078	108	1,970
Burnaby, New Westminster	371	20	351	324	0	324
Langley City and Township	85	0	85	122	0	122
Maple Ridge, Pitt Meadows	60	0	60	64	0	64
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	130	0	130	131	8	123
North Van. City and District West Van., Lions Bay, Bowen Island	302	0	302	201	0	201
Richmond, Delta	55	0	55	67	2	65
Surrey, White Rock	674	0	674	409	0	409
Vancouver, Electoral Area A	836	74	762	758	98	660

Source: Statistics Canada

Housing Demolitions (Residential Units) for Metro Vancouver Municipalities, 1999 - 2008

Municipality	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	1	1	1	0	0	3	0	4	0	1	1
Bowen Island	n/a	n/a	n/a	n/a	n/a	n/a	3	5	2	1	2	1
Burnaby	98	222	246	380	321	587	297	297	325	295	360	307
Coquitlam	17	34	19	64	64	85	72	72	90	90	82	61
Delta	15	35	52	43	62	29	29	35	55	67	43	42
Electoral Area 'A'	1	0	1	0	2	0	0	0	0	0	0	0
Langley City	4	12	2	39	13	14	25	71	7	13	26	20
Langley Township	16	31	37	43	74	90	77	91	78	109	89	65
Lions Bay	0	0	0	0	0	0	0	0	0	1	0	0
Maple Ridge	7	15	20	20	27	32	40	39	49	54	43	30
New Westminster	13	16	14	28	22	32	26	37	46	29	34	26
North Vancouver City	13	30	44	34	42	42	153	71	45	45	71	52
North Vancouver District	6	38	47	60	116	62	56	78	93	70	72	63
Pitt Meadows	2	7	1	2	3	2	11	5	11	10	8	5
Port Coquitlam	6	7	11	13	24	12	40	114	39	41	49	31
Port Moody	2	2	3	4	9	6	14	4	1	0	5	5
Richmond	50	27	118	173	31	108	0	34	0	0	28	54
Surrey	127	229	257	442	481	579	577	477	674	393	540	424
Vancouver	321	697	753	931	914	862	827	851	836	758	827	775
West Vancouver	21	67	57	71	85	101	61	82	164	86	99	80
White Rock	9	13	14	34	30	4	34	15	0	16	14	17
Metro Vancouver	728	1,483	1,697	2,382	2,320	2,655	2,345	2,378	2,519	2,078	2,395	2,059

Source: Statistics Canada

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Bowen Island data is not available prior to 2004.

Apartment Demolitions (Residential Units) for Metro Vancouver Municipalities, 1999 - 2008

Municipality	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0	0	0	n/a
Burnaby	0	0	0	0	0	6	0	0	20	0	5	3
Coquitlam	0	0	3	0	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	1	0	2	1	0
Electoral Area 'A'	0	0	0	0	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	4	1	0	63	0	0	13	7
Langley Township	0	0	0	0	0	0	0	0	0	0	0	0
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0	0	0	0	0
New Westminster	4	0	3	0	0	0	0	0	0	0	0	1
North Vancouver City	0	0	2	0	5	0	86	31	0	0	23	12
North Vancouver District	0	0	0	0	1	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	3	46	0	8	11	6
Port Moody	0	0	0	0	0	0	0	0	0	0	0	0
Richmond	0	0	0	0	0	0	0	0	0	0	0	0
Surrey	0	0	0	0	0	0	0	0	0	0	0	0
Vancouver	21	111	67	63	140	67	122	139	74	98	100	90
West Vancouver	0	2	0	0	14	0	0	0	0	0	0	2
White Rock	0	0	0	0	0	0	0	0	0	0	0	0
Metro Vancouver	25	113	75	63	164	74	211	280	94	108	153	121

Source: Statistics Canada

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Bowen Island data is not available prior to 2004.

Ground Oriented Dwelling Demolitions for Metro Vancouver Municipalities, 1999 - 2008

Municipality	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	1	1	1	0	0	3	0	4	0	1	1
Bowen Island	n/a	n/a	n/a	n/a	n/a	n/a	3	5	2	1	2	n/a
Burnaby	98	222	246	380	321	581	297	297	305	295	355	304
Coquitlam	17	34	16	64	64	85	72	72	90	90	82	60
Delta	15	35	52	43	62	29	29	34	55	65	42	42
Electoral Area 'A'	1	0	1	0	2	0	0	0	0	0	0	0
Langley City	4	12	2	39	9	13	25	8	7	13	13	13
Langley Township	16	31	37	43	74	90	77	91	78	109	89	65
Lions Bay	0	0	0	0	0	0	0	0	0	1	0	0
Maple Ridge	7	15	20	20	27	32	40	39	49	54	43	30
New Westminster	9	16	11	28	22	32	26	37	46	29	34	26
North Vancouver City	13	30	42	34	37	42	67	40	45	45	48	40
North Vancouver District	6	38	47	60	115	62	56	78	93	70	72	63
Pitt Meadows	2	7	1	2	3	2	11	5	11	10	8	5
Port Coquitlam	6	7	11	13	24	12	37	68	39	33	38	25
Port Moody	2	2	3	4	9	6	14	4	1	0	5	5
Richmond	50	27	118	173	31	108	0	34	0	0	28	54
Surrey	127	229	257	442	481	579	577	477	674	393	540	424
Vancouver	300	586	686	868	774	795	705	712	762	660	727	685
West Vancouver	21	65	57	71	71	101	61	82	164	86	99	78
White Rock	9	13	14	34	30	4	34	15	0	16	14	17
Metro Vancouver	703	1,370	1,622	2,319	2,156	2,581	2,134	2,098	2,425	1,970	2,242	1,938

Source: Statistics Canada

Note: Ground Oriented Dwellings include Single Detached, Cottages, Mobiles, Duplexes, Semi-detached, and Row House.

Note: 95% of Ground Oriented Dwelling demolitions over the past 10 years have been single detached dwellings.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Bowen Island data is not available prior to 2004.

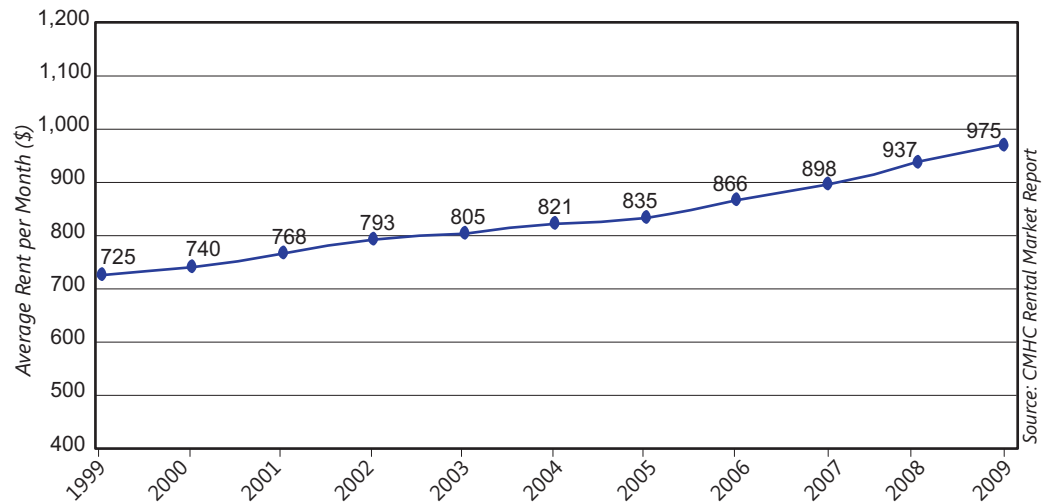
Description

- While affordability pressures are a function of high housing costs relative to incomes, these pressures can be made worse if rents grow at a faster rate than incomes. Affordability pressures can also be more severe for households falling at the lower end of the income distribution.
- The purpose built rental apartment universe, as reported in the CMHC Rental Market Report, accounts for approximately 104,000 units, or 55% of the total 189,845 rented apartment units reported in the 2006 Census. The remainder of the rental apartment units are mostly non-market rental units and privately rented condominium units.

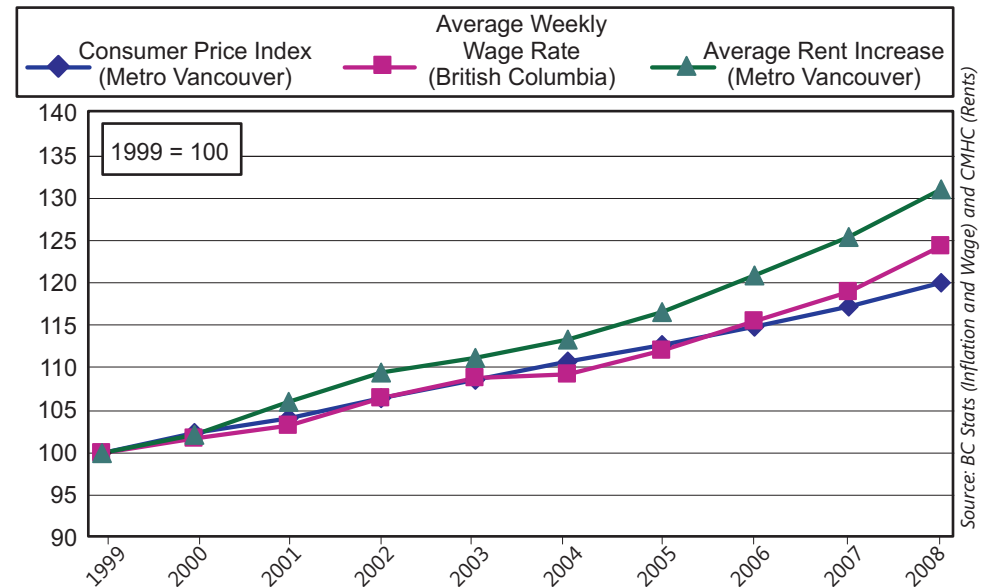
Key Findings

- Data reported from CMHC shows that for Metro Vancouver for the period from 1999 to 2008 (10 years), average apartment rents increased from \$725 to \$937, an increase of 31% or 2.7% per year.
- During this same 10 year period for Metro Vancouver, according to the BC Stats Consumer Price Index, general prices increased by 20% or 1.8% per year on average.
- During this same 10 year period for British Columbia, according to BC Stats, average wages increased by 24% or 2.2% per year on average.
- Overall for the period, the average wage increase was greater than the general price increase, but lower than the average apartment rent increase.

Average Purpose Built Apartment Rents in Metro Vancouver, 1999-2009



Inflation Rates by Select Sectors in Metro Vancouver, 1999-2008



Source: CMHC "Canadian Housing Observer" and BC Stats

Average Purpose Built Apartment Rents for Metro Vancouver Municipalities, 1999-2009

Municipality	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Last 5 Yrs Change	Last 10 Yrs Change
Burnaby	\$697	\$708	\$729	\$751	\$750	\$761	\$785	\$811	\$836	\$879	\$907	\$122	\$199
Coquitlam, Port Moody and Port Coquitlam	\$633	\$637	\$690	\$690	\$698	\$713	\$734	\$758	\$779	\$830	\$836	\$102	\$199
Delta	\$677	\$688	\$700	\$713	\$720	\$729	\$748	\$781	\$774	\$828	\$817	\$69	\$129
Langley City and Langley Township	\$662	\$679	\$698	\$708	\$715	\$745	\$750	\$768	\$791	\$801	\$803	\$53	\$124
Maple Ridge and Pitt Meadows	\$599	\$573	\$615	\$629	\$647	\$657	\$665	\$679	\$709	\$731	\$749	\$84	\$176
New Westminster	\$619	\$626	\$651	\$666	\$674	\$690	\$693	\$723	\$751	\$780	\$800	\$107	\$174
North Van City	\$732	\$748	\$788	\$805	\$809	\$829	\$839	\$857	\$895	\$924	\$958	\$119	\$210
North Van District	\$819	\$805	\$848	\$862	\$876	\$878	\$911	\$946	\$992	\$1,035	\$1,050	\$139	\$245
Richmond	\$735	\$747	\$759	\$811	\$809	\$838	\$842	\$912	\$927	\$969	\$980	\$138	\$233
Surrey	\$649	\$666	\$691	\$699	\$703	\$700	\$704	\$738	\$747	\$799	\$804	\$100	\$138
University Endowment Lands	n/a	n/a	n/a	n/a	n/a	n/a	\$1,175	\$1,225	\$1,346	\$1,427	\$1,461	\$286	n/a
Vancouver	\$750	\$769	\$793	\$828	\$845	\$863	\$878	\$912	\$945	\$985	\$1,041	\$163	\$272
West Vancouver	\$1,046	\$1,094	\$1,108	\$1,143	\$1,175	\$1,166	\$1,203	\$1,234	\$1,378	\$1,377	\$1,360	\$157	\$266
White Rock	\$691	\$712	\$718	\$735	\$758	\$742	\$768	\$777	\$793	\$836	\$844	\$76	\$132
Metro Vancouver	\$725	\$740	\$768	\$793	\$805	\$821	\$835	\$866	\$898	\$937	\$975	\$154	\$235

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: "n/a" indicates data suppressed for confidentiality or data is not available.

CHMC rental universe consists of 104,335 rental apartment units in Metro Vancouver (2009).

Average Purpose Built Apartment Rents by Unit Size for Metro Vancouver, 2005-2009

Municipality	2005				2006				2007				2008				2009			
	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Burnaby	\$615	\$732	\$910	\$1,030	\$635	\$762	\$935	\$1,039	\$659	\$778	\$974	\$1,119	\$661	\$817	\$1,031	\$1,156	\$710	\$845	\$1,063	\$1,235
Coquitlam, Port Coq., and Port Moody	\$573	\$686	\$798	\$988	\$589	\$695	\$834	\$1,069	\$593	\$703	\$879	\$1,061	\$638	\$746	\$933	\$1,146	\$639	\$756	\$940	\$1,113
Delta	\$541	\$665	\$856	\$964	\$548	\$677	\$914	\$1,010	\$561	\$688	\$883	\$899	\$616	\$723	\$925	\$1,076	\$586	\$728	\$932	\$1,119
Langley City and Township	\$593	\$692	\$814	\$938	\$596	\$708	\$837	\$928	\$614	\$732	\$854	\$978	\$615	\$740	\$873	\$993	\$621	\$748	\$868	\$1,053
Maple Ridge and Pitt Meadows	\$516	\$597	\$768	\$896	\$504	\$602	\$772	\$975	\$494	\$609	\$836	\$1,045	\$525	\$652	\$836	\$988	\$545	\$670	\$856	\$1,003
New Westminster	\$543	\$656	\$826	\$1,043	\$572	\$685	\$863	\$1,104	\$590	\$709	\$893	\$1,131	\$623	\$740	\$932	\$1,178	\$634	\$755	\$964	\$1,257
North Van City	\$666	\$788	\$976	\$1,130	\$702	\$802	\$1,010	\$1,070	\$737	\$835	\$1,047	\$1,130	\$761	\$869	\$1,083	\$1,381	\$799	\$899	\$1,116	\$1,401
North Van District	\$684	\$799	\$1,032	\$1,218	\$672	\$826	\$1,088	\$1,275	\$764	\$864	\$1,147	\$1,247	\$798	\$941	\$1,135	\$1,334	\$821	\$958	\$1,198	\$1,326
Richmond	\$606	\$780	\$931	\$1,115	\$635	\$821	\$1,018	\$1,170	\$647	\$862	\$1,059	\$1,134	\$743	\$893	\$1,063	\$1,211	\$717	\$893	\$1,081	\$1,298
Surrey	\$559	\$623	\$777	\$851	\$549	\$655	\$814	\$887	\$539	\$661	\$820	\$922	\$577	\$709	\$878	\$962	\$595	\$707	\$886	\$995
University Endowment Lands	n/a	\$1,030	\$1,300	\$1,713	n/a	\$1,086	\$1,362	\$1,652	n/a	\$1,171	\$1,586	\$1,747	n/a	\$1,227	\$1,628	\$2,006	n/a	\$1,259	\$1,683	\$2,136
Vancouver	\$701	\$837	\$1,192	\$1,450	\$727	\$868	\$1,241	\$1,533	\$760	\$902	\$1,283	\$1,457	\$779	\$936	\$1,318	\$1,749	\$840	\$990	\$1,400	\$1,750
West Vancouver	\$756	\$1,008	\$1,548	\$2,276	\$785	\$1,064	\$1,590	\$2,134	\$860	\$1,144	\$1,888	n/a	\$892	\$1,154	\$1,754	\$2,733	\$922	\$1,167	\$1,784	\$2,473
White Rock	\$574	\$728	\$892	\$1,083	\$604	\$740	\$909	\$1,073	\$627	\$752	\$915	\$981	\$660	\$781	\$992	\$1,277	\$697	\$797	\$984	\$1,339
Metro Vancouver	\$678	\$788	\$1,004	\$1,184	\$701	\$816	\$1,045	\$1,220	\$735	\$846	\$1,084	\$1,234	\$754	\$880	\$1,124	\$1,356	\$804	\$919	\$1,169	\$1,367

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: "n/a" indicates data suppressed for confidentiality or data is not available.

Note: CMHC rental universe excludes condominium apartment rental units.

CHMC rental universe consists of 104,335 rental apartment units in Metro Vancouver (2009).

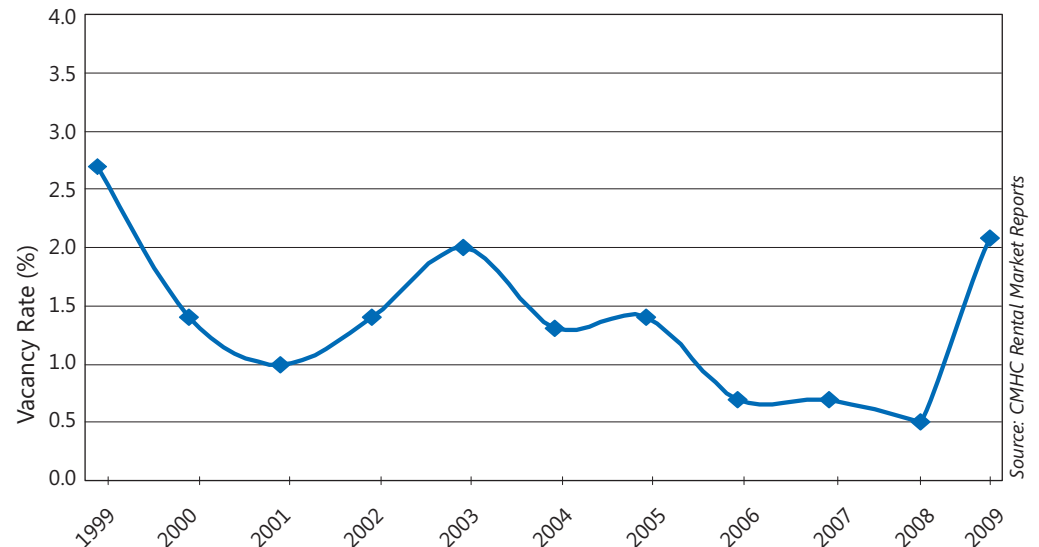
Description

- The vacancy rate is an indication of the health of the residential rental market. A residential vacancy rate of 2.0%-3.0% is generally considered a balanced market. In Metro Vancouver, purpose built rental apartment vacancy rates have typically been very low, under 1.5% for most of the past decade, leading to challenges in finding suitable and affordable rental housing for many households.

Key Findings

- Data reported by CMHC for Fall 2009 shows that of the 104,335 purpose built rental apartments built in Metro Vancouver, the vacancy rate was 2.1%, up from the 10 year low of 0.5% in 2008.
- For the period from 2000 to 2009 (10 years), the average apartment vacancy rate was 1.3% for the region. For the period from 2005 to 2009 (5 years), the average rate was 1.1%.
- In 2009 the average vacancy rates vary by unit type/size (1.4% for bachelor units as compared to 2.6% for 2-bedroom units) and location (higher vacancy rates in Surrey, White Rock, Maple Ridge and Pitt Meadows), however have stayed relatively low during this period.
- The varied vacancy rates at the municipal level by unit type reflects both the supply and demand for apartment units. In smaller communities with limited apartment inventories, changes in vacancy rates may not necessarily represent a significant number of units.
- The low vacancy rates in the region are indicative of the limited supply and strong demand for apartment rental units. These conditions have lead to the relatively high rent rates over the past decade.

Average Purpose Built Apartment Vacancy Rates in Metro Vancouver, 1999 - 2009



Average Purpose Built Apartment Vacancy Rates, Subregions in Metro Vancouver, Fall 2009

	Total	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +
Metro Vancouver	2.1%	1.4%	2.1%	2.6%	2.2%
Burnaby, New Westminster	3.4%	2.9%	3.7%	2.7%	1.3%
Langley City and Township	3.4%	8.9%	3.0%	3.1%	n/a
Maple Ridge, Pitt Meadows	5.1%	6.7%	4.6%	6.2%	1.7%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	3.4%	2.1%	2.8%	4.6%	1.5%
North Van. City and District West Van., Lions Bay, Bowen Is.	1.2%	0.8%	1.3%	1.3%	0.4%
Richmond, Delta	3.1%	1.5%	3.5%	3.1%	1.7%
Surrey, White Rock	5.2%	0.6%	4.9%	5.6%	6.6%
Vancouver, Electoral Area A	1.2%	1.0%	1.2%	1.3%	0.6%

Source: CMHC "Canadian Housing Observer" and CMHC Rental Market Reports

Source: CMHC Rental Market Report, Fall 2009

Average Purpose Built Apartment Vacancy Rates for Metro Vancouver Municipalities, 1999-2009

Municipality	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Last 5 Yr Average	Last 10 Yr Average
Burnaby	3.5%	1.3%	0.9%	1.6%	1.5%	1.4%	1.2%	0.8%	0.5%	0.5%	3.4%	1.3%	1.3%
Coquitlam, Port Moody and Port Coquitlam	3.7%	2.8%	1.6%	1.7%	2.2%	3.2%	3.7%	0.7%	1.8%	0.7%	3.4%	2.1%	2.2%
Delta	5.7%	6.1%	3.0%	3.6%	6.0%	4.1%	5.7%	1.8%	1.3%	0.8%	3.8%	2.7%	3.6%
Langley City and Langley Township	4.0%	2.2%	0.8%	1.1%	2.0%	1.8%	1.6%	2.1%	1.4%	1.3%	3.4%	2.0%	1.8%
Maple Ridge and Pitt Meadows	4.0%	2.8%	2.3%	2.4%	2.8%	1.7%	3.5%	2.1%	2.4%	2.0%	5.1%	3.0%	2.7%
New Westminster	5.4%	2.1%	1.5%	1.8%	2.8%	2.4%	2.0%	0.9%	1.3%	1.0%	3.3%	1.7%	1.9%
North Van City	2.7%	0.5%	0.8%	1.0%	1.2%	0.9%	0.7%	0.5%	0.3%	0.2%	0.9%	0.5%	0.7%
North Van District	1.1%	0.6%	0.1%	0.6%	0.4%	0.4%	0.5%	0.3%	0.3%	0.2%	0.9%	0.4%	0.4%
Richmond	1.7%	1.0%	0.9%	0.6%	1.2%	1.3%	2.7%	2.4%	0.7%	0.5%	2.7%	1.8%	1.4%
Surrey	5.7%	5.3%	2.3%	4.1%	5.9%	5.1%	4.7%	2.9%	2.4%	2.1%	6.1%	3.6%	4.1%
University Endowment Lands	n/a	n/a	n/a	n/a	n/a	0.1%	0.1%	0.2%	0.0%	0.3%	0.2%	0.2%	0.1%
Vancouver	1.6%	0.8%	0.7%	1.1%	1.7%	0.6%	0.7%	0.3%	0.5%	0.3%	1.2%	0.6%	0.8%
West Vancouver	2.0%	0.6%	0.8%	0.4%	0.8%	0.4%	0.1%	0.1%	0.1%	0.4%	1.4%	0.4%	0.5%
White Rock	2.9%	1.7%	0.9%	1.0%	2.0%	1.8%	1.2%	0.5%	1.2%	0.5%	1.6%	1.0%	1.2%
Metro Vancouver	2.7%	1.4%	1.0%	1.4%	2.0%	1.3%	1.4%	0.7%	0.7%	0.5%	2.1%	1.1%	1.3%

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay). Electoral Area A data is not available, except for the University Endowment Lands (U.E.L.)

Note: "n/a" indicates data suppressed for confidentiality or data is not available.

Note: CMHC rental universe excludes condominium apartment rental units.

CHMC rental universe consists of 104,335 rental apartment units in Metro Vancouver (2009).

Average Purpose Built Apartment Vacancy Rates by Unit Size for Metro Vancouver Municipalities, 2005-2009

Municipality	2005				2006				2007				2008				2009			
	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Burnaby	2.2%	1.0%	0.9%	3.2%	0.5%	0.7%	0.8%	2.2%	0.1%	0.4%	0.6%	0.5%	0.4%	0.5%	0.7%	0.5%	3.1%	3.9%	2.4%	1.4%
Coquitlam, Port Coq., and Port	3.3%	4.2%	3.3%	1.8%	1.1%	0.7%	0.8%	0.5%	2.1%	1.6%	2.2%	1.8%	1.1%	0.3%	1.1%	0.7%	2.1%	2.8%	4.6%	1.5%
Delta	2.6%	3.6%	8.4%	5.7%	0.0%	2.3%	1.5%	2.5%	1.5%	0.7%	1.9%	1.3%	0.0%	0.8%	0.6%	4.6%	2.7%	2.8%	4.9%	8.1%
Langley City and Township	0.0%	2.3%	1.0%	2.1%	6.3%	2.1%	1.6%	6.4%	1.4%	1.6%	1.2%	1.4%	0.0%	1.2%	1.4%	1.3%	8.9%	3.0%	3.1%	n/a
Maple Ridge and Pitt Meadows	0.0%	2.5%	5.6%	0.0%	0.0%	2.1%	2.4%	0.0%	n/a	2.6%	2.2%	2.4%	0.0%	2.0%	2.0%	2.0%	6.7%	4.6%	6.2%	1.7%
New Westminster	2.0%	2.1%	1.6%	3.3%	1.4%	1.0%	0.6%	0.8%	1.2%	1.4%	1.0%	1.3%	1.3%	1.2%	0.6%	1.0%	2.6%	3.5%	3.3%	0.8%
North Van City	0.4%	0.7%	0.6%	n/a	0.8%	0.4%	0.6%	0.0%	1.5%	0.2%	0.1%	0.3%	0.0%	0.2%	0.1%	0.2%	0.9%	0.7%	1.0%	n/a
North Van District	0.6%	1.2%	0.0%	0.0%	0.0%	0.3%	0.6%	0.0%	0.6%	0.3%	0.3%	0.3%	0.6%	0.0%	0.0%	0.2%	0.6%	0.9%	1.3%	0.0%
Richmond	1.0%	1.9%	3.5%	n/a	1.6%	1.7%	3.5%	0.7%	2.1%	0.8%	0.5%	0.7%	1.1%	0.7%	0.3%	0.0%	1.0%	4.0%	1.9%	0.0%
Surrey	n/a	4.8%	5.0%	2.7%	1.3%	3.0%	2.8%	3.6%	1.1%	2.3%	2.6%	2.4%	1.4%	2.3%	1.7%	2.1%	1.2%	6.0%	6.2%	6.8%
University Endowment Lands	n/a	0.0%	0.3%	0.0%	n/a	0.0%	0.7%	0.0%	n/a	0.0%	0.0%	n/a	n/a	0.0%	0.7%	0.0%	n/a	0.0%	0.6%	0.0%
Vancouver	0.8%	0.6%	0.9%	1.1%	0.3%	0.3%	0.4%	0.0%	0.4%	0.4%	0.7%	0.5%	0.4%	0.3%	0.3%	0.8%	1.0%	1.2%	1.3%	0.7%
West Vancouver	n/a	0.1%	0.1%	0.0%	0.4%	0.1%	0.0%	0.0%	0.0%	0.2%	0.1%	0.1%	0.5%	0.3%	0.6%	0.0%	1.0%	1.5%	1.2%	1.1%
White Rock	1.4%	1.4%	0.5%	0.0%	0.0%	0.8%	0.0%	n/a	0.0%	1.2%	1.4%	1.2%	0.0%	0.6%	0.3%	0.5%	0.0%	1.8%	1.7%	0.0%
Metro Vancouver	1.0%	1.2%	1.9%	2.2%	0.5%	0.7%	1.0%	1.3%	0.5%	0.7%	1.0%	0.7%	0.4%	0.5%	0.7%	1.3%	1.4%	2.1%	2.6%	2.2%

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: "n/a" indicates data suppressed for confidentiality or data is not statistically reliable

Description

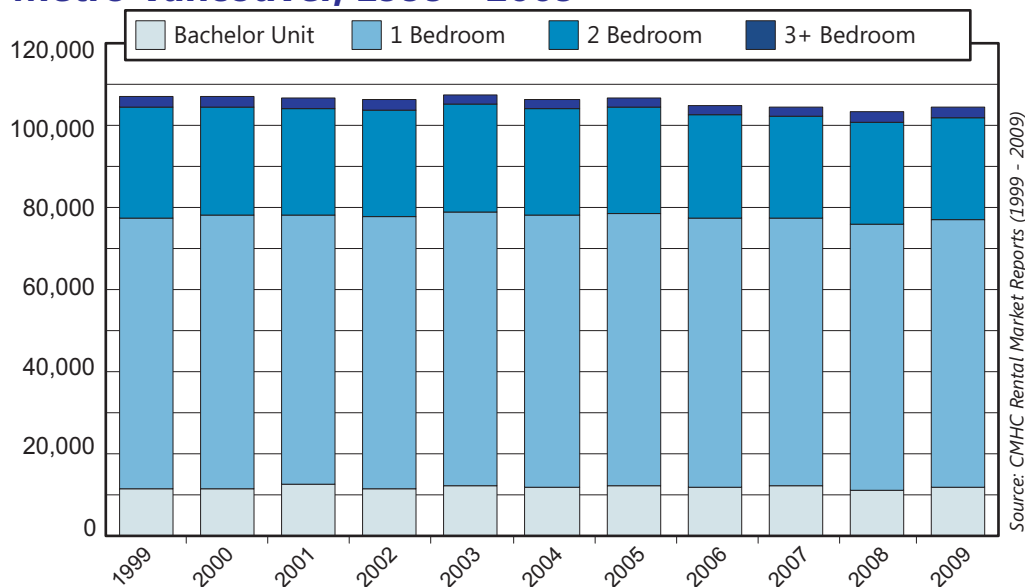
- Purpose built rental apartment units represent over half of the rented apartment units in Metro Vancouver. These units provide an important supply of affordable rental housing. Over the past decade, the inventory of purpose built rental apartment units has remained constant at approximately 105,000 units. Over a ten year period, the population of the region has increased by 15.6%, from 1,831,665 in 1996 to 2,116,581 in 2006.
- Expanding the supply of purpose built rental apartment units, including a variety of unit types/sizes located throughout the region, increases the diversity of housing options available.

Key Findings

- For the period from 2000 to 2009 (10 years), the number of purpose built rental apartments in Metro Vancouver ranged from a high of 107,491 units in 2003 to a low of 103,300 units in 2008.
- The City of Vancouver accounts for 53% of purpose built rental apartments in Metro Vancouver in 2009.
- One bedroom apartments account for 63% of the purpose built rental apartments in Metro Vancouver. One bedroom and bachelor apartments account for 74% of the total purpose built rental apartments in 2009.
- The proportion of multi bedroom (2 or 3+ bedrooms) rental apartments varies across the region. In Vancouver, Electoral Area A, only 18% of purpose built rental apartments are multi-bedroom units. In Surrey / White Rock, Richmond / Delta, and the Langleys subregions 47% of purpose built rental apartment inventory are multi-bedroom units.

Source: Canada Mortgage and Housing Corporation
Statistics Canada, 2006 Census

Purpose Built Rental Apartment Inventory, Metro Vancouver, 1999 - 2009



Purpose Built Rental Apartment Inventory by Subregions in Metro Vancouver, 2009

	Total	Bachelor and 1 Bedroom Units		2 and 3+ Bedroom Units	
Metro Vancouver	104,334	77,138	74%	27,196	26%
Burnaby, New Westminster	20,705	14,820	72%	5,885	28%
Langley City and Township	1,981	1,058	53%	923	47%
Maple Ridge, Pitt Meadows	1,448	849	59%	599	41%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	4,393	2,556	58%	1,837	42%
North Van. City and District West Van., Lions Bay, Bowen Island	9,147	6,141	67%	3,004	33%
Richmond, Delta	4,202	2,223	53%	1,979	47%
Surrey, White Rock	6,816	3,633	53%	3,183	47%
Vancouver, Electoral Area A	55,640	45,857	82%	9,783	18%

Source: Canada Mortgage and Housing Corporation

Purpose Built Rental Apartment Inventory for Metro Vancouver, 1999-2009

Municipality	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Burnaby	13,358	13,567	13,386	13,187	13,086	12,715	12,936	12,756	12,727	12,740	12,730
Coquitlam, Port Moody and Port Coquitlam	4,361	4,170	4,195	4,167	4,137	4,139	4,315	4,312	4,346	4,345	4,393
Delta	1,722	1,725	1,727	1,727	1,727	1,727	1,711	1,735	1,735	1,711	1,713
Langley City and Langley Township	1,848	1,845	1,959	1,929	1,886	1,966	2,072	2,077	2,074	1,999	1,982
Maple Ridge and Pitt Meadows	1,369	1,402	1,450	1,449	1,447	1,447	1,448	1,463	1,466	1,449	1,449
New Westminster	8,379	8,380	8,377	8,395	8,396	8,235	8,239	8,182	8,151	7,900	7,975
North Van City	6,094	6,071	6,184	6,105	6,088	5,989	6,034	5,929	5,851	5,878	5,864
North Van District	1,052	1,051	1,045	1,038	1,031	1,021	997	989	982	968	953
Richmond	2,625	2,674	2,559	2,489	2,491	2,489	2,493	2,244	2,249	2,250	2,489
Surrey	5,838	5,890	5,860	5,836	5,764	5,670	5,587	5,504	5,279	5,206	5,470
University Endowment Lands	n/a	n/a	n/a	n/a	n/a	n/a	801	801	725	725	830
Vancouver	56,200	55,733	55,613	55,685	57,002	56,439	56,338	55,276	55,042	54,442	54,810
West Vancouver	2,330	2,331	2,331	2,333	2,330	2,330	2,333	2,332	2,332	2,329	2,330
White Rock	1,418	1,418	1,408	1,404	1,373	1,357	1,361	1,352	1,356	1,358	1,347
Metro Vancouver	107,216	106,879	106,716	106,474	107,491	106,257	106,665	104,952	104,315	103,300	104,335

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay). Electoral Area A data is not available, except for the University Endowment Lands (U.E.L.)

Note: "n/a" indicates data suppressed for confidentiality or data is not available.

Note: CMHC rental universe excludes condominium apartment rental units.

CHMC rental universe consists of 104,335 rental apartment units in Metro Vancouver (2009).

CMHC Purpose Built Rental Apartment Inventory by Unit Size for Metro Vancouver, 2005-2009

Municipality	2005				2006				2007				2008				2009			
	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Burnaby	815	8,032	3,571	518	798	7,989	3,505	463	858	8,105	3,355	409	733	8,025	3,446	536	830	8,051	3,388	461
Coquitlam, Port Coq., and Port	184	2,365	1,582	184	183	2,344	1,588	197	169	2,321	1,663	193	187	2,296	1,647	215	190	2,366	1,637	200
Delta	76	852	748	35	75	862	758	40	67	841	787	40	59	768	818	66	73	868	735	37
Langley City and Township	79	989	957	47	80	990	960	47	71	989	968	46	82	965	906	46	88	970	874	49
Maple Ridge and Pitt Meadows	14	874	517	44	14	847	544	58	14	841	562	50	15	835	541	58	15	834	540	59
New Westminster	831	5,271	2,010	127	830	5,240	1,983	130	784	5,172	2,043	152	801	5,080	1,909	110	808	5,131	1,900	136
North Van City	497	3,664	1,845	n/a	518	3,606	1,782	23	494	3,552	1,786	19	509	3,611	1,729	30	511	3,541	1,782	29
North Van District	177	359	331	130	177	348	329	135	178	348	323	133	180	342	311	135	180	359	304	109
Richmond	210	1,134	1,022	n/a	189	952	949	155	206	1,007	940	96	197	978	923	152	194	1,088	1,064	143
Surrey	n/a	2,698	2,466	359	89	2,636	2,423	356	88	2,494	2,310	388	85	2,416	2,327	378	82	2,580	2,436	371
University Endowment Lands	n/a	430	304	55	n/a	427	307	55	n/a	412	262	40	n/a	407	269	39	n/a	460	315	44
Vancouver	9,040	37,550	9,157	591	8,600	37,002	9,085	588	8,922	36,782	8,733	605	8,098	36,840	8,946	558	8,526	36,860	8,863	561
West Vancouver	n/a	1,283	727	99	243	1,288	705	96	295	1,257	725	55	212	1,295	724	98	228	1,322	693	87
White Rock	69	906	372	14	81	916	347	7	63	913	369	11	67	908	369	14	71	900	367	9
Vancouver CMA	12,292	66,406	25,608	2,358	11,890	65,447	25,264	2,351	12,219	65,033	24,827	2,236	11,237	64,764	24,864	2,435	11,807	65,331	24,899	2,297

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: "n/a" indicates data suppressed for confidentiality or data is not statistically reliable

Description

- Households in Core Housing Need is a measure of the number of households that are inadequately housed due to the condition of the unit, the size of the unit, or the cost of the unit (given that alternative affordable housing costing not more than 30% of before-tax household income is not available).

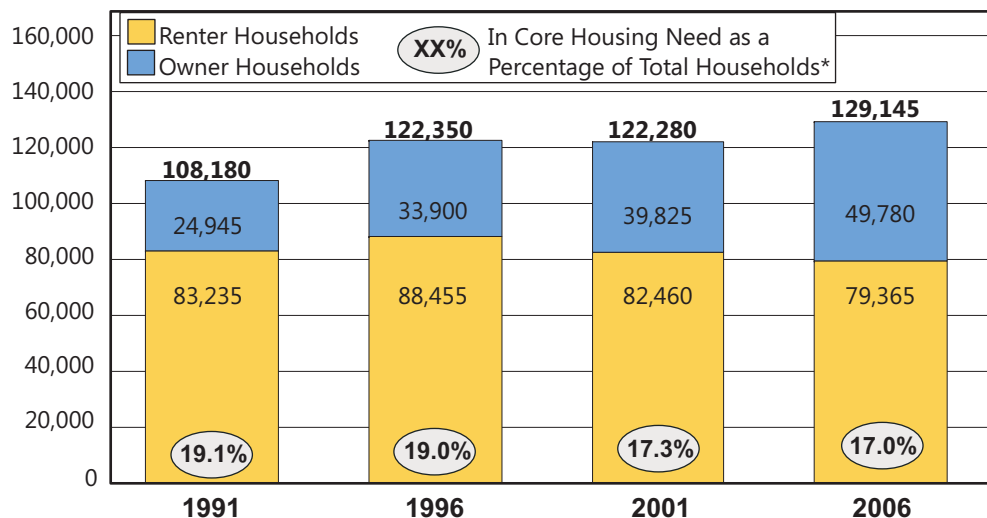
Between 2001 and 2006, the number of Canadian households in Core Housing Need grew slightly by 0.6%, from 1,485,340 in 2001 to 1,494,395 in 2006. During the same period the number of Metro Vancouver households in Core Housing Need grew by 5.6%, from 122,280 to 129,145.

Key Findings

- According to the 2006 Census data, of the 757,900 households across Metro Vancouver, 17% (129,145) were unable to access acceptable housing based on their household size and income. Of the 129,145 households in Core Housing Need, 61% (79,365 households) were renter households, while the remaining 39% (49,780) were ownership households.
- Households in Core Housing Need are predominately renter households. The number of renter households in Core Housing Need dropped by 5% between 1991 and 2006, from 83,235 to 79,365.
- The percentage of households in Core Housing Need varies across the region, from 12% of households in the Langleys subregion to 21% of households in Vancouver / Electoral Area A subregion.
- The proportion of households in Core Housing Need that are renter households also varies across the region. In Vancouver / Electoral Area A, 74% (35,680) of households in Core Housing Need are renters. In the subregion Richmond / Delta 43% (5,905) of households in Core Housing Need are renters.

Source: CMHC (census-based housing indicators and data)

Households in Core Housing Need by Tenure, Metro Vancouver, 1991, 1996, 2001, 2006



Distribution of Households in Core Housing Need by Subregions in Metro Vancouver, 2006

	Households In Core Need	% of Households In Core Need *	Renter Households In Core Need	Owner Households In Core Need
Metro Vancouver	129,145	17%	79,365	49,780
Burnaby, New Westminster	19,125	20%	12,345	6,775
Langley City and Township	5,070	12%	2,500	2,570
Maple Ridge, Pitt Meadows	3,845	13%	1,850	2,000
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	9,480	14%	4,620	4,850
North Van. City and District	8,775	13%	5,145	3,620
West Van., Lions Bay, Bowen Is.	8,775	13%	5,145	3,620
Richmond, Delta	13,870	16%	5,905	7,965
Surrey, White Rock	20,640	15%	11,305	9,335
Vancouver, Electoral Area A	48,355	21%	35,680	12,675

* Non-farm, non-reserve households with positive household income and spending less than 100% of income on shelter costs.

Source: CMHC (census-based housing data)

Households in Core Housing Need for Metro Vancouver Municipalities, 2006

Municipality	All Households			Renter Households			Owner Households		
	Total Hshlds	Hshlds in Core Need #	%	Total (Renter)	Hshlds in Core Need #	%	Total (Owner)	Hshlds in Core Need #	%
Anmore	515	15	3%	40	0	0%	475	10	2%
Belcarra	250	10	4%	20	0	0%	230	10	4%
Bowen Island	1,285	210	16%	255	110	43%	1,025	100	10%
Burnaby	72,200	14,040	19%	26,785	8,475	32%	45,420	5,560	12%
Coquitlam	38,630	6,010	16%	9,330	2,925	31%	29,295	3,085	11%
Delta	32,410	3,590	11%	5,875	1,835	31%	26,530	1,755	7%
Electoral Area 'A'	3,520	775	22%	1,955	520	27%	1,565	255	16%
Langley City	9,985	1,975	20%	3,785	1,375	36%	6,200	600	10%
Langley Township	31,375	3,095	10%	4,190	1,125	27%	27,185	1,970	7%
Lions Bay	490	35	7%	40	0	0%	450	30	7%
Maple Ridge	23,860	3,180	13%	4,505	1,485	33%	19,360	1,695	9%
New Westminster	25,520	5,085	20%	11,565	3,870	33%	13,955	1,215	9%
North Vancouver City	19,860	3,875	20%	8,950	2,790	31%	10,905	1,085	10%
North Vancouver District	28,320	2,705	10%	4,955	1,240	25%	23,365	1,460	6%
Pitt Meadows	5,600	665	12%	1,025	365	36%	4,575	305	7%
Port Coquitlam	17,885	2,525	14%	3,480	1,210	35%	14,410	1,310	9%
Port Moody	9,685	920	9%	1,955	485	25%	7,725	435	6%
Richmond	56,515	10,280	18%	12,875	4,070	32%	43,635	6,210	14%
Surrey	124,600	19,210	15%	30,165	10,430	35%	94,435	8,780	9%
Vancouver	231,105	47,580	21%	116,490	35,160	30%	114,615	12,420	11%
West Vancouver	15,490	1,950	13%	3,390	1,005	30%	12,100	945	8%
White Rock	8,805	1,430	16%	2,800	875	31%	6,000	555	9%
Vancouver CMA	757,900	129,145	17%	254,435	79,365	31%	503,460	49,780	10%

Source: CMHC (based on 2006 Census - All households incomes greater than zero and shelter-cost-to-income ratios (STIRs) less than 100%)

A household is said to be in Core Housing Need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it 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 (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Description

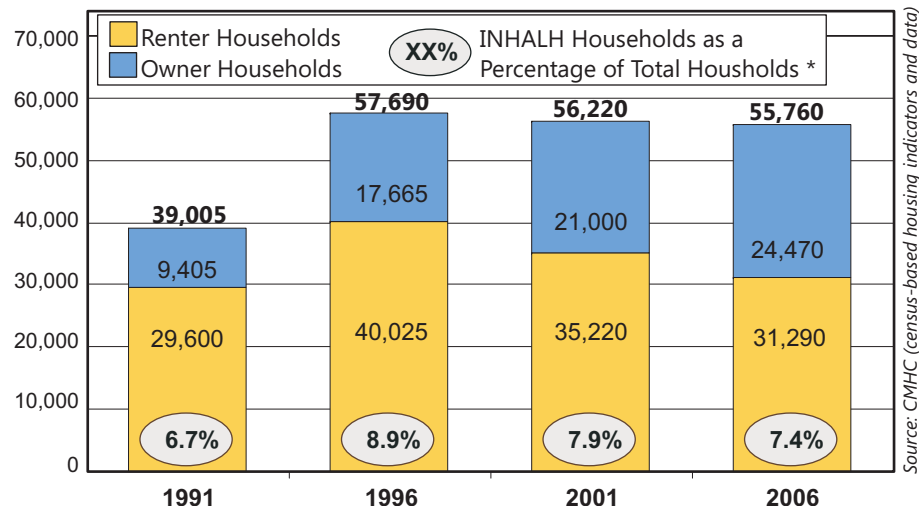
- Households in Core Housing Need and spending at least half (INALH) of household income on shelter are considered to have extremely dire housing circumstance. In Metro Vancouver the INALH data is considered to be a measure of households at risk of homelessness.
- Between 2001 and 2006, the number of Metro Vancouver INALH households declined by less than 1%, from 56,215 in 2001 to 55,765 in 2006.

Key Findings

- According to the 2006 Census data, of the 757,900 households across Metro Vancouver, 7% (55,765) were at risk of losing their current housing situation. The proportion of INALH households that are in rental housing is 61% (31,290 households), while the remaining 39% (24,470) were ownership households.
- INALH Households are predominately renter households. The number of renter INALH households dropped between 1996 and 2006, from 40,025 to 31,290. During the same period the number of owner INALH households increased from 17,665 to 24,470.
- The percentage of INALH households varies across the region, from 5% of households in the Langleys subregion up to 9% of households in Vancouver / Electoral Area A subregion.
- The proportion of INALH households that are renter households also varies across the region. In Vancouver / Electoral Area A, 70% (14,430) of INALH households are renters. In the subregion Richmond / Delta 38% (2,405) of INALH households are renters.

Note: For purposes of this Housing Data Sheet, INALH Households includes Aboriginal Households. Aboriginal household is defined by CMHC as one of the following:
 + a **non-family** household in which at least 50% of household members self-identified as Aboriginal; or
 + a **family household** that meets at least one of two criteria:
 - at least one spouse, common-law partner, or lone parent self-identified as an Aboriginal; or
 - at least 50% of household members self-identified as Aboriginal.

INALH Households, by Tenure, Metro Vancouver, 1991, 1996, 2001, 2006



Distribution of INALH Households by Subregions in Metro Vancouver, 2006

	Households INALH	% of All Households That Are INALH	Renter Households That Are INALH	Owner Households That Are INALH
Metro Vancouver	55,765	7%	31,290	24,470
Burnaby, New Westminster	7,775	8%	4,765	3,005
Langley City and Township	2,235	5%	910	1,325
Maple Ridge, Pitt Meadows	1,775	6%	760	1,015
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	4,155	6%	1,675	2,475
North Van. City and District West Van., Lions Bay, Bowen Is.	4,185	6%	2,405	1,775
Richmond, Delta	6,295	7%	2,405	3,890
Surrey, White Rock	8,865	7%	3,935	4,930
Vancouver, Electoral Area A	20,450	9%	14,430	6,025

* Non-farm, non-reserve households with positive household income and spending less than 100% of income on shelter costs.

Source: CMHC (census-based housing indicators and data)

Households In Core Housing Need and Spending At Least Half (INALH) of Household Income on Shelter Costs for Metro Vancouver Municipalities, 2006

Municipality	All Households			Renter Households			Owner Households		
	Total Hshlds	INALH Households #	%	Total (Rent)	INALH Households #	%	Total (Own)	INALH Households #	%
Anmore	515	n/a	n/a	40	n/a	n/a	475	n/a	n/a
Belcarra	250	n/a	n/a	20	n/a	n/a	230	n/a	n/a
Bowen Island	1,285	130	10%	255	65	25%	1,025	65	6%
Burnaby	72,200	5,770	8%	26,785	3,310	12%	45,420	2,460	5%
Coquitlam	38,630	2,585	7%	9,330	1,025	11%	29,295	1,560	5%
Delta	32,410	1,600	5%	5,875	730	12%	26,530	870	3%
Electoral Area 'A'	3,520	330	9%	1,955	210	11%	1,565	125	8%
Langley City	9,985	790	8%	3,785	495	13%	6,200	295	5%
Langley Township	31,375	1,445	5%	4,190	415	10%	27,185	1,030	4%
Lions Bay	490	n/a	n/a	40	n/a	n/a	450	n/a	n/a
Maple Ridge	23,860	1,510	6%	4,505	660	15%	19,360	850	4%
New Westminster	25,520	2,005	8%	11,565	1,455	13%	13,955	545	4%
North Vancouver City	19,860	1,740	9%	8,950	1,200	13%	10,905	535	5%
North Vancouver District	28,320	1,280	5%	4,955	555	11%	23,365	725	3%
Pitt Meadows	5,600	265	5%	1,025	100	10%	4,575	165	4%
Port Coquitlam	17,885	1,190	7%	3,480	485	14%	14,410	700	5%
Port Moody	9,685	380	4%	1,955	165	8%	7,725	215	3%
Richmond	56,515	4,695	8%	12,875	1,675	13%	43,635	3,020	7%
Surrey	124,600	8,185	7%	30,165	3,495	12%	94,435	4,690	5%
Vancouver	231,105	20,120	9%	116,490	14,220	12%	114,615	5,900	5%
West Vancouver	15,490	1,035	7%	3,390	585	17%	12,100	450	4%
White Rock	8,805	680	8%	2,800	440	16%	6,000	240	4%
Vancouver CMA	757,900	55,765	7%	254,435	31,290	12%	503,460	24,470	5%

Source: CMHC (based on 2006 Census - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) is greater or equal to 50% but lower than 100%)

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it 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 (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Note: Data includes Non-Reserve Aboriginal Households. Aboriginal Households are defined as having one of the following:

- a non-family household in which at least 50 per cent of household members self-identified as Aboriginal people, or
- a family household that meets at least one of the two criteria:
 - at least one spouse, common-law partner, or lone parent self-identified as an Aboriginal person; or
 - at least 50 per cent of household members self-identified as Aboriginal people

Households In Core Need and Spending At Least Half (INALH) of Household Income on Shelter Costs in Metro Vancouver Municipalities, 1991, 1996, 2001, 2006

Municipality	1991			1996			2001			2006		
	INALH Hshlds	INALH Households Renters	Owners	INALH Hshlds	INALH Households Renters	Owners	INALH Hshlds	INALH Households Renters	Owners	INALH Hshlds	INALH Households Renters	Owners
Anmore	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belcarra	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bowen Island	45	15	30	90	20	65	65	35	30	130	65	65
Burnaby	3,845	3,030	815	5,915	4,155	1,755	5,610	3,710	1,900	5,770	3,310	2,460
Coquitlam	1,535	985	545	2,625	1,570	1,050	2,835	1,365	1,470	2,585	1,025	1,560
Delta	1,060	590	470	1,780	920	860	1,480	645	835	1,600	730	870
Electoral Area 'A'	115	115	0	220	190	30	160	145	20	330	210	125
Langley City	645	480	165	855	645	210	855	615	240	790	495	295
Langley Township	745	315	430	1,130	435	690	1,565	515	1,050	1,445	415	1,030
Lions Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maple Ridge	945	585	360	1,340	775	570	1,490	705	780	1,510	660	850
New Westminister	1,810	1,585	225	2,235	1,835	400	2,295	1,750	540	2,005	1,455	545
North Vancouver City	1,605	1,335	270	1,805	1,515	290	1,615	1,165	450	1,740	1,200	535
North Vancouver District	900	485	415	1,285	585	700	1,465	675	785	1,280	555	725
Pitt Meadows	155	85	70	315	115	200	280	115	165	265	100	165
Port Coquitlam	510	290	225	1,050	595	460	1,170	570	600	1,190	485	700
Port Moody	200	115	85	400	220	180	365	135	225	380	165	215
Richmond	2,280	1,400	875	3,630	1,680	1,945	4,415	1,995	2,415	4,695	1,675	3,020
Surrey	4,980	3,060	1,925	8,535	4,975	3,565	8,195	4,085	4,115	8,185	3,495	4,690
Vancouver	16,370	14,230	2,140	22,965	18,800	4,165	20,740	15,945	4,795	20,120	14,220	5,900
West Vancouver	625	445	180	805	500	300	805	490	315	1,035	585	450
White Rock	605	440	165	680	485	195	775	560	210	680	440	240
Vancouver CMA	39,005	29,600	9,405	57,685	40,025	17,665	56,215	35,220	21,000	55,765	31,290	24,470

Source: CMHC (based on 2006 Census - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) is greater or equal to 50% but lower than 100%)

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it 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 (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Description

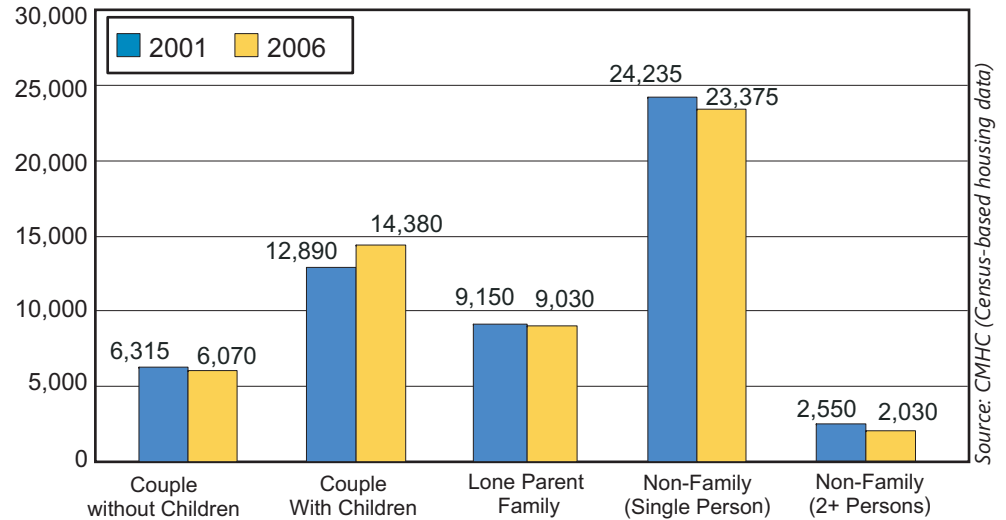
- Households in Core Housing Need and spending at least half (INALH) of household income on shelter are considered to have extremely dire housing circumstances. In Metro Vancouver the INALH data is considered to be a measure of households at risk of homelessness.
- Non-family households have different housing needs than families with children. Of the 55,765 INALH households, 46% (25,405) are non-family households and 54% (29,480) are family households.

Key Findings

- According to the CMHC data, of the 29,480 INALH family households, 49% (14,380) are couples with children; family; 31% (9,030) are lone parent families with children, and 20% (6,070) are couples without children.
- The proportion of INALH households report children living at home increased by 6%, from 22,040 in 2001 to 23,410 in 2006. While lone parent INALH households remained relatively stable (declining from 9,150 in 2001 to 9,030 in 2006), couples with children INALH households increased from 12,890 in 2001 to 14,380 in 2006.
- Non-family INALH households (single person or occupied by 2+ persons) declined by 5%, from 26,785 in 2001 to 25,405 in 2006.
- The number of INALH households with children varies across the region, from 31% of all INALH households in the Vancouver / Electoral Area A subregion. up to 59% of INALH households in the Richmond / Delta subregion
- The proportion of INALH households that are non-family households also varies across the region. In Vancouver / Electoral Area A, 57% (11,655) of INALH households are non-family households. In the subregion Richmond / Delta 28% (1,745) of INALH households are renters.

Source: CMHC (census-based housing indicators and data)

INALH Households, by Household Type, Metro Vancouver, 2001, 2006



Distribution of INALH Households by Subregions in Metro Vancouver, 2006

	Total INALH Households	Households with Children No.	Households with Children %	Non-Family Households No.	Non-Family Households %
Metro Vancouver	55,765	23,410	42%	25,405	46%
Burnaby, New Westminster	7,775	3,320	43%	3,475	45%
Langley City and Township	2,235	1,030	46%	935	42%
Maple Ridge, Pitt Meadows	1,775	820	46%	760	43%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	4,175	2,290	55%	1,325	32%
North Van. City and District West Van., Lions Bay, Bowen Is.	4,205	1,595	38%	2,220	53%
Richmond, Delta	6,295	3,690	59%	1,745	28%
Surrey, White Rock	8,865	4,390	50%	3,280	37%
Vancouver, Electoral Area A	20,450	6,265	31%	11,655	57%

Source: CMHC (Census-based housing data)

Households In Core Housing Need and Spending At Least Half (INALH) of Household Income on Shelter Costs in Metro Vancouver Municipalities, 2006

Municipality	Total INALH Hshlds	Couple Family Without Children		Couple Family With Children		Lone Parent Family		Non-Family Hshld (Single Person)		Non-Family Hshld (2+ Persons)	
		#	%	#	%	#	%	#	%	#	%
Anmore	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belcarra	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bowen Island	130	15	12%	45	35%	45	35%	25	19%	0	0%
Burnaby	5,770	670	12%	1,865	32%	875	15%	2,055	36%	185	3%
Coquitlam	2,585	295	11%	950	37%	475	18%	755	29%	40	2%
Delta	1,600	135	8%	510	32%	360	23%	560	35%	25	2%
Electoral Area 'A'	330	55	17%	150	45%	65	20%	40	12%	20	6%
Langley City	790	50	6%	75	9%	185	23%	460	58%	15	2%
Langley Township	1,445	190	13%	480	33%	290	20%	430	30%	30	2%
Lions Bay	20	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maple Ridge	1,510	165	11%	335	22%	350	23%	585	39%	65	4%
New Westminister	2,005	185	9%	255	13%	325	16%	1,175	59%	60	3%
North Vancouver City	1,740	150	9%	280	16%	290	17%	940	54%	70	4%
North Vancouver District	1,280	110	9%	380	30%	235	18%	510	40%	35	3%
Pitt Meadows	265	25	9%	65	25%	70	26%	100	38%	10	4%
Port Coquitlam	1,190	105	9%	370	31%	285	24%	365	31%	40	3%
Port Moody	380	30	8%	125	33%	85	22%	115	30%	10	3%
Richmond	4,695	590	13%	2,045	44%	775	17%	1,060	23%	100	2%
Surrey	8,185	880	11%	2,640	32%	1,635	20%	2,570	31%	225	3%
Vancouver	20,120	2,270	11%	3,545	18%	2,505	12%	10,505	52%	1,090	5%
West Vancouver	1,035	75	7%	205	20%	115	11%	640	62%	0	0%
White Rock	680	75	11%	45	7%	70	10%	475	70%	10	1%
Vancouver CMA	55,765	6,070	11%	14,380	26%	9,030	16%	23,375	42%	2,030	4%

Source: CMHC (based on 2006 Census - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) less than 100%)

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it 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 (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Note: Household type values may not add up to total INALH households. There are 870 multi-family households INALH reported in the region in 2006.

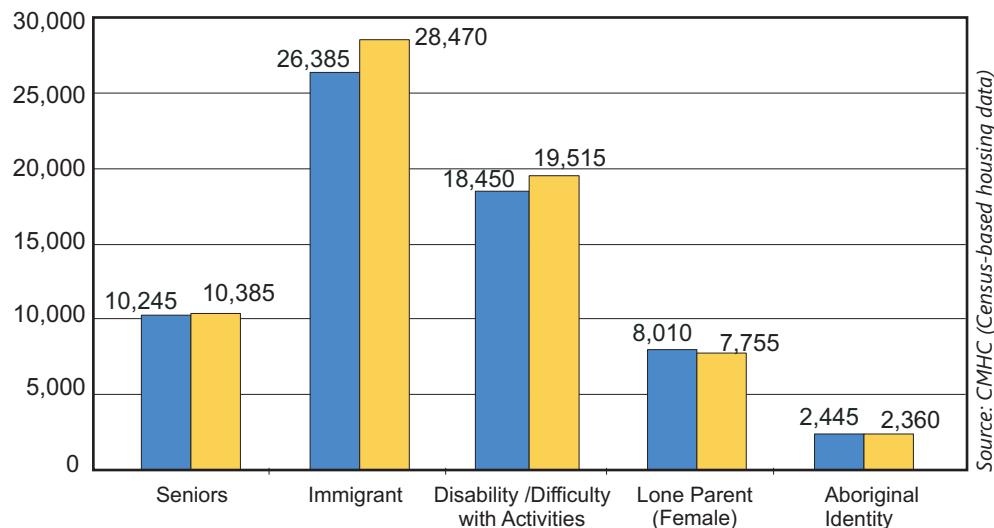
Description

- Households in Core Housing Need and spending at least half (INALH) of household income on shelter are considered to have extremely dire housing circumstance. There are some identified sub-groups within the population that are more likely to be confronting housing challenges.
- While the overall number of INAHL households decreased in Metro Vancouver between 2001 and 2006, more immigrant households and more senior households were identified as INALH households in 2006 than in 2001.

Key Findings

- According to the CMHC data, of the 55,765 INALH household, 51% had an immigrant as the primary household maintainer. The number of immigrant led INAHL households had increased by 8% over the past 5 years, from 26,385 in 2001 to 28,470 in 2006.
- 35% of INALH households identify a person with disabilities/difficulty with activities as the primary household maintainer. The number of INAHL households with the household maintainer having difficulty with activities has increased by 6% over the past 5 years, from 18,450 in 2001 to 19,515 in 2006.
- 19% of INAHL households identify a senior (age 65+) as the primary household maintainer. The number of senior led INAHL households increased by less than 1% over the past 5 years, from 10,245 in 2001 to 10,385 in 2006.
- The number of immigrant INALH households varies across the region, from 27% of all INALH households in the Vancouver / Electoral Area A subregion. up to 71% of INALH households in the Richmond / Delta subregion..
- The proportion of INALH households reporting difficulty with activities have less variance across the region, ranging from 30% of all INALH households in the Richmond / Delta subregion. up to 39% of INALH households in the Burnaby / New Westminster subregion.

INALH Households, by Select Household Maintainer Characteristics, Metro Vancouver, 2001 - 2006



Distribution of INALH Immigrant Households and Difficulty with Activities Households, by Subregions in Metro Vancouver, 2006

	Total INALH Households	Household Maintainer - Immigrant		Household Maintainer - Difficulty with Activities	
		No.	%	No.	%
Metro Vancouver	55,765	28,470	51%	19,515	35%
Burnaby, New Westminster	7,775	4,180	54%	3,065	39%
Langley City and Township	2,235	625	28%	860	38%
Maple Ridge, Pitt Meadows	1,775	480	27%	695	39%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	4,175	2,225	53%	1,400	34%
North Van. City and District West Van., Lions Bay, Bowen Is.	4,205	2,060	49%	1,465	35%
Richmond, Delta	6,295	4,445	71%	1,880	30%
Surrey, White Rock	8,865	4,590	52%	3,085	35%
Vancouver, Electoral Area A	20,450	9,865	48%	7,055	34%

Source: CMHC (Census-based housing data)

Households by Select Maintainer Characteristics, In Core Housing Need and Spending At Least Half (INALH) of Household Income on Shelter Costs in Metro Vancouver Municipalities, 2006

Municipality	Total INALH Hshlds	Senior (65 and up) Head of Household		Immigrant Head of Household		Head of Household - Difficulty with Activities		Female Lone-Parent Head of Household *		Aboriginal Head of Household	
		#	%	#	%	#	%	#	%	#	%
Anmore	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belcarra	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bowen Island	130	15	12%	30	23%	n/a	n/a	n/a	n/a	n/a	n/a
Burnaby	5,770	1,165	20%	3,530	61%	2,075	36%	745	13%	155	3%
Coquitlam	2,585	500	19%	1,520	59%	820	32%	430	17%	30	1%
Delta	1,600	350	22%	735	46%	495	31%	300	19%	55	3%
Electoral Area 'A'	330	0	0%	195	59%	55	17%	55	17%	15	5%
Langley City	790	215	27%	210	27%	380	48%	165	21%	65	8%
Langley Township	1,445	255	18%	415	29%	480	33%	260	18%	85	6%
Lions Bay	20	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maple Ridge	1,510	260	17%	375	25%	595	39%	300	20%	70	5%
New Westminister	2,005	380	19%	650	32%	990	49%	290	14%	195	10%
North Vancouver City	1,740	410	24%	815	47%	665	38%	240	14%	70	4%
North Vancouver District	1,280	375	29%	685	54%	425	33%	220	17%	30	2%
Pitt Meadows	265	60	23%	105	40%	100	38%	55	21%	25	9%
Port Coquitlam	1,190	150	13%	500	42%	470	39%	235	20%	60	5%
Port Moody	380	55	14%	205	54%	110	29%	85	22%	15	4%
Richmond	4,695	830	18%	3,710	79%	1,385	29%	655	14%	70	1%
Surrey	8,185	1,430	17%	4,425	54%	2,765	34%	1,445	18%	380	5%
Vancouver	20,120	3,225	16%	9,670	48%	7,000	35%	2,135	11%	1,015	5%
West Vancouver	1,035	430	42%	530	51%	375	36%	95	9%	20	2%
White Rock	680	280	41%	165	24%	320	47%	55	8%	10	1%
Vancouver CMA	55,765	10,385	19%	28,470	51%	19,515	35%	7,755	14%	2,360	4%

Source: CMHC (based on 2006 Census - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) less than 100%)

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- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in core housing need (considered a transitional phase).

Note: The classifications above are not mutually exclusive. For example, a household may be headed by a senior who is also an immigrant with disability/mobility challenges.

Note: Refers to difficulty with daily activities and/or a physical condition or mental condition or health problem that reduces the amount or kind of activity that a person can do at home, at work or school or in other activities (e.g., transportation, leisure).

Glossary

Affordable Housing – Housing that does not cost more than 30% of a household's gross income regardless of where they live.

Core Housing Need – the number of households in a community who are unable to find housing that is suitable in size and in good repair without spending 30% or more of their gross household income on their housing costs.

Housing Action Plans – Plans prepared by municipalities that identify specific housing objectives and actions for increasing housing supply, diversity and affordability at the municipal level.

INALH (In Need At Least Half) – Refers to households who are in core housing need and who are spending at least half of their income on housing. These are households who face extreme affordability challenges and who are considered to be at increased risk of homelessness.

Low Income Households – Refers to households with incomes which are below 50% of the median income for the region.

Low to Moderate Income – Refers to households with incomes which are between 50% and 80% of the median income for the region

Median Household Income – Refers to household income value at which 50% of the households will have incomes greater than that income value and 50% of households will have incomes less than that income value.

Note: this is different from "**Average** Household Income" - obtained by adding up the total income of all households and dividing this sum by the number of all households.

Moderate Income – Refers to households with incomes which are between 80% and 120% of the median income for the region.

Moderate and Above Income – Refers to households with incomes which are above 80% of the median income for the region.

Private Market Housing – The private rental market provides the majority of rental housing affordable to households with low and low to moderate incomes. This can include purpose-built rental housing as well as housing supplied through the secondary rental market including basement apartments. Rented condo apartments also represent an important source of rental housing stock.

Social Housing – Social housing refers to housing built under Federal, Federal / Provincial or Provincial programs and is designed to provide housing for households in core housing need. It includes public housing as well as non-profit and co-op housing.

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