



Appendix D

Interim Housing Needs Report

October 2024

WHITE ROCK
City by the Sea

1. 5-Year and 20-Year Housing Need – HNR Method

The HNR Method is the methodology that local governments will use to calculate the total number of housing units their communities will need for over 5- and 20- years. The City of White Rock selected the HNR Calculator to calculate the City’s housing needs. The HNR Calculator is an online tool developed by UBC’s Housing Assessment Resource Tools (HART) that calculates the six components of housing needs for the city utilizing data that is publicly available.

The six components of the HNR method, when added together, provide the total number of housing units needed for the City of White Rock. The six components of the HNR method include the following:

1. Supply of units to reduce extreme core housing need (those paying more than 50% of income for housing)
2. Supply of units to reduce homelessness
3. Supply of units to address suppressed household formation
4. Supply of units needed to meet household growth over the next 5 or 20 years
5. Supply of units needed to meet at least a 3% vacancy rate
6. Supply of units needed to meet local demand. This component is only included for municipalities.

As illustrated in Table 1 below, the HNR calculator has determined that **2,780** new units are needed in the next five years and **8,816** new units are needed in the next 20 years to address the anticipated housing needs in the City of White Rock.

Table 1 - Housing Unit Need

Component	5 - Year Need	20- Year Need
Extreme Core Housing Needs	206.19	824.78
Persons Experiencing Homelessness	45.28	90.56
Suppressed Household Formation	195.52	782.07
Anticipated Growth	1,979.81	5,706.89
Rental Vacancy Rate Adjustment	22.57	90.26
Additional Local Demand	330.31	1,321.24
Total New Units – 5 years	2,780	
Total New Units – 20 years		8,816

2. Actions Taken by the City of White Rock to Reduce Housing Needs since 2021

The Interim Housing Needs Report must include description of actions taken by the Municipality to reduce housing needs since having received the most recent Housing Needs Report, as per *Local Government Act* section 790(3)(b)(ii). The current Housing Needs Report was received in November 2021. The following list itemizes significant actions taken by the City since this time.

- Affordable Housing Strategy and Action Plan (2022).
- Revised Affordable Housing Strategy Framework (January 2024).
- Housing Advisory Committee (HAC) has undertaken the framework and is preparing the draft Affordable Housing Strategy.
- Updated the Zoning Bylaw to be compliant with Small Scale Multi-Unit Housing (SSMUH) legislation to facilitate small-scale multi-unit housing (June 2024).
- Updated the OCP Development Permit Areas and guidelines to comply with SSMUH legislation. These updates will facilitate more efficient development approvals for SSMUH forms of housing (October 2024).
- Prioritizing development approvals that include rental and affordable rental components.
- Council has directed staff to undertake the North Bluff Corridor Study to evaluate the potential for increasing height and densities as it relates to Semiahmoo Town Centre Plan in the City of Surrey.
- Working on an update to the City's Planning Procedures Bylaw.

3. Statement of Need for Housing in Proximity to Alternate and Active Transportation

Another component to the Interim Housing Needs Report is the requirement to include a statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation, as per *Local Government Act* section 790 (3) (b) (iii).

There are many factors that contribute to housing affordability for people. One of these factors is transportation costs. Metro Vancouver is recognized as having some of the highest housing prices to household income in North America. The City's 2021 Housing Needs Report has identified that any additional cost such as reliance on automobiles for the primary means of transportation is a cost burden that influences housing affordability.

To reduce transportation costs and increase housing affordability, the City will continue to seek ways to encourage and promote increased density along prescribed transit routes. In addition, the City will encourage and promote alternative means of transport. The City has incorporated and is continuing to incorporate bicycle lanes throughout the City as an additional cost saving measure for transportation.

Glossary

Additional demand (also referred to as the “demand buffer”) - is the number of additional demands for housing within a community beyond the minimum units to adequately house current and anticipated residents. The demand buffer is a ratio of housing price to housing density. The demand buffer is calculated by multiplying the sum of the housing units for ECHN, PEH, PEH, and Rental Vacancy Rate Adjustments to determine additional local housing demand.

Anticipated Household Growth (AHG) - refers to the additional households required to accommodate an increasing population over the next 20 years.

Extreme core housing need (ECHN) - refers to private households falling below set thresholds for housing adequacy, affordability or suitability that would have to spend 50% or more of total pre-tax income to pay the median rent for alternative acceptable local housing as defined by Statistics Canada.

Persons Experiencing Homelessness (PEH) - refers to the supply of permanent housing units required for those currently experiencing homelessness.

Rental vacancy rate adjustment - refers to the surplus of rental units required to restore local vacancy rates to levels representing a healthy and well-functioning rental market.

Suppressed Household Formation (SHF) - refers to households that were unable to form between 2006 and 2021 due to a constrained housing environment. For example, a young person may have difficulties and not be able to move out of their parent’s house to form their own household.