

## 2024 Interim Housing Needs Report - Standardized Methodology Calculations

### White Rock

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Technical Guidelines: [https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/hnr\\_method\\_technical\\_guidelines.pdf](https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/hnr_method_technical_guidelines.pdf)

#### 2024 Interim Housing Needs Report (Standardized Methodology) Key Findings

Summary of Results	White Rock
Total 5-Year Housing Need (2026)	2,780
Total 20-Year Housing Need (2041)	8,816

#### Initial Housing Needs Report (2021) Key Findings (for comparison purposes only)

Key Findings	White Rock
2016 Total Units	10,005
Estimated Current Need (2021)	10,684
Anticipated Future Need (2026)	11,158
Net New Units Required	1,153

**COMPONENT A: Housing units and extreme core housing need HNRR s. 17 (VHNRR s. 12)**

**Table 1: Extreme core housing need, Steps 1 and 2**

<b>Total Households</b>	<b>2006</b>		<b>2011</b>		<b>2016</b>		<b>2021</b>		<b>Average ECHN Rate</b>
Owners	6,310		6,730		6,795		6,960		
Renters	3,210		3,140		3,210		3,780		
<b>Extreme Core Housing Need</b>	<b>#</b>	<b>% of total</b>	<b>#</b>	<b>% of total</b>	<b>#</b>	<b>% of total</b>	<b>#</b>	<b>% of total</b>	
Owners with a mortgage	n/a		n/a		n/a		240	3.4%	3.4%
Renters	440	13.7%	545	17.4%	540	16.8%	530	14.0%	15.5%

**Table 2: Extreme core housing need, Steps 3 and 4**

<b>Total Households</b>	<b>2021 Households</b>	<b>Average ECHN Rate</b>	<b>Households in ECHN</b>
Owners		n/a	n/a
Owners with a mortgage	6,960	3.4%	240
Renters	3,780	15.5%	585
<b>Total New Units - 20 years</b>			<b>825</b>

**COMPONENT B: Housing units and homelessness HNRR s. 18 (VHNRR s. 13)**

**Table 3: People experiencing homelessness, Steps 1, 2 and 3**

Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
2,607,015	20,725	0.8%	11,392	91
<b>Total New Units - 20 years</b>				<b>91</b>

**Homeless Count Results, Point-In-Time Regional Counts, White Rock (for comparison purposes only)**

	Unsheltered	Sheltered	Total
2020 Count	2	14	16
2023 Count	11	6	17



**COMPONENT D: Housing units and anticipated household growth HNRR s. 20 (VHNRR s. 15)**

**Table 9: Anticipated household growth, Step 1**

<b>Regional District Projections</b>	<b>2021</b>	<b>2041</b>	<b>Regional Growth Rate</b>
Households	1,043,315	1,580,744	51.5%

**Table 10: Anticipated household growth, Steps 2, 3, 4 and 5**

<b>Growth Scenarios</b>	<b>Regional Growth Rate</b>	<b>Households</b>		<b>New Units</b>
		<b>2021</b>	<b>2041</b>	
Local Household Growth	n/a	10,735	16,619	5,884
Regionally Based Household Growth	51.5%	10,735	n/a	5,530
Scenario Average				5,707
<b>Total New Units - 20 years</b>				<b>5,707</b>

**COMPONENT E: Housing units and rental vacancy rate HNRR s. 21 (VHNRR s. 16)**

**Table 11: Rental vacancy rate adjustment, Steps 1, 2, 3 and 4**

	<b>Vacancy Rate (2021)</b>	<b>Occupied Rate</b>	<b>Renter Households</b>	<b>Estimated Number of Units</b>
Target Vacancy Rate	3.0%	97.0%	<b>3,780</b>	3,897
Local Vacancy Rate*	0.7%	99.3%		3,807
<b>Total New Units - 20 years</b>				<b>90</b>

\*Note: Used British Columbia's vacancy rate for "row/apartment" as per the HNR Method Technical Guidelines.

**COMPONENT F: Housing units and demand (the “demand buffer”) HNRR s. 22 (VHNRR s. 17)**

**Table 12: Additional local housing demand, Steps 1 and 2**

<b>Component</b>	<b>Result</b>
A Extreme Core Housing Need	825
B Persons Experience Homelessness	91
C Suppressed Household Formation	782
E Rental Vacancy Rate Adjustment	90
<b>Total</b>	<b>1,788</b>

  

Demand Factor	0.74
<b>Total New Units - 20 Years</b>	<b>1,321</b>

## TOTAL 20-YEAR HOUSING NEED

**Table 13: Total 20-year Housing Need**

<b>Component</b>	<b>Total Housing Need</b>
A Extreme Core Housing Need	825
B Persons Experience Homelessness	91
C Suppressed Household Formation	782
D Anticipated Household Growth	5,707
E Rental Vacancy Rate Adjustment	90
F Additional Demand	1,321
<b>Total New Units - 20 Years</b>	<b>8,816</b>



**TOTAL 5-YEAR HOUSING NEED**

**Table 14: Total 5-year Housing Need**

<b>Component</b>	<b>Total Housing Need</b>
A Extreme Core Housing Need	206
B Persons Experience Homelessness	45
C Suppressed Household Formation	196
D Anticipated Household Growth	1,980
E Rental Vacancy Rate Adjustment	23
F Additional Demand	330
<b>Total New Units - 5 Years</b>	<b>2,780</b>

**Component D: 5-Year Calculations**

**Table 9: Anticipated household growth, Step 1**

<b>Regional District Projections</b>	<b>2021</b>	<b>2026</b>	<b>Regional Growth Rate</b>
Households	1,043,315	1,221,910	17.1%

**Table 10: Anticipated household growth, Steps 2, 3, 4 and 5**

<b>Growth Scenarios</b>	<b>Regional Growth Rate</b>	<b>Households</b>		<b>New Units</b>
		<b>2021</b>	<b>2026</b>	
Local Household Growth	n/a	10,735	12,857	2,122
Regionally Based Household Growth	17.1%	10,735	n/a	1,838
Scenario Average				1,980
<b>Total New Units - 5 years</b>				<b>1,980</b>