# **2024** Interim Housing Needs Report - Standardized Methodology Calculations White Rock

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

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

| Total Households                 | 20  | 06         | 2011  |            | 2016  |            | 11 2016 2021 |            | 21    |     |         |
|----------------------------------|-----|------------|-------|------------|-------|------------|--------------|------------|-------|-----|---------|
| Owners                           | 6,3 | 10         | 6,730 |            | 6,730 |            | 6,795        |            | 6,9   | 960 | Average |
| Renters                          | 3,2 | 10         | 3,140 |            | 3,210 |            | 3,780        |            | ECHN  |     |         |
| <b>Extreme Core Housing Need</b> | #   | % of total | #     | % of total | #     | % of total | #            | % of total | Rate  |     |         |
| 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

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

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

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

| Regional             | Local Po | pulation    |              | Proportional |
|----------------------|----------|-------------|--------------|--------------|
| Population           | #        | % of Region | Regional PEH | Local PEH    |
| 2,607,015            | 20,725   | 0.8%        | 11,392       | 91           |
| Total New Units - 20 | 91       |             |              |              |

### 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    |

Table 4: Suppressed household formation, Step 1

| Age - Primary Household      | 2006 Households |        |  |  |  |  |
|------------------------------|-----------------|--------|--|--|--|--|
| Maintainer - 2006 Categories | Owner           | Renter |  |  |  |  |
| Under 25 years               | 40              | 195    |  |  |  |  |
| 25 to 34 years               | 295             | 595    |  |  |  |  |
| 35 to 44 years               | 710             | 555    |  |  |  |  |
| 45 to 54 years               | 1,330           | 610    |  |  |  |  |
| 55 to 64 years               | 1,390           | 425    |  |  |  |  |
| 65 to 74 years               | 1,040           | 340    |  |  |  |  |
| 75 years and over            | 1,505           | 485    |  |  |  |  |

| Age - Primary Household      | 2021 Households |        |  |  |  |
|------------------------------|-----------------|--------|--|--|--|
| Maintainer - 2021 Categories | Owner           | Renter |  |  |  |
| 15 to 24 years               | 35              | 90     |  |  |  |
| 25 to 34 years               | 240             | 475    |  |  |  |
| 35 to 44 years               | 500             | 470    |  |  |  |
| 45 to 54 years               | 920             | 660    |  |  |  |
| 55 to 64 years               | 1,685           | 745    |  |  |  |
| 65 to 74 years               | 1,920           | 720    |  |  |  |
| 75 to 84 years               | 1,210           | 435    |  |  |  |
| 85 years and over            | 450             | 195    |  |  |  |

Table 5: Suppressed household formation, Step 2

| Age Categories - Household | Age Categories -  | 2006 Po        | pulation          | 2021 Popula    | ation                    |  |
|----------------------------|-------------------|----------------|-------------------|----------------|--------------------------|--|
| Maintainers                | Population        | All Categories | Summed Categories | All Categories | <b>Summed Categories</b> |  |
| 15 to 24 years             | 15 to 19 years    | 735            | 1,585             | 840            | 1 615                    |  |
| 15 to 24 years             | 20 to 24 years    | 850            | 1,363             | 775            | 1,615                    |  |
| 25 to 24 years             | 25 to 29 years    | 845            | 1,825             | 835            | 1,740                    |  |
| 25 to 34 years             | 30 to 34 years    | 980            | 1,025             | 905            | 1,740                    |  |
| 35 to 44 years             | 35 to 39 years    | 1,005          | 2,190             | 915            | 1,915                    |  |
| 33 to 44 years             | 40 to 44 years    | 1,185          | 2,190             | 1,000          | 1,915                    |  |
| 45 to 54 years             | 45 to 49 years    | 1,380          | 2,930             | 1,255          | 2,665                    |  |
| 45 to 54 years             | 50 to 54 years    | 1,550          | 2,930             | 1,410          | 2,003                    |  |
| 55 to 64 years             | 55 to 59 years    | 1,685          | 2,965             | 1,785          | 3,765                    |  |
| 33 to 64 years             | 60 to 64 years    | 1,280          | 2,903             | 1,980          | 3,703                    |  |
| 65 to 74 years             | 65 to 69 years    | 1,105          | 2,010             | 1,985          | 3,935                    |  |
| os to 74 years             | 70 to 74 years    | 905            | 2,010             | 1,950          | 5,955                    |  |
|                            | 75 to 79 years    | 925            |                   | 1,440          |                          |  |
| 75 years and over          | 80 to 84 years    | 855            | 2,555             | 925            | 3,135                    |  |
|                            | 85 years and over | 775            |                   | 770            |                          |  |

Table 6: Suppressed household formation, Step 3

| Age Categories - Household | 2006 Hot | useholds | 2006 Population | 2006 Headshi | o Rate |
|----------------------------|----------|----------|-----------------|--------------|--------|
| Maintainers                | Owner    | Renter   | 2006 Population | Owner        | Renter |
| 15 to 24 years             | 40       | 195      | 1,585           | 2.5%         | 12.3%  |
| 25 to 34 years             | 295      | 595      | 1,825           | 16.2%        | 32.6%  |
| 35 to 44 years             | 710      | 555      | 2,190           | 32.4%        | 25.3%  |
| 45 to 54 years             | 1,330    | 610      | 2,930           | 45.4%        | 20.8%  |
| 55 to 64 years             | 1,390    | 425      | 2,965           | 46.9%        | 14.3%  |
| 65 to 74 years             | 1,040    | 340      | 2,010           | 51.7%        | 16.9%  |
| 75 years and over          | 1,505    | 485      | 2,555           | 58.9%        | 19.0%  |

Table 7: Suppressed household formation, Step 4

| Age Categories - Household | 2006 Head | lship Rate | 2021 Population 2021 Poten |       | al Households |  |
|----------------------------|-----------|------------|----------------------------|-------|---------------|--|
| Maintainers                | Owner     | Renter     | 2021 Population            | Owner | Renter        |  |
| 15 to 24 years             | 2.5%      | 12.3%      | 1,615                      | 41    | 199           |  |
| 25 to 34 years             | 16.2%     | 32.6%      | 1,740                      | 281   | 567           |  |
| 35 to 44 years             | 32.4%     | 25.3%      | 1,915                      | 621   | 485           |  |
| 45 to 54 years             | 45.4%     | 20.8%      | 2,665                      | 1,210 | 555           |  |
| 55 to 64 years             | 46.9%     | 14.3%      | 3,765                      | 1,765 | 540           |  |
| 65 to 74 years             | 51.7%     | 16.9%      | 3,935                      | 2,036 | 666           |  |
| 75 years and over          | 58.9%     | 19.0%      | 3,135                      | 1,847 | 595           |  |

Table 8: Suppressed household formation, Steps 5 and 6

| Age Categories - Household | 2021 Potential Households |        | Household 2021 Potential Households 2021 Households |        | 2021 Suppressed Households |        |       |
|----------------------------|---------------------------|--------|---|--------|----------------------------|--------|-------|
| Maintainers                | Owner                     | Renter | Owner   | Renter | Owner                      | Renter | Total |
| 15 to 24 years             | 41                        | 199    | 35  | 90     | 6                          | 109    | 114   |
| 25 to 34 years             | 281                       | 567    | 240   | 475    | 41                         | 92     | 134   |
| 35 to 44 years             | 621                       | 485    | 500   | 470    | 121                        | 15     | 136   |
| 45 to 54 years             | 1,210                     | 555    | 920   | 660    | 290                        | -105   | 185   |
| 55 to 64 years             | 1,765                     | 540    | 1,685   | 745    | 80                         | -205   | 0     |
| 65 to 74 years             | 2,036                     | 666    | 1,920   | 720    | 116                        | -54    | 62    |
| 75 years and over          | 1,847                     | 595    | 1,660   | 630    | 187                        | -35    | 152   |
| Total New Units - 20 years |                           |        |   |        |                            |        | 782   |

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

Table 9: Anticipated household growth, Step 1

| Regional District Projections | 2021      | 2041      | Regional Growth Rate |
|-------------------------------|-----------|-----------|----------------------|
| Households                    | 1,043,315 | 1,580,744 | 51.5%                |

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

|                                   | Regional           | Households |        |           |
|-----------------------------------|--------------------|------------|--------|-----------|
| Growth Scenarios                  | <b>Growth Rate</b> | 2021       | 2041   | New Units |
| 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     |
| Total New Units - 20 years        |                    |            |        | 5,707     |

### 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

|                            | Vacancy Rate (2021) | Occupied Rate | Renter Households | Estimated Number of Units |
|----------------------------|---------------------|---------------|-------------------|---------------------------|
| Target Vacancy Rate        | 3.0%                | 97.0%         | 3,780             | 3,897                     |
| Local Vacancy Rate*        | 0.7%                | 99.3%         | 3,760             | 3,807                     |
| Total New Units - 20 years |                     |               |                   | 90                        |

<sup>\*</sup>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

|    | Component                       | Result |
|----|---------------------------------|--------|
| Α  | Extreme Core Housing Need       | 825    |
| В  | Persons Experience Homelessness | 91     |
| С  | Suppressed Household Formation  | 782    |
| Ε  | Rental Vacancy Rate Adjustment  | 90     |
| To | tal                             | 1,788  |

| Demand Factor              | 0.74  |
|----------------------------|-------|
| Total New Units - 20 Years | 1,321 |

#### **TOTAL 20-YEAR HOUSING NEED**

Table 13: Total 20-year Housing Need

| Component                         | Total Housing Need |
|-----------------------------------|--------------------|
| 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              |
| Total New Units - 20 Years        | 8,816              |

#### **TOTAL 5-YEAR HOUSING NEED**

Table 14: Total 5-year Housing Need

| Component                         | Total Housing Need |
|-----------------------------------|--------------------|
| 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                |
| Total New Units - 5 Years         | 2,780              |

### **Component D: 5-Year Calculations**

Table 9: Anticipated household growth, Step 1

|                               |           |           | Regional |
|-------------------------------|-----------|-----------|----------|
|                               |           |           | Growth   |
| Regional District Projections | 2021      | 2026      | Rate     |
| Households                    | 1,043,315 | 1,221,910 | 17.1%    |

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

|                                   |                      | Households |        |                  |
|-----------------------------------|----------------------|------------|--------|------------------|
| Growth Scenarios                  | Regional Growth Rate | 2021       | 2026   | <b>New Units</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            |
| Total New Units - 5 years         |                      |            |        | 1,980            |