



Tri-Cities  
**Homelessness  
& Housing**  
Task Group

# TRI-CITIES HOUSING AFFORDABILITY REPORT

April 2016

## Introduction

The Tri-Cities Housing Affordability Report is published every April by the Tri-Cities Homelessness & Housing Task Group. The purpose of the Housing Affordability Report is to provide a report card on indicators of living affordability in the Tri-Cities as it relates to the cost of shelter, and to provide trends where that data is available.

It has long been recognized that a person's quality of life is largely determined by their housing situation, impacting their health, employment and level of education. Adequate, suitable and affordable housing is an essential element for a healthy community. Addressing the housing affordability gap needs to be a priority at all levels of government.

## What's New?

1. Not unexpectedly, the purchase price for housing in the Tri-Cities has increased dramatically since 2012, with the greatest rate of increase for all 3 forms of housing - detached, townhouse and apartment - occurring between 2014 - 2015 (section 2, page #5). Yet the affordable income required to purchase this housing is less than in 2012 (section 3, page #6). This is the result of mortgage interest rates which have steadily declined since 2012. Undoubtedly, demand fuelled by low interest rates is an important factor in the increase in the sale price of all forms of housing in the Tri-Cities.
2. A new feature of the Tri-Cities Housing Affordability Report is the "Rental Housing Index" (RHI) created by a partnership between the BC Non-Profit Housing Association and Vancity (section 6, pages #7 & 8). The RHI compares the health of the rental housing sector between each of 72 communities in the province of British Columbia. **Coquitlam is the 2nd worst performer** in the province with an overall rating of "critical" and a ranking of 71 out of 72 (the worst performer is Burnaby). Port Coquitlam and Port Moody fare better, with a rating of "severe" and rankings of 48/72 and 46/72 respectively. Since first published, the RHI has been expanded across Canada and reveals that Coquitlam is the 2nd worst performer of 521 communities in the country.
3. A small but steady reduction in use of the SHARE food bank in the Tri-Cities since the 2013-2014 fiscal year continues (section 18, page #14). Much of this can be attributed to an improving economy, however concurrently the redevelopment of aging, lower cost rental housing adjacent to the Burquitlam Skytrain station - housing that has accommodated food bank clients - has pushed low income households further east of the Tri-Cities. This has been offset to some extent by the temporary accommodation of government-assisted Syrian refugees in this neighbourhood.



### **A Note on 2011 National Household Survey Data**

Some of the data in this report is derived from the 2011 National Household Survey. In 2011, the federal government replaced the traditional “long form” census which had collected data for the 2006 and earlier censuses, with the voluntary, self-administered National Household Survey. The National Household Survey is designed to collect demographic, social and economic data about the Canadian population and the dwellings in which they live, including subjects such as immigration and place of birth, education, labour, ethnic diversity, religion, income and household shelter costs. The National Household Survey is intended to complement the 2011 Census, which is a mandatory short form questionnaire sent to all households to collect data on population, age structure, household characteristics and language.

The National Household Survey was sent to a sample of 4.5 million Canadian households. In total, the response rate was 69%, reflecting about 21% of the Canadian population. Although this response rate is comparable to other voluntary surveys conducted by Statistics Canada, the response rate to the mandatory 2006 Census long form was 94%.

Voluntary surveys are more prone than mandatory surveys to people not responding, particularly among certain populations like low income groups or recent immigrants. This makes it difficult to compare the results between a voluntary survey such as the National Household Survey and a mandatory survey such as the 2006 Census long form.

The 2011 National Household Survey does provide useful “point in time” analysis. However, although Statistics Canada has taken steps to mitigate data quality issues, they have cautioned data users about comparing the National Household Survey data to previous Census long form data – eliminating the possibility of carrying out trend analysis. In this report, this cautionary note applies specifically to Indicator #13 “Households at Risk of Homelessness”.

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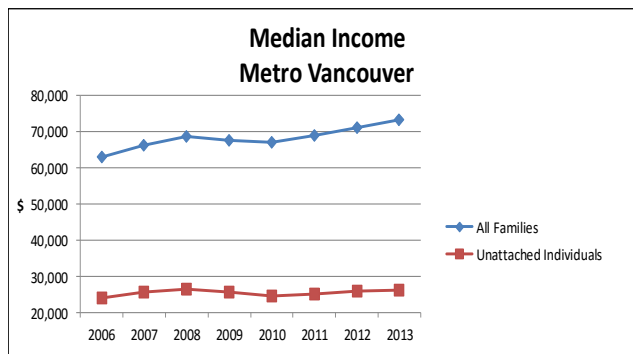
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## Section 1: Housing Affordability Indicators

### 1. Household Income



Source: Metro Vancouver Housing Data Book 1.1.1 March 2016 (Annual Median Income for Families and Unattached Individuals).

**Notes:**

1. Data source is Statistics Canada Taxfiler data and therefore does not include households that did not file income tax returns. Even so, this data is a fair indicator of change in median household income year to year.
2. "Families" are comprised of couples with or without children living in the same dwelling and single parents living with one or more children.

Housing affordability is a measure of the cost of housing and a household's ability to meet that cost. The median household income together with the average cost of housing can be used as a benchmark for determining the ability of households to find housing in their community at a price that they can afford.

Metro Vancouver median household income data is available annually from Statistics Canada, whereas municipal-level data is available only for census years.

#### Median Household Income - Tri-Cities 2010

	Renters (\$)	Owners (\$)	All (\$)
Coquitlam	38,457	81,576	67,787
Port Coquitlam	44,974	83,986	72,563
Port Moody	54,848	89,106	79,918

Households with annual incomes below 50% of the median income for a region are deemed to be "low income" - about \$37,000 or less in the Tri-Cities in 2010.

Households with annual income between 50% and 80% of the median income for a region are deemed to be "low to moderate" income — about \$37,000 - \$59,000 in the Tri-Cities in 2010.

**Sources:**

All: Metro Vancouver Housing Data Book 1.1.1 March 2016 (Statistics Canada, 2011 National Household Survey)

Renters: Metro Vancouver Housing Data Book 1.5 March 2016 (Statistics Canada, 2011 National Household Survey)

Owners: Metro Vancouver Housing Data Book 1.6 March 2016 (Statistics Canada, 2011 National Household Survey)

**Note:** The National Household Survey, unlike the Taxfiler data referenced in the Metro Vancouver Median Income chart, includes households that did not file income tax returns.

#### Household Income by Income Groups - 2010

	< \$30,000		\$30,000 - \$49,999		\$50,000 - \$79,999		\$80,000 - \$99,999		≥ \$100,000	
	#	%	#	%	#	%	#	%	#	%
Coquitlam	9,510	21	7,330	16	9,345	21	5,010	15	14,365	31
Port Coquitlam	3,455	17	3,275	16	4,510	22	2,800	14	6,600	32
Port Moody	1,855	15	1,780	14	2,700	21	1,530	12	4,770	38

Source: Metro Vancouver Housing Data Book 1.4 March 2016 (Statistics Canada, 2011 National Household Survey)

### Renter Household Income by Income Groups - 2010

	< \$30,000		\$30,000 - \$39,999		\$40,000 - \$59,999		\$60,000 - \$79,999		\$80,000 - \$99,999		≥ \$100,000	
	#	%	#	%	#	%	#	%	#	%	#	%
Coquitlam	4,540	39	1,495	13	2,225	19	1,380	12	665	6	1,370	12
Port Coquitlam	1,580	35	440	10	1,125	25	520	11	405	9	450	10
Port Moody	740	25	275	9	610	21	410	14	320	11	550	19

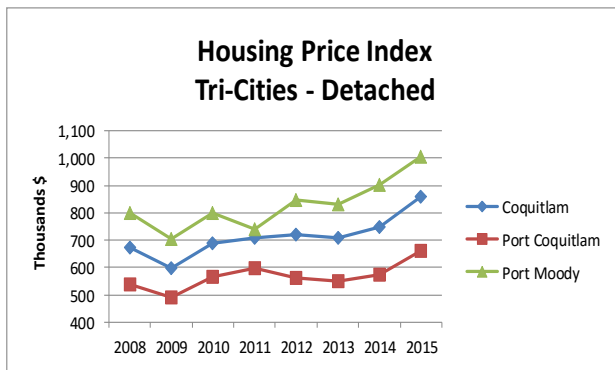
Source: Metro Vancouver Housing Data Book 1.5 March 2016 (Statistics Canada, 2011 National Household Survey)

### Owner Household Income by Income Groups - 2010

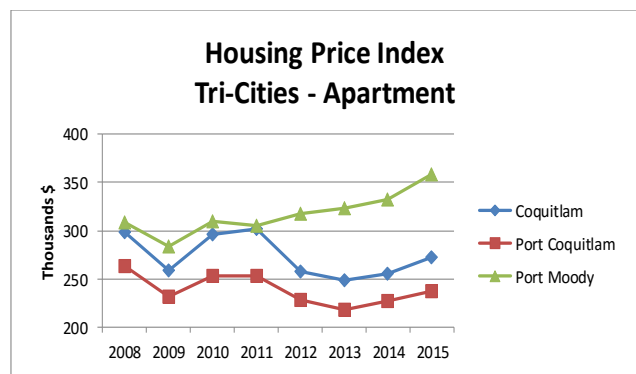
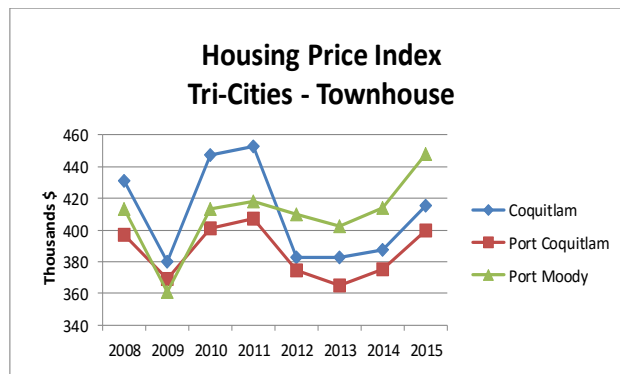
	< \$30,000		\$30,000 - \$39,999		\$40,000 - \$59,999		\$60,000 - \$79,999		\$80,000 - \$99,999		≥ \$100,000	
	#	%	#	%	#	%	#	%	#	%	#	%
Coquitlam	4,970	15	2,220	7	4,725	14	4,630	14	4,345	13	12,990	38
Port Coquitlam	1,875	12	1,025	6	2,410	15	2,275	14	2,400	15	6,145	38
Port Moody	1,100	11	530	5	1,230	13	1,415	15	1,210	12	4,225	43

Source: Metro Vancouver Housing Data Book 1.6 March 2016 (Statistics Canada, 2011 National Household Survey)

## 2. Housing Price Index (Greater Vancouver Real Estate Board)

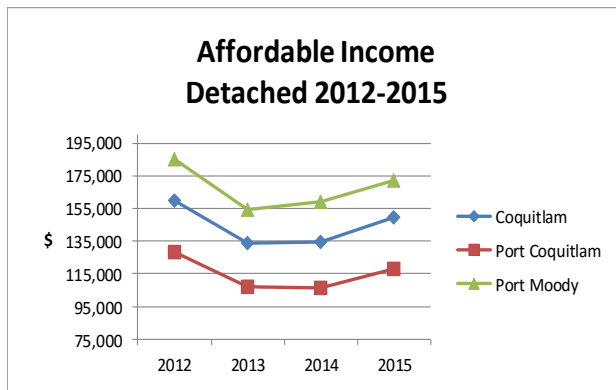


The MLSLink® Housing Price Index (HPI) is modeled on the Consumer Price Index (CPI). Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation). The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not — items such as lot size, age, number of rooms, etc. These features become the composite of the ‘typical house’ in a given area. Each month’s sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the ‘typical’ house model.



Source: REGVB MLS Housing Price Index  
Average of HPI for months of **May, June and July** for year indicated.

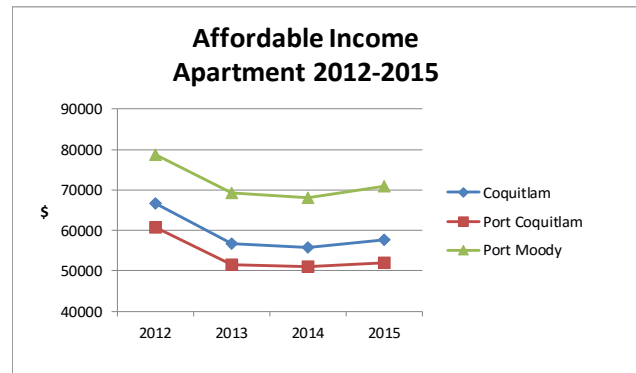
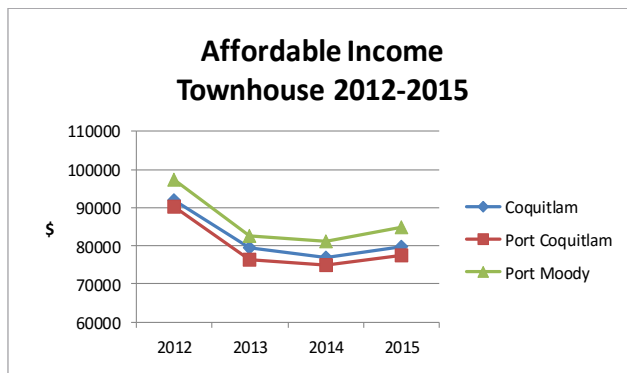
### 3. Affordable Incomes — Ownership



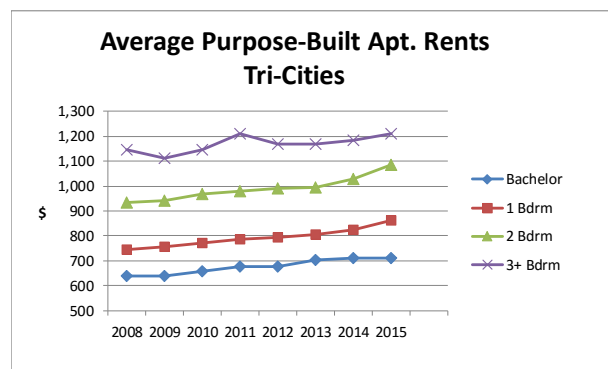
The calculation of home ownership affordability is based on the CMHC guideline that housing costs for ownership should not exceed 32% of gross annual income. The calculation assumes a 5 year fixed term mortgage with a 25 year amortization period (first-time home buyer) and 10% down payment, plus \$4,800/year for taxes, insurance and heat. Down payment is **not** taken into consideration. Housing prices are based on the Real Estate Board of Greater Vancouver’s Housing Price Index (per indicator 2).

Market Interest Rates Used In Affordability Calculation:

	2012	2013	2014	2015
%	5.24	3.49	2.99	2.79



### 4. Purpose-Built Apartment Rents



In 2010, 26% of all Coquitlam households were renters, while 22 % of households in Port Moody and 23% in Port Coquitlam were renters.

Source: Metro Vancouver Housing Data Book 1.4, 1.5 March 2016

These rents reflect the aging nature of the Tri-Cities purpose-built rental stock. It is impossible to replace this purpose-built rental stock with new units at similar rents in the absence of significant financial incentives.

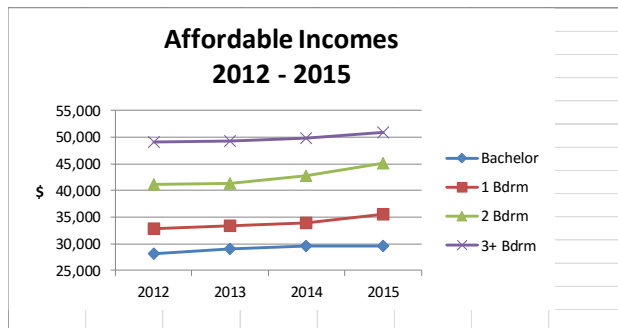
“The rental sector plays a critically important role in Canada’s housing system. Reflecting transitions in life, many tenants are young, creating new tenant households when they leave the family home. Others are older, seeking apartment living when they no longer need or want to maintain larger family homes. Similarly, immigrant households, a critical component of labour market supply, initially rent before they transition to ownership.”

Source: FCM: The Housing Market and Canada’s Economic Recovery, January 2012

Sources:  
 2008 - 2013: Metro Vancouver Housing Data Book 2.6, January 2014  
 2014 - 2015: CMHC Fall Rental Market Report  
**Note:** Excludes privately-owned condominium apartment rental units



## 5. Affordable Incomes — Purpose-Built Apartment Rentals



The calculation of rental housing affordability is based on the generally accepted guideline that rental housing is affordable when no more than 30% of household income is required to pay the shelter cost (rent + utilities). The calculation assumes that bachelor and 1 bedroom apartments pay \$25/month utilities in addition to rent, 2 bedroom apartments pay \$40/month and 3+ bedroom apartments pay \$60/month utilities. Rents are based on annual Tri-Cities average purpose-built rents (per indicator 4).

## 6. Rental Housing Index

Indicator	Coquitlam		Port Coquitlam		Port Moody	
	Score	Rating	Score	Rating	Score	Rating
Affordability	8.3	Critical	6.2	Severe	6.2	Severe
Overspending	8.4	Critical	6.4	Severe	6.0	Severe
Income Gap	9.2	Critical	5.2	Severe	5.4	Poor
Overcrowding	8.2	Critical	5.2	Poor	5.5	Poor
Bedroom Shortfall	7.6	Severe	5.0	Poor	4.2	Poor
Overall Index Score	41.7	Critical	27.9	Severe	27.3	Severe
<b>Cross-BC Ranking</b>	<b>71/72</b>		<b>48/72</b>		<b>46/72</b>	

In 2014, the BC Non-Profit Housing Association and Vancity credit union partnered to develop the Rental Housing Index for British Columbia. The Rental Housing Index was compiled using data from the 2011 National Household Survey (formerly the long-form census) obtained through a Statistics Canada custom data request. After recognizing its value to local planning initiatives, the partners created a cross-Canada partnership of organizations to develop the Canadian Rental Housing Index. The Index will be updated after each Census period, allowing for tracking the progress in ensuring that all Canadians have access to affordable housing.

Note: Cross-BC rankings, only, are recorded in the above table.

**Affordability** measures the percent of renter household income spent on rent plus utilities. Housing is typically considered affordable if a household spends 30% or less of its before-tax income on rent plus utilities.

**Overspending** measures renter households spending more than 50% of their before-tax income on rent plus utilities.

**Income Gap** measures the additional income a household would need per year to make its current rent affordable (30% of before-tax income).

**Overcrowding** measures renter households living in units that are not suitable for their household size and composition, based on CMHC's National Occupancy Standard.

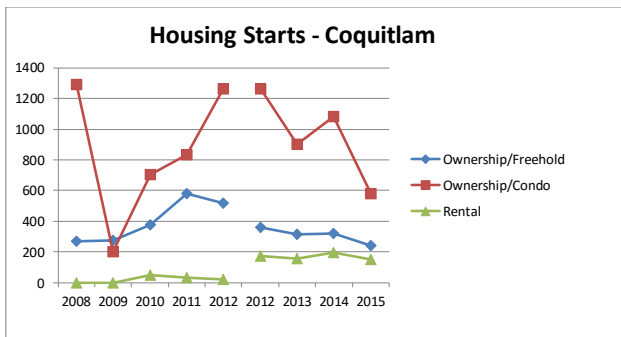
**Bedroom Shortfall** measures the minimum number of additional bedrooms a community would need to house all renters suitably, based on CMHC's National Occupancy Standard

Each Rental Housing Index indicator is given a raw score that is converted into a range between zero and 10. Zero represents perfect rental health (e.g. "0" households spending more than 50% of income on rent in the case of overspending) and 10 is assigned to the community that ranks poorest on that particular indicator. A "10" on an indicator provincially means it is the worst in that particular province. All other communities are ranked according to how close they fall to the poorest community within the province. The Overall Index Score is simply a sum of all indicator scores, leading to an overall score between zero and 50.

Canadian Rental Housing Index: [www.rentalhousingindex.ca/#](http://www.rentalhousingindex.ca/#)

## Section 2: Housing Availability Indicators

### 7. Tri-Cities Housing Starts

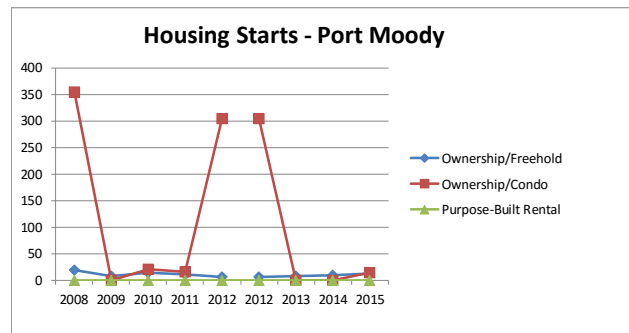
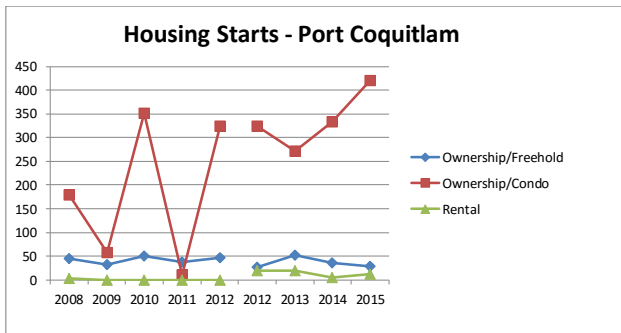


Definitions:

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

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

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



Sources:

2008 - 2012: Metro Vancouver Housing Data Book 2.3 February 2013

2012 - 2015: CMHC Housing Now, Table 2.5 January 2016

**Note:** 2008 - 2012 data counts single-detached houses with secondary suites as 2 ownership/freehold units. In 2013, CMHC revised the method of categorizing secondary suites such that secondary suites in single-detached houses are now counted as "rental". CMHC revised their 2012 data to reflect this change in categorization. For example, the increase in the number of rental units reported for the 2 sets of 2012 data (19 ⇒ 175) for Coquitlam suggests that 156 of the rental units reported in the latter 2012 data were secondary suites.

“A number of factors underlie the lack of rental production, including rent regulation and taxation of rental investment income; foremost among these factors, however, are the fundamentals of new construction. The rental income generated is insufficient to offer a reasonable rate of return for investors, because costs are out of balance with revenues. This disincentive to invest in rentals is in large part attributable to the impact of condominium development, which sets the price for multi-residential land.”

Source: FCM: The Housing Market and Canada’s Economic Recovery, January 2012



## 8. Tri-Cities Purpose-Built Apartment Availability

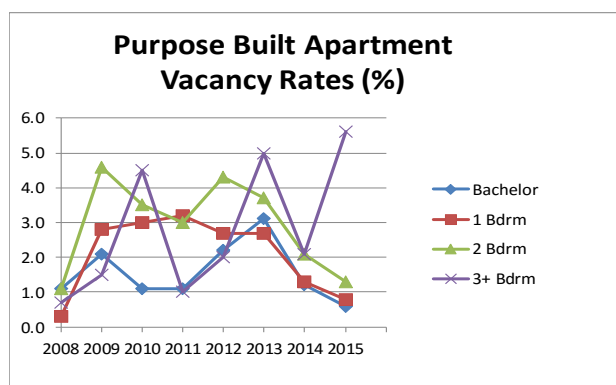
### Purpose Built Rental Apartment Inventory by Unit Size - Tri-Cities

	2008	2009	2010	2011	2012	2013	2014	2015
Bachelor	187	190	189	185	N/A	192	190	192
1 Bdrm	2296	2366	2391	2405	N/A	2464	2501	2572
2 Bdrm	1647	1637	1663	1661	N/A	1677	1706	1717
3+ Bdrm	215	200	197	197	N/A	200	165	187

Sources:

2008 - 2011: Metro Vancouver Housing Data Book 4.2 January 2014

2013 - 2015: CMHC Fall Rental Market Report Table 1.1.3



Sources:

2008 - 2012: Metro Vancouver Housing Data Book 2.7, January 2014

2013 - 2015: CMHC Fall Rental Market Report Table 1.1.1

Purpose-built rental apartments accounted for approximately 23% of Tri-Cities rental dwelling units in 2014. The remainder of the rental units were either secondary suites, social housing or owner-rented housing. The vacancy rate is an indication of the health of the residential rental market. A residential vacancy rate of 3.0% is generally considered a balanced market. Low vacancy rates lead to challenges for many households, particularly those with low incomes, in finding suitable and affordable rental housing. Vacancy rates falling consistently below 3% generally correlate with upward pressure on rents.

## 9. Loss of Rental Units

### Rental Demolitions

	2012	2013	2014	2015
Coquitlam	13	0	45	0
Port Coquitlam	0	0	4	2
Port Moody	0	0	0	0

Source:

City-reported as non-single detached dwelling rental units lost to demolition

### Rental Unit Conversions to Strata

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Coquitlam	0*	1	1	1	0	3	0	0	0
Port Coquitlam	2	4	3	0	0	0	0	0	0
Port Moody	0	0	0	2	0	4	0	0	42*

Source: City reported

Note: 1. Coquitlam reports 1 strata unit converted to rental in 2007

2. Port Moody reports 42 units converted to strata in 2016 were part of a development that was always intended to be a strata condo development, but were rental for a period while the property owner secured a Homeowner Protection Warranty

## 10. Secondary Rental Market

CMHC identifies the following dwelling types as comprising the Secondary Rental Market:

rented single-detached houses; rented double (semi-detached) houses; rented freehold row/town homes; rented duplex apartments (i.e. one-above other); rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type — e.g. secondary suites); rented condominiums; and one or two apartments which are part of a commercial or other type of structure.

## Estimated Distribution of Renter Households - 2014

	Purpose-Built	Social Housing	Rented Condos	Single Detached	Townhouse & Duplex	Secondary Suites
	%	%	%	%	%	%
Tri-Cities	23	16	17	11	ND	26 - 28

Source: Metro Vancouver Housing Data Book 4.6 March 2016

On average secondary suites have significantly lower rents than purpose-built rental apartments and therefore play an important role in providing affordable housing. In 2014 in Metro Vancouver, the average rent for a one bedroom secondary suite was \$ 762, 26% (\$ 276) less than the average rent in a conventional apartment building, while the average rent for a two bedroom secondary suite was \$ 1,017, 22% (\$ 294) less than the average rent in a conventional apartment building

Source: Metro Vancouver Housing Data Book 4.3 March 2016

## Known Secondary Suites

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Coquitlam	2,035	2,128	2,184	2,436	2,403	2,442	2,573	2,670	2875	2,999
Port Coquitlam	n/a	n/a	n/a	n/a	n/a	n/a	2,824	2,827	2893	2891
Port Moody	384	421	406	419	407	451	405	364	388	338

Sources:

City of Coquitlam - Number of secondary suites billed for water service

City of Port Coquitlam - Number of residences billed for extra utilities

City of Port Moody - Number of secondary suite business licences issued

Note: city of Coquitlam in 2016 includes 33 carriage houses + 1 garden cottage

Rented condominium units are more expensive than purpose built rental units. In 2014 in Metro Vancouver, the average rent for a one bedroom condo unit was \$1,198, 15% (\$160) more than the average rent in a conventional rental apartment building. Similarly, the average rent for a two bedroom condo unit was \$1,668, 27% (\$357) higher than a traditional rental two bedroom apartment.

Source: Metro Vancouver Housing Data Book 4.4 March 20156

## Estimated Rental Condominium Apartment Units - 2014

	2014
Coquitlam	2169
Port Coquitlam	868
Port Moody	746

Source: Metro Vancouver Housing Data Book 4.4 March 2016 (CMHC Rental Market Report - October 2014)

## 11. Social Housing

Social (“non-market” or “subsidized”) housing requires ongoing government subsidies to reduce rents for low and low - moderate income households. The government subsidies cover the difference between the revenue from monthly rents and the actual cost to operate the housing. Non-market housing is operated and managed by non-profit agencies, cooperatives and BC Housing (although there is no BC Housing direct-managed housing in the Tri-Cities).

## New Units of Social Housing Since 2007

### Seniors Dwellings

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Coquitlam	0	0	0	0	50	0	0	0	0
Port Coquitlam	70	25	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0	0

Note: Does not include seniors residential care beds

### Non-Profit Housing

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Coquitlam	0	0	0	0	0	30	0	30	7
Port Coquitlam	0	0	10	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0	0

Source:

2007 - 2011: City of Coquitlam Housing Affordability Discussion Paper, January 2013, pg. 11

2012 - 2014: City reported

### Social Housing Estimate - 2014

	Social Housing Units	Co-Ops
Coquitlam	1312	689
Port Coquitlam	951	25
Port Moody	221	336

Source: Source: Metro Vancouver Housing Data Book 4.5 March 2016. Assisted living and supportive housing generally excluded. Shelter beds and transitional housing units also excluded.

## 12. Expiring Social Housing Agreements

There are approximately 50,000 social housing units in Metro Vancouver, making up about 16% of the total rental housing stock in the region. About 36,400 of these units currently have subsidy agreements or rent supplement agreements with the provincial or federal government. This includes non-profit housing, co-ops, independent seniors housing, group homes, transition homes and other housing with supports, as well as some rent supplements.

Over the next 20 years, operating agreements for 2,300 social housing units in the Tri-Cities will expire. When these operating agreements were originally created, the intent was that they would expire at the same time as the mortgage on the housing was repaid. This will not happen in some cases due to ongoing maintenance costs, in particular the impact of the “leaky condo” crisis and the need to finance building envelope repair. It is not clear at this time how the affordability of these units can be maintained once the operating agreements have expired.

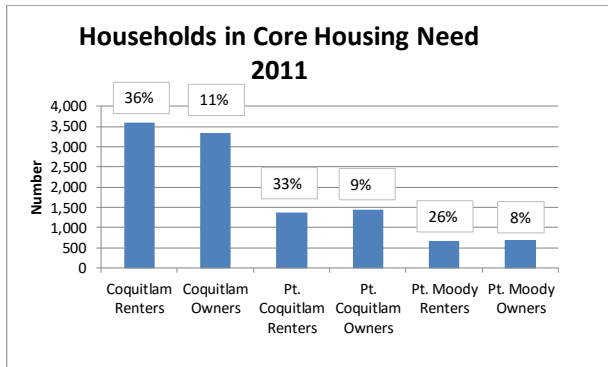
### Social Housing Units with Operating Agreements that Expire

	2012 - 2015	2016 - 2020	2021 - 2025	2026 - 2030	> 2030	Total
Coquitlam	68	824	351	201	78	1522
Port Coquitlam	0	172	211	218	0	601
Port Moody	0	169	69	27	0	265

Source: Metro Vancouver Housing Data Book 3.6 March 2016

## Section 3: Housing Need Indicators

### 13. Households in Core Housing Need



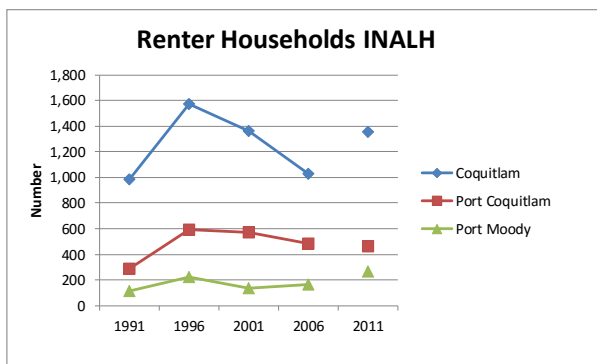
Source: Metro Vancouver Housing Data Book 3.1 March 2016  
 Note: Figures above the bars are the households in core need expressed as a % of the total of renter or owner households in that community

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 requirements. “Affordable” dwellings cost less than 30% of total before-tax household income

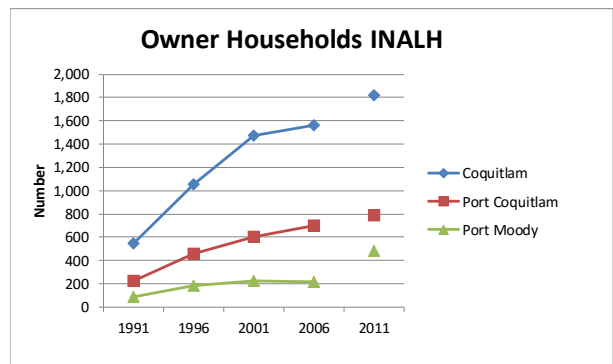
### 14. Households at Risk of Homelessness

“INALH” households are households In Core Housing Need That Are Spending At Least Half of household income on shelter. These households are in dire housing circumstances. INALH data is considered to be a measure of households at risk of homelessness.

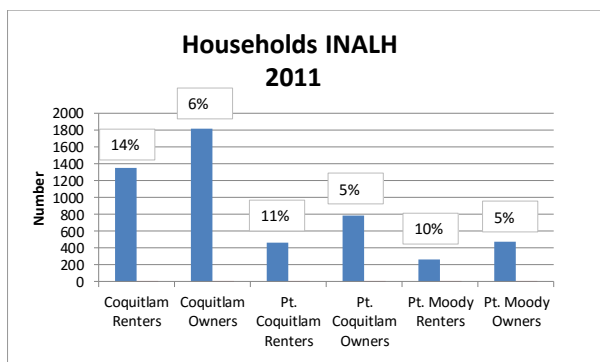
**Note:** Direct measure of change from 2006 to 2011 is not recommended as the survey methodology differs



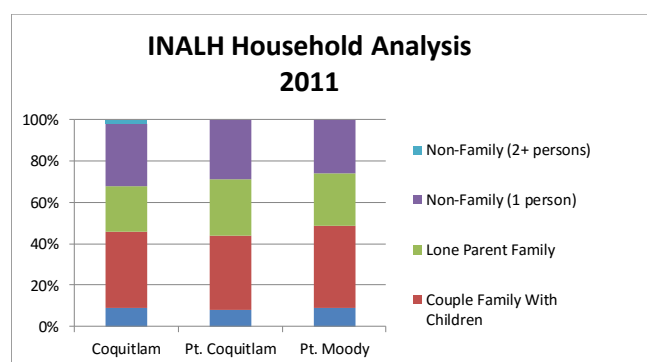
Source: Metro Vancouver Housing Data Book 3.2 March 2016



Source: Metro Vancouver Housing Data Book 3.2 March 2016



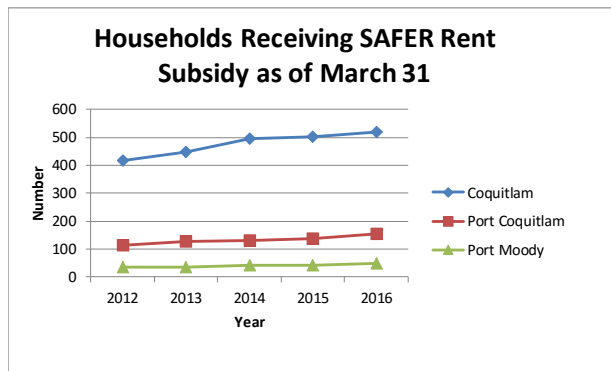
Source: Metro Vancouver Housing Data Book 3.2 March 2015



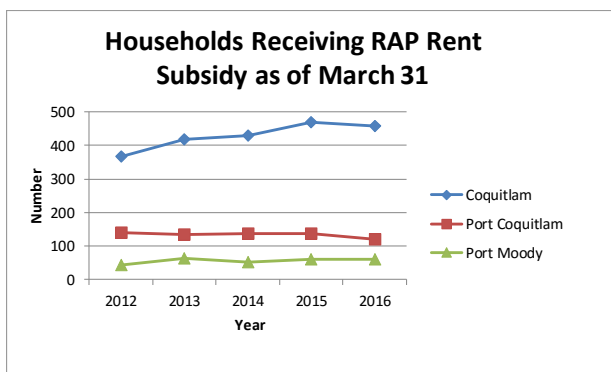
Source: Metro Vancouver Housing Data Book 3.3 March 2016



## 15. Households Receiving Provincial Rent Subsidies



Source: BC Housing Corporate Planning & Reporting April 2016



Source: BC Housing Corporate Planning & Reporting April 2016

The Shelter Aid for Elderly Renters (SAFER) program helps make rents affordable for BC seniors with low incomes. SAFER provides monthly cash payments to subsidize rents for eligible BC residents who are age 60 or over and who pay more than 30% of gross household income towards rent for their home. To be eligible for the supplement, gross monthly income in Metro Vancouver must not exceed:

Singles - \$2,550

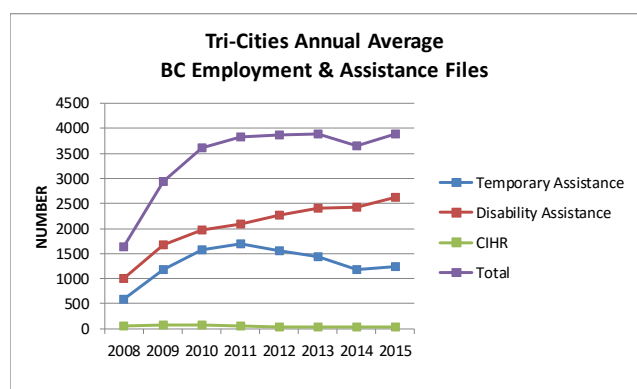
Couples - \$2,750

Shared - \$1,776

Source: BC Housing website, April 2016

The Rental Assistance Program (RAP) provides eligible low-income, working families with cash assistance to help with their monthly rent payments in the private market. To qualify, families must have a gross household income of \$35,000 or less, have at least one dependent child, and have been employed at some point over the last year.

## 16. Households Receiving Provincial Income Assistance



Source: Ministry of Social Development & Social Integration April 2016

Note: Shelter allowance is the same for all classes of income assistance recipients, but increases with the number of household dependents:

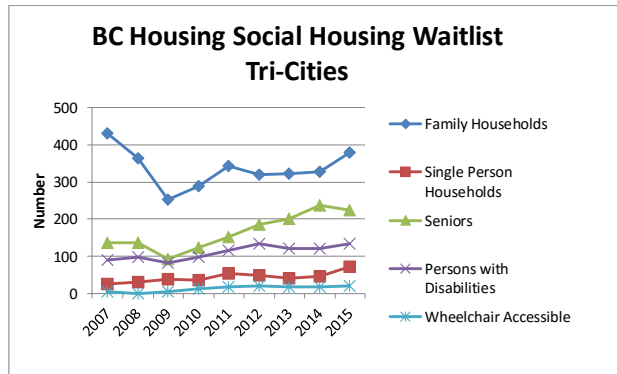
Family Unit Size (# of persons)	1	2	3	4	5	6
Maximum Shelter Allowance	\$375	\$570	\$660	\$700	\$750	\$785

The intent of the BC Employment and Assistance program is to help people move from income assistance to sustainable employment, and to provide income assistance to those who are unable to fully participate in the workforce.

"Temporary Assistance" includes: Expected to Work, Expected to Work with Medical Condition, Temporarily Excused, and Persistent Multiple Barriers.

CIHR is a now defunct category "Child in the Home of a Relative". There are few remaining grandfathered cases.

## 17. Social Housing Waitlist

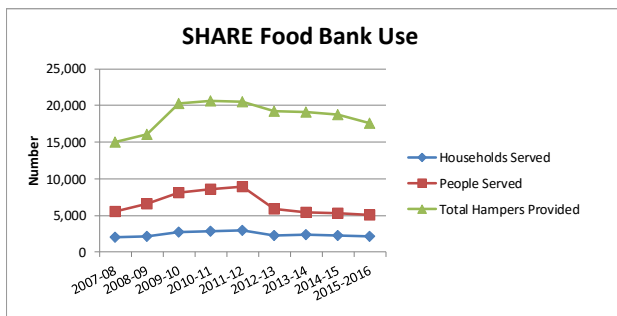


Source: Metro Vancouver Housing Data Book 3.5 March 2016

Reported by BC Housing as of June (2007 - 2009, 2014 - 2015) or July (2010 - 2013) of each year.

BC Housing collects data on households that have applied for social housing in Metro Vancouver. The BC Housing wait list is an indicator of affordable housing need, but is not necessarily an accurate measure of demand. The data presented here indicates the number of households resident in the Tri-Cities that were on the BC Housing waitlist for social housing during the year indicated.

## 18. SHARE Food Bank Use



Source: SHARE Family & Community Services May 2016

Note: Data is quoted for fiscal years ending March 31

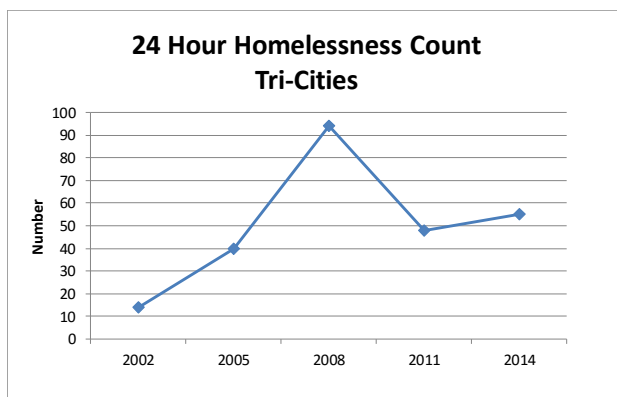
SHARE Family & Community Services operates three food bank depots in the Tri-Cities:

- Port Moody—2615 Clarke St.
- Coquitlam—Como Lake United Church
- Port Coquitlam—Trinity/St. Catherine’s Church

The depots distribute food every Wednesday— however household clients may pick up food only once every 2 weeks. A separate program is provided for households with pregnant women or with children under 1 year of age.

The reduction in “people served” between 2011-12 and 2012-13 is out of proportion to the reduction of hampers provided and households served. This is likely due to implementation of a new database, which permitted a more rigorous counting of people served.

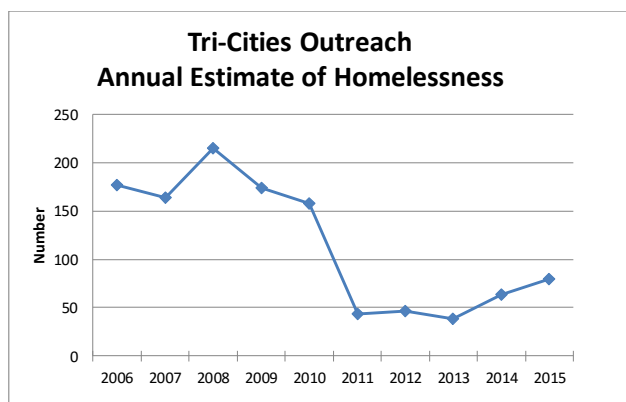
## 19. Homelessness



Source: Metro Vancouver

A formal 24 hour count of homeless persons in Metro Vancouver is carried out every 3 years. It is recognized that this will undercount the actual number of homeless persons as some homeless persons will remain hidden – either because they are “couch-surfing” and out of sight, or because they simply don’t want to be counted.

Note that the 24 hour Metro Vancouver homeless count includes women fleeing abuse in local transition houses, and persons without a fixed address in local hospitals or correction facilities. It does not include persons in other supported transition housing or addictions recovery housing.



Source: Hope For Freedom Society Fall 2015

The Hope For Freedom Society operates a Tri-Cities outreach program under contract to BC Housing. Outreach workers have been maintaining a running count of homeless persons since the inception of the program in 2006. The data reflects the number of homeless persons believed to be resident in the Tri-Cities at a given time.

Unlike the 24 hour Metro Vancouver homeless count, the outreach homeless count does not include women fleeing abuse in local transition houses, nor persons without a fixed address in local hospitals or correction facilities.

The temporary over-the-winter Tri-Cities Bridge Shelter program ended in December 2015 with the opening of the 3030 Gordon Ave. emergency shelter & transitional housing facility in Coquitlam. The facility, operated by RainCity Housing & Support Services, has 30 shelter beds in individual rooms, 30 transitional housing suites and 30 “Extreme Weather Response” shelter beds in dormitory settings which are open during periods of inclement winter weather. It is a permanent facility, open 24 hours per day, 365 days per year.

### 3030 Gordon Ave: Occupancy 15 December 2015 - Mid-March 2016

% capacity	100%
No. of Persons Provided Shelter	82

### 3030 Gordon Ave: Client Outcomes 15 December 2015 - Mid-March 2016

Outcome	No.
Connected to Recovery Programs	31
Moved into Transitional Housing	11
Connected to Detox Programs	8
Moved into Other Housing	1

### 3030 Gordon Ave: Client Demographics Mid-March 2016

Home Community	No.	Years Homeless	No.
Tri-Cities	19	2 or less	7
Coquitlam	6	2 to 5	12
Port Coquitlam	3	5 to 10	4
Port Moody	1	10 or more	7

Source: RainCity Housing & Support Society 16 May 2015

Links:

Tri-Cities Homelessness & Housing Task Group: [www.tricityshomelessness.ca](http://www.tricityshomelessness.ca)

Metro Vancouver Housing Data Book: [www.metrovancouver.org/services/regional-planning/data-statistics](http://www.metrovancouver.org/services/regional-planning/data-statistics)