Appendix A

Provincially Required Data Tables

Appendix A contains Statistics Canada 2006, 2011 and 2016 census data from a custom order for the B.C. Ministry of Municipal Affairs and Housing (MAH) and presents the required data points for BC Housing Needs Reports. The census data from the custom order offers income and tenure tabulations that are not provided through the published Census Profiles, which are available online. However, this data captures private households only and in some cases, the estimation and weighting involved in the data differs from the Census Profiles (e.g. 100% data or 25% sample data). This appendix also contains data from BC Assessment, BC Housing and the BC Non-Profit Housing Association, CMHC, the Co-operative Housing Federation of Canada, the City of Chilliwack, University of Fraser Valley, and the Chilliwack and District Real Estate Board.

	2006	2011	2016

3(1)(a)(i) Total Population in Private Households

	2006	2011	2016
Population	68,390	76,925	82,210

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

3(1)(a)(ii),(iii) Average and Median Age in Private Households

	2006	2011	2016
Average	37.9	39	40.1
Median	38.6	39.2	40.6

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

3(1)(a)(iv) Age Group Distribution in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	68,390	100%	76,925	100%	82,210	100%
0 to 14 years	14,250	21%	15,165	20%	15,905	19%
15 to 19 years	4,980	7%	5,550	7%	5,230	6%
20 to 24 years	4,055	6%	4,645	6%	4,785	6%
25 to 64 years	34,745	51%	39,745	52%	42,295	51%
65 to 84 years	9,370	14%	10,515	14%	12,515	15%
85 years and over	995	1%	1,310	2%	1,485	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

3(1)(a)(v) Private Households

	2006	2011	2016
Households	26,860	30,460	32,440

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

3(1)(a)(vi) Average Private Household Size

	2006	2011	2016
Average household size	2.5	2.5	2.5

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

3(1)(a)(vii) Private Households by Size

	2006		2011		2016	
	#	%	#	%	#	%
Total	26,860	100%	30,460	100%	32,440	100%
1-person	6,725	25%	7,885	26%	8,410	26%
2-person	9,620	36%	10,730	35%	11,630	36%
3-person	3,930	15%	4,550	15%	4,620	14%
4-person	3,850	14%	4,325	14%	4,385	14%
5-or-more-person	2,730	10%	2,980	10%	3,395	10%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

3(1)(a)(viii) Private Households by Tenure

	2006 #	2006 %	2011 #	2011 %	2016 #	2016 %
Total	26,860	100%	30,460	100%	32,440	100%
Owner	20,230	75%	22,765	75%	23,665	73%
Renter	6,630	25%	7,700	25%	8,775	27%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006 #	2006 %	2011 #	2011 %	2016 #	2016 %
Renter households	6,585	100%	7,690	100%	8,705	100%
Renter households in subsidized hous	#N/A	#N/A	1,045	14%	845	10%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	67,470	75,915	81,240
Mover	12,530	10,780	13,390
Migrant	4,635	3,555	5,485
Non-migrant	7,890	7,235	7,905
Non-mover	54,945	65,135	67,850

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)	-	8,535	5,285
Percentage Growth (%)	-	12.5%	6.9%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2016-2017	2017-2018	2018-2019
Students	4,376	4,274	4,686

Source: Data from the University of Fraser Valley, Chilliwack Campus

3(1)(d) Number of Individuals Experiencing Homelessness

	08-Mar-17
Individuals experiencing homelessness	221

3(2)(a) Anticipated Population

	2019	2020	2021	2022	2023	2024	2025
Anticipated population	92,488	93,977	95,508	97,036	98,586	100,140	101,692

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (to indicated period)

	2019	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	-	1,489	3,020	4,548	6,098	7,652	9,204
Anticipated percentage growth (%)	-	2%	3%	5%	7%	8%	10%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2019	2020	2021	2022	2023	2024	2025
Anticipated average age	41.9	42.1	42.3	42.5	42.8	42.9	43.1
Anticipated median age	42.1	42	42.1	42.3	42.4	42.4	42.5

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2019		2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	88,041	100%	89,651	100%	91,032	100%	92,488	100%	93,977	100%	95,508	100%	97,036	100%
0 to 14 years	16,316	19%	16,681	19%	16,998	19%	16,960	18%	17,012	18%	17,023	18%	17,023	17%
15 to 19 years	5,364	6%	5,361	6%	5,316	6%	5,462	6%	5,540	6%	5,631	6%	5,631	6%
20 to 24 years	5,013	6%	4,921	5%	4,811	5%	4,967	5%	4,994	5%	5,150	5%	5,150	5%
25 to 64 years	44,050	50%	44,867	50%	45,501	50%	46,165	50%	46,879	50%	47,319	50%	47,319	50%
65 to 84 years	15,011	17%	15,540	17%	15,994	18%	16,393	18%	16,912	18%	17,604	18%	17,604	19%
85 years and over	2,287	3%	2,281	3%	2,412	3%	2,541	3%	2,640	3%	2,781	3%	2,781	3%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2019	2020	2021	2022	2023	2024	2025		
Anticipated households	36,540	37,277	38,015	38,772	39,564	40,340	41,121	4,581	0.125369

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2019	2020	2021	2022	2023	2024	2025
Anticipated average household size	2.5	2.5	2.5	2.5	2.5	2.5	2.5

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

2006 2011 2016

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	$72,637	$73,564	$82,311
Median	$60,200	$61,380	$68,442

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Regional and Provincial Median Before-Tax Private Household Income, 2016

	Chilliwack	Fraser Valley Regional District	British Columbia
Total	$68,442	$69,425	$69,979
Owner	$80,693	$81,807	$84,333
Renter	$39,153	$42,889	$45,848

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	26,865	100%	30,460	100%	32,440	100%
$0-$4,999	500	2%	865	3%	375	1%
$5,000-$9,999	310	1%	390	1%	335	1%
$10,000-$14,999	775	3%	995	3%	1,005	3%
$15,000-$19,999	1,400	5%	1,775	6%	1,455	4%
$20,000-$24,999	1,385	5%	1,640	5%	1,450	4%
$25,000-$29,999	1,245	5%	905	3%	1,330	4%
$30,000-$34,999	1,195	4%	1,585	5%	1,525	5%
$35,000-$39,999	1,580	6%	1,595	5%	1,440	4%
$40,000-$44,999	1,330	5%	1,370	4%	1,360	4%
$45,000-$49,999	1,180	4%	1,300	4%	1,380	4%
$50,000-$59,999	2,515	9%	2,445	8%	2,625	8%
$60,000-$69,999	2,175	8%	2,375	8%	2,260	7%
$70,000-$79,999	1,880	7%	2,130	7%	2,385	7%
$80,000-$89,999	1,905	7%	1,860	6%	2,170	7%
$90,000-$99,999	1,655	6%	1,725	6%	1,885	6%
$100,000-$124,999	2,695	10%	3,125	10%	3,660	11%
$125,000-$149,999	1,380	5%	1,945	6%	2,295	7%
$150,000-$199,999	1,125	4%	1,485	5%	2,120	7%
$200,000 and over	640	2%	955	3%	1,380	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	6,635	100%	7,695	100%	8,775	100%
$0-$4,999	230	3%	395	5%	185	2%
$5,000-$9,999	205	3%	190	2%	205	2%
$10,000-$14,999	555	8%	675	9%	720	8%
$15,000-$19,999	685	10%	860	11%	835	10%
$20,000-$24,999	670	10%	795	10%	730	8%
$25,000-$29,999	490	7%	420	5%	645	7%
$30,000-$34,999	480	7%	570	7%	650	7%
$35,000-$39,999	555	8%	475	6%	525	6%
$40,000-$44,999	450	7%	405	5%	520	6%
$45,000-$49,999	290	4%	365	5%	400	5%
$50,000-$59,999	605	9%	620	8%	630	7%
$60,000-$69,999	410	6%	595	8%	645	7%
$70,000-$79,999	225	3%	385	5%	525	6%
$80,000-$89,999	250	4%	225	3%	350	4%
$90,000-$99,999	190	3%	255	3%	260	3%
$100,000-$124,999	210	3%	285	4%	455	5%
$125,000-$149,999	40	1%	105	1%	240	3%
$150,000-$199,999	65	1%	80	1%	170	2%
$200,000 and over	20	0%	0	0%	85	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	20,230	100%	22,765	100%	23,665	100%
$0-$4,999	270	1%	470	2%	190	1%
$5,000-$9,999	105	1%	195	1%	125	1%
$10,000-$14,999	220	1%	320	1%	285	1%
$15,000-$19,999	715	4%	915	4%	625	3%
$20,000-$24,999	710	4%	850	4%	720	3%
$25,000-$29,999	760	4%	490	2%	680	3%
$30,000-$34,999	715	4%	1,015	4%	875	4%
$35,000-$39,999	1,020	5%	1,120	5%	920	4%
$40,000-$44,999	880	4%	970	4%	845	4%
$45,000-$49,999	890	4%	935	4%	985	4%
$50,000-$59,999	1,905	9%	1,820	8%	1,995	8%
$60,000-$69,999	1,760	9%	1,780	8%	1,615	7%
$70,000-$79,999	1,650	8%	1,745	8%	1,870	8%
$80,000-$89,999	1,655	8%	1,635	7%	1,820	8%
$90,000-$99,999	1,460	7%	1,470	6%	1,625	7%
$100,000-$124,999	2,490	12%	2,835	12%	3,210	14%
$125,000-$149,999	1,340	7%	1,840	8%	2,055	9%
$150,000-$199,999	1,060	5%	1,410	6%	1,950	8%
$200,000 and over	620	3%	950	4%	1,290	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	$ 72,637	$ 73,564	$ 82,311
Owner	$ 82,566	$ 83,938	$ 93,802
Renter	$ 42,360	$ 42,891	$ 51,321
Median	$ 60,200	$ 61,380	$ 68,442
Owner	$ 71,133	$ 73,308	$ 80,693
Renter	$ 35,096	$ 34,347	$ 39,153

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	35,165	38,950	42,065

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	35,165	100%	38,950	100%	42,065	100%
All Categories	34,670	99%	38,215	98%	41,255	98%
11 Agriculture, forestry, fishing and	2,035	6%	1,810	5%	2,495	6%
21 Mining, quarrying, and oil and ga	165	0%	215	1%	260	1%
22 Utilities	125	0%	110	0%	115	0%
23 Construction	3,585	10%	3,600	9%	4,495	11%
31-33 Manufacturing	3,470	10%	3,015	8%	3,480	8%
41 Wholesale trade	1,280	4%	1,425	4%	1,145	3%
44-45 Retail trade	4,290	12%	4,980	13%	4,825	11%
48-49 Transportation and warehous	1,500	4%	1,900	5%	1,840	4%
51 Information and cultural industrie	290	1%	375	1%	485	1%
52 Finance and insurance	890	3%	1,065	3%	1,040	2%
53 Real estate and rental and leasi	775	2%	620	2%	640	2%
54 Professional, scientific and techr	1,690	5%	1,605	4%	1,845	4%
55 Management of companies and	25	0%	0	0%	50	0%
56 Administrative and support, was	1,555	4%	2,100	5%	2,190	5%
61 Educational services	2,565	7%	2,710	7%	2,920	7%
62 Health care and social assistanc	3,235	9%	4,480	12%	4,810	11%
71 Arts, entertainment and recreatio	625	2%	625	2%	700	2%
72 Accommodation and food servic	2,315	7%	2,630	7%	3,075	7%
81 Other services (except public ad	1,940	6%	2,110	5%	2,170	5%
91 Public administration	2,325	7%	2,835	7%	2,690	6%
Not Applicable	490	1%	735	2%	810	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2016

6(1)(a) Housing Units for Private Households

	2016
Housing units	32,440

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2016

6(1)(b) Housing Units by Structural Type for Private Households

	2016 #	2016 %
Total	32,440	100%
Single-detached house	18,075	56%
Apartment in a building that has five o	270	1%
Other attached dwelling	13,745	42%
Semi-detached house	1,245	4%
Row house	4,755	15%
Apartment or flat in a duplex	1,415	4%
Apartment in a building that has few	6,310	19%
Other single-attached house	25	0%
Movable dwelling	355	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2016

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	32,440
No-bedroom	130
1-bedroom	3,455
2-bedroom	7,795
3-bedroom	10,840
4-or-more-bedroom	10,220

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2016

6(1)(d) Housing by Period of Construction for Private Households

	2016 #	2016 %
Total	32,440	100%
1960 or earlier	4,355	13%
1961-1980	8,060	25%
1981-1990	4,040	12%
1991-2000	6,395	20%
2001-2010	7,165	22%
2011-2016	2,430	7%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	1,539

*Based on units/beds that BC Housing has a financial relationship with.
Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i) Average and Median Assessed Housing Values

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average							N/A								$570,460
Median															N/A

Source: BC Assessment

6(1)(f)(ii) Average and Median Assessed Housing Values by Structure Type

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															$570,460
Single Family															$669,171
Dwelling with Suite															$720,116
Duplex, Triplex, Fourplex, etc.							N/A								$543,014
Row Housing															$430,370
Apartment															$247,470
Manufactured Home															$174,156
Median															N/A
Single Family															$658,983
Dwelling with Suite															$714,798
Duplex, Triplex, Fourplex, etc.							N/A								$559,249
Row Housing															$435,744
Apartment															$237,941
Manufactured Home															$147,477

Source: BC Assessment

6(1)(f)(iii) Average and Median Assessed Housing Values by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															$570,460
No-bedroom															N/A
1-bedroom							N/A								$377,108
2-bedroom															$421,827
3-or-more bedroom															$607,646
Median															N/A
No-bedroom															N/A
1-bedroom							N/A								N/A
2-bedroom															N/A
3-or-more bedroom															N/A

Source: BC Assessment

6(1)(g)(i) Average and Median Housing Sale Prices

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average							N/A								$533,482
Median															N/A

Source: BC Assessment

6(1)(g)(ii) Average and Median Housing Sale Prices by Structure Type

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															$ 533,482
Single Family															$ 658,983
Dwelling with Suite															$ 714,798
Duplex, Triplex, Fourplex, etc.							N/A								$ 559,249
Row Housing															$ 435,744
Apartment															$ 237,941
Manufactured Home															$ 147,477
Median															N/A
Single Family															N/A
Dwelling with Suite															N/A
Duplex, Triplex, Fourplex, etc.							N/A								N/A
Row Housing															N/A
Apartment															N/A
Manufactured Home															N/A

Source: BC Assessment

6(1)(g)(iii) Average and Median Housing Sale Prices by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															N/A
No-bedroom															N/A
1-bedroom							N/A								$ 531,000
2-bedroom															$ 516,900
3-or-more bedroom															$ 640,000
Median															N/A
No-bedroom															N/A
1-bedroom							N/A								N/A
2-bedroom															N/A
3-or-more bedroom															N/A

Source: BC Assessment

6(1)(h)(i) Average and Median Monthly Rent

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	$589	N/A	$642	$667	$678	$672	$682	$694	$698	$701	$719	$755	$833	$887	$956
Median	$575	N/A	$630	$650	$670	$650	$665	$675	$680	$685	$700	$743	$800	$838	$890

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	$589	N/A	$642	$667	$678	$672	$682	$694	$698	$701	$719	$755	$833	$887	$956
No-bedroom	$406	N/A	$467	$498	$479	$489	$496	$499	$505	$513	$537	$573	$581	$717	$729
1-bedroom	$520	N/A	$571	$587	$602	$605	$609	$625	$627	$634	$646	$676	$730	$784	$825
2-bedroom	$669	N/A	$708	$744	$757	$743	$767	$771	$775	$786	$799	$863	$936	$1,009	$1,074
3-or-more bedrooms	$709	N/A	$852	$868	$898	$892	$824	$898	$897	$845	$945	$857	$1,155	$1,140	$1,378
Median	$575	N/A	$630	$650	$670	$650	$665	$675	$680	$685	$700	$743	$800	$838	$890
No-bedroom	$410	N/A	$460	$499	$495	$480	$495	$500	$500	$512	$540	$550	$595	$640	$692
1-bedroom	$520	N/A	$575	$600	$600	$600	$600	$610	$610	$625	$650	$650	$700	$750	$800
2-bedroom	$655	N/A	$700	$740	$730	$725	$750	$750	$750	$775	$780	$850	$900	$995	$1,054
3-or-more-bedrooms	$750	N/A	$900	$825	$950	$900	$800	$925	$990	$750	$990	$800	$1,363	$1,000	$1,325

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	3%	N/A	2%	3%	7.7%	6.4%	4.0%	5.5%	4.3%	3.1%	3.3%	1.5%	1.4%	1.7%	1.4%
No-bedroom	N/A	N/A	5%	8%	8.2%	11.2%	1.9%	4.6%	3.8%	4.6%	2.3%	0.0%	0.0%	0.0%	0.0%
1-bedroom	2%	N/A	2%	3%	8.9%	7.4%	4.2%	5.2%	4.3%	3.0%	3.0%	1.6%	1.8%	1.6%	1.1%
2-bedroom	3%	N/A	1%	3%	6.6%	4.8%	4.1%	6.1%	4.5%	3.3%	2.7%	1.5%	1.4%	2.0%	1.6%
3-or more bedroom	3%	N/A	1%	2%	5.7%	7.4%	2.7%	3.1%	2.9%	2.2%	12.8%	N/A	0.0%	0.0%	3.4%

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market

	Units	Date
Primary rental market	3287	2019
Secondary rental market	N/A	N/A
Short-term rental market	130	25-Nov-19

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l) Units in Housing Cooperatives

	2016
Units in housing cooperatives	45

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(m)(i) Housing Units Demolished

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Number of units demolished	2	1	7	5	2	3	2	5	6	9	95

6(1)(m)(ii) Housing Units Demolished by Structure Type

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A										
Structure Type 1											
Structure Type 2											
Structure Type 3											

6(1)(m)(iii) Housing Units Demolished by Tenure

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A										
Owner											
Renter											
Other (Band Housing)											

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A										
No-bedroom											
1-bedroom											
2-bedroom											
3-or-more bedrooms											

6(1)(n)(i) Housing Units Substantially Completed

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing units completed	435	535	303	436	384	480	687	799	934	839	840

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	435	535	303	436	384	480	687	799	934	839	840
Single-detached (fee simple and strata	166	219	150	198	159	246	274	389	535	314	274
Duplex (fee simple and strata)	8	18	24	40	16	30	16	24	20	12	22
Townhouses	181	72	67	87	111	134	169	210	190	121	98
Apartments	54	173	40	90	92	49	207	147	160	317	374
Mobile/Manufactured homes	4	2	0	1	0	2	2	1	1	6	9
Secondary suites	10	5	11	10	2	13	12	21	20	42	45
Misc. residential	12	46	11	10	4	6	7	7	8	27	18

6(1)(n)(iii) Housing Units Substantially Completed by Tenure

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A										
Owner											
Renter											
Other (Band Housing)											

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A										
No-bedroom											
1-bedroom											
2-bedroom											
3-bedroom											

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	2019
Number of beds	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2019
Shelter beds for individuals experiencing homelessness	83
Units for individuals at risk of experiencing homelessness	278

*Based on units/beds that BC Housing has a financial relationship with.
Source: BC Housing Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(3)(a) New Homes Registered

	2016	2017	2018
New homes registered	939	921	702

Source: BC Housing

6(3)(b) New Homes Registered by Structure Type

	2016	2017	2018
Total	939	921	702
Single-detached house	455	600	310
Multi-family unit	377	202	308
Purpose-built rental	107	119	84

Source: BC Housing

6(3)(c) New Purpose-Built Rental Homes Registered

	2016	2017	2018
New purpose-built rental homes registere	107	119	84

Source: BC Housing

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households

	2006			2011			2016			
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure	
Total households	25,485	100%	100%	28,630	100%	100%	30,815	100%	100%	
Owner	19,370	76%	100%	21,515	75%	100%	22,580	73%	100%	
Renter	6,125	24%	100%	7,115	25%	100%	8,240	27%	100%	
Total households in unaffordable hous	6,245	25%	25%	7,605	27%	27%	7,020	23%	23%	0.227811
Owner	3,550	14%	18%	4,240	15%	20%	3,470	11%	15%	
Renter	2,700	11%	44%	3,365	12%	47%	3,550	12%	43%	

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	25,485	100%	100%	28,630	100%	100%	30,815	100%	100%
Owner	19,370	76%	100%	21,515	75%	100%	22,580	73%	100%
Renter	6,125	24%	100%	7,115	25%	100%	8,240	27%	100%
Total households in inadequate housir	1,475	6%	6%	1,730	6%	6%	1,565	5%	5%
Owner	925	4%	5%	1,035	4%	5%	905	3%	4%
Renter	555	2%	9%	695	2%	10%	665	2%	8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	25,485	100%	100%	28,630	100%	100%	30,815	100%	100%
Owner	19,370	76%	100%	21,515	75%	100%	22,580	73%	100%
Renter	6,125	24%	100%	7,115	25%	100%	8,240	27%	100%
Total households in unsuitable housin	1,280	5%	5%	1,235	4%	4%	995	3%	3%
Owner	595	2%	3%	635	2%	3%	355	1%	2%
Renter	690	3%	11%	595	2%	8%	635	2%	8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2016

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	6.4%
Participation rate	63.4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2016

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	29,505	100%
Commute within CSD	19,140	65%
Commute to different CSD within CD	6,750	23%
Commute to different CD within BC	3,470	12%
Commute to different province	145	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2006 2011 2016

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	25,490	100%	100%	28,630	100%	100%	30,820	100%	100%
Owner	19,365	76%	100%	21,515	75%	100%	22,580	73%	100%
Renter	6,120	24%	100%	7,120	25%	100%	8,240	27%	100%
Total in core housing need	2,790	11%	11%	3,555	12%	12%	3,610	12%	12%
Owner	870	3%	4%	1,180	4%	5%	1,085	4%	5%
Renter	1,925	8%	31%	2,380	8%	33%	2,520	8%	31%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2006 2011 2016

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	25,490	100%	100%	28,630	100%	100%	30,820	100%	100%
Owner	19,365	76%	100%	21,515	75%	100%	22,580	73%	100%
Renter	6,120	24%	100%	7,120	25%	100%	8,240	27%	100%
Total in extreme core housing need	1,345	5%	5%	1,785	6%	6%	1,725	6%	6%
Owner	430	2%	2%	715	2%	3%	540	2%	2%
Renter	915	4%	15%	1,070	4%	15%	1,185	4%	14%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Appendix B

City of Chilliwack
Housing Needs Survey Summary

April 2020

Table of Contents

1.0 Introduction

A community survey was available from January 14 to February 14, 2020. It was available online through the City's website, as well as through paper copies distributed to public facilities. The purpose of the survey was to collect information about the housing needs and challenges of residents. The survey had a total of 472 respondents, including 418 fully completed surveys and 54 partially completed surveys. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

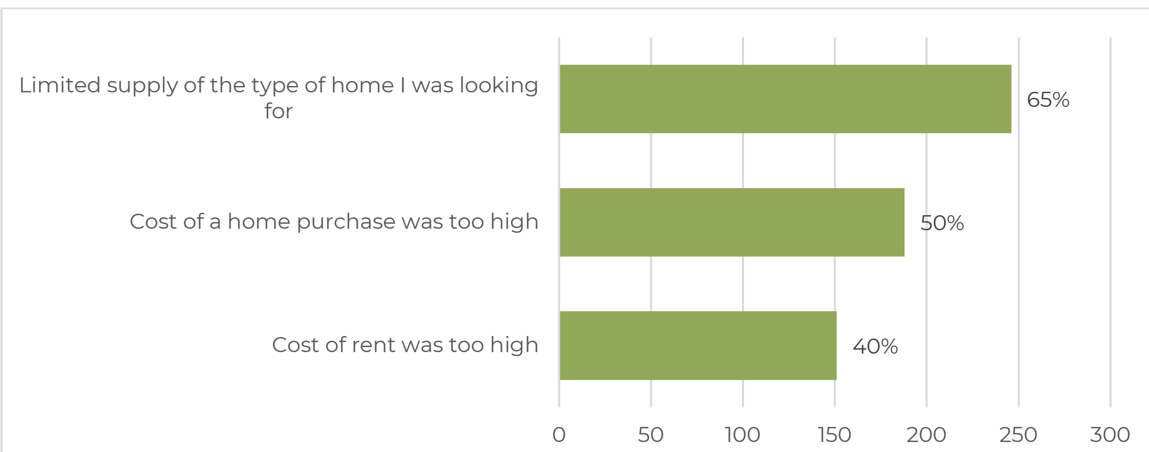
Note: Percentages are based on the number of respondents to each question. The bars on each graph will show the percentage of respondents that selected each answer and the x axis will show the number of respondents that selected each answer.

Key Takeaways

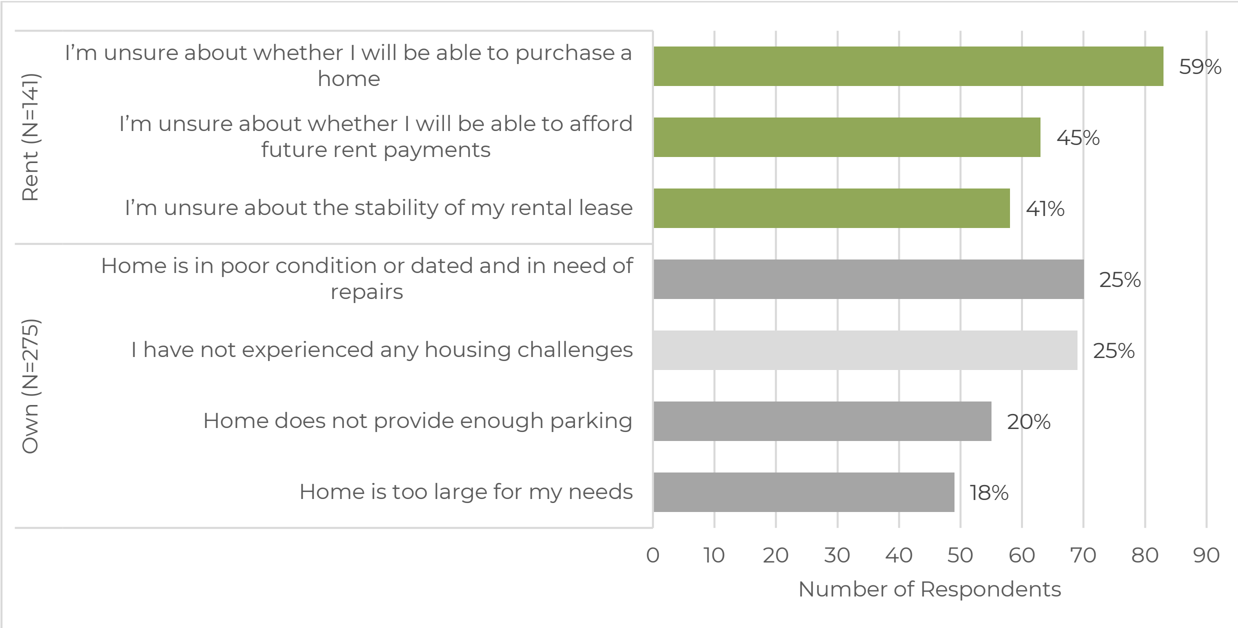
The following are select highlights from the survey and show the top responses for key questions around housing challenges and community need.

Most Common Housing Challenges

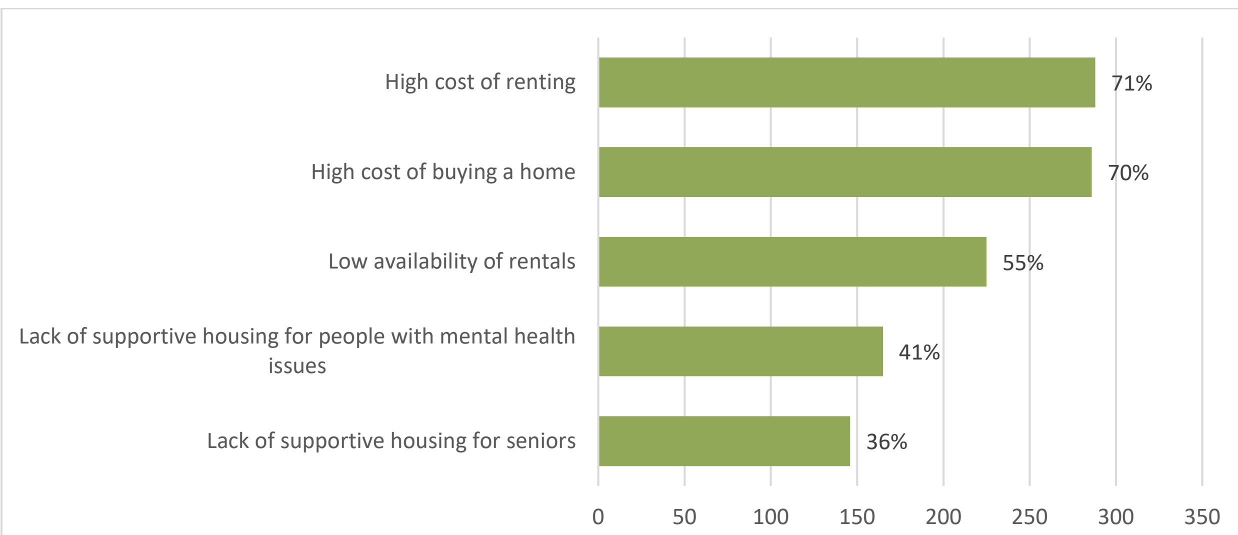
Top 3 Reported Barriers in the Housing Search



Top 3 Housing Challenges Experienced by Respondents



Top 5 Housing Challenges Seen in the Community at Large



Neighbourhood Concerns

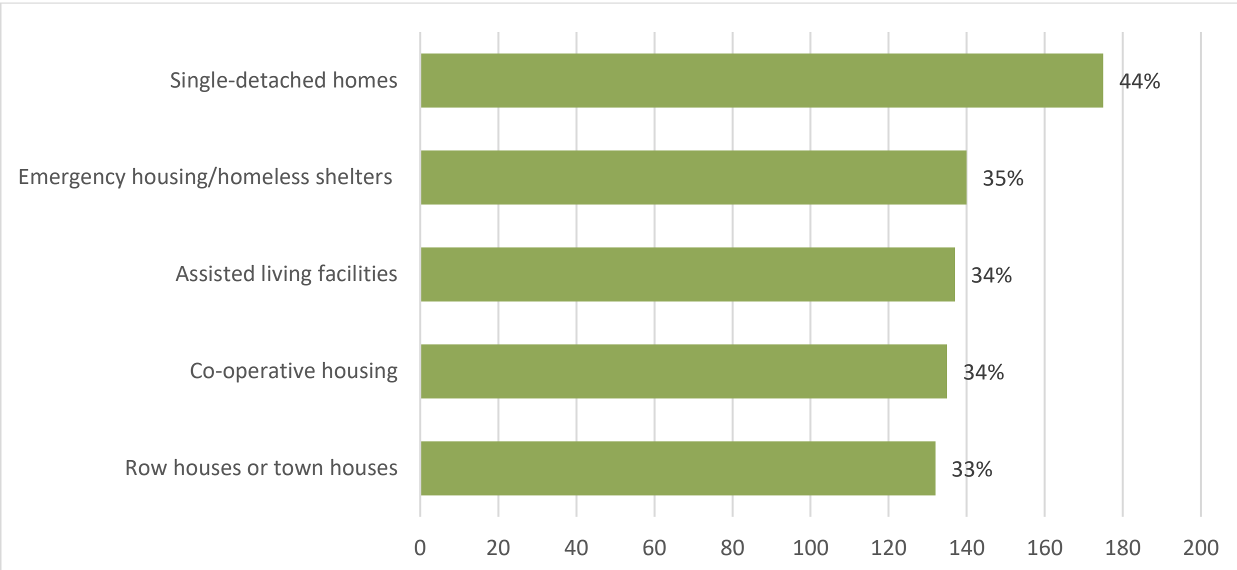
The cost of renting and owning a home was identified as an issue for respondents across all neighbourhoods.

Respondents residing in Easter Hillsides, Yarrow, Chilliwack Proper have a higher concern about the low availability of rental options than other neighbourhoods. Respondents residing in Ryder Lake, Chilliwack Mountain, and Greendale expressed a greater concern about the lack of supportive housing for people with mental health issues than other neighbourhoods.

Respondents residing in Yarrow, Greendale, Chilliwack Mountain, and on First Nations land expressed a greater concern about the lack of downsizing options, adequate at-home care, and supportive housing for seniors than other areas.

Key Housing Needs

Top 5 Housing Forms Needed in Chilliwack



Top Ideas to Improve Housing in Chilliwack

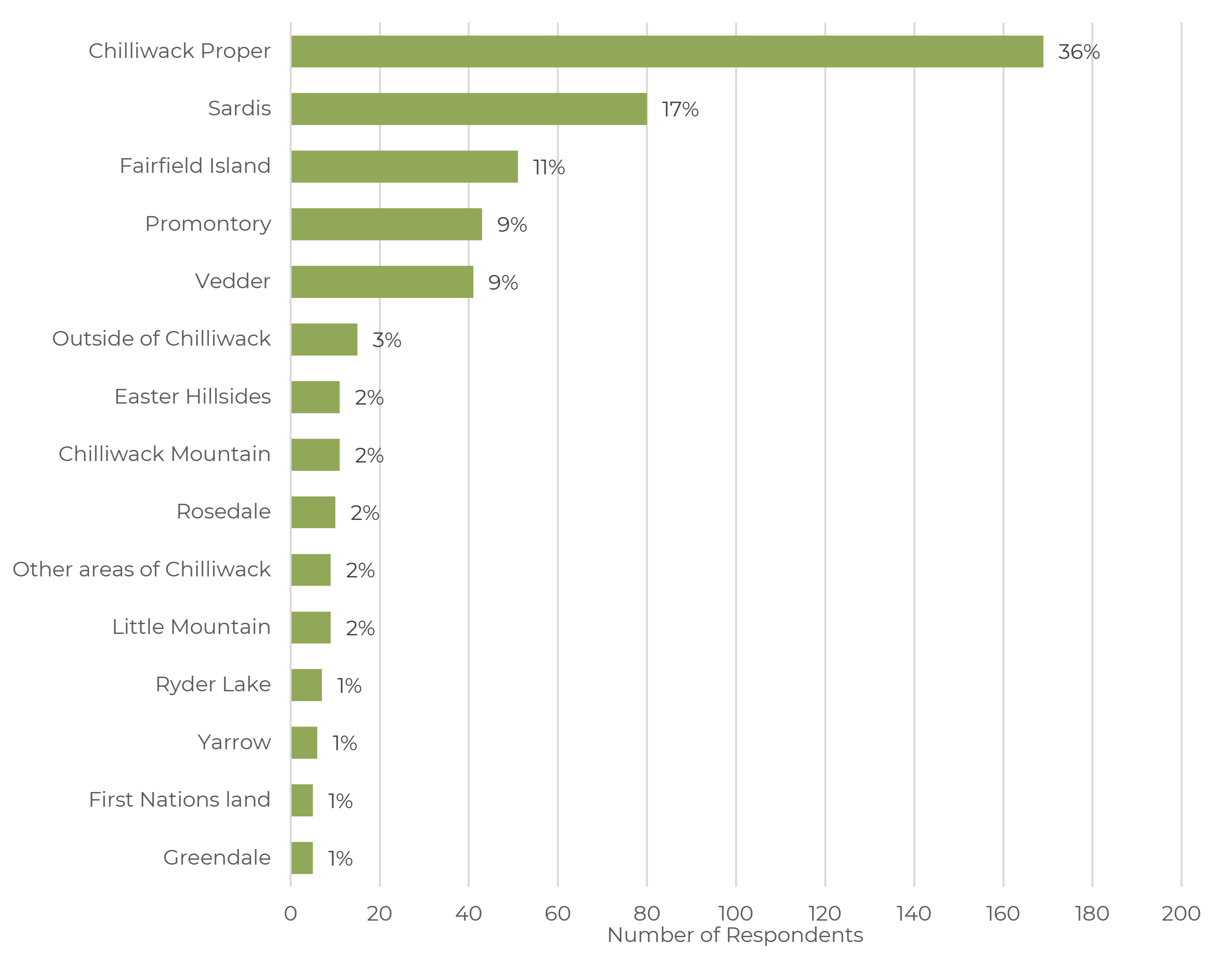
- More affordable housing options (for low-income families, seniors, people experiencing homelessness, people with disabilities, young couples, and youth)
- Additional parks and amenities
- Better management of parking in neighbourhoods
- Improved access to public transit and bicycle lanes
- More infrastructure to support a growing community.

2.0 Demographic Questions

Neighbourhood

Survey respondents were asked where they currently live and presented with a number of neighbourhood options. The results are summarized in Figure 1. Some respondents also indicated that they live in neighbourhood areas not listed (2 percent) including East Chilliwack, Riverstone Heights, Slesse Park, Chilliwack River Valley, and Falls Court. Respondents that indicated they live outside of Chilliwack (3 percent) were from Abbotsford, Cultus Lake, Maple Ridge or Surrey.

FIGURE 1. WHERE SURVEY RESPONDENTS LIVE (N=472)

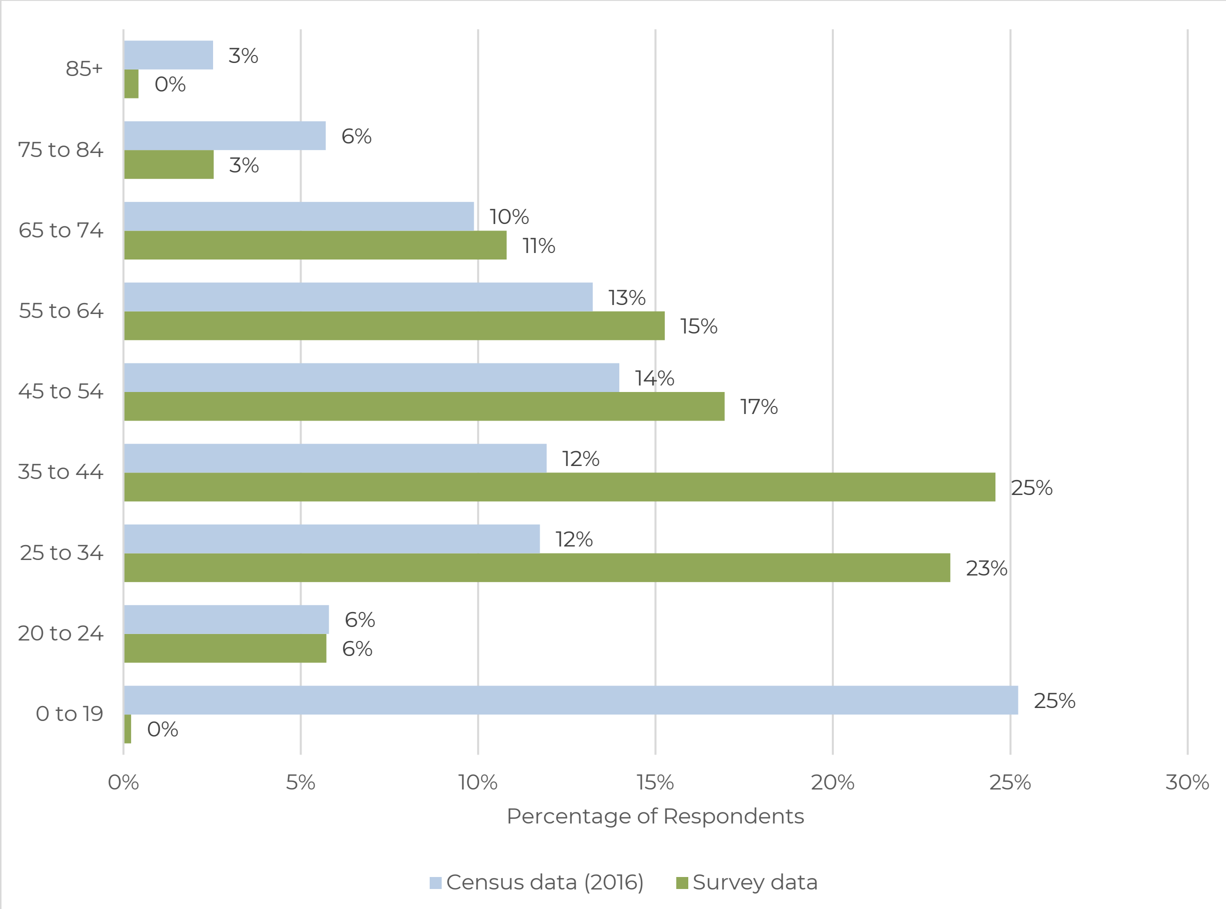


Age

Generally, the age distribution of the survey respondents was similar to Chilliwack's total population[1], with the exception of higher representation of individuals 35 to 44. The survey received a lack of responses from individuals zero to 19 and 85 and over which is typical for surveys of this kind.

[1] Source: Statistics Canada Census Program, Census Profiles 2016

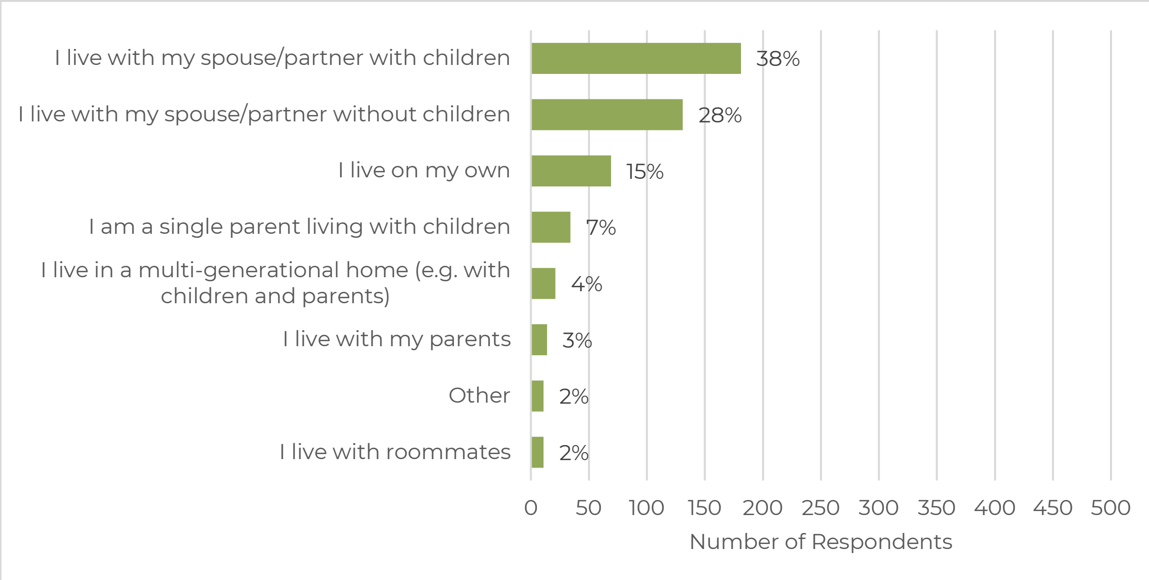
FIGURE 2. AGE OF RESPONDENTS (N=472) COMPARED TO 2016 CENSUS



Household Type and Size

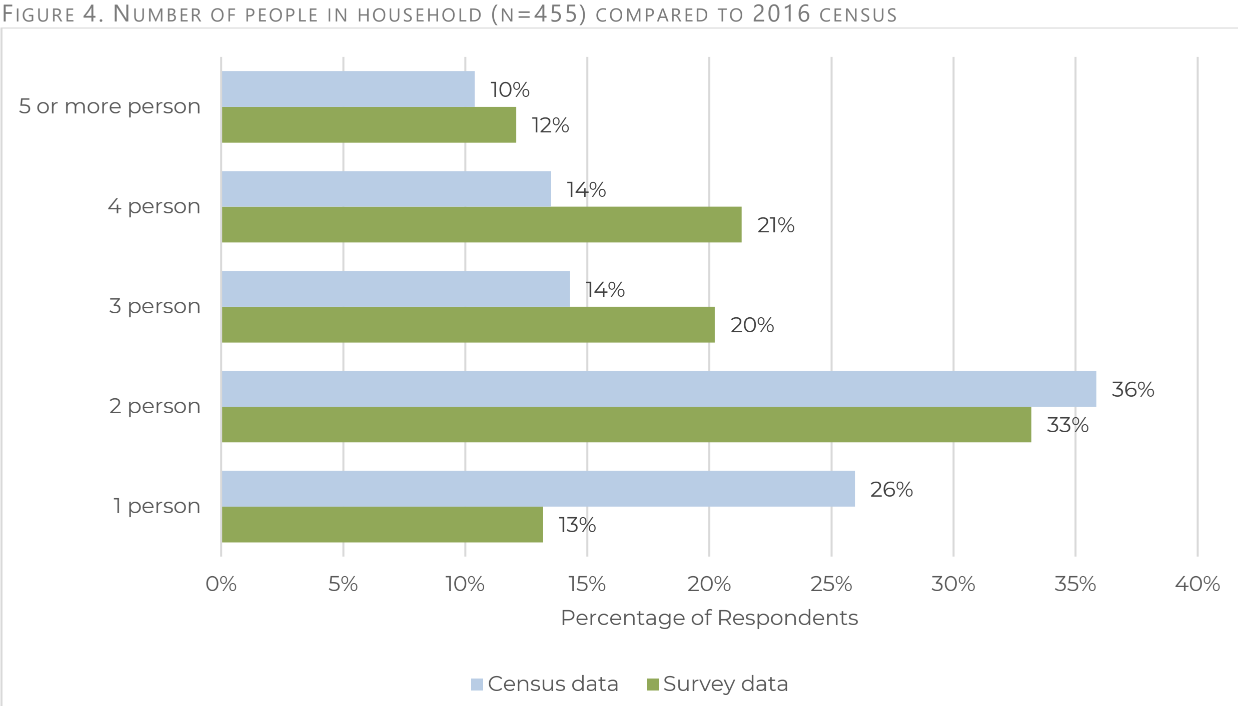
Survey respondents were asked to describe their household (Figure 3). The most common responses were living with a spouse or partner with children (38 percent) or without children (28 percent), followed by living on their own (28 percent). Respondents that identified as 'other' (2 percent) described living in multi-generational homes.

FIGURE 3. HOUSEHOLD TYPES (N=472)



Respondents were also asked about the size of their households. Figure 4 compares survey respondents to the actual population captured by the Census. The survey had good representation for most household sizes, except the response rate from one-person households was low.

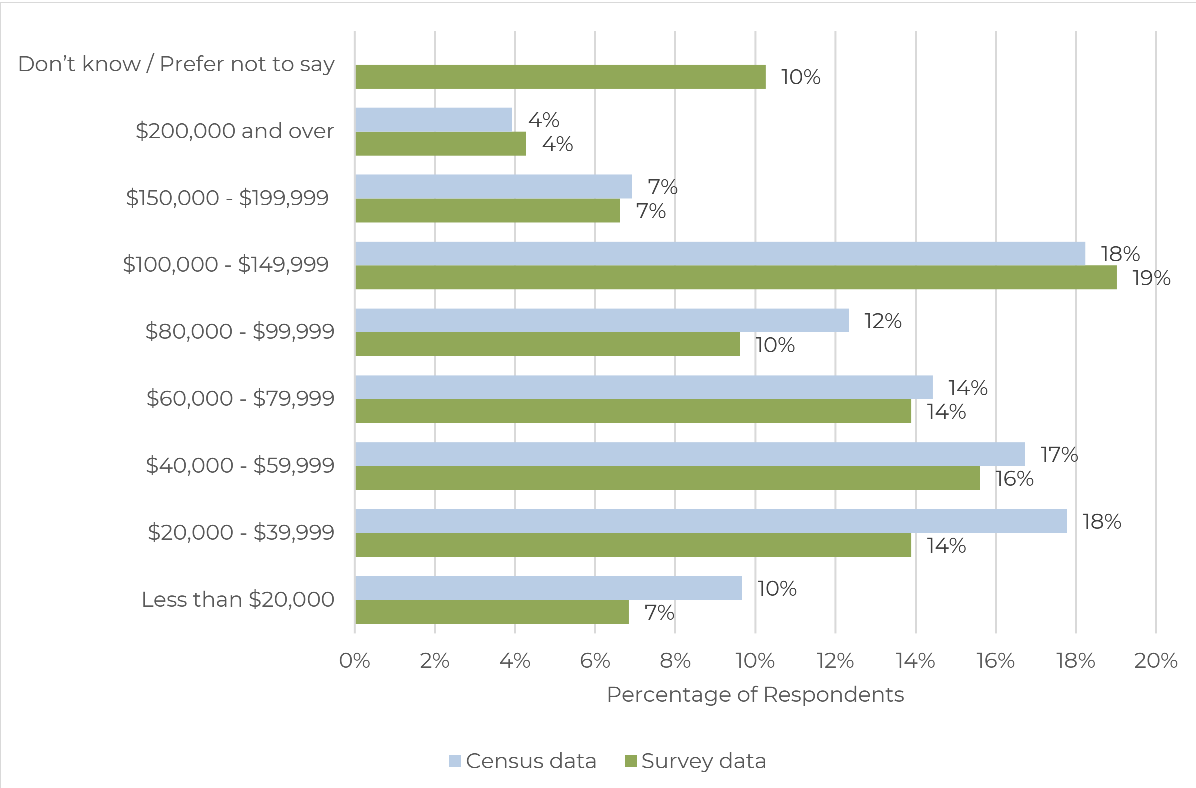
FIGURE 4. NUMBER OF PEOPLE IN HOUSEHOLD (N=455) COMPARED TO 2016 CENSUS



Household Income

The annual household income distribution of survey respondents was similar to Chilliwack's overall income distribution in 2016. Ten percent of respondents preferred to not disclose their annual household income information.

Figure 5. Annual Household Income (N= 468) Compared to 2016 Census



Other Demographic Characteristics

Seventy percent of respondents reported that someone in their household works in Chilliwack and 26 percent of respondents reported that members of their household work outside of Chilliwack. Four percent of respondents are currently seeking employment in Chilliwack.

Thirty-one percent of respondents reported that they are post-secondary students, a very high response rate from students.

Seventy-five percent of respondents travel to work by driving and three percent carpool. Eleven percent of respondents take active transportation modes including walking, cycling, and public transit. Most respondents that selected 'other' reported that they are retired or work from home, while others choose their mode of transportation depending on weather.

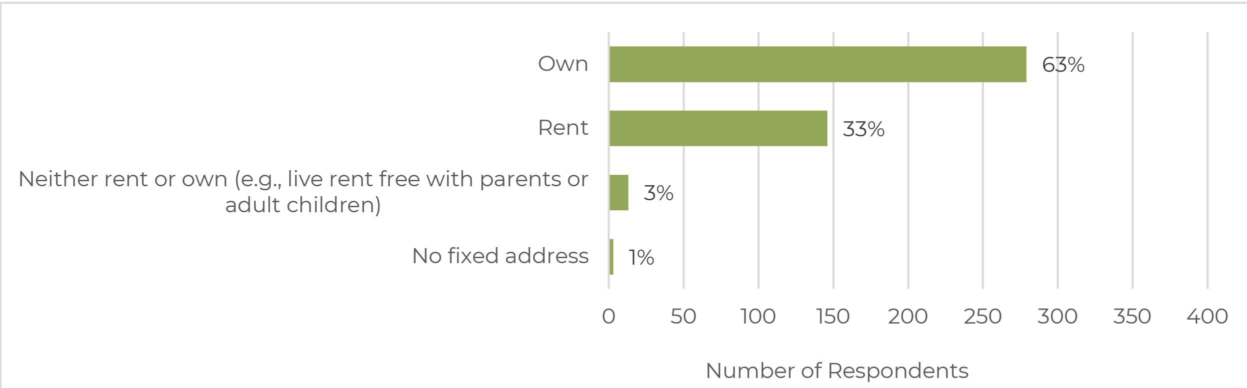
3.0 Housing Experience

Survey respondents were asked a number of questions about their recent housing experiences.

Current Home

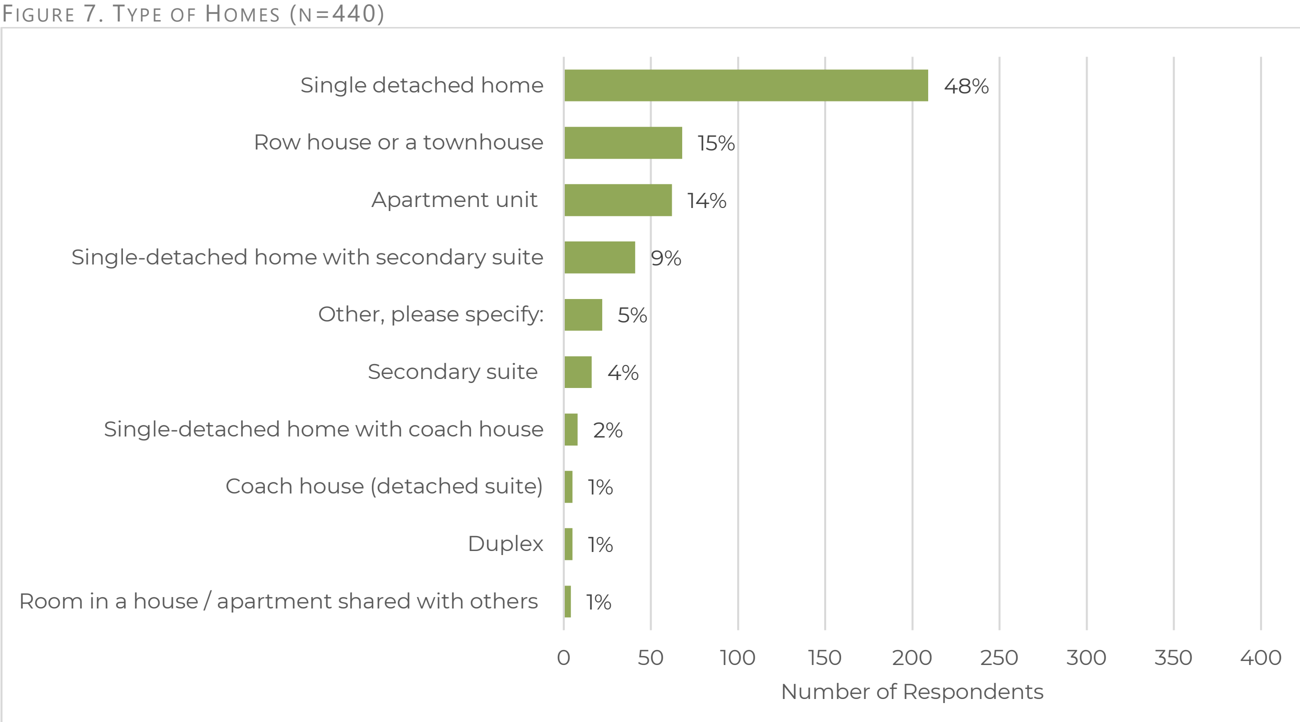
Sixty-three percent of respondents are homeowners and 33 percent are renters. Three percent of respondents do not rent or own their home. One percent of respondents have no fixed address. For comparison, in the 2016 Census, 73 percent of residents owned their home and 27 percent rented. This indicates that survey respondents were fairly representative when it comes to tenure in the community, with a slightly higher representation of renters.

FIGURE 6. TENURE TYPE (N=441)



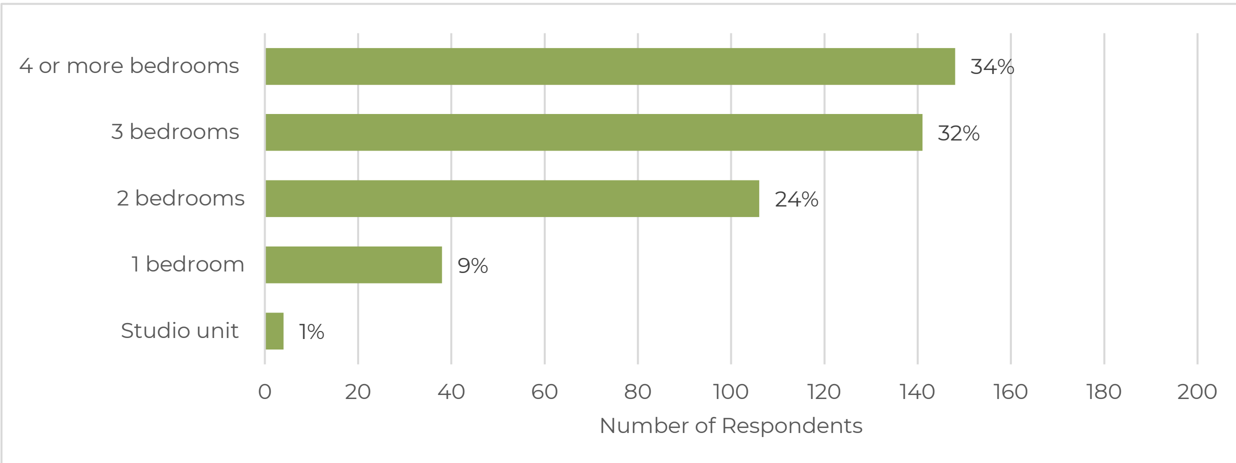
Respondents were asked to identify the type of home they currently lived in. Forty-eight percent of respondents live in a single detached home, followed by 15 percent who live in a rowhouse or townhouse, and 14 percent who live in an apartment unit. Respondents who selected 'other,' specified that they lived in mobile homes, a retirement home, a shelter, or rancher-style home.

FIGURE 7. TYPE OF HOMES (N=440)



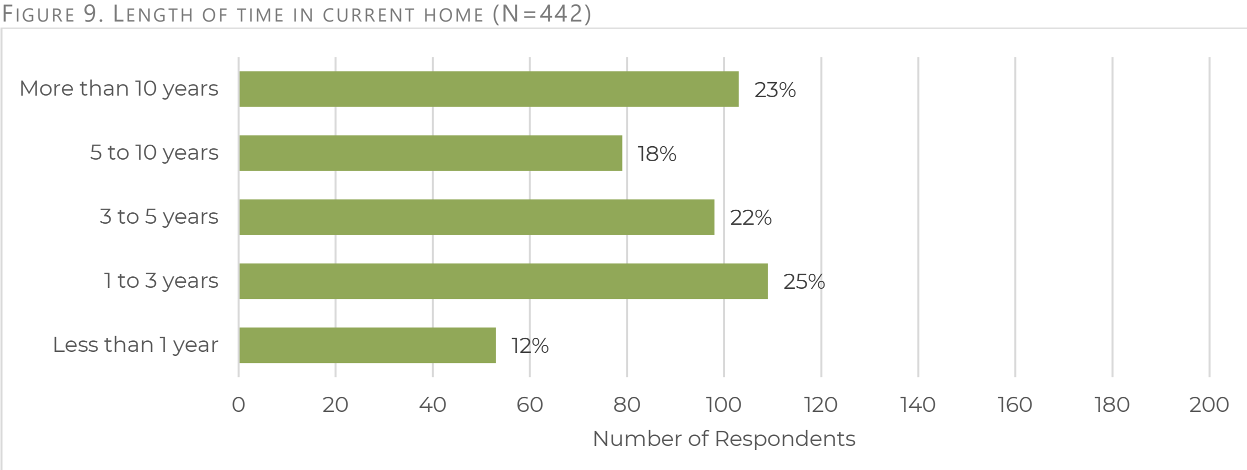
A majority of respondents live in homes with three or more bedrooms. Twenty-four percent of respondents live in homes with two bedrooms and nine percent of respondents live in homes with one bedroom. Respondents that selected 'other' specified other types of homes they lived in including mobile homes (6 respondents), secondary suits (3 respondents), condos (2 respondents), a retirement home (1 respondent), a shelter (1 respondent), and on a farm (1 respondent).

FIGURE 8. NUMBER OF BEDROOMS IN CURRENT HOME (N=437)



The survey asked respondents how long they have been in their current home. Survey respondents reflected a wide range of situations and responses are summarized in Figure 9.

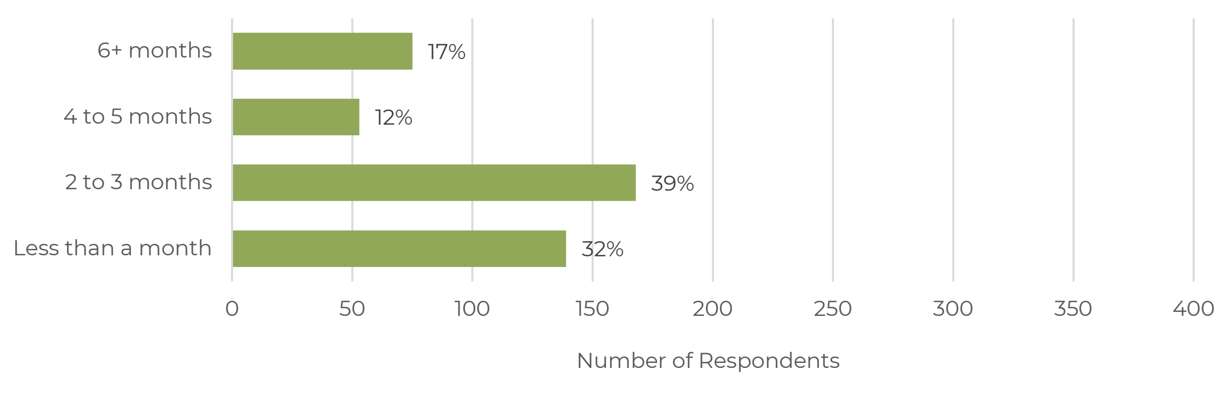
FIGURE 9. LENGTH OF TIME IN CURRENT HOME (N=442)



Search for Home

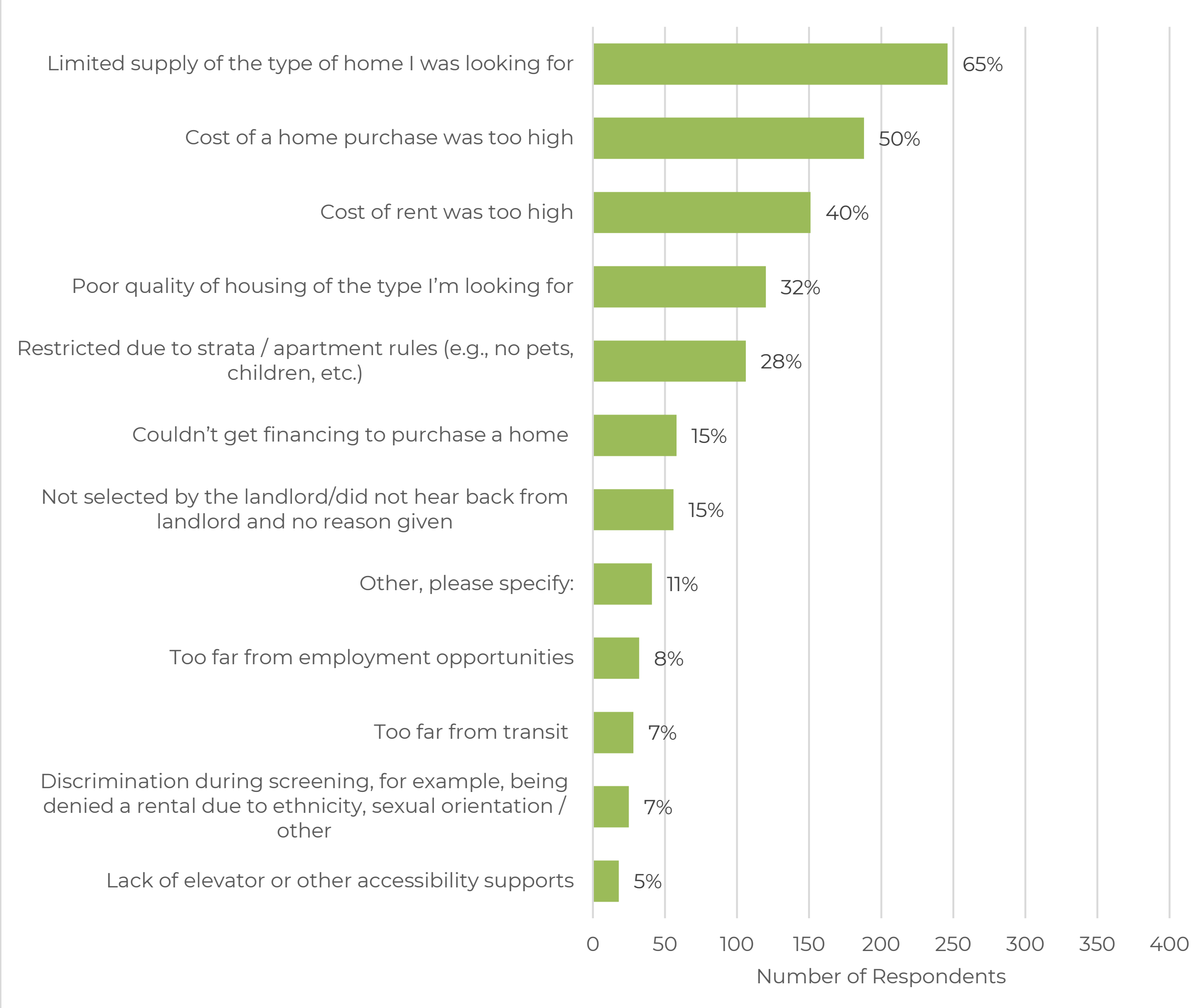
Respondents were asked about their search for their current home. Most respondents found their current home in under three months (71 percent). Twelve percent of respondents found their home within four to five months. Seventeen percent respondents reported that it took six or more months.

FIGURE 10. LENGTH OF TIME TO FIND CURRENT HOME (N=435)



Respondents were asked to identify any barriers they faced when searching for their current home. The top barriers experienced were the limited supply of the type of home they were looking for (65 percent), the cost of purchasing (50 percent) or renting (40 percent) a home, and the poor quality of desire housing types (32 percent). Some respondents that selected 'other' reported that they did not experience any barriers when searching for their current home (5 respondents). Respondents also described experiences of discrimination (3 respondents), requiring wheelchair access (1 respondent), and a desire to find housing in a specific neighbourhood (1 respondent).

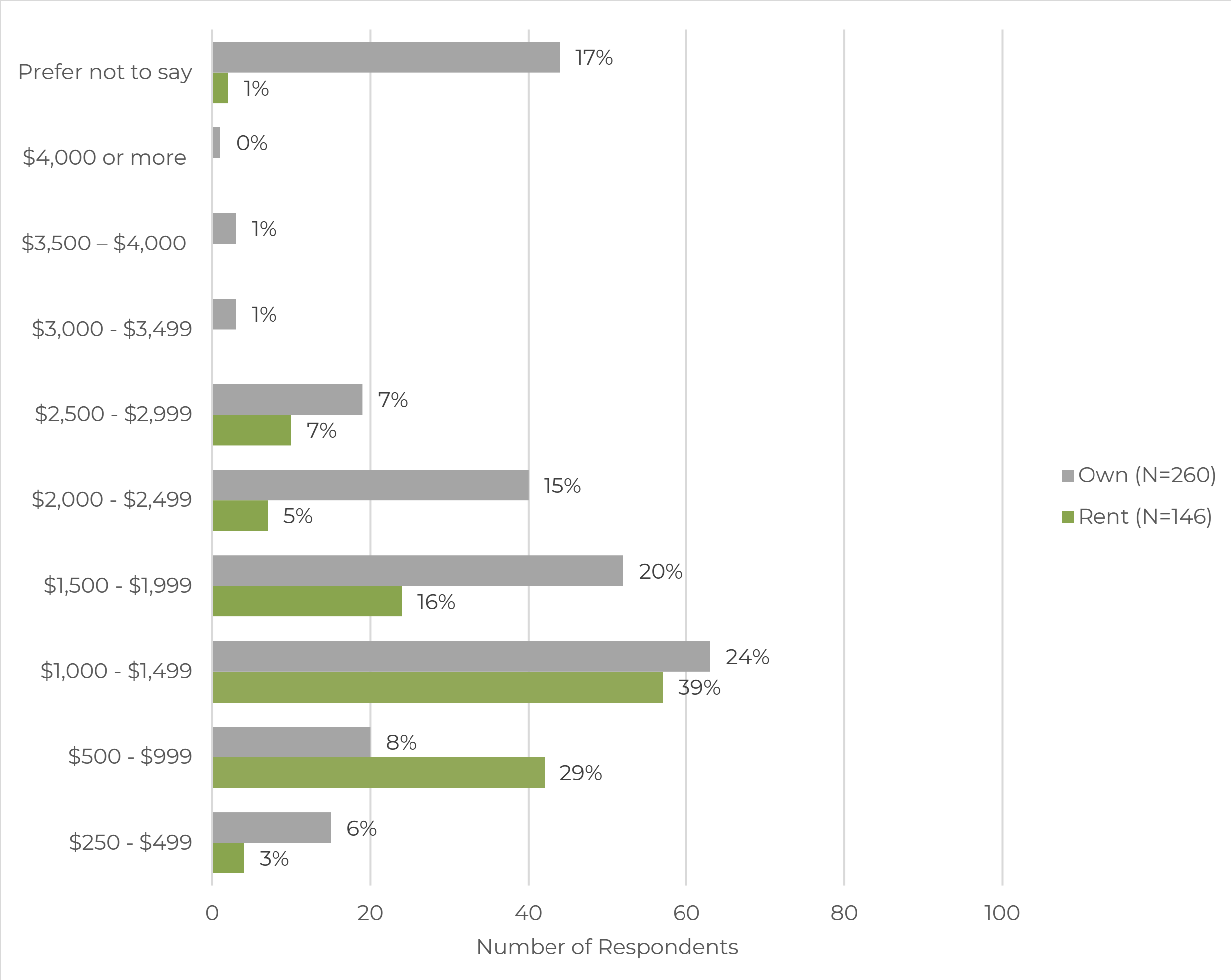
FIGURE 11. BARRIERS DURING SEARCH OF CURRENT HOMES (N=379)



Current Housing Costs

Respondents were asked about the cost of the rent or mortgage and responses are summarized in Figure 12. The most common response for both renters and owners was between $1,000 and $1,499. Among respondents, a higher proportion of owners than renters spend more than $1,500 per month on their housing costs.

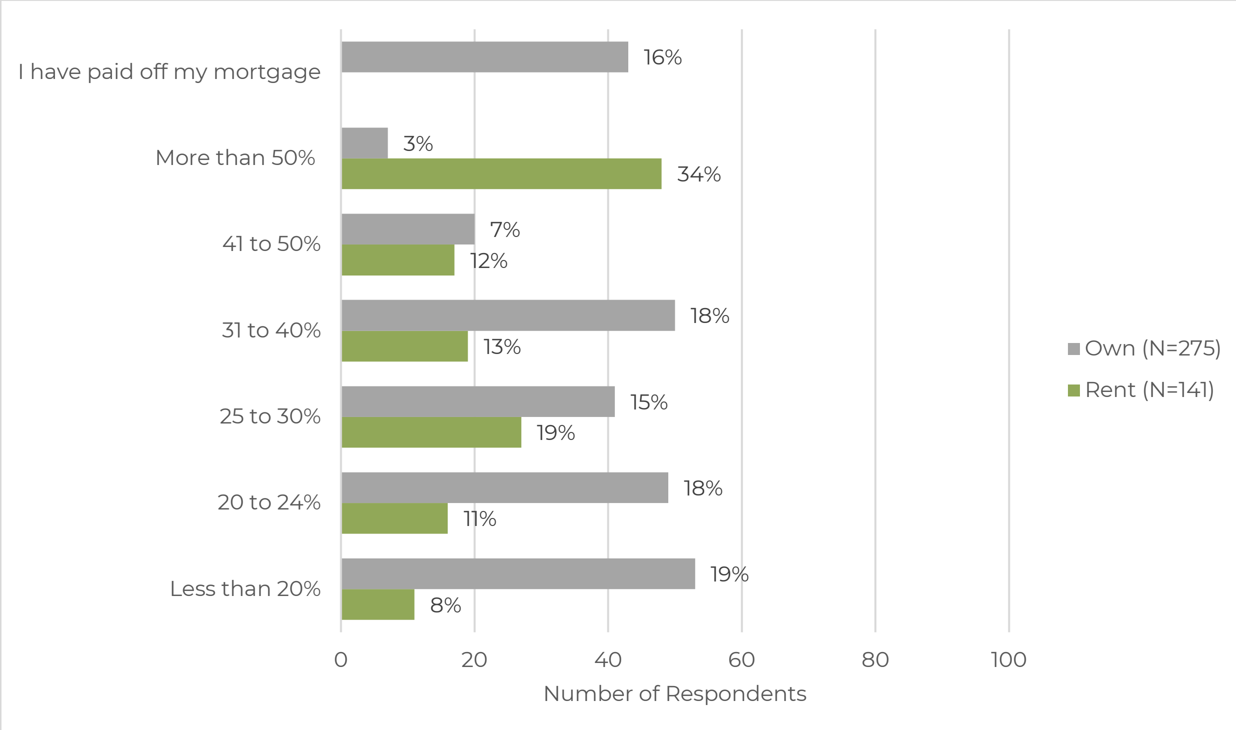
FIGURE 12. COST OF RENT OR MORTGAGE COMPARED BY RENTERS AND OWNERS



Respondents were asked to estimate what percentage of their before-tax household income goes to rent or mortgage. Spending more than 30 percent on household income on rent is generally considered to be unaffordable, though individual households may by choice or necessity spend more than this for a variety of reasons.

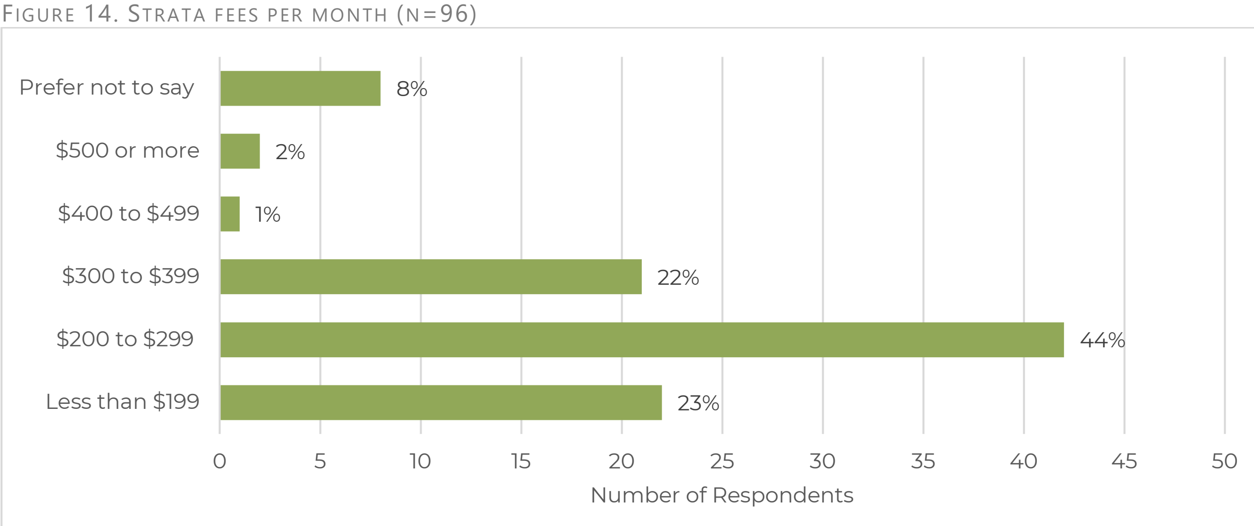
Among renter respondents, 59 percent said they spend more than 30 percent of their household income on rent, and 34 percent report spending more than 50% of household income on rent. Among owner respondents, 28 percent spend more than 30 percent on rent. 16 percent of owner respondents reported that they had paid off their mortgage.

FIGURE 13. PERCENTAGE OF BEFORE-TAX HOUSEHOLD INCOME COMPARED BY RENTERS AND OWNERS



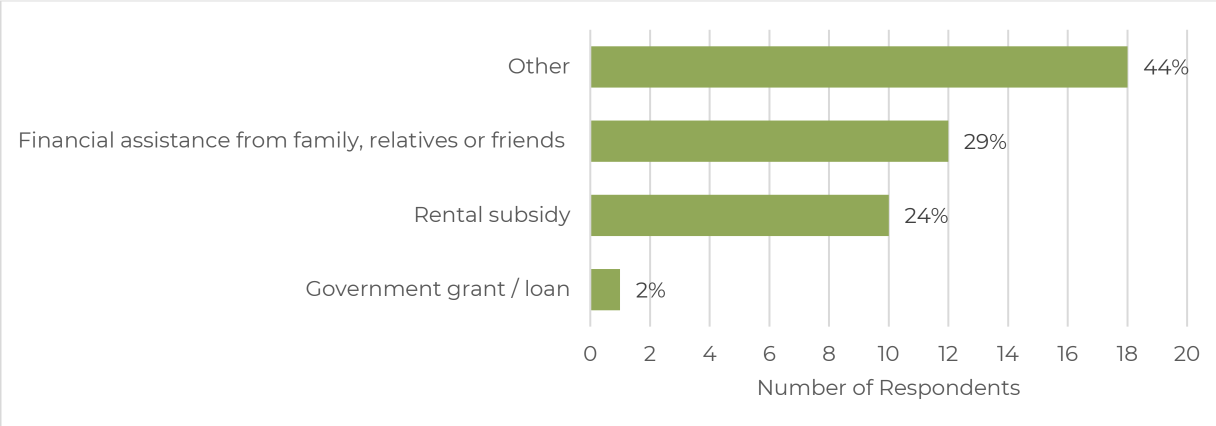
Respondents who owned their home were also asked if they paid strata fees. Responses for those with strata fees are shown in Figure 14. Very few respondents reported that they pay more than $400 a month in strata fees.

FIGURE 14. STRATA FEES PER MONTH (N=96)



Ten percent of respondents reported that they receive financial assistance to support their housing costs. Of these respondents, 29 percent receive assistance from family, relatives or friends and 24 percent receive rental subsidy. Respondents also reported receiving disability assistance (7 respondents), income assistance (2 respondents), social assistance, union pensions CCP, welfare, or deferred property taxes.

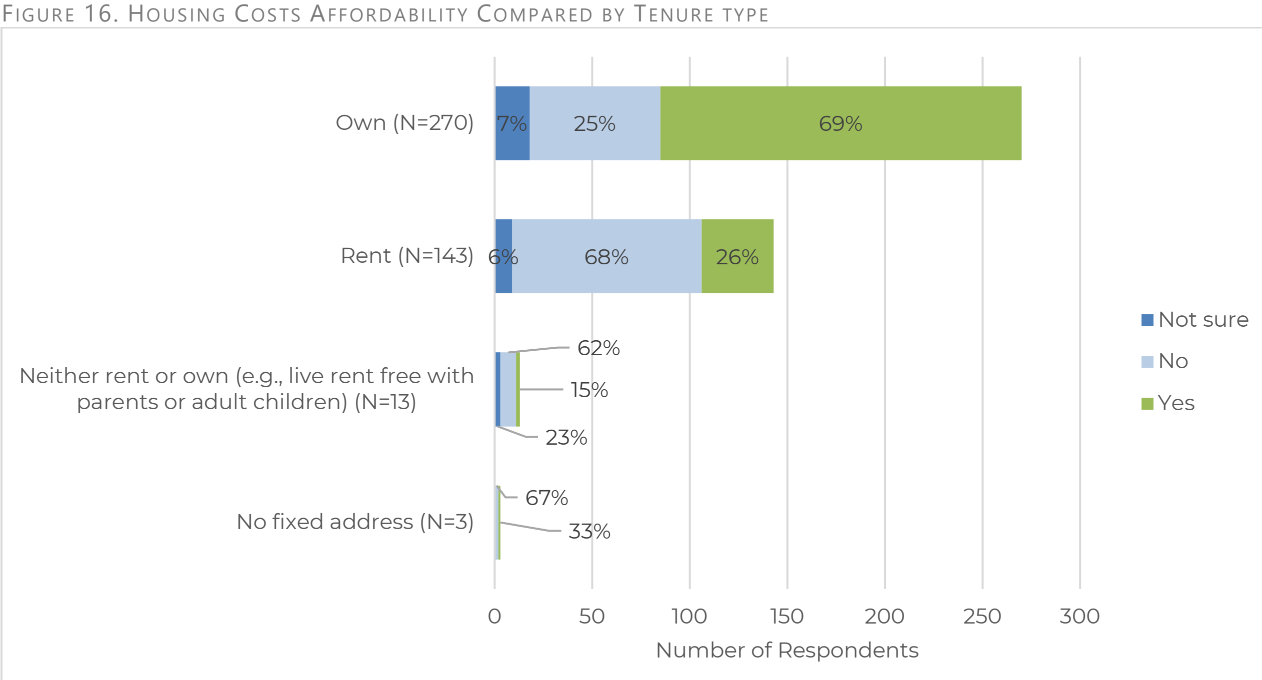
Figure 15. Financial Assistance (N=41)



4.0 Housing Needs

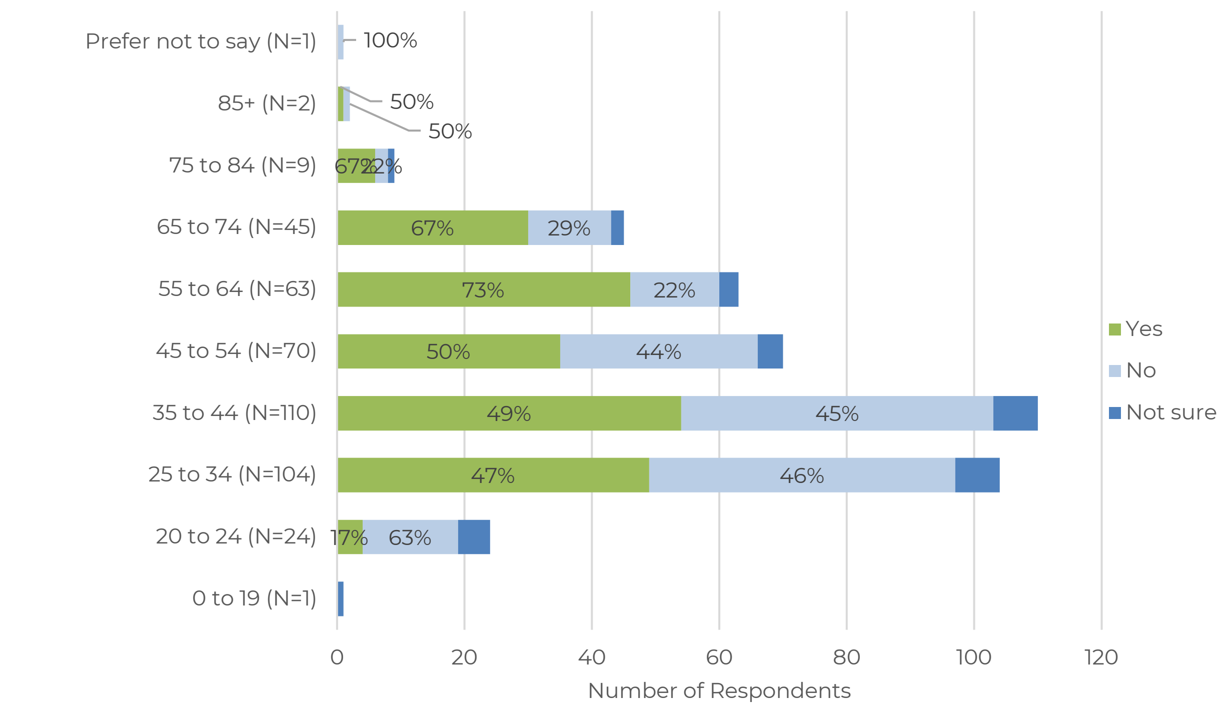
Sixty-nine percent of homeowners believe their housing costs are affordable to them compared to only 26 percent of renters. While the number of respondents who neither rent, own, or have a fixed address is small, most reported that their housing costs were unaffordable.

Figure 16. Housing Costs Affordability Compared by Tenure type



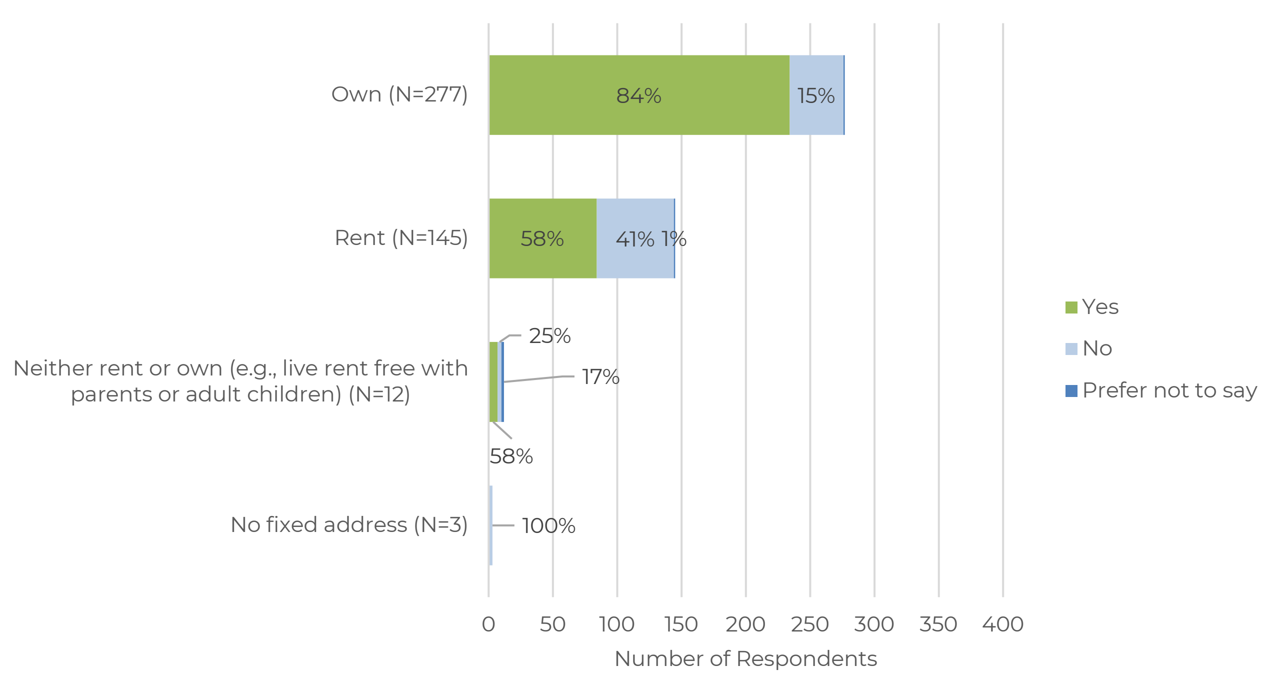
Sixty-three percent of respondents ages 20 to 24 reported that their housing costs were unaffordable. A majority of respondents between ages 55 to 84 reported that their housing costs were affordable. A higher percentage of respondents between ages 25 to 54 reported that their homes are unaffordable compared to respondents 55 and older.

Figure 17. Housing Costs Affordability Compared by age



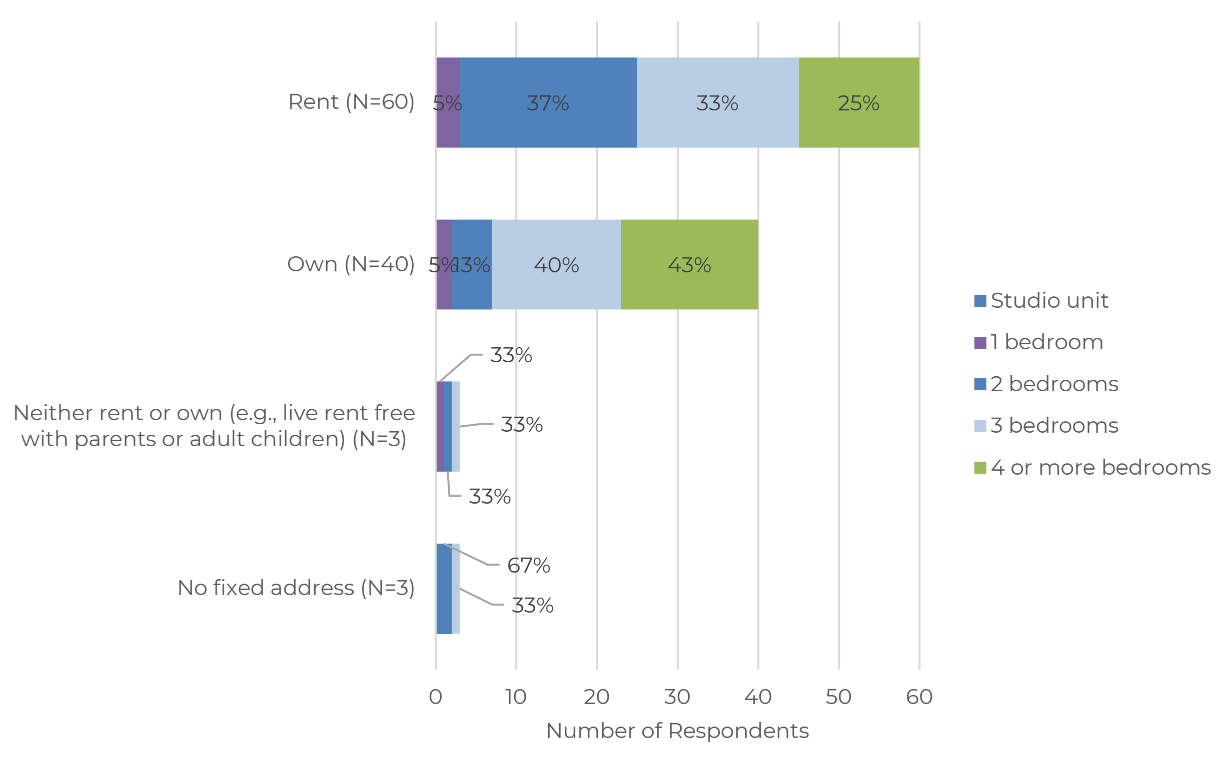
Eighty-four percent of homeowners said their current home size meets their needs compared to only 58 percent of renters.

Figure 18. Current housing size compared by tenure



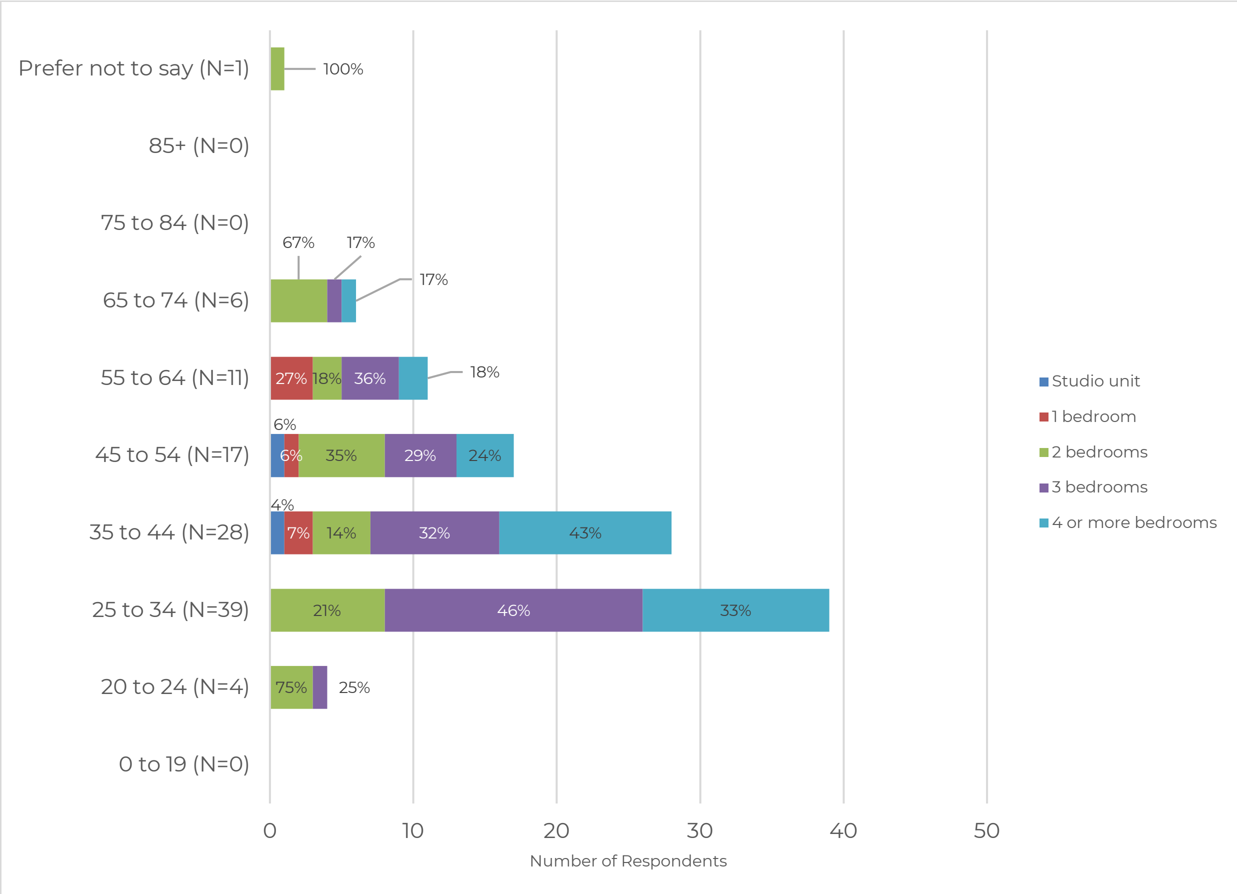
Most respondents reported that a minimum of three bedrooms would be needed to suit their needs. Renter respondents (37 percent) were more likely than homeowner respondents (13 percent) to say that a minimum of two bedrooms would suit their needs. All respondents who have no current fixed address said that a studio unit would suit their needs.

FIGURE 19. MINIMUM NUMBER OF BEDROOMS DESIRED COMPARED BY TENURE



When compared by age groups, respondents between the ages of 25 to 34 reported the highest need for three or more bedrooms homes. Respondents ages 20 to 24 (75 percent) and 65 to 74 (67 percent) reported the highest need for a minimum of 2 bedrooms.

FIGURE 20. MINIMUM NUMBER OF BEDROOMS DESIRED COMPARED BY AGE GROUPS



Current and Anticipated Housing Challenges

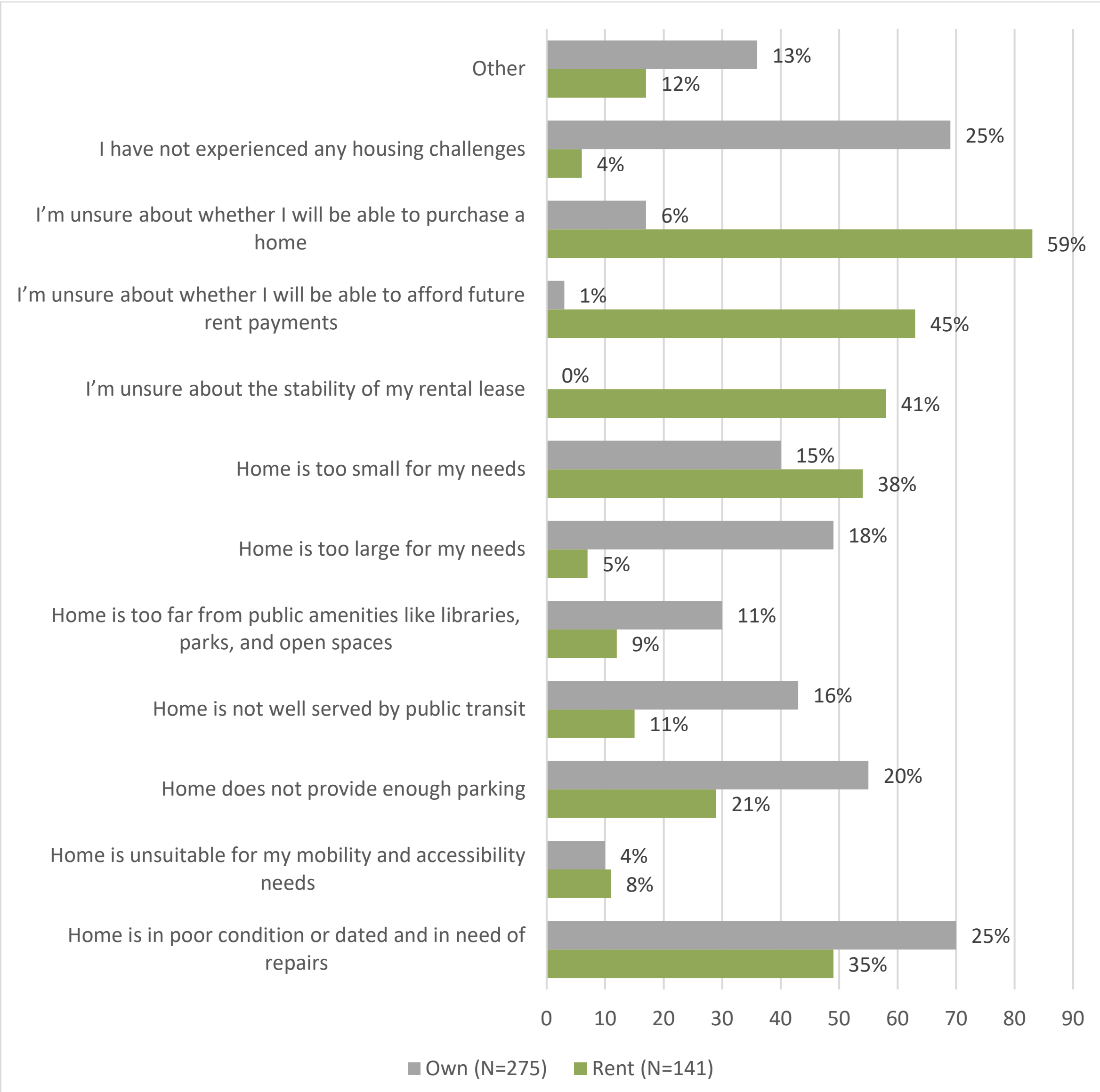
Respondents were asked about challenges they are currently facing or anticipate in the next five years. Owners and renters selected very different challenges (Figure 21). Responses selected by many renter respondents were likely to be selected by few owners, and vice versa. The most common challenges for renters are the uncertainties of being able to purchase a home (59 percent), make rent payments (45 percent), and the stability of their rental lease (41 percent). For owners, the most common challenge was poor home conditions needing repairs (25 percent) and lack of parking (20 percent). Twenty-five percent of homeowners reported that they have not experienced any housing challenges. Respondents who neither rent, own, or have fixed addresses were most concerned with the uncertainty of being able to rent or purchase a home.

Responses from those that selected ‘other’ are summarized below:

- Neighbourhood does not feel safe (11 respondents)
- Home needs maintenance upkeep and costs (5 respondents)
- Neighbourhood is overcrowded (5 respondents)
- Home does not allow for pets (2 respondents)
- Need to downsize home (1 respondent)

- New developments may drive people out of their homes (1 respondent)
- Home needs a backyard (1 respondent)
- Zoning restriction for home construction (1 respondent)
  Strata fees (1 respondent)

FIGURE 21. HOUSING CHALLENGES COMPARED BY TENURE



Other Comments

Respondents were asked if they have any additional comments about their personal housing experience. Respondents who identified as postsecondary school students expressed concerns about the lack of affordable housing options available (12 respondents), especially for purchasing homes, and also feeling stuck in housing situations that do not suit their needs (2 respondents).

Respondents generally expressed concerns that both the market costs for buying (21 respondents) and renting (11 respondents) a home is unaffordable. Concerns about housing affordability and availability were especially emphasized for more vulnerable populations and seniors. Respondents who are already homeowners expressed that they are fortunate to have purchased a home before market costs became higher (10 respondents). For some respondents, buying a home is not an option due to the proportion of income they are paying towards rent (3 respondents). Some respondents' (4 respondents) reported that the lack of stability in their housing has affected their mental health and there is fear among some respondents of becoming homeless if their family or job situation changes. Respondents also reported that that it was difficult to find homes due to discrimination against either their younger age (4 respondents) or for owning pets (9 respondents).

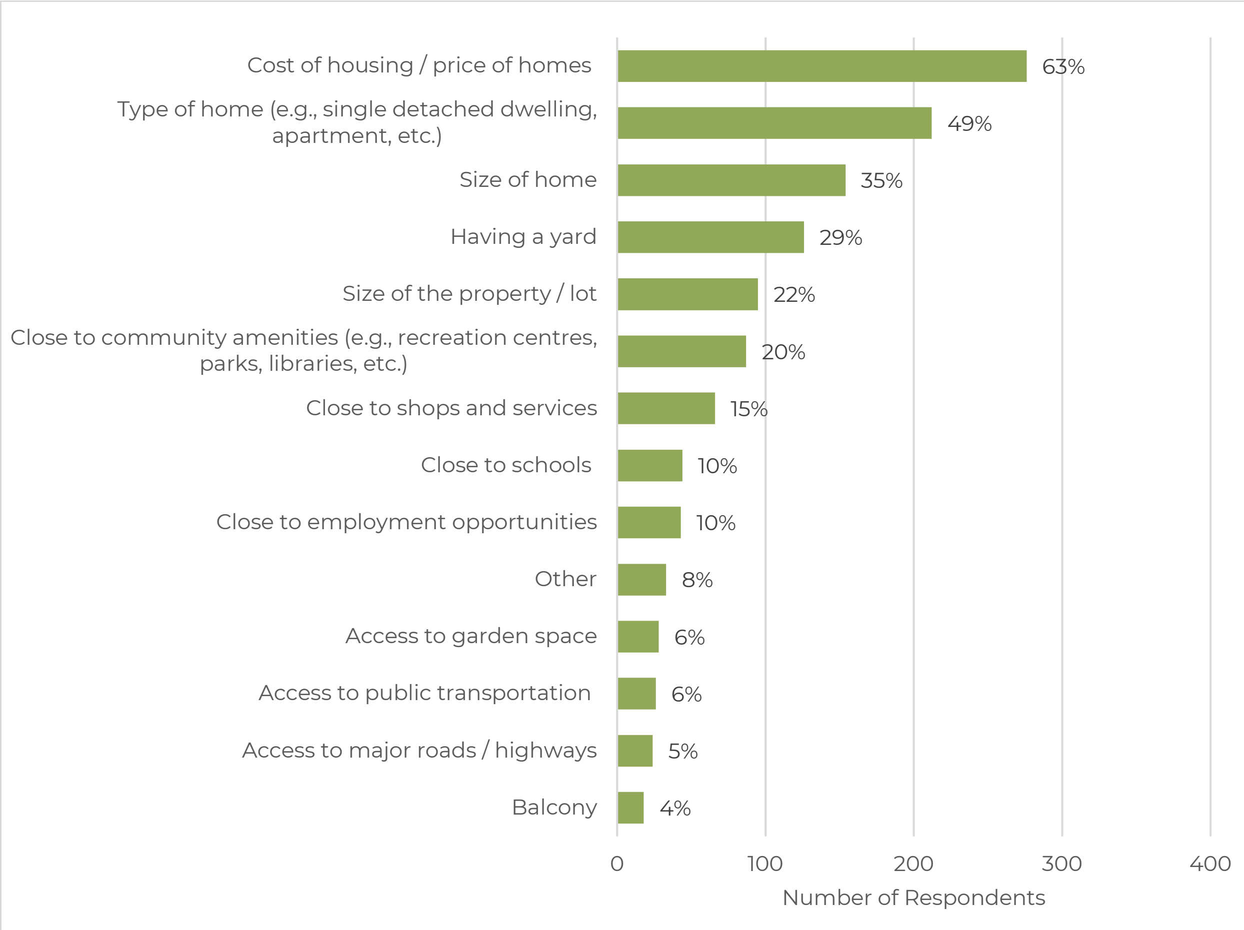
Respondents expressed that there is a need for more parking options (13 respondents), road infrastructure (10 respondents), and amenities (2 respondents) available to support homes and communities. Some respondents wanted more City action on crime and homelessness to improve the sense of safety in neighbourhoods and near homes (8 respondents).

Most Important Housing Features

Respondents were asked to identify what types of housing features were most important to them. The top three housing features were cost (63 percent), type (49 percent), and size of homes (35 percent). Themes from respondents that selected 'other' are summarized below:

- Safe location and community (9 respondents)
- Pet-friendly (4 respondents)
- Storage or garage (3 respondents)
- Close to nature or trails (3 respondents)
- Privacy (2 respondents)

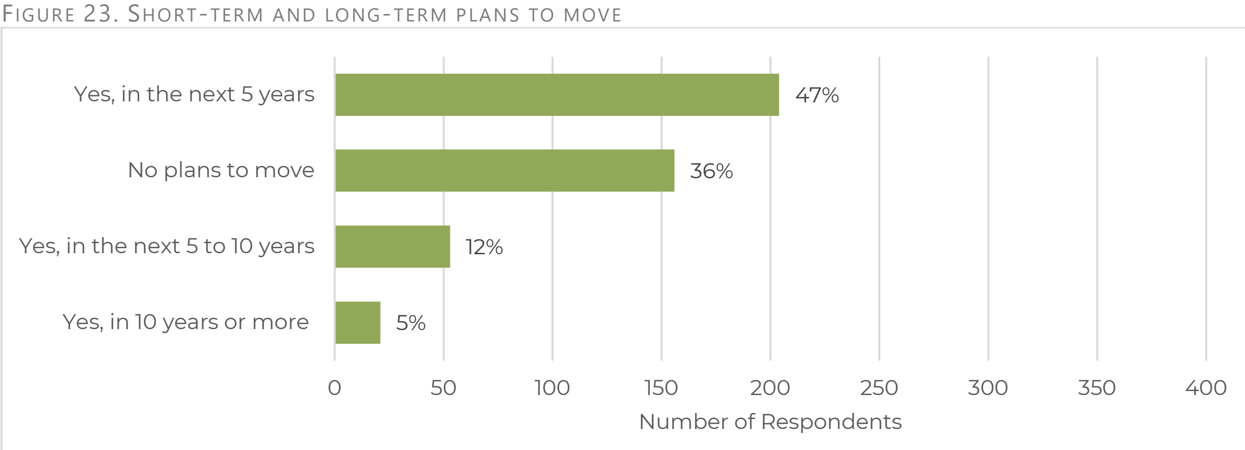
Figure 22. Ranking of importance of housing features (n=437)



Short-term and Long-term Plans to Move

Forty-seven percent of respondents are considering moving in the short-term and 17 percent of respondents are considering moving in the long-term. Only 36 percent of respondents are planning to stay in their current homes.

Figure 23. Short-term and long-term plans to move

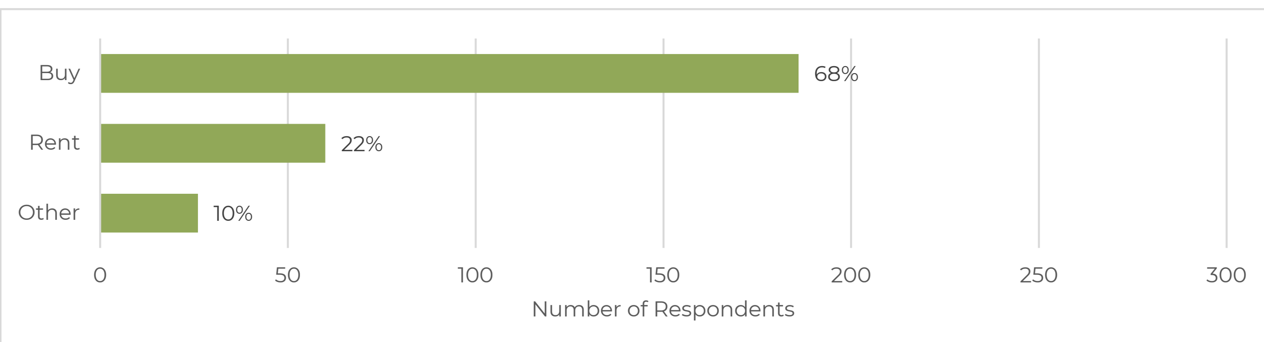


A total of 270 respondents provided their reason for wanting to move. Themes that were mentioned by two or more respondents are summarized below:

- Downsizing (41 respondents)
- Current home is too small (39 respondents)
- Desire to find housing that is more affordable (34 respondents)
- Desire to become homeowners (23 respondents) or buy more land (7 respondents)
- Concerns about safety, crimes, or homeless population near homes (14 respondents)
- Moving out of parents' home (13 respondents)
- Poor living conditions or too much maintenance upkeep in current home (10 respondents)
- Desire for yard or outdoor space (8 respondents)
- Moving out of Chilliwack (7 respondents)
- Desire to live in a different neighbourhood (6 respondents)
- Desire to find housing without strata fees (5 respondents)
- Eviction notice or uncertainty of rental lease (4 respondents)
- Desire for more privacy (4 respondents)
- Changes in family structure (3 respondents)
- Closer to amenities (3 respondents), work (3 respondents), family members (2 respondents), university (2 respondents) or work

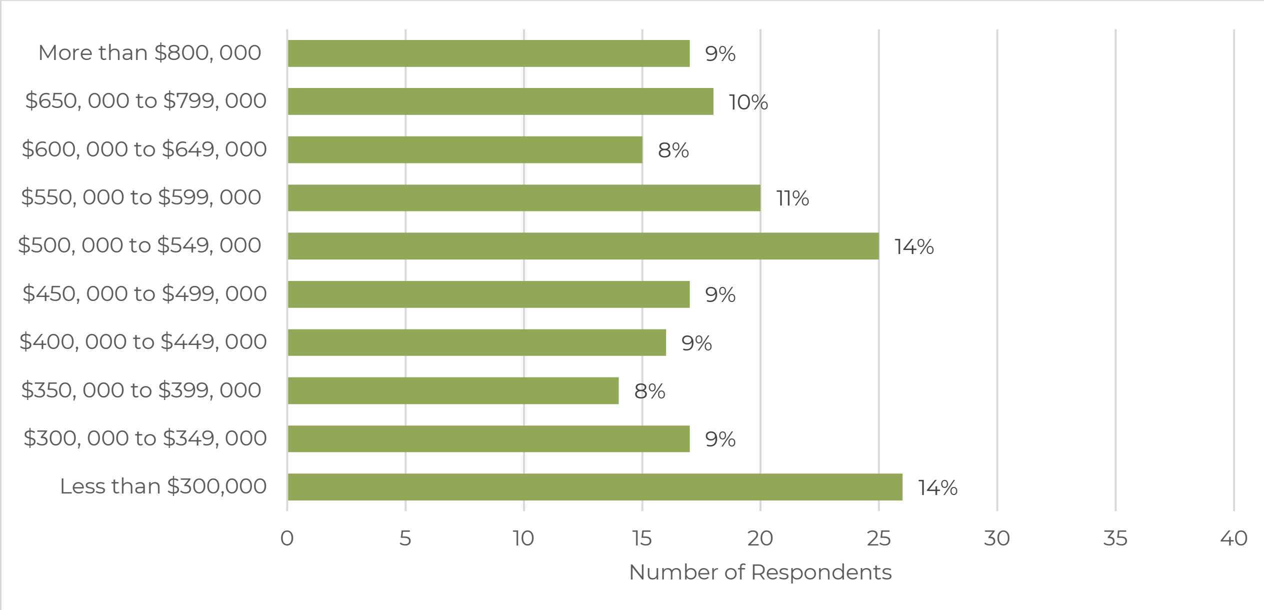
A majority of respondents are considering becoming homeowners (68 percent). Respondents who selected 'other' are undecided or want to evaluate which option is more affordable.

FIGURE 24. DESIRE TO BUY OR RENT FUTURE HOME (N=272)



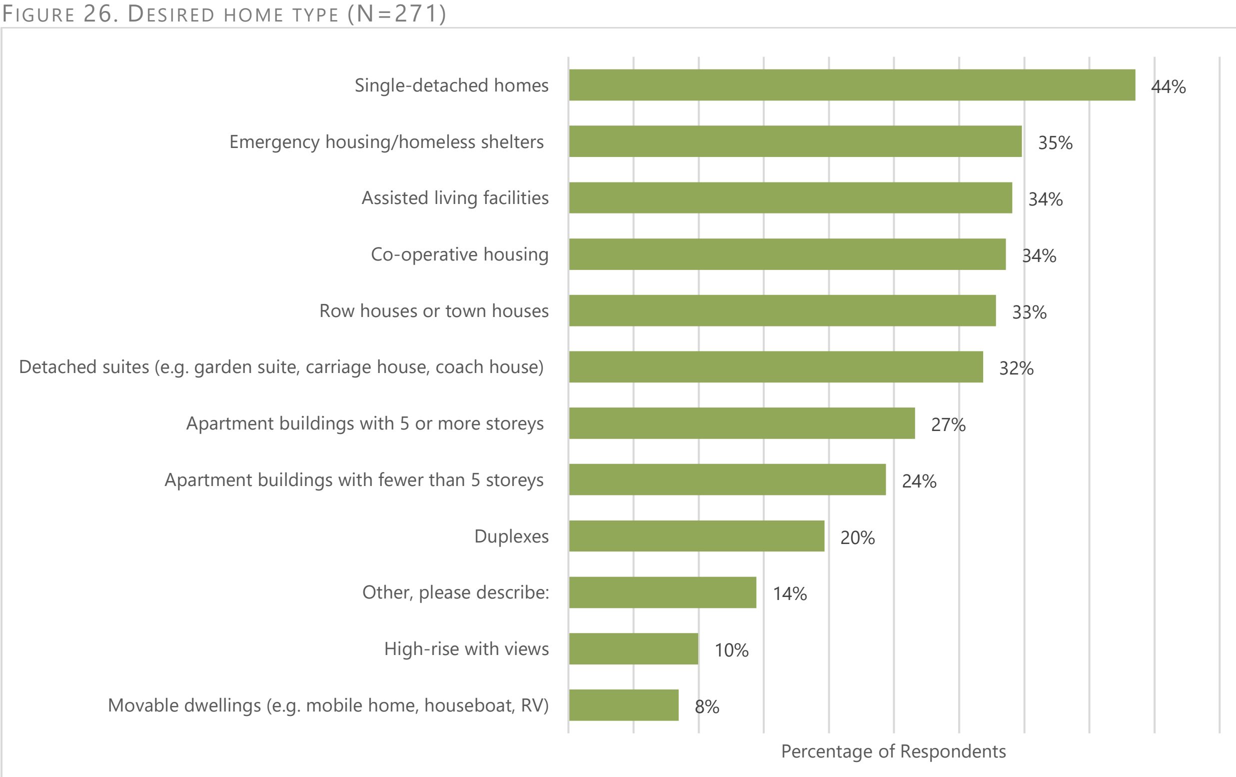
Of the respondents who are considering becoming homeowners, the price range for houses they are looking for widely varies. The largest proportions of respondents reported that the price range they are looking for is between $500,000 to $599,000 or less than $300,000.

FIGURE 25. PRICE RANGE OF DESIRED HOME (N=185)



Most respondents (46 percent) are looking for single-detached homes. Respondents that selected 'other' reported specific housing features they desired, while others noted that they would not be looking for housing in Chilliwack.

FIGURE 26. DESIRED HOME TYPE (N=271)



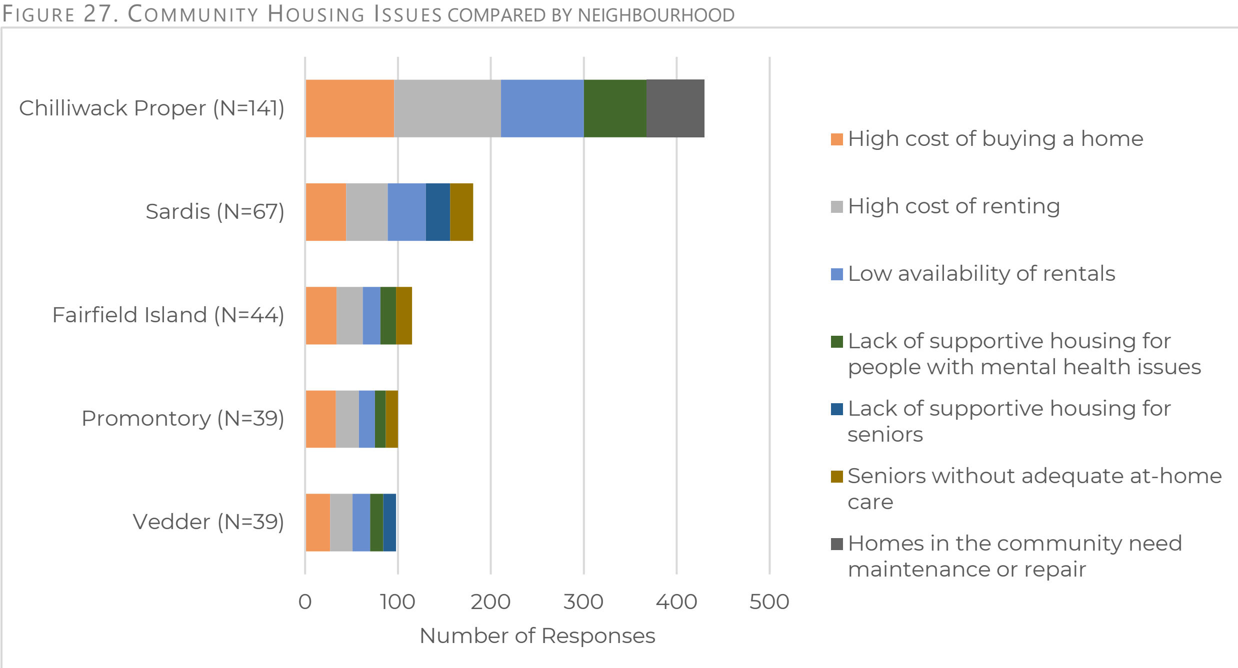
5.0 Community Issues

When asked about community housing issues, respondents across all neighbourhoods identified that costs for both renting (71 percent) and owning (70 percent) a home are too high. While respondents reported that there is low availability of rental options in the market across all neighbourhoods (55 percent), there is a particularly higher concern from respondents residing in Easter Hillsides, Yarrow, Chilliwack Proper, and other areas of Chilliwack.

There is a higher concern about the lack of supportive housing for people with mental health issues in Ryder Lake, Chilliwack Mountain, and Greendale, compared to the overall percentage (41 percent). Respondents residing in Yarrow reported a higher concern about the lack of downsizing options for seniors and the lack of smaller home units, compared to other neighbourhoods. Respondents residing in Greendale reported a higher concern for seniors without adequate at-home care, compared to other neighbourhoods (35 percent). Respondents residing in Chilliwack Mountain reported a higher concern about the lack of downsizing options for seniors, compared to other neighbourhoods (27 percent).

All respondents living on First Nations land were concerned with the lack of supportive housing for seniors.

FIGURE 27. COMMUNITY HOUSING ISSUES COMPARED BY NEIGHBOURHOOD



New themes that emerged from respondents that provided comments are summarized below.

- Discrimination (e.g. age, family size, pets) during process of finding home (5 respondents)
- Empty homes or homes owned by foreign investors (4 respondents)
- Lack of infrastructure to support growing communities (4 respondents)

- Lack of tiny home options (2 respondents)
- Loss of heritage homes (2 respondents)
- Densification and overcrowding (2 respondents)
- Lack of schools nearby (1 respondent)

Across all neighbourhoods, respondents suggested that the top three most needed forms of housing are single-detached homes (44 percent), emergency housing or homeless shelters (35 percent), and assisted living facilities (34 percent). More respondents residing in Easter Hillside (78 percent) indicated a need for single-detached homes compared other neighbourhoods. The need for emergency housing, shelters, and assisted living facilities are significantly higher in Greendale (80 percent). Desire for more co-op housing is higher in Yarrow (67 percent) compared to the overall percentage (34 percent).

Figure 28. Forms of Housing needed compared by neighbourhoods

Responses from neighbourhoods with less than 15 responses to this question are not shown as there is not enough data to analyze the answers.

Other forms of housing suggested by respondents that selected 'other' include tiny homes (10 respondents), secondary suites (2 respondents), and communities that support diverse housing types (5 respondents).

Respondents were asked if there are any additional housing or housing-related support or improvements they would like to see in their neighbourhood. A total of 178 comments were received and themes that are mentioned by two or more respondents are summarized below. Comments related to forms of housing needed are not included as themes are similar to the previous question.

- More affordable housing options (18 respondents)
- Additional parks, amenities, shop, and services close to homes (14 respondents)
- Better management of parking (e.g. driveways, garages, or increased street parking) (12 respondents)
- Improved access to public transit and bicycle lanes (8 respondents)
- More road infrastructure to support growing community (7 respondents)
- Additional yards and green spaces (5 respondents)
- Snow removals (4 respondents)
- Better quality construction of housing (3 respondents)
- Increased accountability of landlords (e.g. cleanliness, bed bug control in rental units) (3 respondents)
- Enforced rental cap (2 respondents)
- Additional safety measures for nighttime (e.g. curfew, street lighting) (2 respondents)
- Encourage mixed-used buildings (2 respondents)
- Increase spacing between homes (2 respondents)
- Protect ALR and rural neighbourhoods (2 respondents)
- Remove restrictions and discrimination (e.g. age, religion) (2 respondents)
- Less densification (2 respondents)
- Mobile home park (2 respondents)
- Increase density of housing (2 respondents)

As a final question, respondents were asked if they have any additional comments on improving housing in Chilliwack the City should consider. A total of 170 comments were received and themes that are mentioned by two or more respondents are summarized below. Many of these themes emphasized again the issues and concerns already mentioned.

- Affordable housing options are needed for low-income families (10 respondents), seniors (8 respondents), homeless population (3 respondents), people with disabilities (2 respondents), young couples (2 respondents), and youth
- Improved and new infrastructure (e.g. roads, sidewalks) are needed to support new neighbourhood developments (13 respondents)
- Safety, homelessness, crime, and drug-use concerns need to be addressed (7 respondents)
- Eliminate discrimination (e.g. pets, age) of individuals during housing approvals (7 respondents)
- Tiny homes should be built and offered as affordable housing options (7 respondents)

- More spaces should be offered in co-op housing (6 respondents)
- Densification of housing (6 respondents) and subdivisions (3 respondents) should be encouraged
- Market caps should help rental costs remain more affordable (6 respondents)
- Mixed-used buildings and diverse housing types should be encouraged in neighbourhoods (5 respondents)
- Increased public transportation access, parks, amenities, services, and shops to support community health and living (4 respondents)
- New buildings and houses have height (4 respondents) and size restrictions (2 respondents)
- Energy-efficient and net zero initiatives (e.g. solar energy, BC Energy Step Code) should be considered in future housing development and planning (4 respondents)
- All levels of governments should continue to work with social services agencies to address housing issues (3 respondents)
- Bigger driveways (2 respondents) and more parking spaces (2 respondents) should be allowed
- Landlords should be held more accountable (2 respondents)
- Increase emergency services as community grows (2 respondents)
- Engage further with community and stakeholders to develop housing solutions (2 respondents)

Appendix C

City of Chilliwack
Housing Needs Key Informant Interview Summary

April 2020

1 Introduction

As part of the Chilliwack Housing Needs Report, 14 interviewees providing diverse perspectives on the housing system were interviewed between February 24, 2020 and March 27, 2020. This document is a summary of the findings from these interviews.

Across stakeholders, several key trends were noted:

- The past five years have seen significant population growth and housing demand, while home prices have risen rapidly and the availability of housing, especially rental, has declined.
- Housing trends in Metro Vancouver are putting pressure on Chilliwack housing market, as households move eastward from Vancouver in search of more affordable housing. These trends may be contributing to increased commuting from households in Chilliwack.
- The housing pressures in the private market have ripple effects on lower-income households and the ability of non-market housing providers to meet the demand due to the high cost of land and construction.

1.1 Interviewees

The following individuals / organizations were interviewed for the Chilliwack Housing Needs Report:

Private Sector Housing

- Landlord and Developer – Daren Alary
- Van Maren Group – Van Maren Group, Owner
- Broker Clint – Clint Peters, Mortgage Broker
- Harmony Mortgage – Tammy O'Callaghan, Mortgage Broker

Non-Profit Housing

- Community Living BC – Dana Johnston, Integrated Services Manager
- Chilliwack Society for Community Living – Julie Unger, Executive Director
- Cheam View United Church – Debora Soutar, Chair Futures Committee Member

First Nations

- Tzeachten First Nation – James Atebe, General Manager

- Skwah First Nation – Lory Oberst, Director of Operations
- Skowkale, Yakweakwioose, Aitchelitz First Nations – Stacy McNeil, Land Manager

Other Sectors

- RCMP – Corporal Brad Rendall, Community Police Operational Support Section
- Chamber of Commerce – Leanna Kemp, Executive Director
- Chilliwack Hospital – Petra Pardy, Executive Director for the Health Services
- Fraser Valley Regional District – Alison Steward, Manager of Strategic Planning

1.2 Reflections on What's Working Well

Interviewees reflected on many assets in the community that form an important foundation for working towards addressing housing need. The following themes emerged from interviews across sectors:

- Chilliwack is an attractive destination for industries and employment opportunities.
- City staff are knowledgeable and provide significant support to non-profits through the development approvals process, recognizing that these organizations often do not have significant internal capacity.
- City Council and staff have been forward thinking in addressing housing needs and have been proactive around community consultation.
- There are strong working relationships between the City, non-profits, First Nations, and other actors in the housing system.
- The recent development of supportive housing units was cited as a significant achievement that has made a tangible impact on homelessness.
- There is a lot of communication between the City and neighbouring First Nations with successful partnerships in place for service agreements. Interviewees also noted that engaging neighbouring First Nations to learn about housing needs is an important milestone.
- The Community Response Team was cited as a successful initiative that supports community safety.
- Elim Village and Garrison were cited as good models for providing a range of seniors housing options.

1.3 Summary of Themes

As land values increased in Chilliwack, so have the costs of housing and the scale of its impact. There is recognition among key informants that the housing landscape in Chilliwack has changed in recent years and its cascading effects are being felt across the housing spectrum by everyone, from owners to renters:

- As single-detached houses become increasing unaffordable, first-time homebuyers are searching for denser forms suitable for their households (e.g. townhouses, apartments).

- Households looking to downsize are looking a range of options (e.g. single-level houses with yard space, mobile homes, supportive housing, and affordable apartments close to services).

- Rental housing has been in high demand with low vacancy, particularly for larger units (e.g. 3-bedroom).

- The lack of rental housing is impacting vulnerable groups most, including individuals with developmental or physical disabilities, single parent families, and seniors requiring affordable housing.

- Tzeachten, Skwah, Skowkale, Yakweakwioose, and Aitchelitz First Nations reported a significant need for on-reserve housing with some communities experiencing overcrowding.

1.4 Emerging Solutions

We asked interviewees to identify any opportunities, solutions, innovations, and strategies for the City to consider and here is what we heard:

- Apartments in Chilliwack have traditionally been rental or ownership only. Interviewees said they would like to see the City encourage mixed-income and mixed-tenure buildings.

- Interviewees said they wanted to see higher density housing forms, such as apartments and townhouses to accommodate long-term projected population growth, and recommended locating them around commercial and health services to increase walkability.

- Protecting and maintaining affordability of rental units was identified as a key priority and interviewees recommended the use of a Strata Conversion Policy and Housing Agreements.

- Housing for people with disabilities was identified as a key challenge. Interviewees suggested designating a portion of units in new developments to be retained as subsidized housing for individuals with a disability to promote inclusivity within housing options and maintain affordability.

- Interviewees who serve those experiencing homelessness identified a seeming inability of existing services to respond to the needs of those considered chronically homeless and "hard to house". There may be an opportunity to evaluate service offerings and explore different delivery models to serve this population.

- Local First Nations interviewed have plans underway to build new housing by leveraging new partnerships with developers and with different levels of government.

- Chilliwack has a number of innovative models of needed housing forms (e.g., Elim Village, supportive modular housing, and others. Interviewees wanted to see this success built on with more supportive housing for at-risk groups (e.g. individuals with complex needs, seniors with chronic additions, and individuals experiencing homelessness).

2 Private Sector Housing

2.1 Organizational Housing Challenges

Stakeholders reported that rising land values and construction costs are increasing the cost of development and housing prices in Chilliwack (4). Interviewees reported that Chilliwack has limited land supply and a challenging land topography (e.g., steep hills, land in the Agriculture Land Reserve) (1). The land supply constraints mean there is little room left for large-scale, higher-density development (1). One stakeholder felt that infill development allowed for gentle density but was not enough to address the level of density needed over the long term (1). While mobile homes are one type of housing that seniors are interested in, financing can be more difficult to obtain due to the perceived risk of individuals not owning the land (1).

Stakeholders also mentioned that it was financially disadvantageous to manage rental properties due to the cost of taxes, fire alarms, emergency services, and others (1). These realities disincentivize the development of rental housing (1).

2.2 Perceptions of Community Housing Challenges and Priorities

When it comes to community issues broadly, stakeholders reported that housing costs are high and have been increasing rapidly in recent years (4). It was noted that single-detached houses are only affordable for a small proportion of the community (4) and that more dense forms of housing are needed (3). Some homebuyers are looking for a secondary suite in single-detached houses as a mortgage helper (1), however, other homeowners have financial difficulty with adding secondary suites (1).

For those entering the housing market for the first time, homeownership is increasingly unaffordable (4). As rental costs have increased, first-time home buyers are less able to save for a down payment (2). For households looking to downsize, there is a need for a greater range of housing options (e.g. single-level houses with yard space, mobile homes, supportive housing) (1). On the other hand, it was reported that age restrictions on strata developments and mobile homes limit the housing options for those looking for homes (1).

Interviewees noted there is a high unmet demand for all types of rental housing in Chilliwack (3), especially larger rental units (e.g., 3+ bedrooms) and units that allow pets (1). The large number of rental units under development in Chilliwack may relieve this demand (1).

2.3 Opportunities, Solutions, Innovations, and Strategies

The following ideas emerged from interviews with private sector housing stakeholders:

- More higher density housing forms, such as apartments and townhouses
- Development in areas close to amenities
- Requiring a minimum land assembly parcel size for infill development
- Reducing regulations for building coach houses
- Reducing development cost charges (DCCs)
- Financial incentives for the development of purpose-built rental
- Use of housing agreements and land covenants to maintain affordability
- Mixed-income and mixed-tenure buildings

3 Non-Profit Housing

3.1 Organizational Housing Challenges

Non-profit housing and service providers reported difficulties supporting the housing needs of more vulnerable groups such as seniors, individuals with disabilities, and homeless individuals, as well as connecting individuals and their families to amenities and support services beyond shelter. As the rental supply has become constrained and costs have gone up, it has become increasingly difficult for individuals with specific needs to find housing in the community (3). It was noted that non-profit-owned housing is the most secure form of housing as those renting in the private market regularly face challenges with evictions, poor conditions, or vulnerability to abusive relationships with those around them (1). However, the cost of land and construction, as well as limited internal capacity to manage development, make it a challenge for non-profits to develop the types of housing that are needed (2).

One interviewee in particular reflected on the cascading effects of a housing crunch. This service provider works with homeowners to create homeshare opportunities for people with developmental and intellectual disabilities and reported that the rising cost of housing was impacting their ability to deliver this type of programming. Potential homeowners have been less inclined to participate in homeshare programs because of the revenue they can generate in the short-term or long-term private rental markets. Furthermore, the types of households that have historically been interested in providing homeshare opportunities are increasingly unable to afford larger units and therefore often lack the space to offer housing.

3.2 Perceptions of Community Housing Challenges and Priorities

While there is a broader unmet demand for rental housing across the community, stakeholders reported that individuals with specific housing needs are most impacted, this includes individuals with intellectual, developmental, or physical disabilities; individuals with mental health or addictions challenges; and seniors who require affordable housing (3). New technologies have made independent living safer and an increasing number of individuals with disabilities want to live independently with the assistance of this technology (e.g. video calls for communication, alarms and notification devices, safety lists), but cannot afford to do so (1).

Interviewees noted that individuals with physical or developmental disabilities can be forced into affordable housing that is not suitable for their needs (2). They may live in non-accessible units or unsafe neighbourhoods and buildings (2). In some cases, support service workers are unable to provide services due to safety risks in the housing unit or building (1). In addition, individuals with developmental disabilities are vulnerable to housing insecurity due to behavioral issues, mental health challenges, addictions, or financial challenges if they are not supported with the right services (2). It was noted that existing programs are not able to address their needs and stakeholders have to work with landlords in the private market on a case-by-case basis to help them stay housed (1).

Interviewees also noted individuals experiencing homelessness in the community can be hard to house and may reject service offerings (2). Apart from housing, there is a need for increased access to mental health and addictions support services, and basic life skills training for individuals who struggle to live on their own (either due to a disability or other reasons) (1).

Interviewees also discussed seniors housing needs, particularly the need for affordable seniors housing that is close to health services and amenities (1). While there are existing rental apartments close to services, the vacancy rates are low, and the rents can be too expensive for seniors with fixed incomes (1).

3.3 Opportunities, Solutions, Innovations, and Strategies

The following ideas emerged from interviews with non-profit housing stakeholders:

- Provide affordable and inclusive housing that is welcoming to everyone (e.g. age, ability, etc.) and housing that offers a range of affordability options
- Designate a portion of units in new developments to be retained for inclusive or subsidized housing
- Provide mixed-income and mixed-tenure buildings
- Promote success stories of inclusive living and encourage the community to be better neighbours
- HousingHub is one type of supportive housing model that is encouraged to be expanded to provide supports to both tenants and landlords
- Leverage Canada Mortgage and Housing Corporation funding and financing programs to support non-market housing development
- Provide services for emergency food provision to support those who would otherwise be unable afford rent and necessities
- Seek opportunities to find alignment with landowners of vacant lots to provide affordable housing

4 First Nations

4.1 Organizational Housing Challenges

As housing values and land costs have risen in the broader community, First Nations have seen increased demand for on-reserve housing from their members and growing housing waitlists. There is limited housing available on the reserves of the First Nations interviewed. In Skwah First Nation and Tzeachten First Nation, the housing stock is aging, and there is limited land and serviced lots for residential development (2). In Tzeachten First Nation, it was reported that it is difficult to get approvals from the federal government to build housing on reserve (1). In Skowkale, Yakweakwioose, Aitchelitz First Nations, there is significant interest from developers to lease land to build housing, but there are often long waitlists for contractors to build the houses due to the busy housing development industry in the broader region (1).

4.2 Perceptions of Community Housing Challenges and Priorities

All of the First Nations interviewed have a significant need for on-reserve housing, with some communities experiencing overcrowding (3). Interviewees reported a desire to create opportunities for their members to build and own their homes (3).

In Skwah First Nation, no new housing has been built since the early 1980s and there is a high need for housing suitable for one-person households or low-income households. The Nation intends to build rental and ownership housing in the near future. The difficulty raising the funds to build housing on reserve was cited as a major barrier to addressing community housing needs.

In Skowkale, Yakweakwioose, Aitchelitz First Nations, the priority is to house members on reserve. The Nations have all completed housing needs assessments and have several residential development projects underway. In the past, the biggest barriers to building and operating housing was the lack of development capacity and expertise, and the ability to enforce provincial building code on reserve.

In Tzeachten First Nation, there is a high unmet need for housing on reserve. There are a number units in construction by developers on Band-owned land with a 99-year lease. The Nation intends to provide a range of affordable housing in the community for its members.

4.3 Opportunities, Solutions, Innovations, and Strategies

The following ideas emerged from interviews with First Nations:

- Create new housing solutions through partnerships with all levels of government
- Reduce development costs by providing serviced land and reducing Development Cost Charges
- Increase the land supply available for residential development in Chilliwack
- Increase non-market housing, there also needs to be increased tertiary care and mental health housing supports
- Encourage sustainable design in new residential developments (e.g. green roof)
- Promote more Block Watches for monitoring and community safety

- Provide mixed-income and mixed-tenure buildings
- Advocate for the return of provincial and federal Crown land to the First Nations for communities to build affordable housing
- Explore a partnership with the Fraser Valley Regional District for them to undertaken development permit reviews and complete inspections

5 Community

5.1 Organizational Housing Challenges

As the number of seniors grow in Chilliwack, there is increasing demand for a wider range of housing options and health-related services (1). It was reported that there is a lack of both supportive housing and long-term care beds for seniors with chronic conditions (1). It was noted that seniors needing a higher level of care, individuals who are homeless, or individuals fleeing from violence may go to the hospital seeking housing support services (1).

At the broader community level, the lack of housing availability and affordability is causing a shortage of healthcare workers at the hospital and is impacting the ability of the agricultural and industrial sectors in Chilliwack to house employees (2). Homelessness is visible in some areas of Chilliwack (e.g. camping illegally on reserve land and in campgrounds, downtown Chilliwack, Chilliwack River Valley, parks) (2).

Getting individuals housed and supported by services away from businesses and downtown core is a priority of some interviewees (2). However, this can be a challenge when some individuals experiencing homelessness do not want to be housed and would rather stay on the street (1). Another reported challenge is that homelessness is a continual cycle, with individuals coming from outside of Chilliwack (1).

5.2 Perceptions of Community Housing Challenges and Priorities

Stakeholders reported that housing costs in the Chilliwack area are high and have been increasing rapidly in recent years (2). While there is a high unmet demand for rental housing in Chilliwack, it can be difficult to redevelop rental housing if tenants cannot be relocated during development (1). Stakeholders reported that the lack of rental supply impacts low-income groups and single-parent families the most. The extent of the housing unaffordability challenge and the housing needs of residents in nearby areas (e.g. electoral areas of the Fraser Valley Regional district) is not deeply understood due to limited housing data (1).

To better meet seniors' needs, there needs to be increased housing suitable for seniors (e.g. housing with common spaces, housing near health services) and more education about evolving housing needs as one moves through different phases of life (1).

It was noted that there is an over-representation of youth, women who are pregnant, and indigenous individuals experiencing homelessness in the community (1). Individuals experiencing homelessness who have drug addictions may experience additional barriers as they are not allowed to stay at shelters and other short-term housing (1). Similarly, it was reported that individuals experiencing both mental health challenges and drug use addictions cannot be treated at psychiatric services (1). Interviewees noted the importance of understanding the needs of individuals with living / lived experiences of housing challenges and addictions in order to provide them with the right services (1).

5.3 Opportunities, Solutions, Innovations, and Strategies

The following ideas emerged from interviews with other community actors:

- Help seniors remain independent by creating higher density downsizing options close to commercial and health services.
- Invest in both public and private amenities to support the health of all residents (e.g. common areas, playgrounds, bike paths, accessibility in the winter).
- Protect rental housing through a Strata Conversion Policy
- Monitor how other jurisdictions are handling the redevelopment of mobile parks
- Use housing agreements to maintain affordability levels for new units
- Increase tertiary care and mental health housing supports, as well as additional emergency shelters and transitional housing (e.g. modular housing, HousingHub type of housing) to support those at-risk for homelessness or experiencing homelessness
- Encourage collaboration between service providers to create a one-stop hub for individuals experiencing homelessness (e.g. food, shelter, and services)
- Evaluate and improve existing support service facilities for individuals experiencing homelessness
- Meet with individuals with live experiences of housing challenges and addictions to understand their needs
- Prior to relocating homelessness camps and individuals, involve outreach workers before the RCMP

Appendix D

City of Chilliwack—Housing Needs Report Scan of Research on Covid-19 Pandemic Impacts on Housing

April 2020

Introduction

The Chilliwack Housing Needs Report was nearing completion as social distancing measures were put in place in response to the coronavirus pandemic. The impacts of the pandemic are emerging and there were few sources of statistical data to reflect how the situation was changing.

The impact of the novel coronavirus, COVID-19, on the global economy is unprecedented. Around the world, governments have closed international borders, directed businesses to shut their doors, and issued stay-at-home directives for all but non-essential workers. While BC is re-opening and many hope for a return to some version of normalcy in coming months, it is still too soon to know the true impact of the pandemic on local economies and housing markets. This section was added to provide to highlight key issues emerging nationally in the housing sector that may impact housing needs. It is not intended to be comprehensive as there is limited data available.

Statistics Canada's Labour Force Survey for April 2020 data showed that the country lost two million jobs in April, bringing the total job loss figures to more than three million and the unemployment rate to 13 percent.[1] In response to the scale of the economic impact of the pandemic, the federal government introduced the Canada Emergency Response Benefit (CERB) to provide a rapid income support for Canadians who have lost their jobs or seen their hours reduced due to COVID-19. Reports indicated that more than seven million Canadians had applied by April. [2] Even those who have not lost their jobs may be facing reduced hours or pay freezes as employers get their bearings in a world that has rapidly changed.

The impact on employment and income is significant and the repercussions of reduced incomes, and savings, will be felt for months and years to come. Several key demographics are expected to face significant challenges:

[1] https://www.cbc.ca/news/business/canada-jobs-april-1.5561001

[2] https://www.cbc.ca/news/business/canada-jobs-april-1.5561001

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years
- Bars, restaurants, retail, and similar jobs are unlikely to return to 100% capacity for some time due to social distancing measures, and in BC are currently operating at 50% capacity
- Older workers who have lost their jobs and may face difficulties re-entering the workforce
- Those nearing retirement may be pushed into retiring earlier than planned for
- Those nearing or entering retirement may see their savings impacted

In response to widespread unemployment, the federal and provincial governments have put in a number of measures in place, including the CREB which provides Canadians with $500 per week for up to 16 weeks of temporary income support.[3] In addition, a number of programs have been put in place for students, low to moderate income households, and seniors to support them through this crisis.

> *The level of subsidy provided the CERB and other programs is also raising questions to the much lower level of support provided by the existing Income Assistance program. There are hopes that this crisis will provide the impetus to increase the subsidy to allow households on Income Assistance to live with greater dignity and support.*

Housing System Impacts

Facing income loss, many households are experiencing unplanned and unexpected housing pressures. In response, a number of programs have been put in place to provide financial support, including mortgage deferrals through CMHC (for insurance loans) and private lenders, a province-wide evictions ban and freeze on rental rates, a temporary rental supplement for workers whose incomes have been reduced, and relief from BC Hydro.[4] While many of these programs are providing immediate and necessary assistance to households, they may not address the long-term implications of a high unemployment rate, lower incomes, and fewer temporary or permanent migrants on housing demand and stability. With reduced incomes and lower savings potential, many households may see their long-term housing goals impacted.

At the same time, this unprecedented crisis is making things possible that several years ago seemed ambitious. In the remainder of this article, we reflect on what's happening across the housing continuum and what we might be able to expect in coming months and years. This is

[3] https://www.canada.ca/en/services/benefits/ei/cerb-application.html

[4] https://www2.gov.bc.ca/gov/content/safety/emergency-preparedness-response-recovery/covid-19-provincial-support

not intended to be exhaustive, but rather a compilation of information from new stories, publications from government and various housing agencies, as well as what is been seen on the ground by local governments and housing providers.

Local Impacts

While local data on the impact of the coronavirus on housing in Chilliwack was unavailable at the time of this report, focus groups in May 2020 identified a few key areas of concern among housing stakeholders:

- Since the coronavirus pandemic hit Canada, service providers have seen increased demand for social supports, which range from additional burden on food banks, need for mental health and addictions supports, and higher incidence of domestic violence. However, staff capacity is an issue—both due to existing resource challenges and due to lay-offs and staff working from home.
- Stakeholders report that vacancies in buildings are not being filled as viewings have been limited. Some housing providers are not taking applications.
- Some stakeholders were concerned that there may be a surge in the number of individuals facing or at risk of homelessness when financial support from CERB ends.
- Several opportunities were also identified for future housing development due to the changing economic landscape. As more workers work from home, stakeholders speculated that there may be less need for parking stalls as households with members working from home may require fewer vehicles. Stakeholders also discussed the potential for live/work housing in commercial areas to make it easier for different types of workers to work from home.

Emergency Shelters and Supportive Housing

- Emergency shelter providers are reporting significant challenges maintaining social distancing requirements, as are other frontline service organizations that provide services to those experiencing homelessness.
- BC Housing in partnership with community service agencies and local governments are taking action to address homeless camps by finding individuals housing or by sheltering people in private hotels. [5]
- Some service providers are experiencing reduced capacity as workers stay home or have been laid off. In some cases, this is putting pressure on the ability of frontline services to be provided to those who are most vulnerable.

[5] https://www.bchousing.org/COVID-19

Supportive Housing for Seniors

- Long-term care facilities have seen the most catastrophic impacts of Covid-19. As of May 29, 2020, 551 cases were linked to long-term care homes and assisted living facilities and 112 residents have died from the virus.[6] There were active outbreaks at nine facilities in the Fraser Valley.

Social and Non-Market Rental Housing

- Through the CERB program, households on Income Assistance have access to greater financial resources than usual to promote housing stability.
- Many housing providers have instituted bans on visitors to reduce the risk of spreading the virus. A negative implication of these policies may be increased isolation for vulnerable individuals, particularly those facing physical and mental health challenges.
- Many housing providers stopped accepting applications for new tenants when social distancing measures were introduced.
- BC Housing funded projects have banned evictions until further notice.[7]
- Service and housing providers serving women fleeing violence have reported significant increases in calls. [8]

Market Rental Housing

- The state of emergency in BC temporarily suspends the landlord's ability to end a tenancy due to non-payment of rent. The Government of BC has also introduced a temporary rent supplement to support renters and landlords during the crisis (up to $500 for households with dependents and up to $300 for households without dependents).[9]
- Evictions from rentals are not allowed by a landlord during a state of emergency without special permission from the Residential Tenancy Branch.[10]
- A temporary rent supplement is available for individuals and families below specific income thresholds to support rent payments.[11]
- In high cost rental markets, many will face challenges if the CERB and BC temporary rent supplement does not cover their rent and living costs. Those living alone or families on a single income (especially lone-parent families)—already the most vulnerable as the gap analysis in Section **Error! Reference source not found.** showed—will face the greatest vulnerability.

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[6] https://globalnews.ca/news/6769101/seniors-homes-coronavirus/

[7] https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/covid-19#Evictions

[8] https://thetyee.ca/News/2020/05/11/The-Human-Cost-Of-Making-Social-Housing-Scarce/

[9] https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/covid-19

[10] https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/covid-19#Evictions

[11] https://www.bchousing.org/BCTRS

- Destination areas—whether for school, work, or tourism—are going to see decreased demand for rental housing. This impact will likely be felt through reduced availability of jobs as well as lower demand for housing. The implications for the rental market remain to be seen.
- In some areas, decreased demand for rental housing and economic impact on incomes during the pandemic is pushing rental costs down. [12] It remains to be seen whether these decreases provide long-term relief in the market.
- As of April 29, 2020, 45,000 applications have been filed for the BC temporary rent supplement. [13]

Homeownership

- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently got into the market will be facing significant pressures if one or more members of their household has lost their job. Owners who rent their properties either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.
- Mortgage deferral programs through CMHC and private lenders offer welcome relief. However, they are currently for up to six months only. Some anticipate that the true impact of the pandemic on the homeownership market will not be felt until later this year.
- March 2020 saw significant declines in the inventory of listings and there was limited movement in the market. While listings went up in April, sales remain slow. Some predict that a backlog of demand is growing, as potential homebuyers wait and see how the market responds to the crisis. Should things ramp up, some predict increased demand from buyers later in the year.
- The limited economic activity combined with an influx of government funding is leading to speculations that high inflation is in the near future and that this might increase the cost of housing even further.

[12] https://vancouversun.com/news/local-news/rental-costs-for-vancouver-two-bedroom-units-drop-by-over-15-per-cent

[13] https://www.sightline.org/2020/04/29/how-coronavirus-renter-relief-is-playing-out-in-vancouver-bc/

Appendix E

City of Chilliwack
Focus Group Workshop Summaries

June 2020

1 Introduction

As part of the Chilliwack Housing Needs Report engagement process, two focus group workshops were held with housing and housing-related stakeholders in the community. These workshops were facilitated by Urban Matters. This document represents a summary of what was discussed in the workshops.

2 Workshop #1

Workshop #1 was held on May 6, 2020 with the Housing First Task Team.

2.1 Housing and Service Support Challenges and Opportunities

Affordable and Vacant Housing Options

Across stakeholders, there is a general recognition that vacant and affordable housing options that are specific to the needs of seniors, women at-risk, single-parent families or homeless populations are difficult to find. These individuals are competing with the general rental market and others that may be considered more suitable than them. Stakeholders noted that while their organizations are working towards securing properties and units to support clients they work with, there needs to be increase in housing supply in the City to address growing populations and housing needs.

Some organizations are working on securing properties and units for specifically women and families but find it difficult to secure housing options in a safe building or neighbourhood. BC Housing is outbid on properties that are ideal. Stakeholders noted that there are significant societal implications for children to grow up in a neighbourhood considered to be unsafe.

Transition Housing

For some individuals who have been homeless for a long time, stakeholders note that there needs to be a secondary stage housing available that allows them to build up credit, gain life skills, and education about rental guidelines before transitioning into independent housing. Stakeholders also reported that there is a growing number of youth who are transitioning out of care that need systems of support to prevent them from falling into homelessness.

2.2 COVID-19 Impacts

Demand for supports are higher than normal but there is a limited number of staff available to respond and run programs. Social distancing orders limit the capacity and ability to support individuals, resulting in escalation of issues for some clients. For some organizations, programs are adapting to the situation and offering new activities outdoors that allow for social distancing. Stakeholders noted that some building vacancies are not being filled because building managers have put protocols in place to limit showings to protect residents.

Stakeholders also observed that homeless individuals are more spread out and not accessing as many services; CERB funding has allowed these individuals to stay in hotels or purchase vehicles, which has resulted in lower shelter numbers, while others have chose to camp on the periphery of the City. Stakeholders predict that there may be surge in homeless individuals once CERB funding ends.

2.3 Barriers for New Housing

Development

Stakeholders noted that from a developer's perspective, the City presents geographic challenges that limits land available for building housing. Three-bedroom units have been identified as especially challenging for developers, due to the limitations to total number of units in a building and overall development costs, despite the high demand from families. Three-bedroom units are known to limit the total number of units that can be in a building and may not cover costs for development.

It was also mentioned that it is important to preserve as much ALR land as possible while ensuring that it is being used for intended purposes for addressing housing demand.

Funding

Stakeholders reported that BC Housing and CMHC's criteria and requirements are different and that a streamlined approach may be helpful for the City to access more funding and help achieve greater expansions in construction of housing.

Stakeholders expressed that receiving funding annually makes it difficult to commit to delivering housing services and that some models require longer-term funding to secure available housing stock but there are no current options supported by BC Housing.

2.4 Solutions and Best Practices for Addressing Housing Needs in Chilliwack

Empowering Communities

Stakeholders recognize that while non-profit organizations can provide support for individuals, it is important for community members, families, and friends to be involved in a grass-roots way in their neighbourhoods. Stakeholders suggested that having families and community members provide social support networks for each other will create more sustainable communities in the long-term. Organizations are also seeing an appetite from the community to get involved and volunteer. Continuing to rely on volunteers to support the on-going services and check-ins will be critical for organizations.

Collaborations

Stakeholders noted that the City's long history of collaborations between agencies, businesses, and local governments will be critical to continuing the advancements that are needed to address future housing needs. Investments, such as neighbourhood grants, were also suggested as a way of collaborating with non-profits who have expertise with neighbourhood developments.

Potential Housing Options

Stakeholders are looking into potential housing options including co-op housing, which can be for- or non-profit, and tiny homes, which allows for some gentle density and may be attractive for younger individuals or seniors looking to remain independent. 'Housing Plus' models are suggested to not only address housing issues but also capture other factors, including mental health, addiction, or generational issues, that may be contributing to clients' situation.

3 Workshop #2

Workshop #2 was held on May 27, 2020, with the Chilliwack Affordable Housing & Development Advisory Committee.

3.1 Housing and Service Support Challenges and Opportunities

Housing Types and Availability

Stakeholders noted that while single-detached homes for families are considered the most desired type of housing, there is not enough supply and households are usually unable to afford this option. Stakeholders discussed how the City is already seeing a reduction in single-family homes and a shift towards apartment homes, which may continue to be a more affordable option.

Stakeholders also noted that there is going to be new rental housing that will be available on First Nations land.

Age Restrictions

Stakeholders reported that the supply of apartments in the City are significantly age restricted and suggested changing development approvals to allow for more inclusion of seniors and children residents.

Density Increase

To address housing affordability, stakeholders discussed the need to increase supply. Stakeholders suggested that apartments should require fewer parking spaces to accommodate for more units as the community becomes more densified and offers more public transportation options. It was also noted that density design considerations need to consider single-family households that may be affected to avoid community pushback.

3.2 COVID-19 Impacts

With the impact of COVID, stakeholders are anticipating that units can be designed to adapt to more people working from home and may release the stress of current parking ratios needed in buildings. With less constraints on parking, more densification and units can be added. Stakeholders also noted that there has a been a desire to see more affordable live/work zoning in commercial zones.

3.3 Barriers for New Housing

Rental Housing

Stakeholders reported that it is difficult for middle- to lower-income households to find units larger than apartments that are affordable both for renting and homeownership. A variability of units that are being developed as rentals are needed to address the needs of different families. Stakeholders noted that secondary rental market forms a large proportion of the rental market and the development of purpose-built rental buildings have generally stopped. However, local developers are taking advantage of new federal programs to build several new buildings for purpose-built rental housing. Stakeholders mentioned that the City was looking into short-term rentals, such as Airbnb, prior to COVID-19.

Stakeholders also noted that City Hall has provided feedback on the lack of parking available for rentals units.

Community Feedback

Stakeholders discussed how the negative feedback from neighbours who dislike the height and density of new buildings are driving the opposition in new built rental housing.

3.4 Solutions and Best Practices for Addressing Housing Needs in Chilliwack

Densification and Diversity of Housing

Stakeholders discussed the need to densify and diversify the housing supply and increase the attraction of higher density communities to families by increasing public transportation, access to green spaces and other amenities. Stakeholders suggested that having a diversity of housing options, including apartments and townhomes, in the same neighbourhood would allow families to move as they grow and change.

Bridging the gap on costs of building townhouses and apartments was also discussed as a possibility of addressing affordability of homes.

Collaborations

Stakeholders noted that it is important to collaborate and keep communication with non-profit housing providers and city Staff as opportunities arise.