

To: Mayor & Each Councillor

From: City Clerk's Office

Materials Relating to an Agenda Item

Meeting: Dec 9, 21 - Planning

Item: #2



City of
Richmond

Memorandum

Planning and Development Division
Policy Planning

To: Mayor and Councillors

Date: December 3, 2021

From: John Hopkins
Director, Policy Planning

File: 08-4057-01/2021-Vol 01

Re: December 9, 2021 Planning Committee Agenda – Item #2 Housing Needs Report – Appendix B

This memo is to inform Planning Committee that Appendix B (Housing Needs Summary form) of Attachment A (Housing Needs Report) was omitted from the report titled "Housing Needs Report 2021" dated November 2, 2021 from the Director, Policy Planning and Director, Community Social Development. The table does not contain any new information, but rather is a legislative requirement to provide a high level summary as part of the detailed Housing Needs Report. The omitted table is attached to this memo and should replace page PLN-95.

If you have any questions, please contact me at 604-276-4279.

John Hopkins, MCIP, RPP
Director, Policy Planning

JH:pw

Att. 1



PHOTOCOPIED

DEC 03 2021

& DISTRIBUTED



ky

Appendix B: Housing Needs Summary Form

This Appendix contains the Summary Form required by Provincial Legislation to accompany a Housing Needs Report. Consistent with the report, "current" needs are estimated based on 2016 information, the most recent year for which Census data is available. It provides a 10-year projection of needs from 2016, equivalent to a 5-year projection from the date of this report.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: City of Richmond

REGIONAL DISTRICT: Metro Vancouver

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:		
	Vancouver, Burnaby, New Westminster, Delta, Surrey		
	Neighbouring First Nations:		
	Musqueam Indian Band, Tsawwassen First Nation, Kwantlen First Nation, and Kwikwetlem First Nation		

POPULATION	Population: 227,146 (2021)		Change since 2016 :	9.6 %
	Projected population in 5 years: 244,795 (2026)		Projected change:	7.8 %
	Number of households: 84,793 (2021)		Change since 2016 :	11.5 %
	Projected number of households in 5 years: 93,967 (2026)		Projected change:	10.8 %
	Average household size: 2.64 (2021)			
	Projected average household size in 5 years: 2.57 (2026)			
	Median age (local): 43.5	Median age (RD): 40.9	Median age (BC): 43.0	
	Projected median age in 5 years: 41.8			
	Seniors 65+ (local): 17 %	Seniors 65+ (RD): 15.7 %	Seniors 65+ (BC): 18.3 %	
	Projected seniors 65+ in 5 years: 20.4 %			
	Owner households: 74.2 %	Renter households: 25.8 %		
	Renter households in subsidized housing: 15.4 %			

INCOME	Median household income	Local	Regional District	BC
	All households	\$ 65,368	\$ 72,585	\$ 69,979
	Renter households	\$ 48,989	\$ 48,959	\$ 45,848
	Owner households	\$ 71,840	\$ 90,278	\$ 84,333

ECONOMY	Participation rate: 60.6 %	Unemployment rate: 5.9 %
	Major local industries: Retail Trade; Accommodation and Food Services; Professional, Scientific and Technical Services; Health Care and Social Assistance; Transportation and Warehousing.	

HOUSING	Median assessed housing values: \$ 752,395 (2016)	Median housing sale price: \$ 1,079,300 (MLS HPI)
	Median monthly rent: \$ 1,395 (2020)	Rental vacancy rate: (2020) 1.7 %
	Housing units - total: 77,478 (2016)	Housing units – subsidized: 2,910 (2016)
	Annual registered new homes - total: 762 (2020)	Annual registered new homes - rental: <5 (2020)
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	25.9 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	5.4 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	8.0 %

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**
 OCP: Policies related to encouraging a variety of housing types to accommodate residents' needs; protecting the existing stock and encouraging new development of market rental housing, and meeting accessible housing needs.
 Metro Vancouver RGS: Contains a strategy item to provide diverse and affordable housing choices.

2. **Any community consultation undertaken during development of the housing needs report:**
 None. Community consultation anticipated in upcoming housing policy update.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**
 Stakeholders from various non-profit housing service providers and the local health authority were consulted through one-on-one interviews.

4. **Any consultation undertaken with First Nations:**
 None.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	Combined with 1 bedroom	Combined with 1 bedroom
1 bedroom	5,500	5,200
2 bedrooms	1,400	1,800
3+ bedrooms	1,800	2,200
Total	8,700	9,200

Comments:

Current projections time period: 2016-2020. Anticipated projections time period: 2021-2026.

Based on projected population growth and built dwelling type trends, Richmond is estimated to need 18,000 units (2016-26). This is 50% more units compared to the 12,000 net increase in occupied homes over the previous 10 years.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	56510	100	61340	100	65,940	100
Of which are in core housing need	10280	18.2	11930	19.4	13295	20.2
Of which are owner households	6205	14.2	7440	15.5	7770	15.7
Of which are renter households	4070	31.6	4485	33.3	5525	33.6

Comments:

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	56510	100	61340	100	65940	100
Of which are in extreme core housing need	4695	8.3	5320	8.7	6140	9.3
Of which are owner households	3020	6.9	3515	7.3	3730	7.5
Of which are renter households	1675	13.0	1805	13.4	2410	14.7

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

To meet the needs of households making less than \$70,000, a total of about 6,500 units of affordable housing are needed from 2016 to 2026.

2. Rental housing:

While it is hard to estimate market rental demand, at least 2,000 units will be needed from 2016-2026. If home ownership remains out of reach for most households, driving interest in rental, the demand could be higher.

3. Special needs housing:

The demand for adaptable housing is expected to grow as Richmond's population continues to age. Given the overall lower incomes of people with disabilities, they also have a need for affordable housing. Together, Disability Assistance and rent supplements do not cover housing costs in Richmond.

4. Housing for seniors:

The need for housing for seniors is growing rapidly. While many seniors will age-in-place, with formal and informal supports at home, 500 to 2,000 units of affordable housing for seniors will be needed from 2016 to 2026, especially for single seniors. There will also be a need for greater accessibility.

5. Housing for families:

Families are expected to continue to make up about 45% of households, contributing to a projected need for almost 7,000 2+ bedroom units by 2026. While market development will likely meet some of this demand, there is also a need for affordable housing for low-income families.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

The number of individuals that are either experiencing or at risk of homelessness is increasing. This is likely to drive continued growth in needs for housing with supports for people at risk of homelessness, helping them transition to stable, long-term housing.

7. Any other population groups with specific housing needs identified in the report:

Specific needs in the community were identified, including housing for low-income singles and seniors, low-income lone-parent families, people with mental health challenges and/or substance use problems, and recent immigrants.

Were there any other key issues identified through the process of developing your housing needs report?