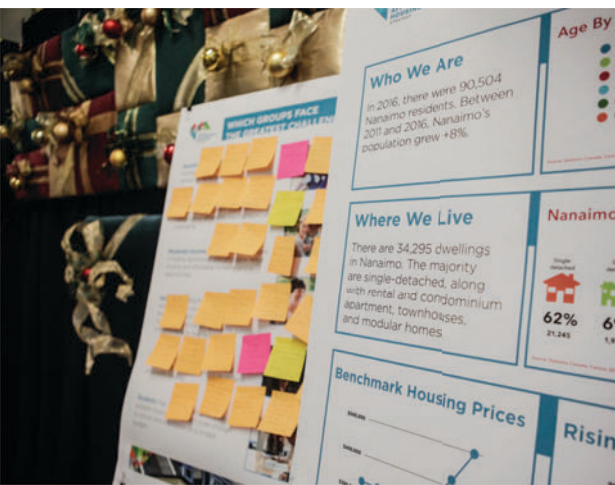
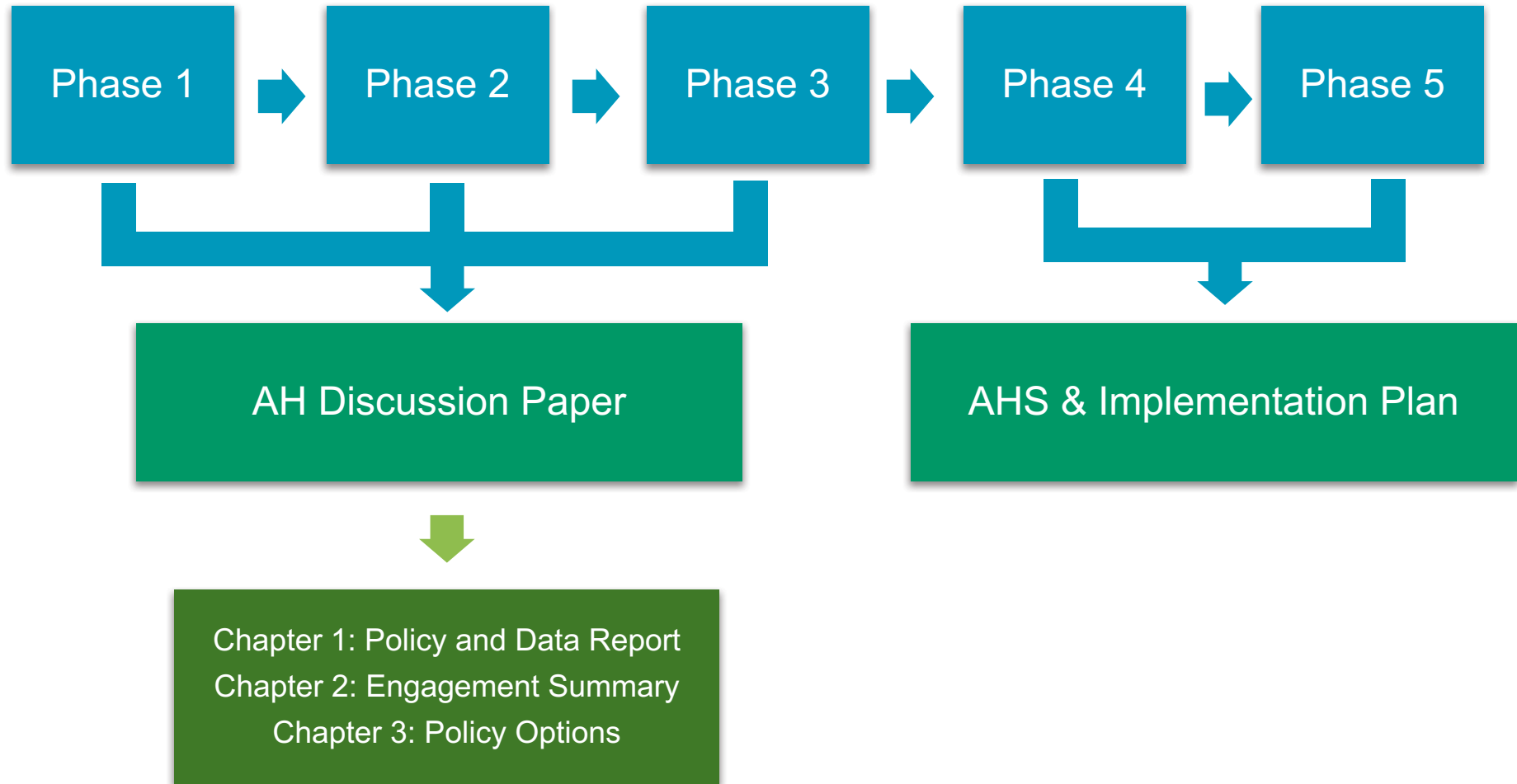


Affordable Housing Stakeholder World Cafe



Affordable Housing Strategy



Engagement Summary

Issues

Greatest Concern
Types of Housing Needed

Priorities

Groups with Greatest Challenges

Opportunities

Policies to Consider



6 POP-UP COMMUNITY EVENTS



1277

ENGAGEMENT PARTICIPANTS



3

STAKEHOLDER
WORKSHOPS



275 POP-UP
ATTENDEES



SURVEYS
COLLECTED



30 STAKEHOLDER
PARTICIPANTS

5



ONE-ON-ONE
SESSIONS

ENGAGEMENT
DISCUSSION
TOPICS

- PRIORITY HOUSING ISSUES
- GROUPS THAT FACE THE GREATEST CHALLENGES
- HOUSING POLICIES AND TOOL OPTIONS

Top Issues Identified



Identified Priority Groups

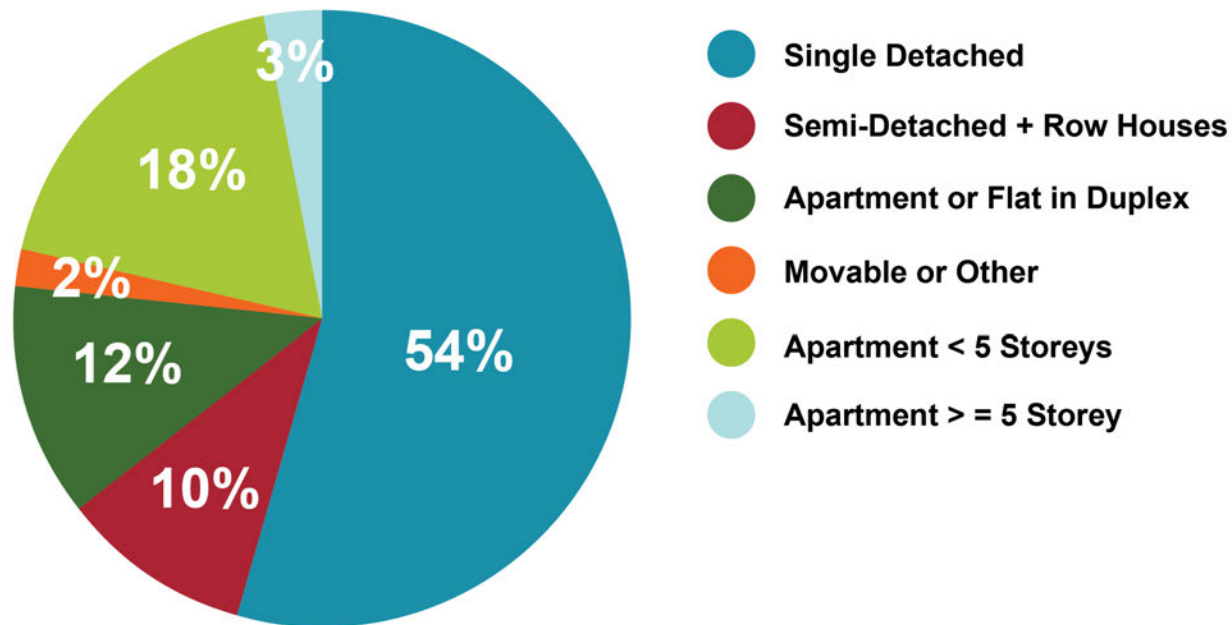
	Lone parent families
	Seniors on fixed incomes
	Persons with physical or mental disabilities
	Seniors with moderate to high health care needs
	Moderate-income couple families with young children
	Low-income single people
	People with addiction
	Youth/young adults
	Post-secondary students
	Recent immigrants



Policy & Data Review

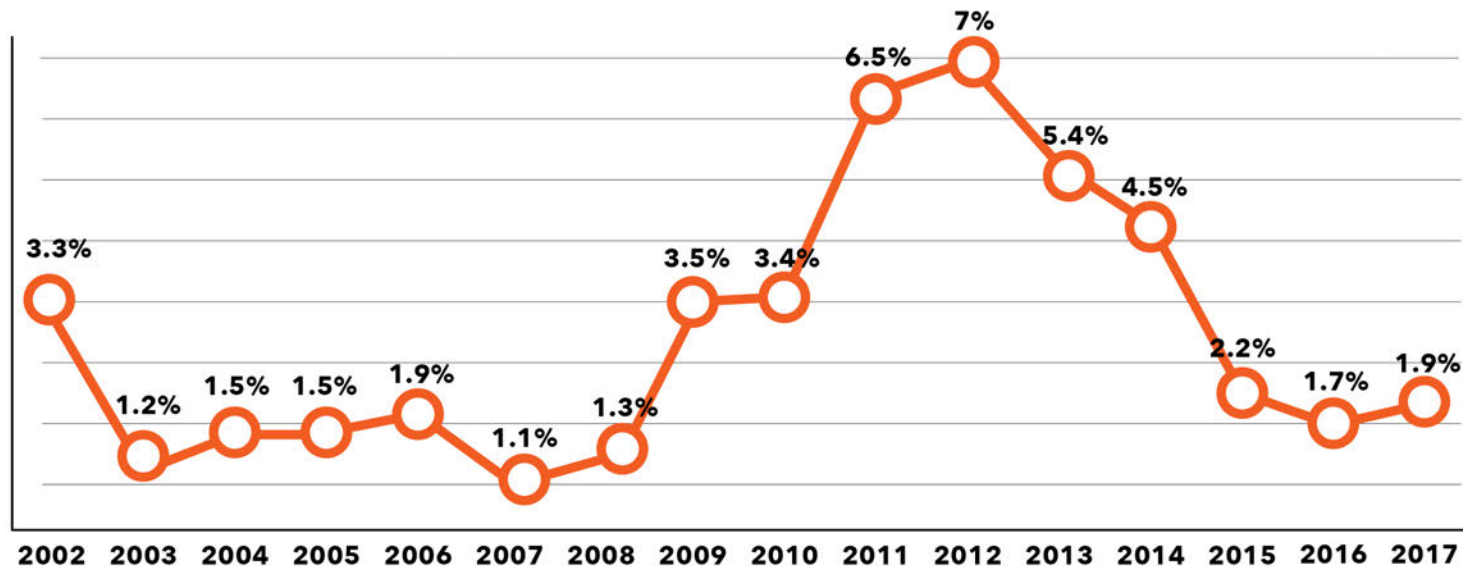
Housing Supply

Dwelling by Type, 2016



Source: Statistics Canada, Census Data

Average Vacancy Rates



Source: CMHC Rental Market Report

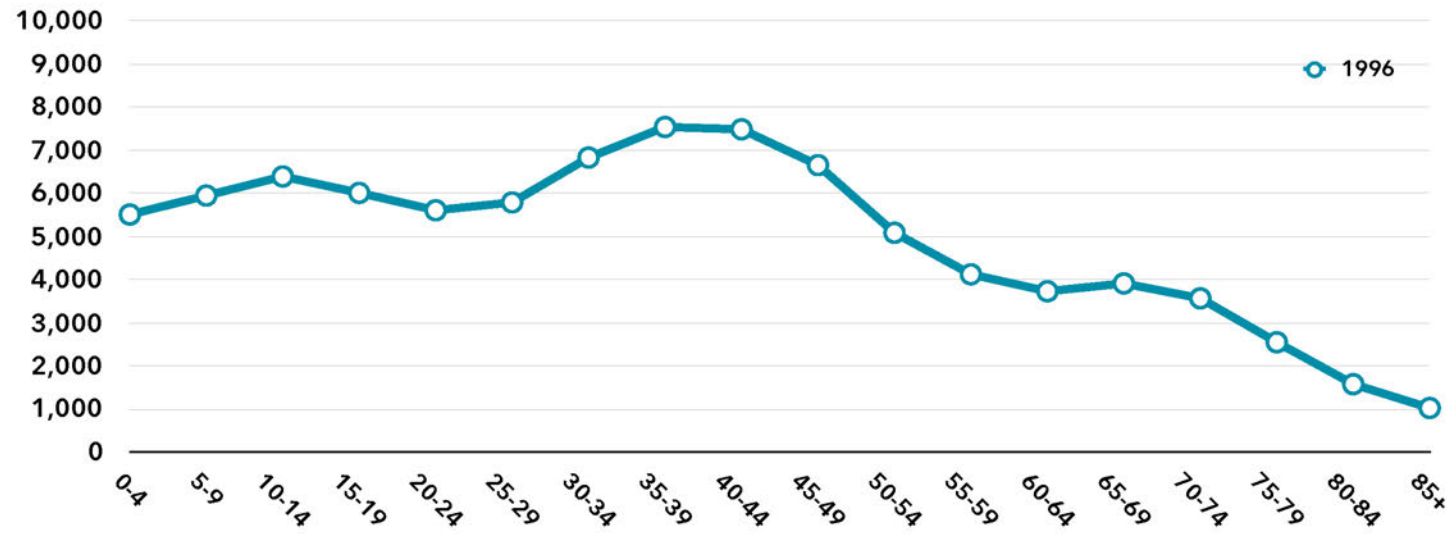
Population, 2001-2016

YEAR	RESIDENTS	CHANGE
2001	73,000	
2006	78,692	+ 8%
2011	83,810	+ 7%
2016	90,504	+ 8%

Source: Statistics Canada, Census Data

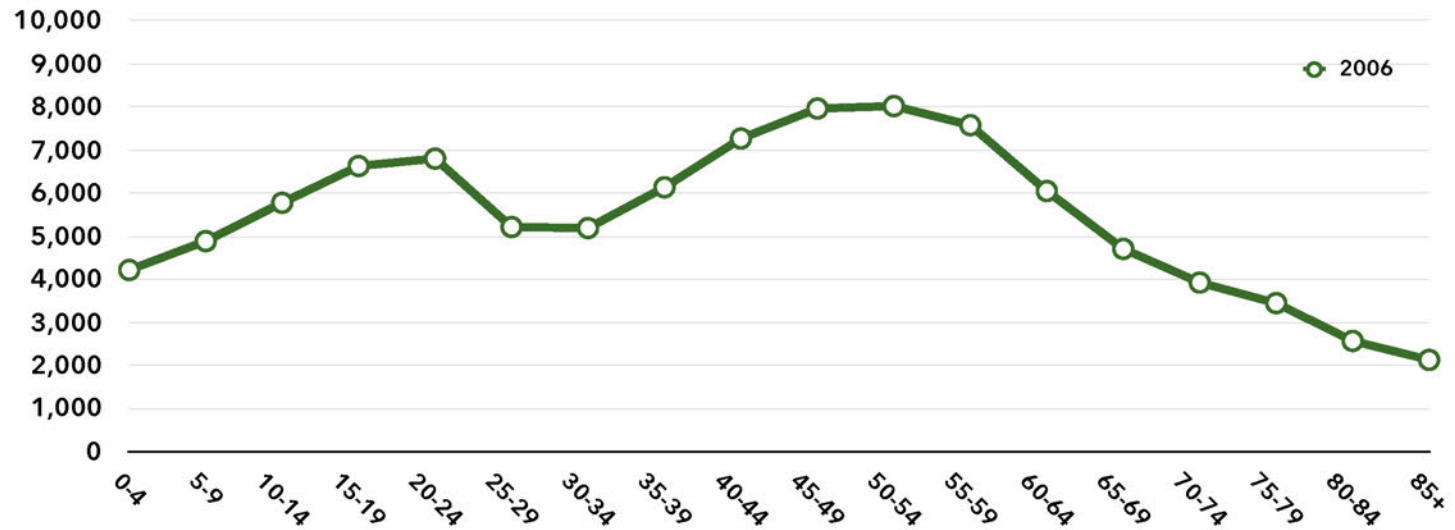


Population By Age



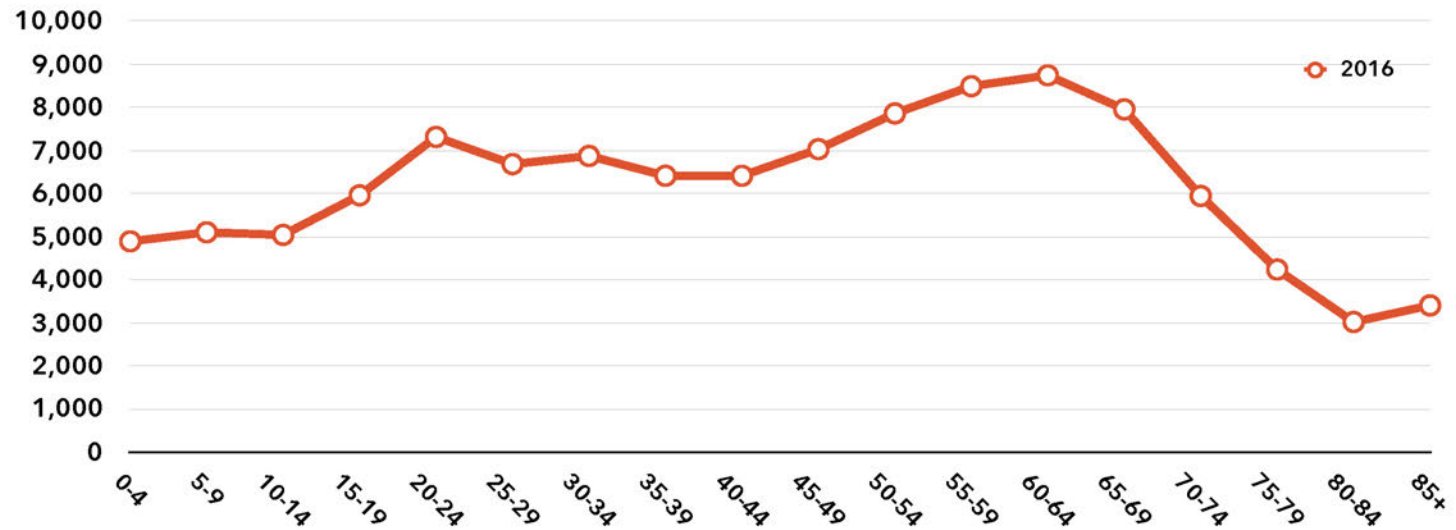
Source: BC Stats P.E.O.P.L.E, adjusted by Colliers International

Population By Age



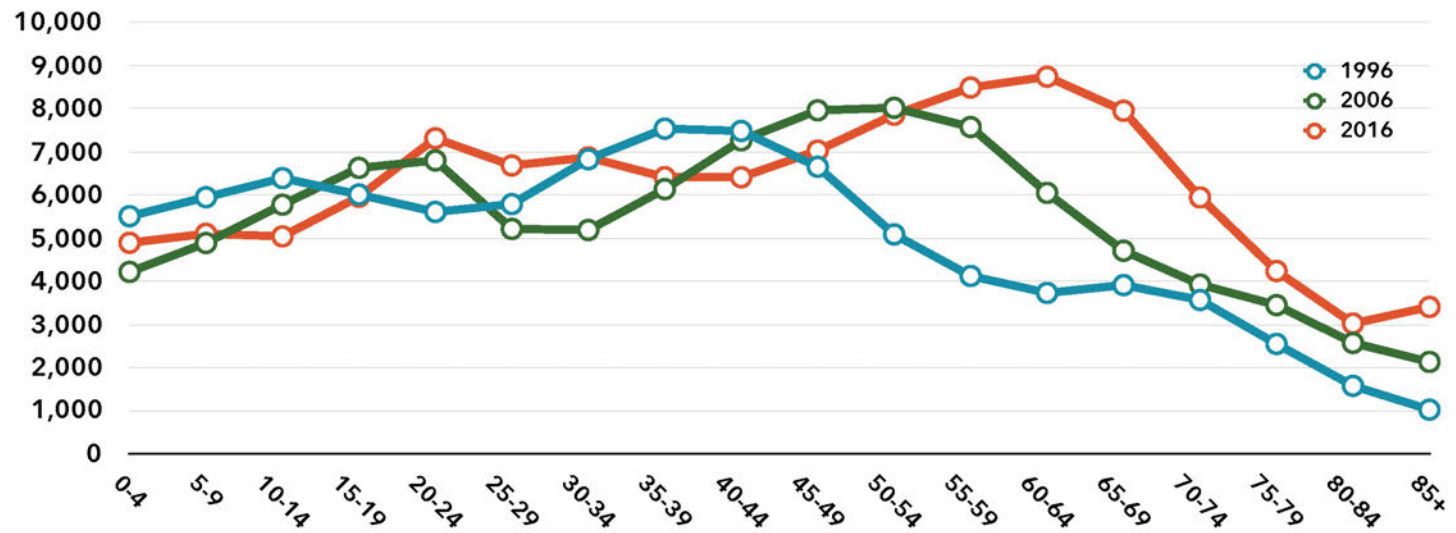
Source: BC Stats P.E.O.P.L.E, adjusted by Colliers International

Population By Age



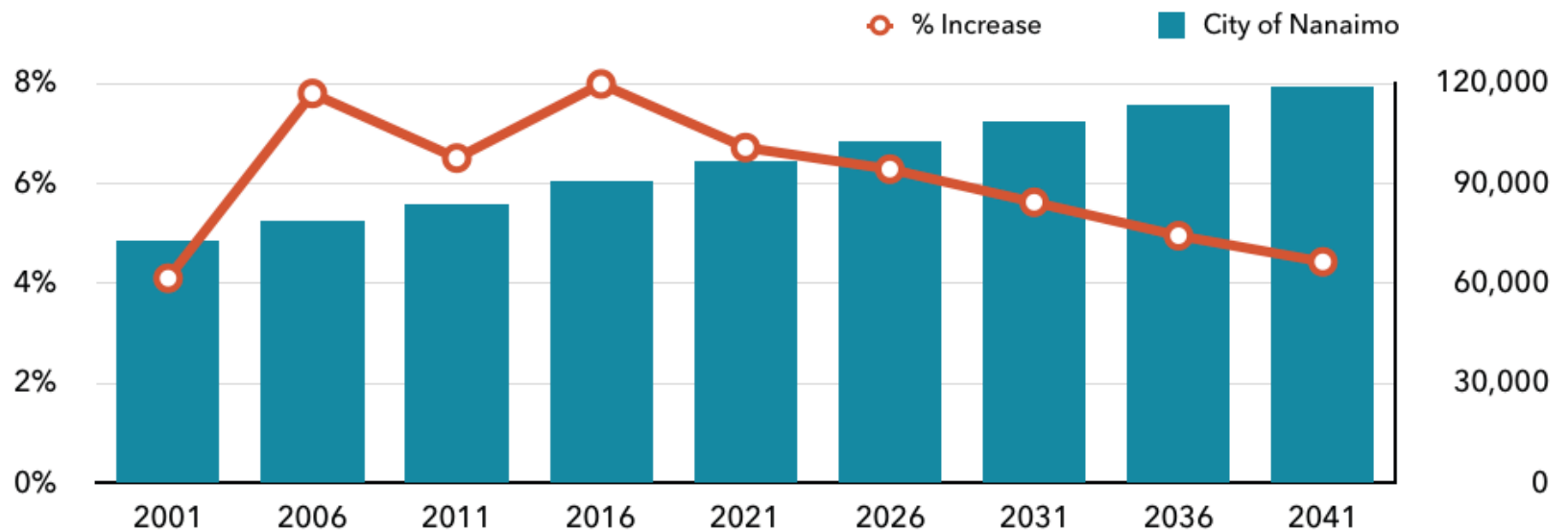
Source: BC Stats P.E.O.P.L.E, adjusted by Colliers International

Population By Age



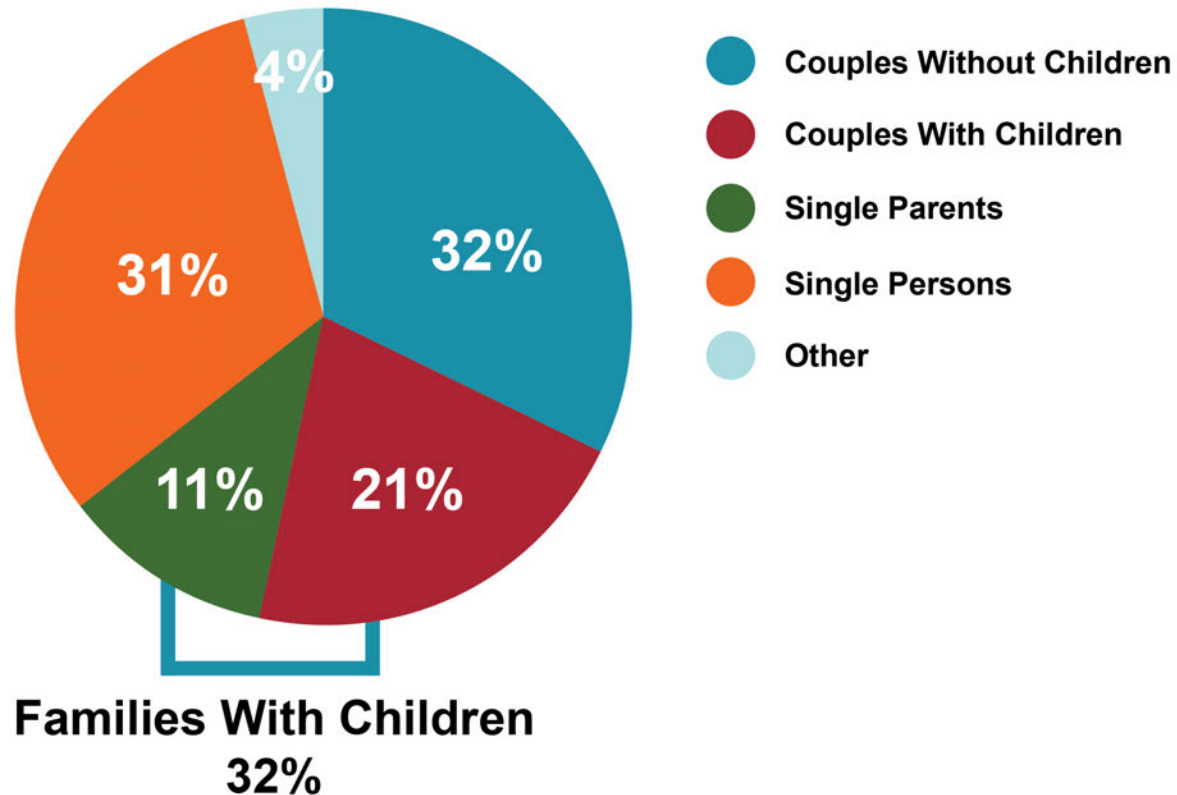
Source: BC Stats P.E.O.P.L.E, adjusted by Colliers International

Population Projections



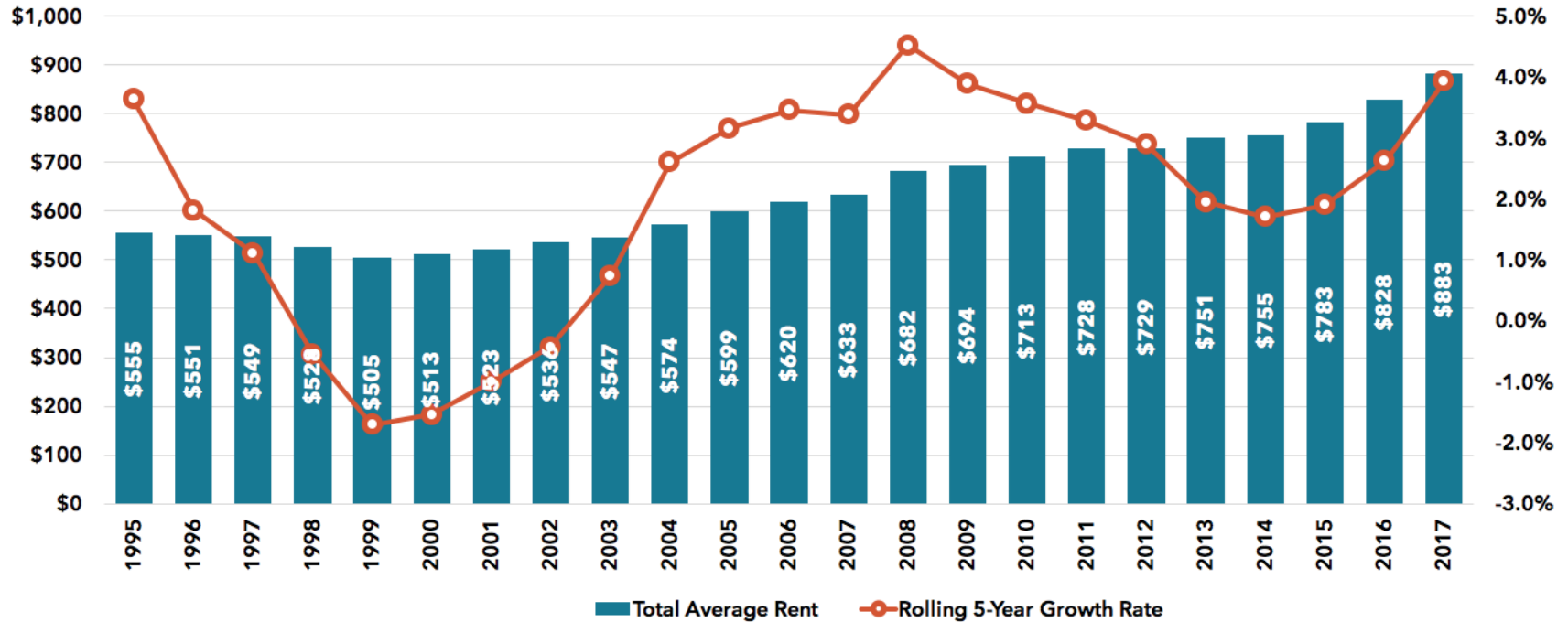
Source: Statistics Canada, Census Data (Census 2001 – 2016), BC Stats P.E.O.P.L.E.
Adjusted by Colliers International

Households by Type (2016)



Source: Statistics Canada, Census Data

Rents (1996-2017)



Source: CMHC Rental Market Survey

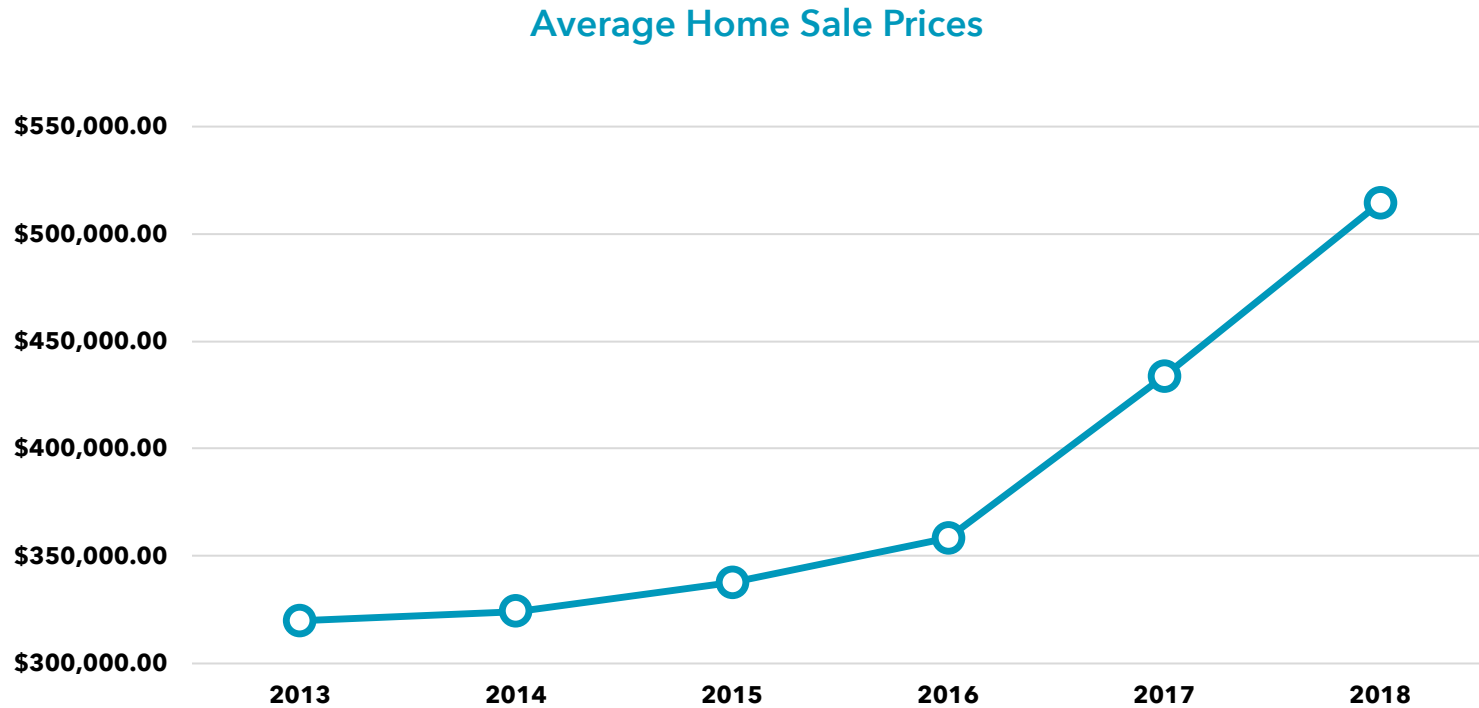
Market Rentals (\$)

	TOTAL	STUDIO	1 BR	2 BR	3+ BR
CRAIGSLIST (Aug-Oct 2017)	\$1,443	\$887	\$1,054	\$1,310	\$1,929
CMHC (Oct 2017)	\$876	\$682	\$806	\$983	\$1,158

Source: Craigslist 2017 (Compiled by Colliers), CMHC 2016






Median Resale Prices (Single Detached)




Source: Vancouver Island Real Estate Board

Rental Affordability At-A-Glance

		MEDIAN INCOME HOUSEHOLD		
		COUPLE HOUSEHOLDS	SINGLE PARENTS	SINGLE PEOPLE
UNIT TYPE	RENTING (MONTHLY RENT)			
1 BEDROOM	\$1,054	YES	YES	NO
2 BEDROOM	\$1,310	YES	NO	NO
3 BEDROOM	\$1,929	YES	NO	NO

Source: Statistics Canada, Craigslist
Scan Provided by Colliers International

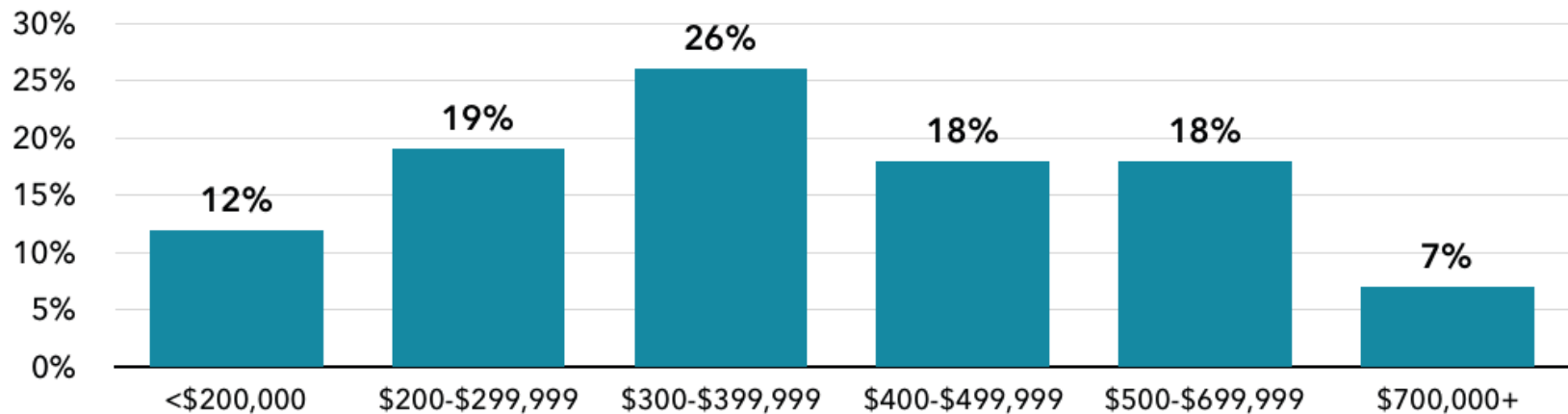
What Median Income Households Can Afford to Rent/Buy

RENTING (MONTHLY RENT)		BUYING (HOUSE PRICE)
\$1,946	COUPLE HOUSEHOLD	\$337,854
\$1,063	SINGLE PARENTS	\$129,413
\$730	SINGLE PEOPLE	\$50,603

Assumptions: 10% down payment, 32% GDS, 3.55% 5 year fixed rate term, 25-year amortization, \$550 allocated to maintenance fees, property taxes, utilities and heating costs.

Source: Statistics Canada, Craigslist, MLS Sales Data
Provided by Colliers International

HLS Sales, All Dwelling Types (2016)



Source: MLS Sales Data
Provided by Colliers International



Non-Market & Rent Supplements

UNIT TYPE	AVERAGE RENT / MONTH
1,158	NON-MARKET HOUSING
1,109	RENT SUPPLEMENTS
84	SHELTERS + SAFE HOUSES

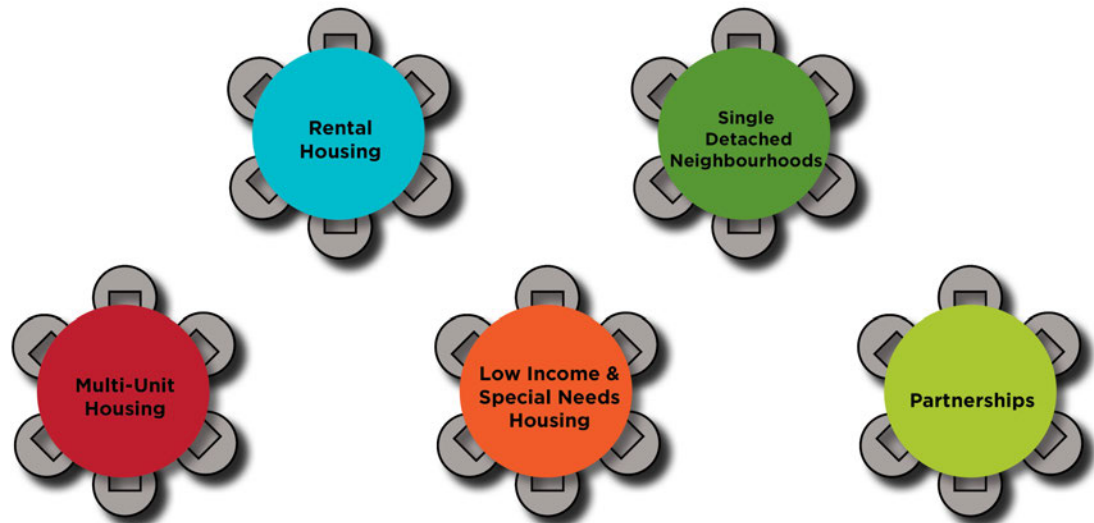
Source: BC Housing



World Café

1. Each table has a topic.
2. Select the table topic of your choice and participate in that discussion.
3. Make sure to fill out post-it notes with your comments!
4. When given the cue, rotate to the next table topic of interest and repeat.

Everyone will have the opportunity to participate at 3 table topics, so make your selections wisely!



World Café Topics

RENTAL HOUSING

Clear and consistent policy and action ideas can result in the creation and increase of the supply of rental housing.

SINGLE DETACHED NEIGHBOURHOODS

It is possible to create policy and action ideas that will support the infill and intensification of housing in single-detached neighbourhoods.

MULTI-UNIT HOUSING

Effective policy and action ideas can create opportunities to increase and diversify the supply of multi-unit housing.

LOW INCOME & SPECIAL NEEDS HOUSING

Explore policy and action ideas that continue to support the development of low income and special needs housing.

PARTNERSHIPS

Despite their many challenges, government and community partnerships can create affordable housing that keeps growing.

