



# Housing Affordability Definitions: A brief Overview and Scenarios

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Council Workshop

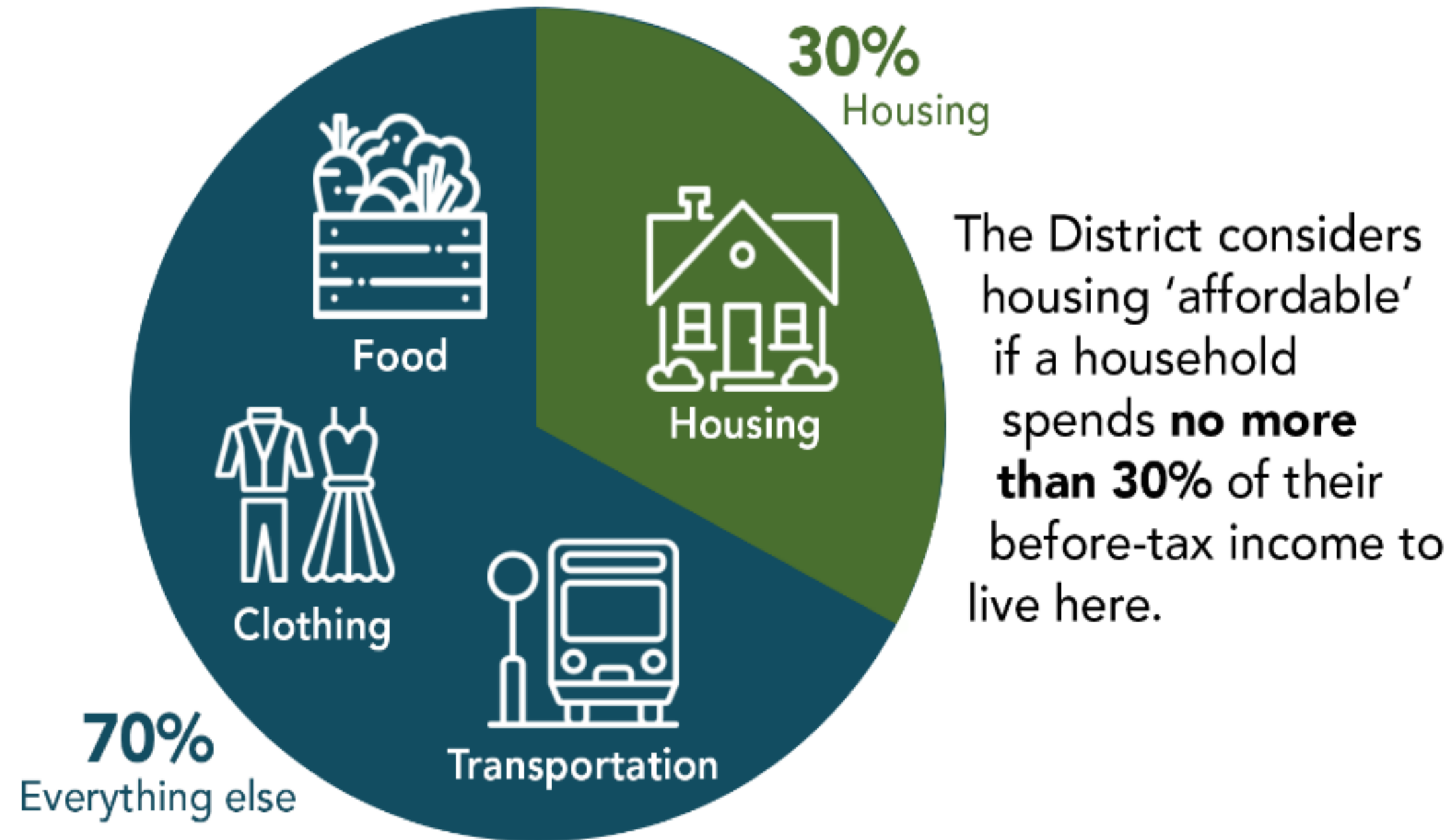
February 11, 2019

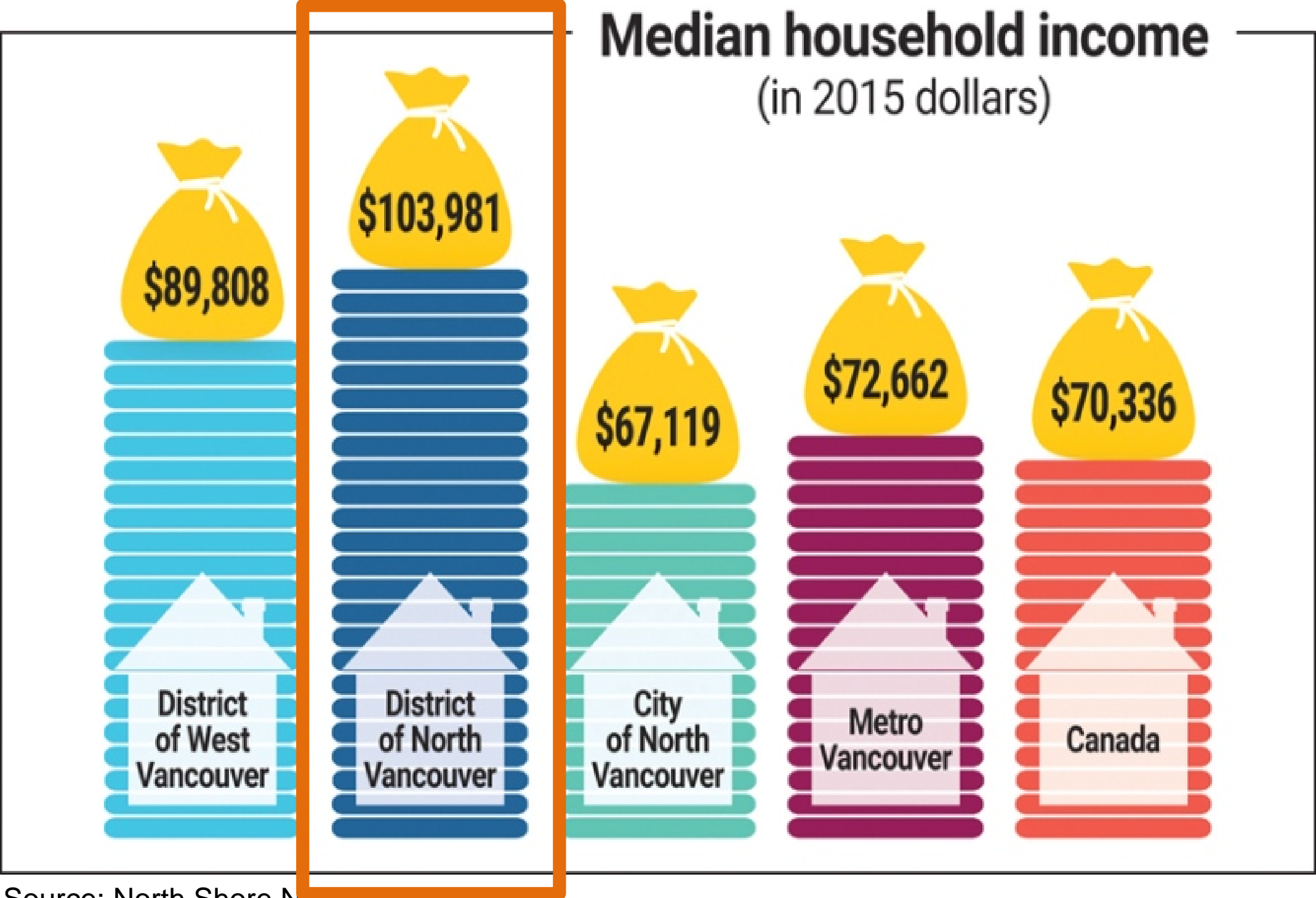


# Outline of Presentation

- Definition of affordability
- District of North Vancouver incomes and housing costs
- Review of the four families presented in the report
- Conclusion
- Council discussion

# What is **Affordable Housing**?

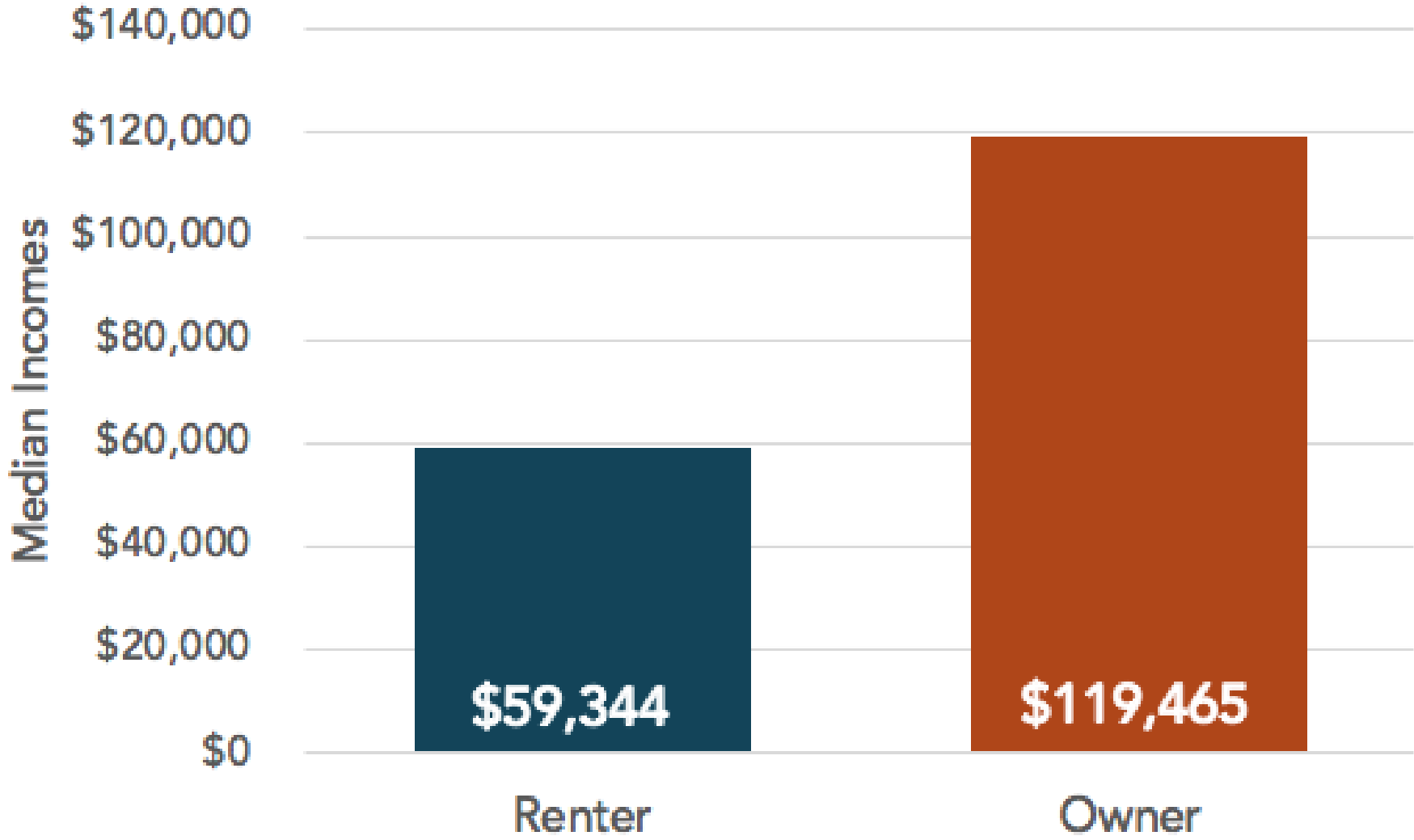




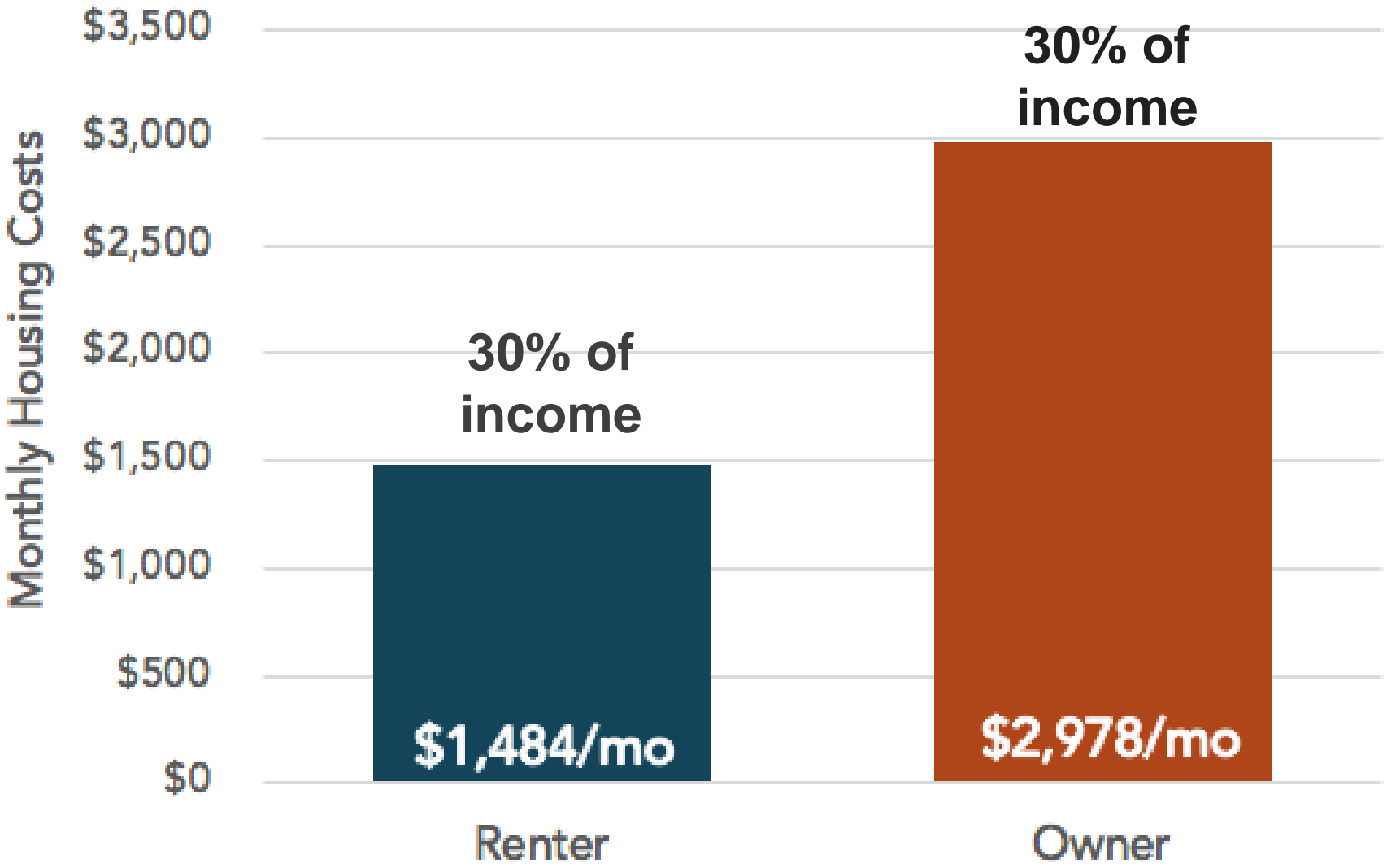
Source: North Shore News

# DNV homeowners can afford to spend a greater amount per month on housing costs

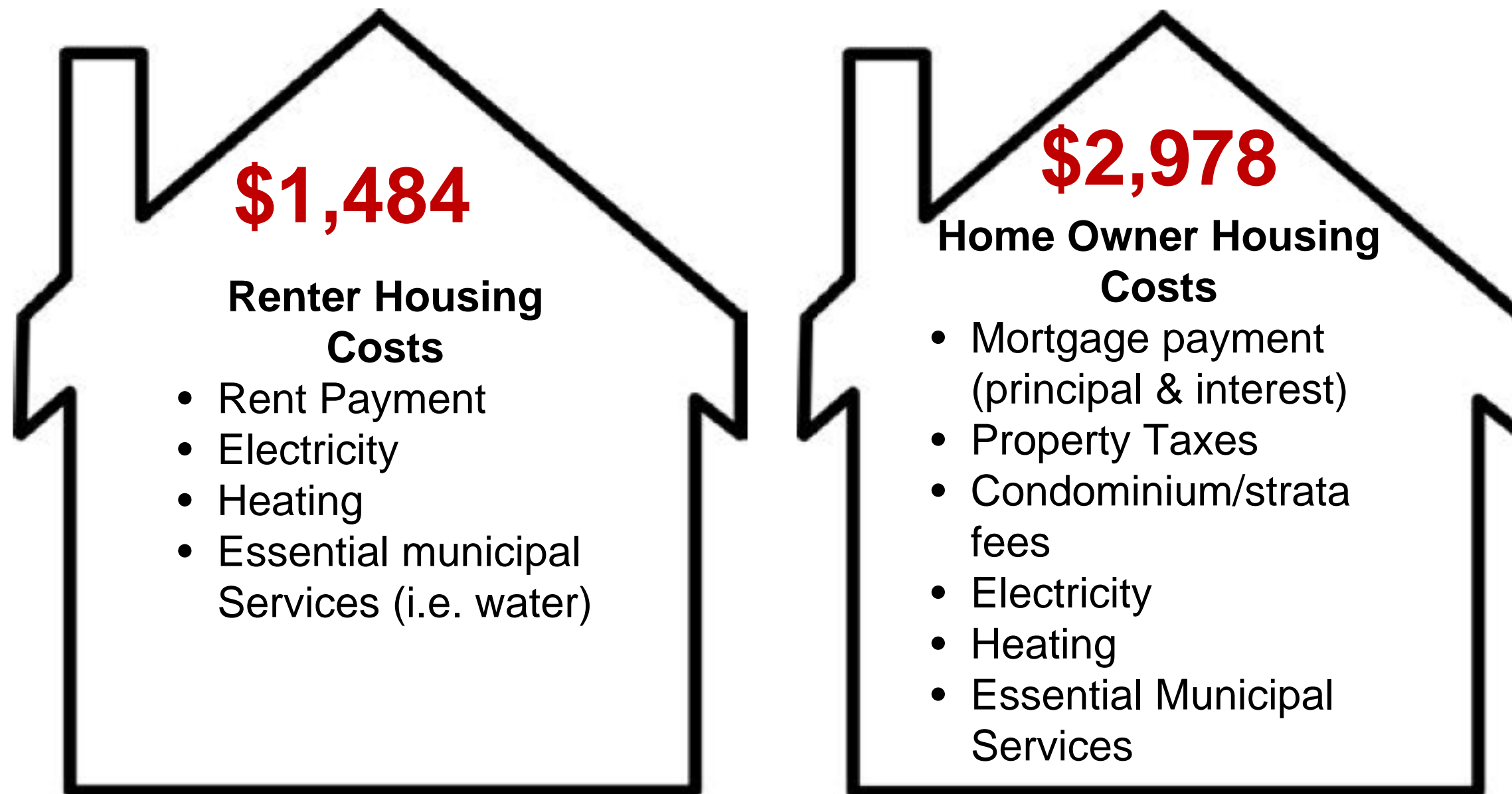
Median Household Income



Affordable Housing Cost

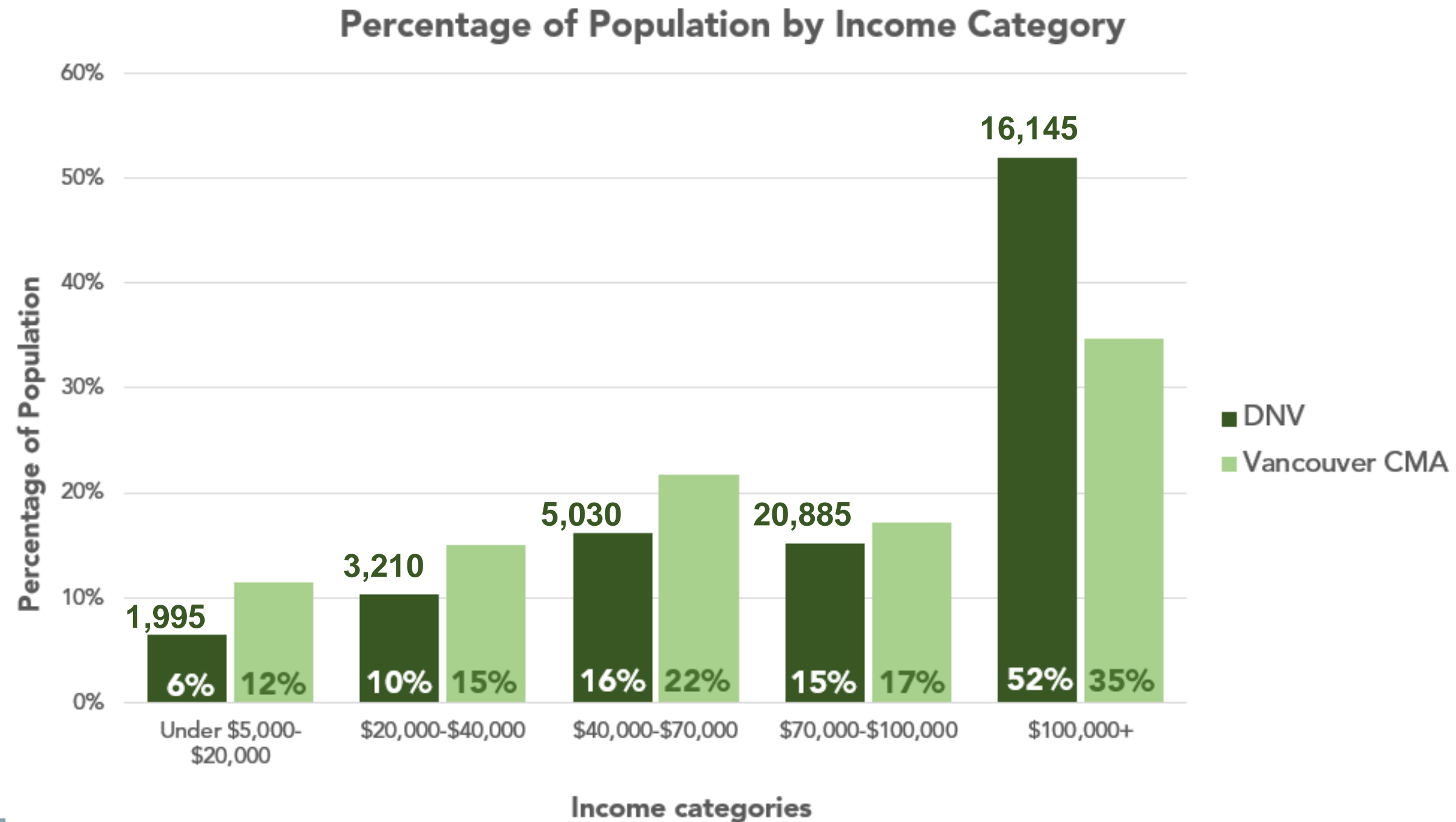


# What's included in housing costs

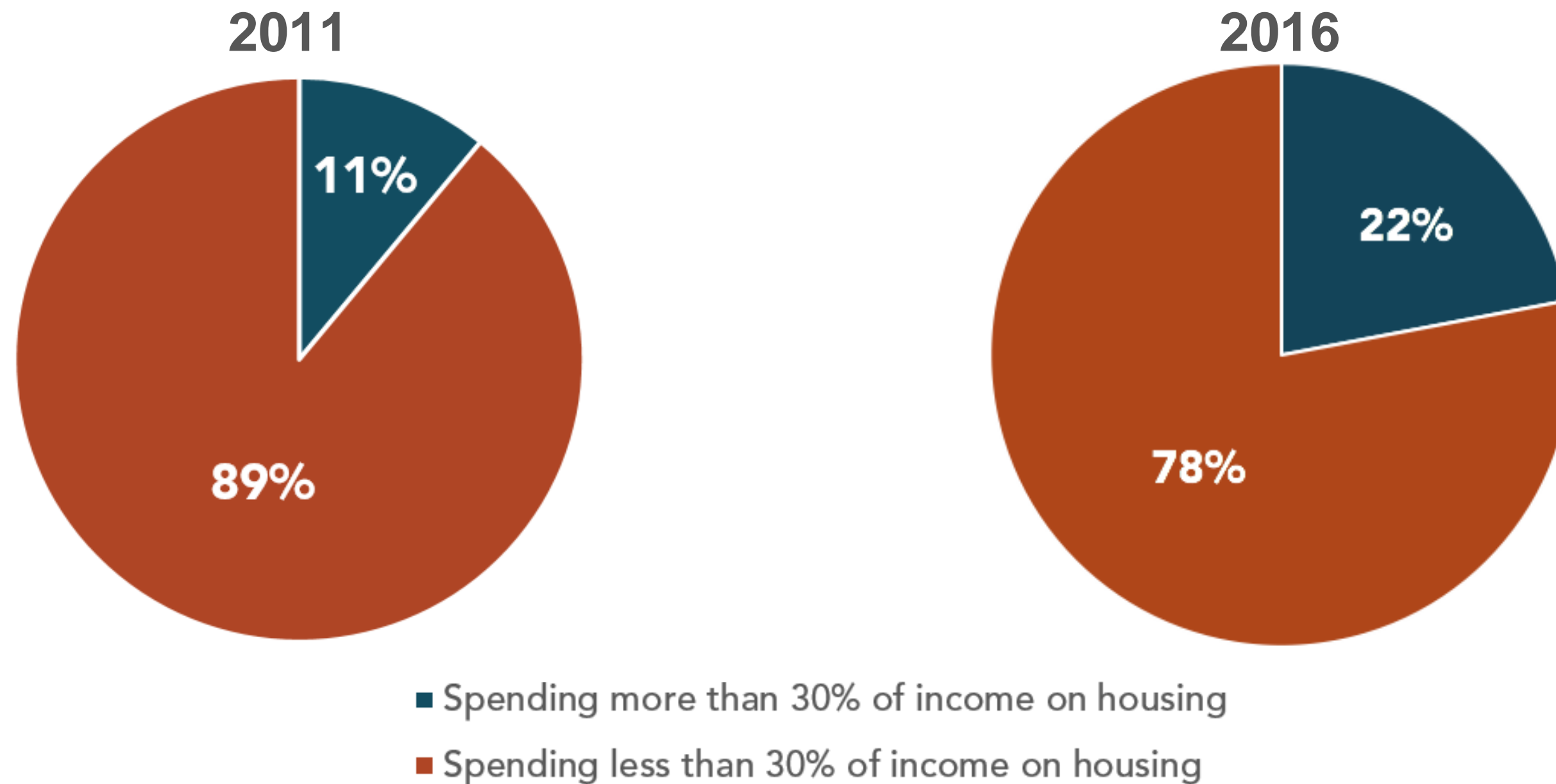


Source: CMHC

# Income Distribution of all Households (2016)

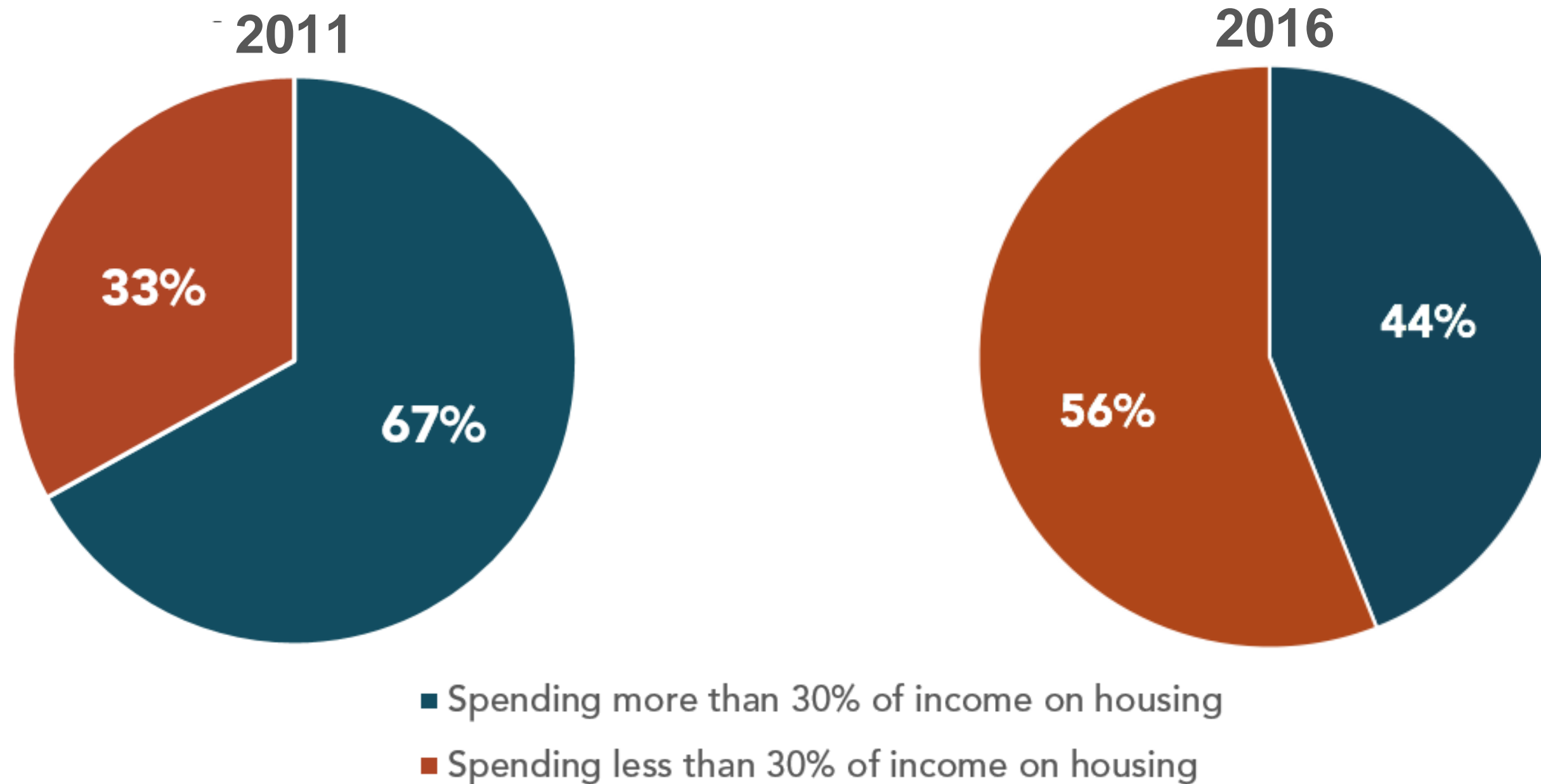


# Most owner occupied households spend less than 30% on housing





# Percent of income spent on housing by renter occupied households



# A DNV renter earning the median income can afford to rent a 1 bedroom



# Vacancy rates are consistently lower than what is needed for a balanced market

## Balanced Market Vacancy Rate

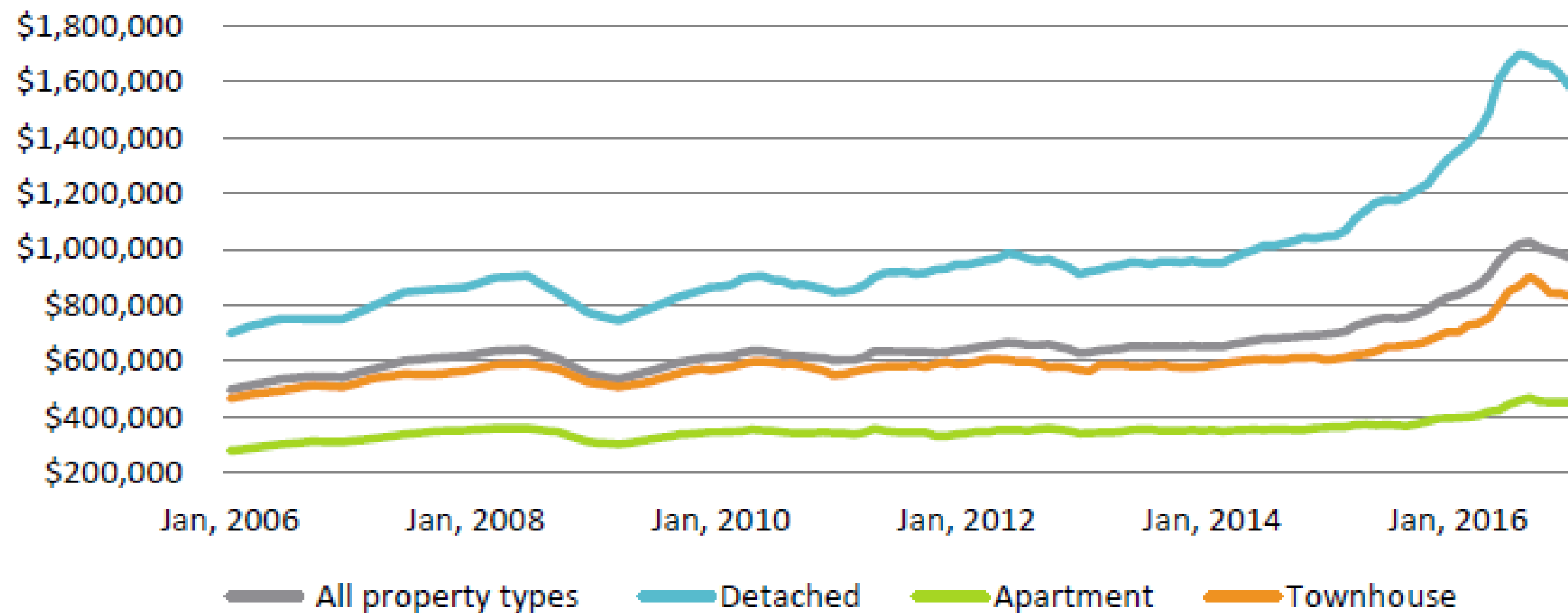
2-3%

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0.2%	0.9%	1.6%	0.4%	0.9%	1.3%	0.7%	0.5%	0.1%	0.9%	1.7%

- For 8 of the last 10 years, the vacancy rate was less than 1% and always below 2%



## MLS® Housing Price Index, North Vancouver




Source: Real Estate Board of Greater Vancouver. North Vancouver includes District and City.





**YOUNG CANADIANS HAVE TO SAVE 2, 3 and 4+  
TIMES LONGER FOR A 20% DOWN PAYMENT**

**1976** 5 yrs 

**TODAY (Canada)** 12 yrs 

**TODAY (Toronto)** 15 yrs 

**TODAY (B.C.)** 16 yrs 

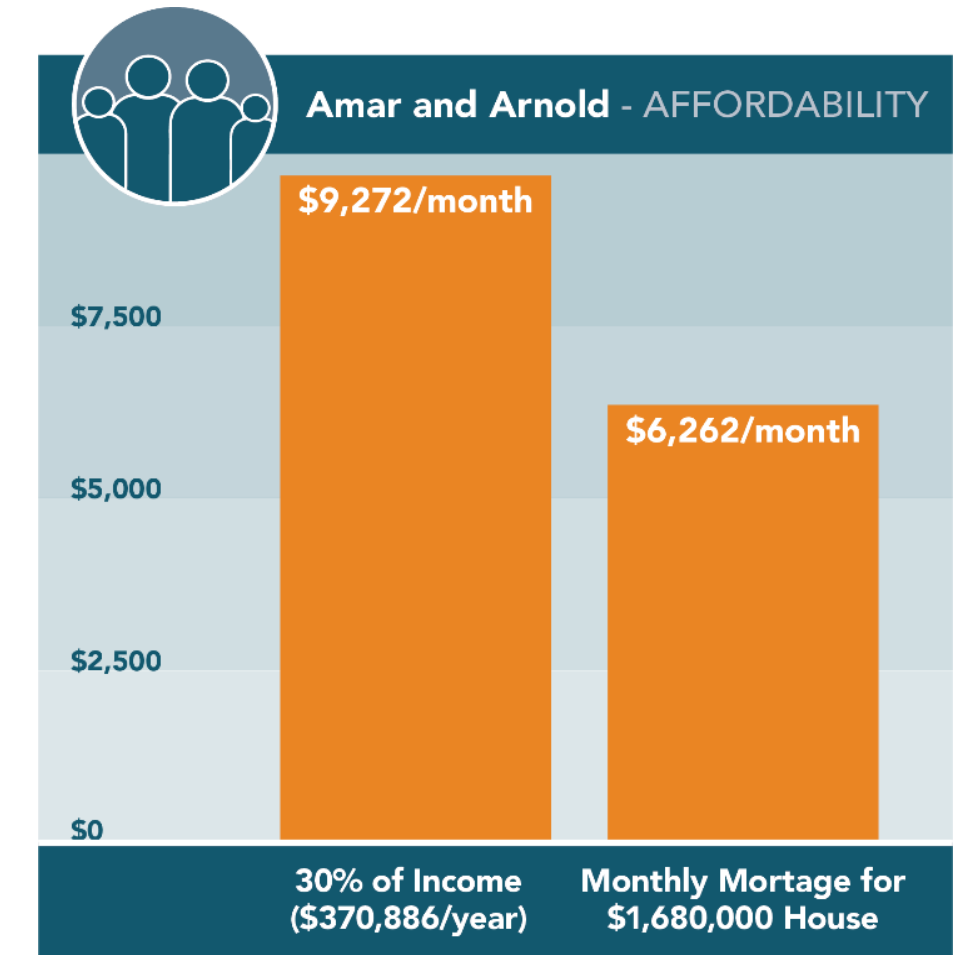
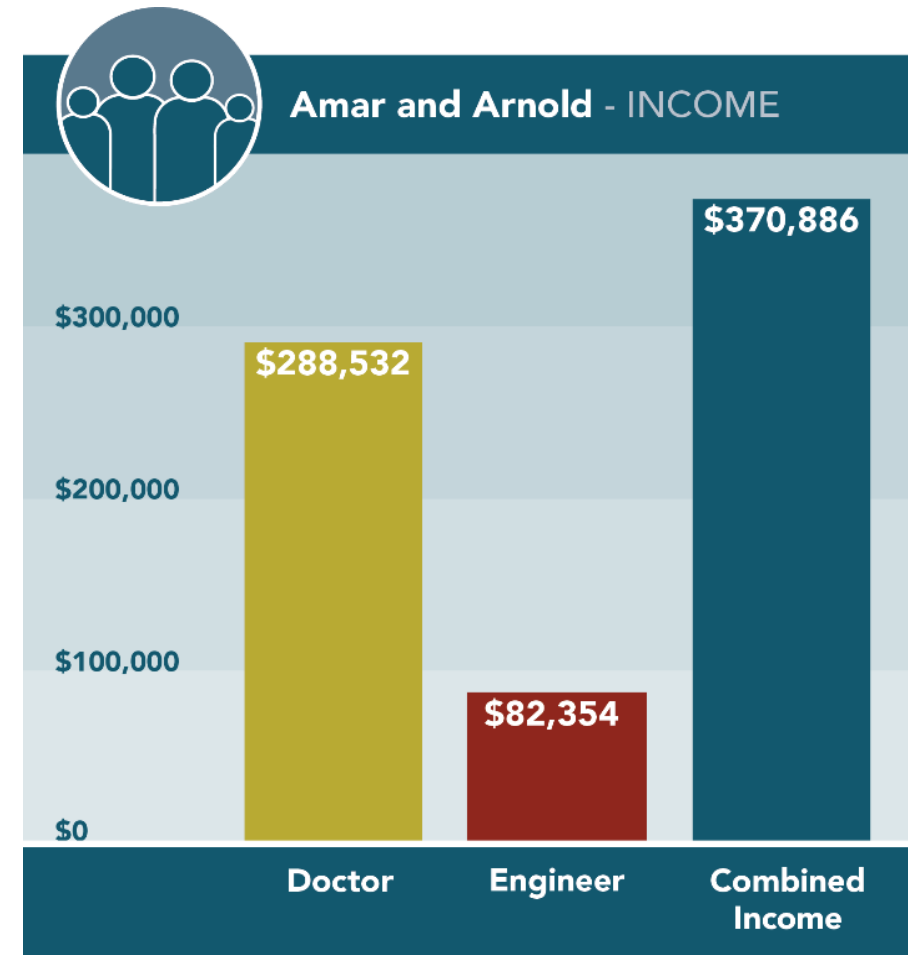
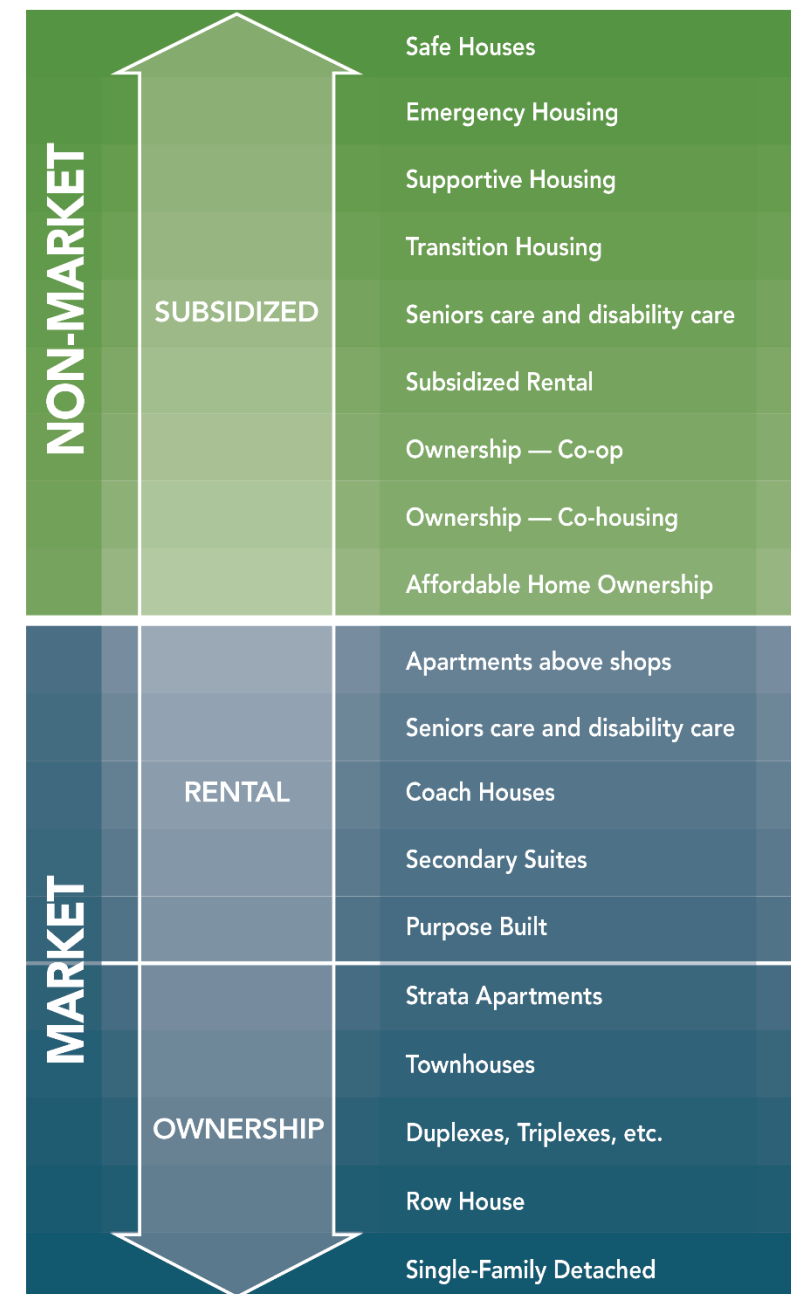
**TODAY (Vancouver)** 23 yrs 

Source: Generation Squeeze. Dr. Paul Kershaw, UBC

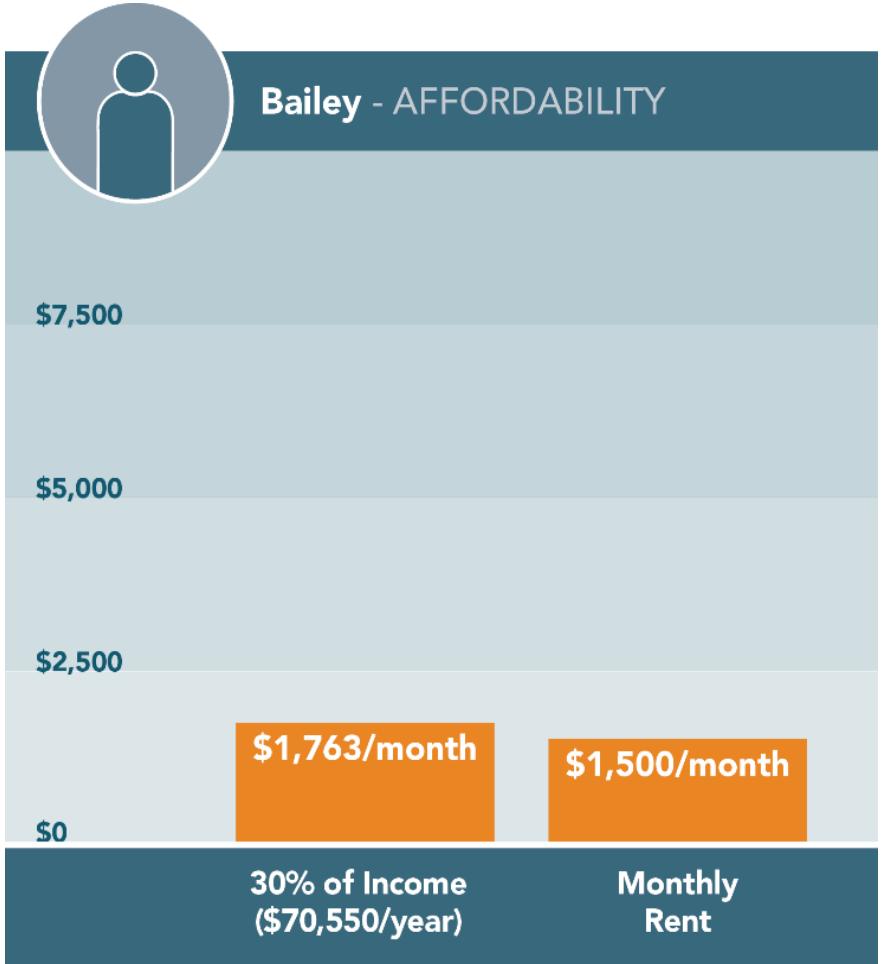
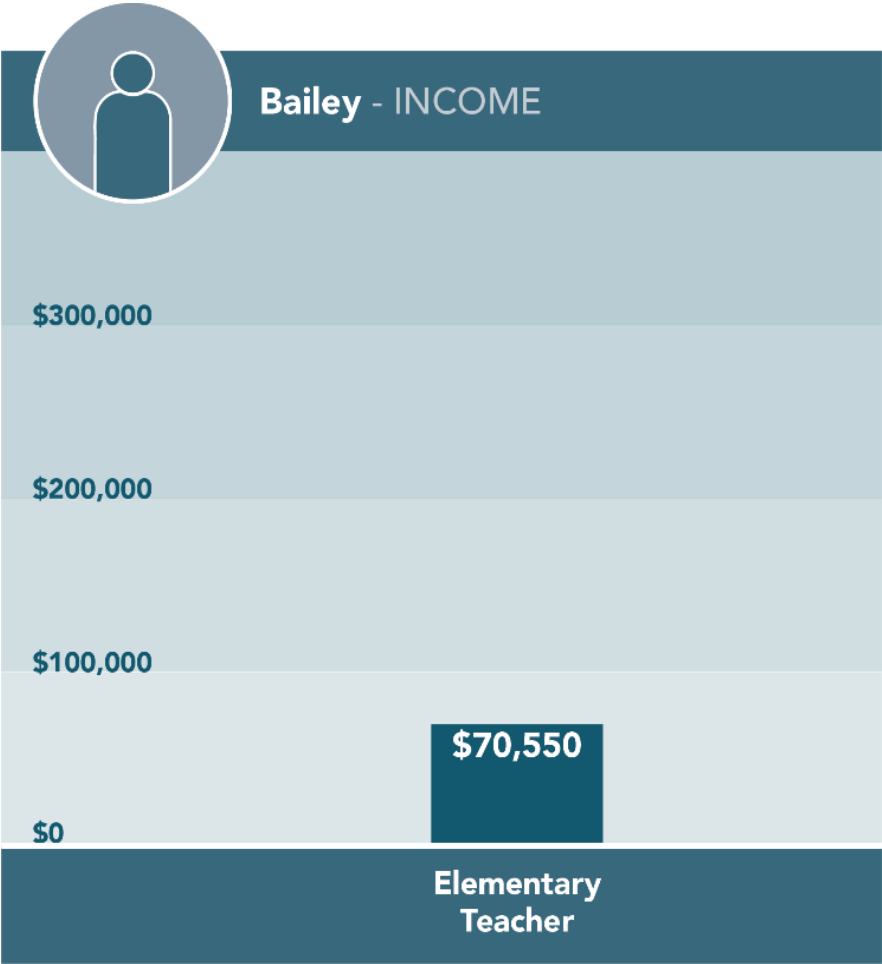
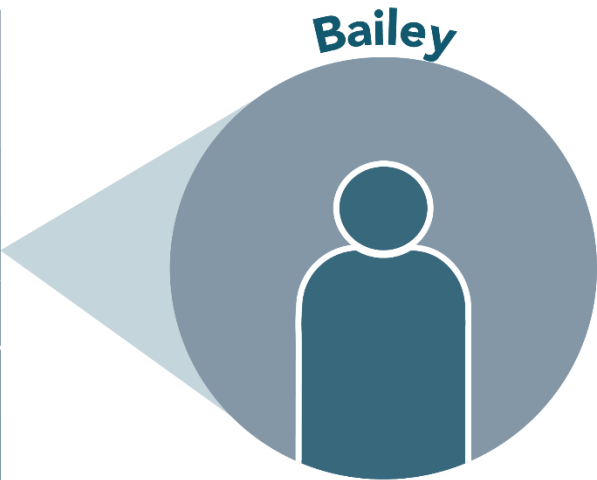
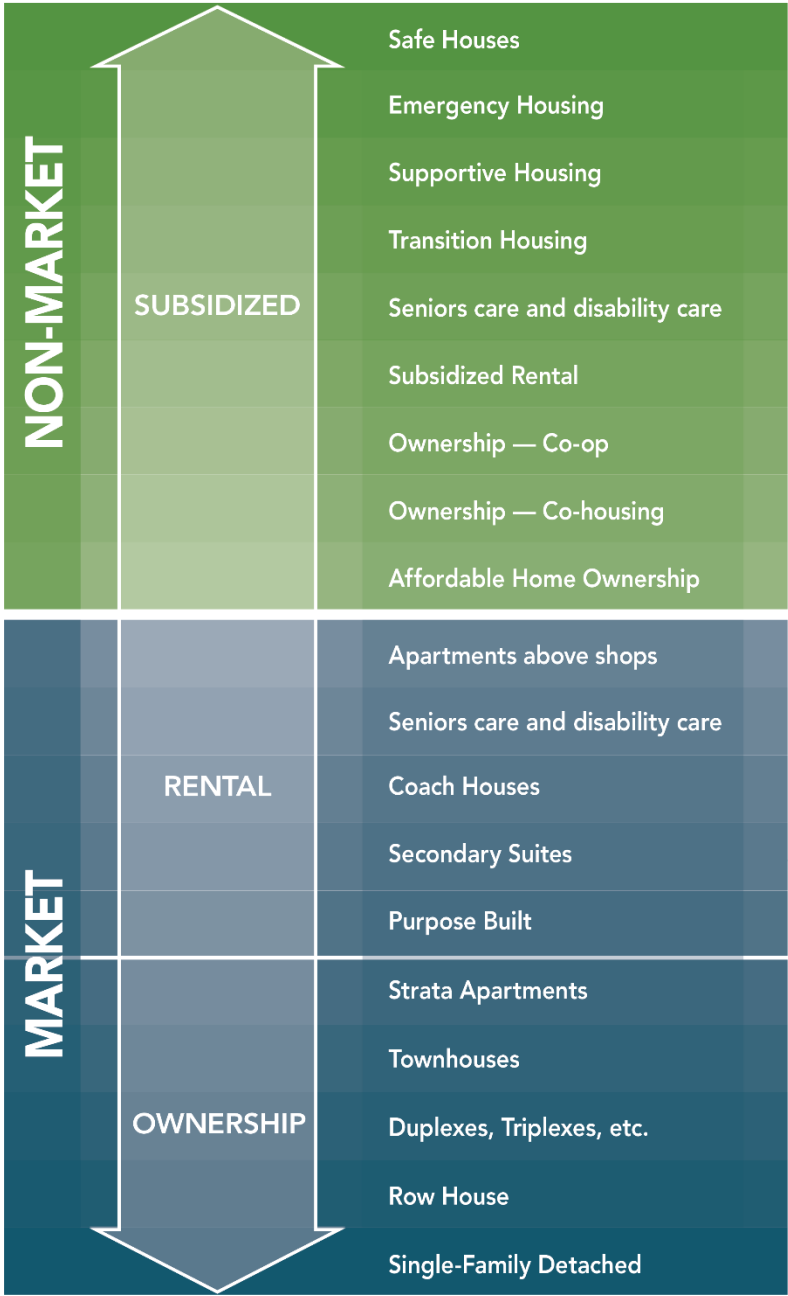
# HOUSING CONTINUUM

			Cost of Unit	Minimum Income Required
NON-MARKET	SUBSIDIZED	Safe Houses		
		Emergency Housing	↑ \$0 <sup>1</sup>	↑ \$0 <sup>1</sup>
		Supportive Housing	↓	↓
		Transition Housing		
		Seniors care and disability care	~\$1K - \$1,400/mo	~\$40K - \$56K/yr <sup>2</sup>
		Subsidized Rental	~\$900 - \$1,100/mo <sup>3</sup>	~\$36K - \$44K/yr
		Ownership — Co-op	~\$550 - \$1K/mo <sup>4</sup>	~\$22K - \$40K/yr
		Ownership — Co-housing	~\$850K <sup>5</sup>	~\$126K/yr <sup>5</sup>
MARKET	RENTAL	Affordable Home Ownership	~\$543K - \$1.5M <sup>6</sup>	~\$81K - \$226K/yr
		Apartments above shops	~\$1,553/mo	~\$62K/yr
		Seniors care and disability care	~\$4,800 - \$7,800/mo	~\$192K - \$312K/yr
		Coach Houses	↑	↑
		Secondary Suites	~\$1,553/mo	~\$62K/yr
	OWNERSHIP	Purpose Built	↓	↓
		Strata Apartments	~\$603K	~\$102K/yr <sup>7</sup>
		Townhouses	↑	↑
		Duplexes, Triplexes, etc.	~\$1M	~\$169K/yr <sup>8</sup>
		Row House	↓	↓
		Single-Family Detached	~\$1.68M	~\$251K/yr <sup>9</sup>

# Family A: Amar and Arnold (home ownership)

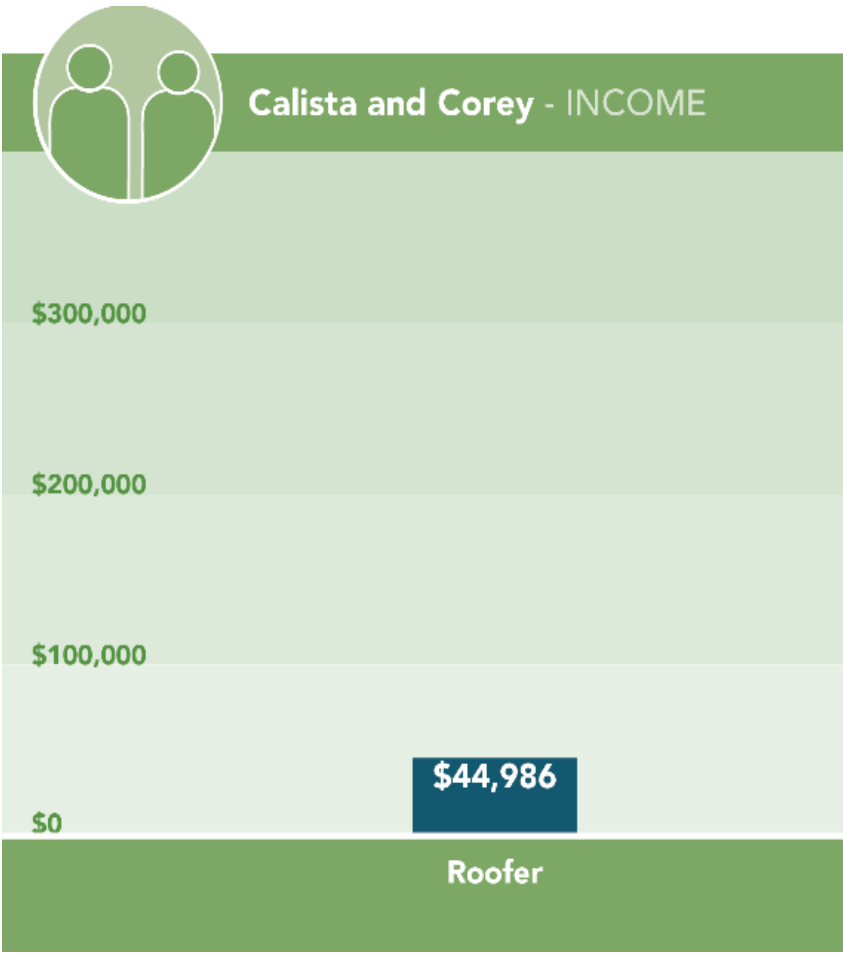
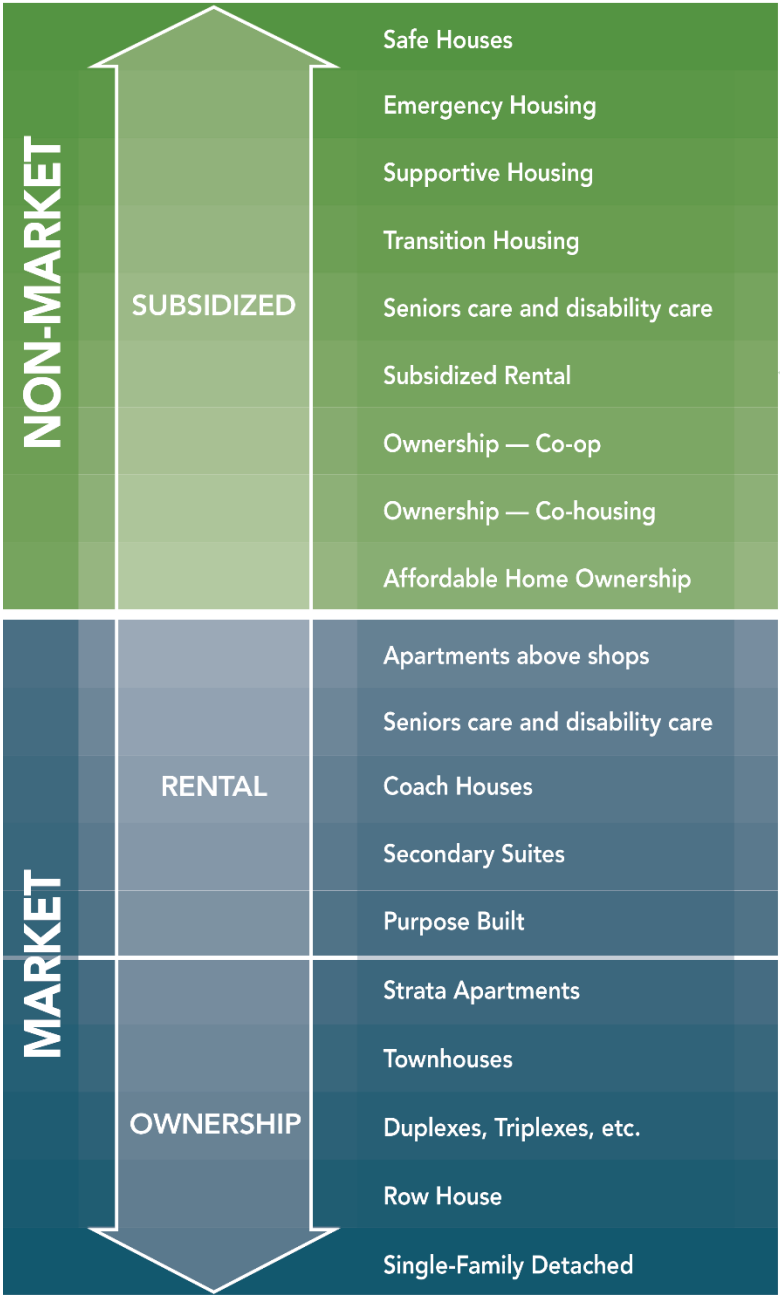


# Family B: Bailey (secondary suite)

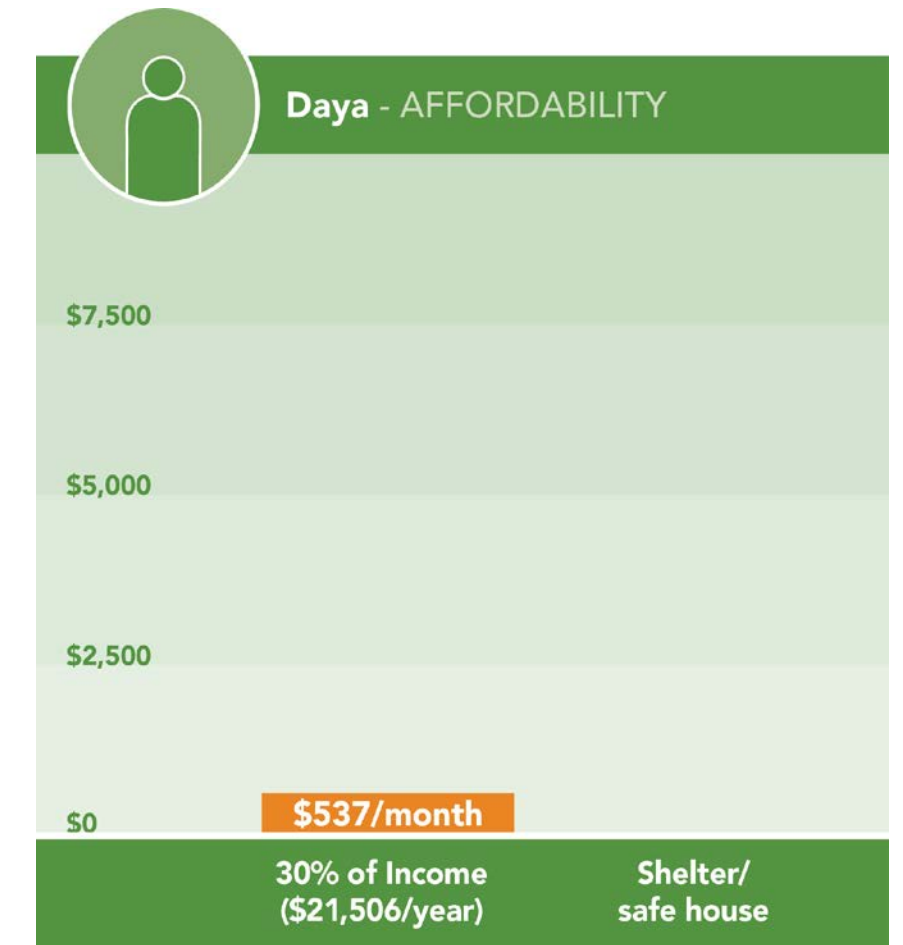
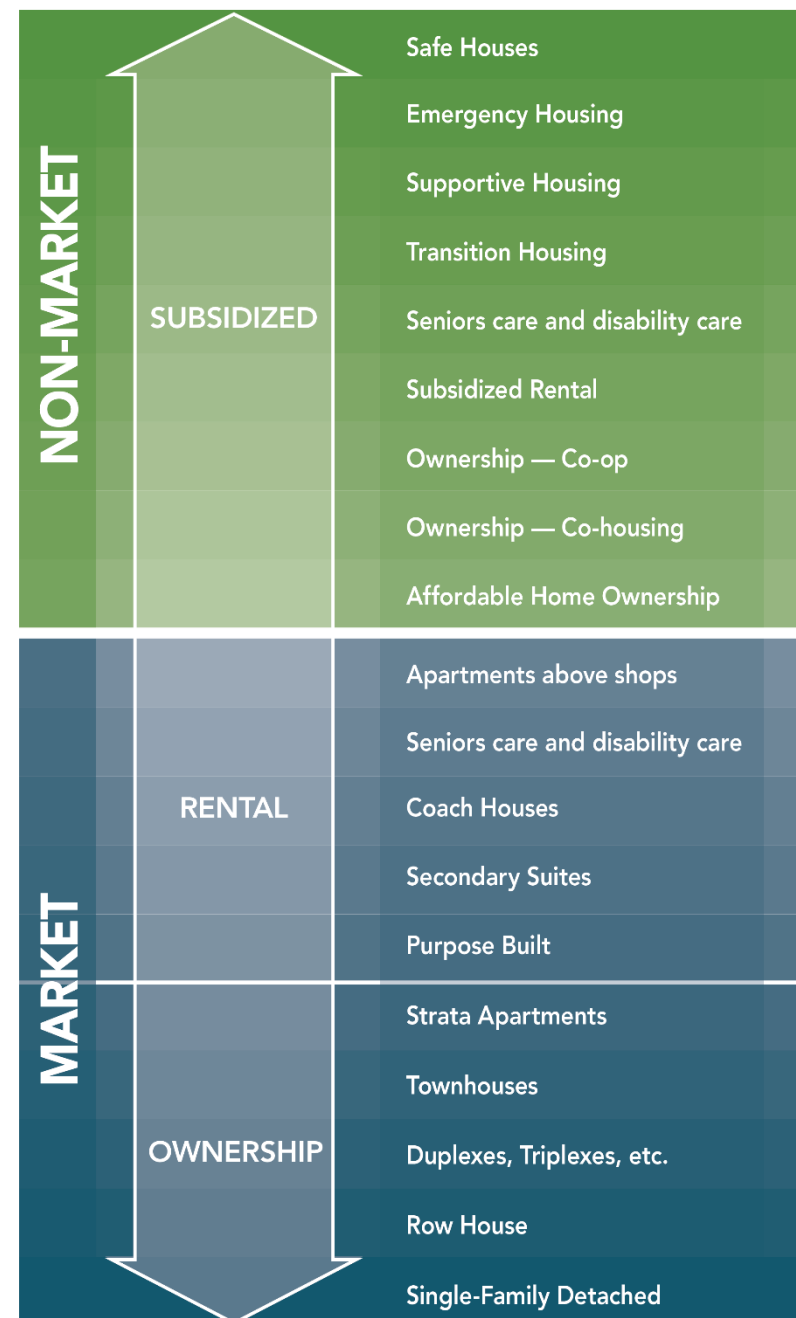




# Family C: Calista and Corey (subsidized rental)



# Family D: Daya (Safe House)

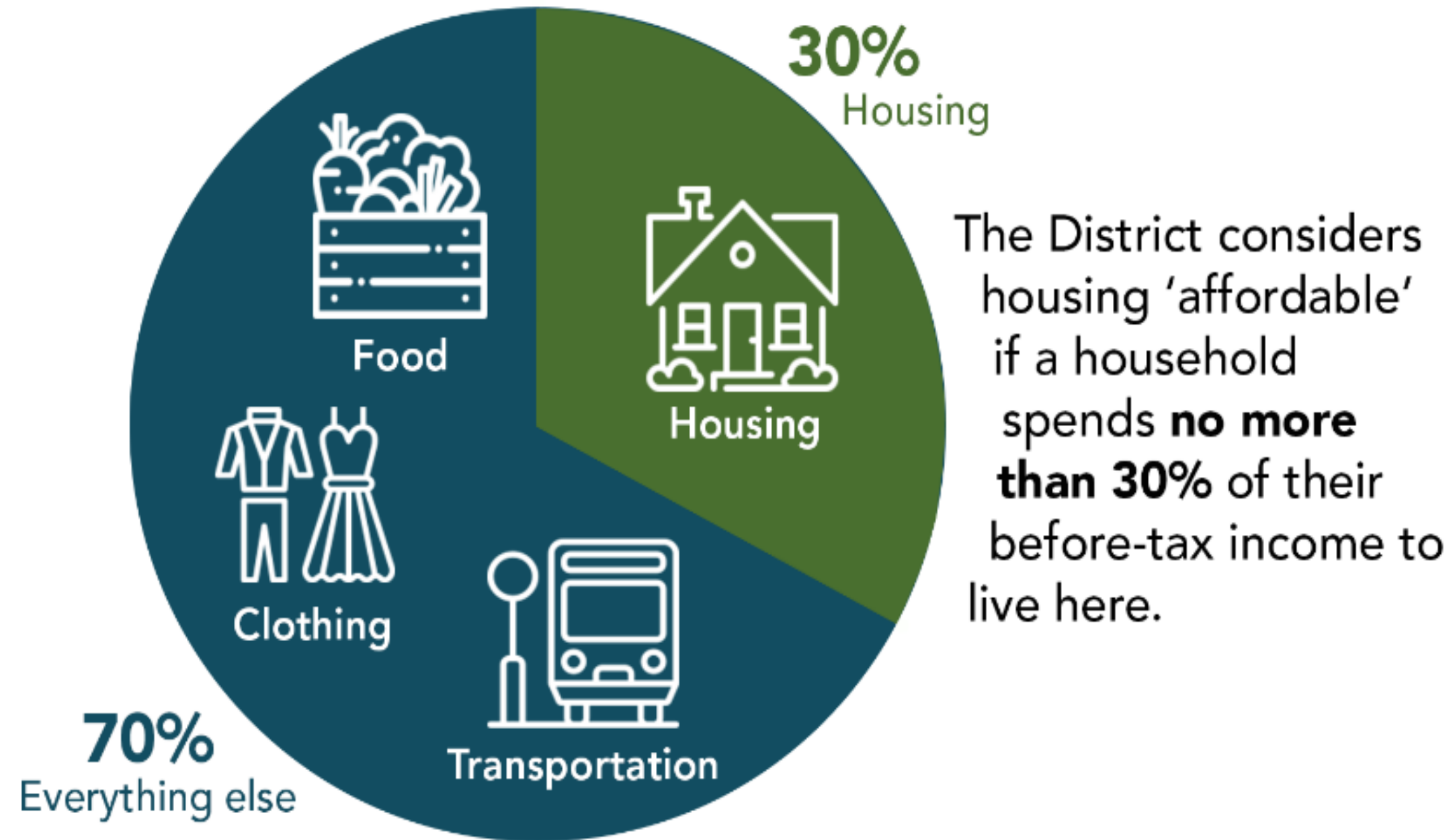


# DNV HOUSING

				2011 (Units)	2030 Estimated Demand (Units)
NON-MARKET	SUBSIDIZED	Safe Houses		22	37
		Emergency Housing		0	50
		Supportive Housing		17	67
		Transition Housing		21	121
		Seniors care and disability care		279	579
		Subsidized Rental		644	1,644
		Ownership — Co-op		343	343
		Ownership — Co-housing		0	0
		Affordable Home Ownership		0	0
MARKET	RENTAL	Apartments above shops		28	26
		Seniors care and disability care		328	528
		Coach Houses		0	80
		Secondary Suites		4,295	6,930
		Purpose Built		1,259	2,859
	OWNERSHIP	Strata Apartments		3,793	10,143
		Townhouses		2,565	3,485
		Duplexes, Triplexes, etc.		73	73
		Row House		0	0
		Single-Family Detached		19,944	19,794



# What is **Affordable Housing**?





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