

Housing Needs Report

Focus Group

February 20, 2020



Township of
Langley

Est. 1873

urban
matters

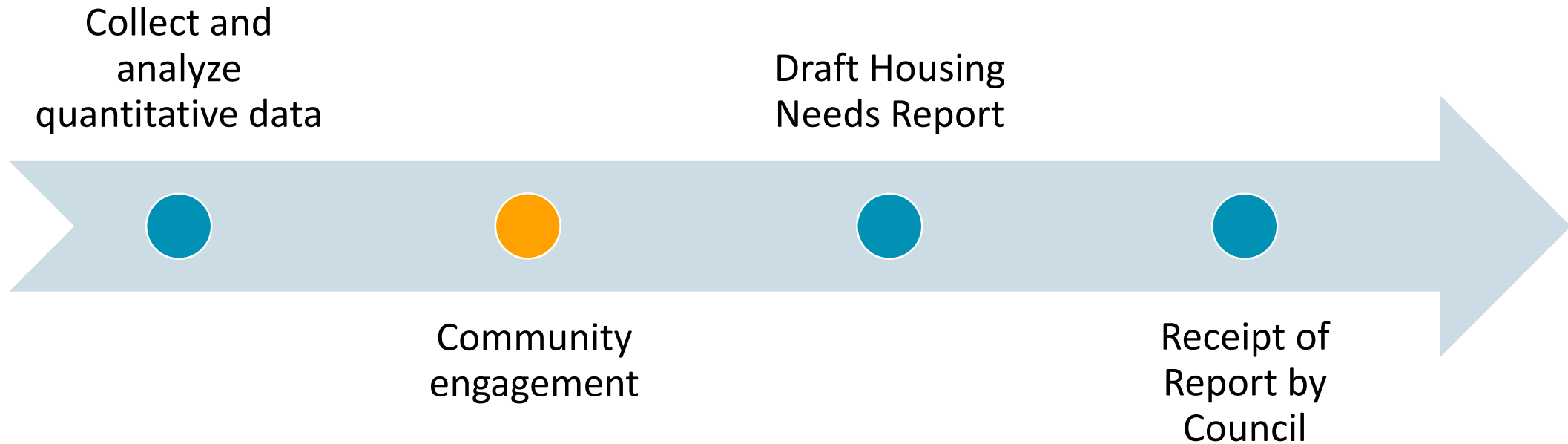
STUDY PURPOSE

- Better understand current and future needs across the housing continuum
- Support the provision of diverse and inclusive housing options in the Township through a review and update of the Housing Action Plan

PROVINCIAL CONTEXT

- Communities across BC are experiencing housing challenges related to escalating housing costs
- In early 2019, the provincial government introduced legislation requiring local governments to complete Housing Needs Reports, with funding to support these reports

STUDY PROCESS





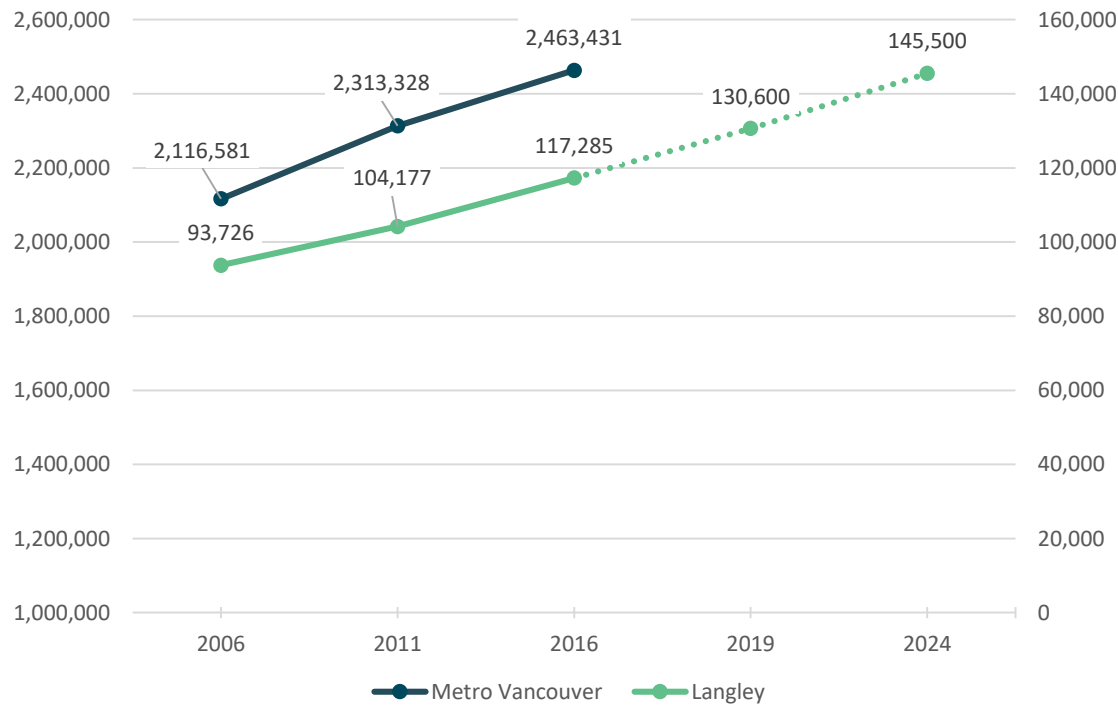
PRELIMINARY DATA FINDINGS

SOURCES

- Most data is from the 2006, 2011, and 2016 Censuses (and 2011 National Household Survey)
- Other key data sources include:
 - Canadian Mortgage and Housing Corporation
 - BC Housing
 - BC Assessment
 - Fraser Valley Real Estate Board
 - BC Statistics
 - Metro Vancouver
 - Township of Langley

POPULATION

Population, 2006 to 2024

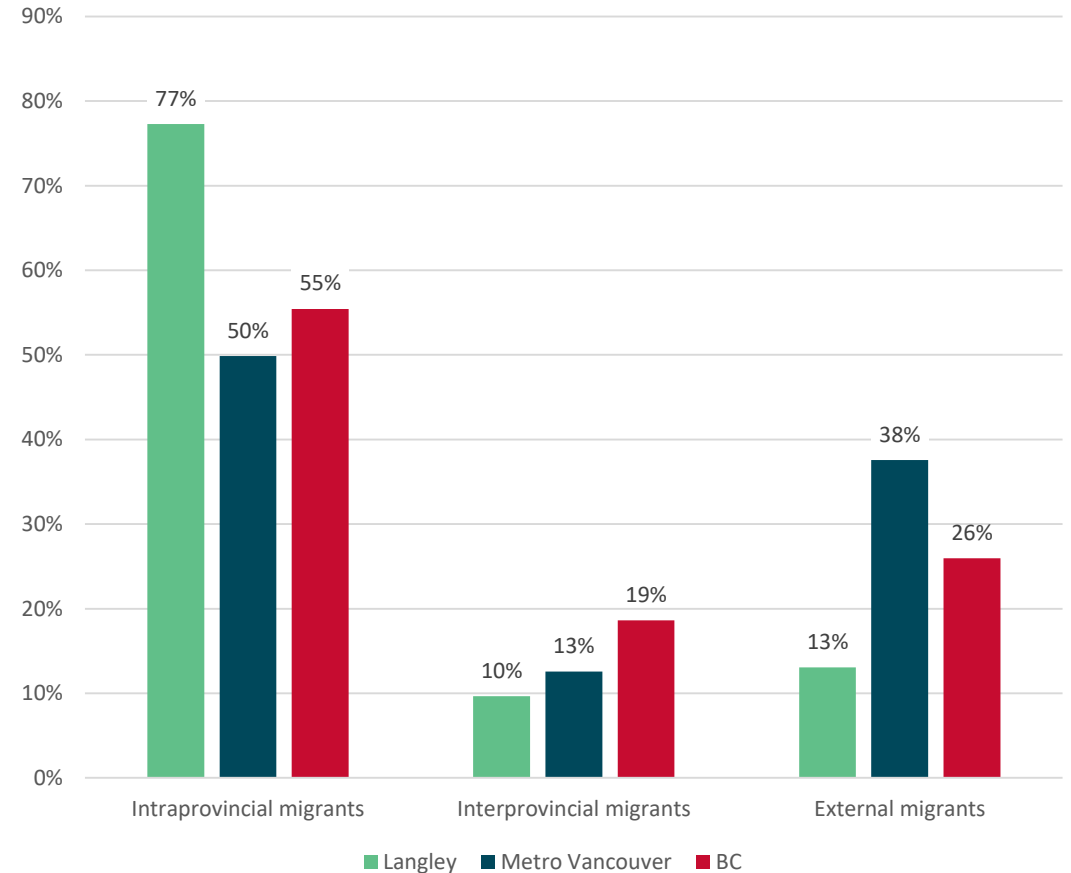


- 2016 population: 117,285
- Township is growing
 - + 11% between 2006 and 2011
 - + 13% between 2011 and 2016
- Grew more quickly compared to Metro Vancouver between 2006 and 2016
 - + 25% in the Township
 - + 16% in Metro Vancouver

MOVING TRENDS

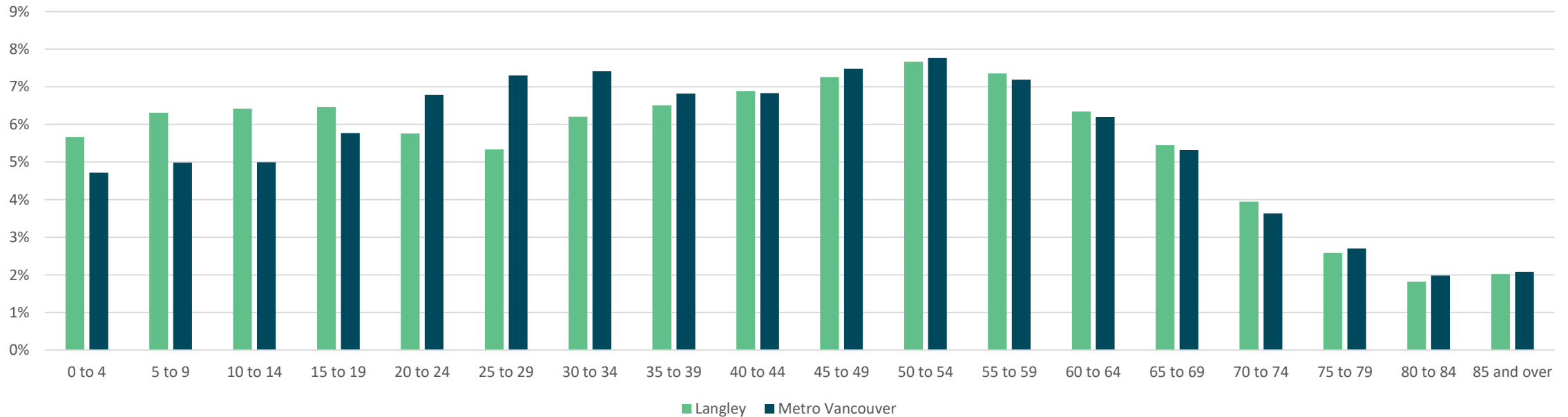
- Movers in the Township are more likely to be moving to the Township from elsewhere (55%), rather than moving within the Township (45%)
- More ‘intraprovincial migrants’ (i.e., those moving from elsewhere in BC) compared to regional and Provincial averages

Where People Move From, 2016



AGE

Age Profile, 2016

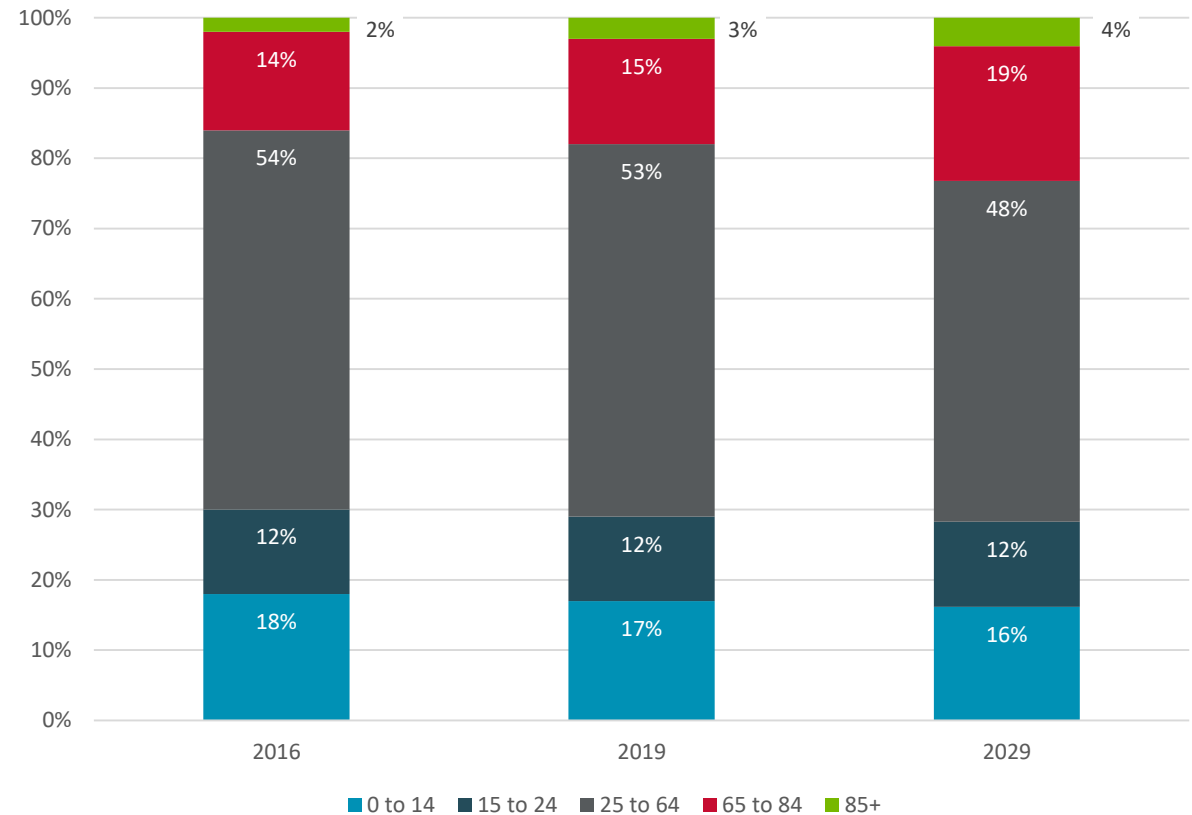


- Township is younger compared to the region overall
 - 25% of the population is children and youth, compared to 20% in Metro Vancouver

AGE

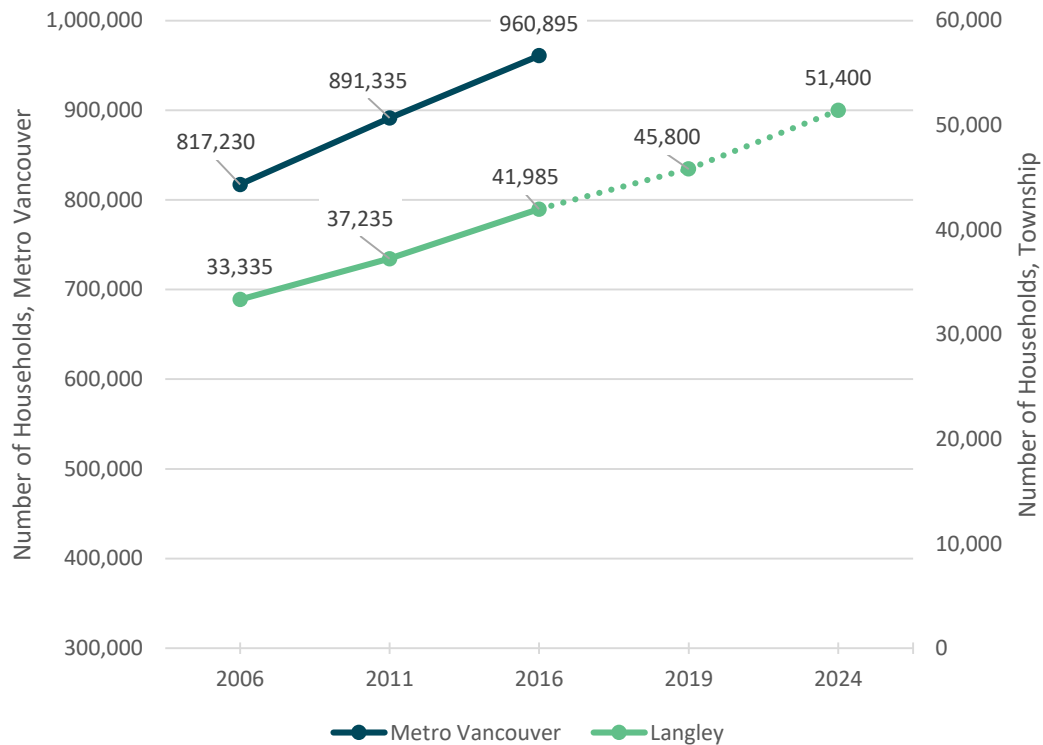
- Age profile remained fairly stable between 2006 and 2016
 - -2% in proportion aged 15 to 24
 - +3% in proportion aged 65 to 84
- 10-year projections suggest the proportion of working aged people will decrease and proportion of seniors will increase
 - -6% in proportion aged 25 to 64
 - +7% in proportion aged 65 or older
- Consistent with average national trends

Projected Age Profile, 2016 to 2024



HOUSEHOLDS

Households, 2006 to 2024



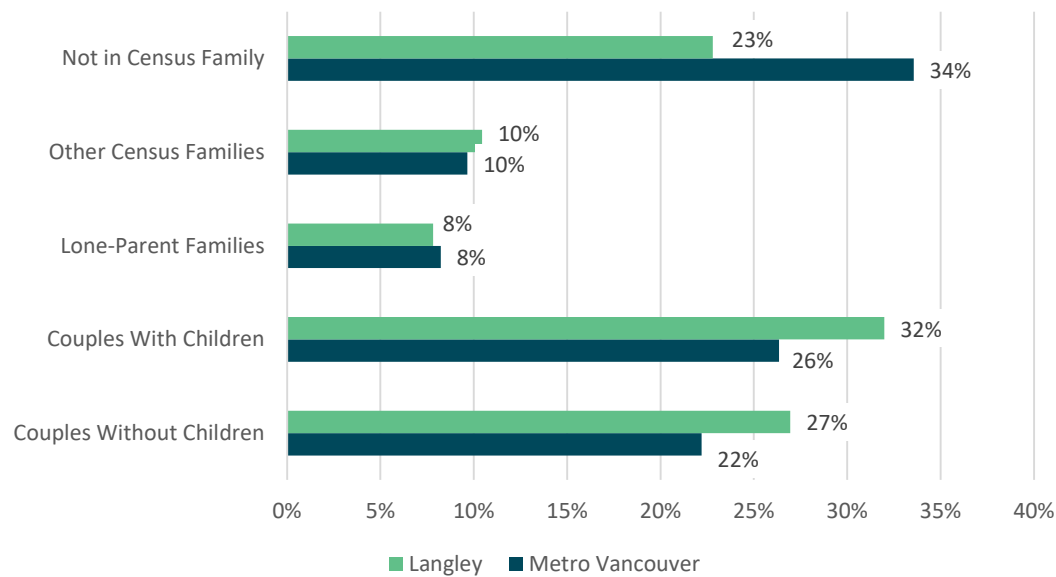
- 2016 number of households: 41,985
 - + 12% between 2006 and 2011
 - + 13% between 2011 and 2016
- Grew more quickly compared to Metro Vancouver between 2006 and 2016
 - + 26% in the Township
 - + 18% in Metro Vancouver

HOUSEHOLDS

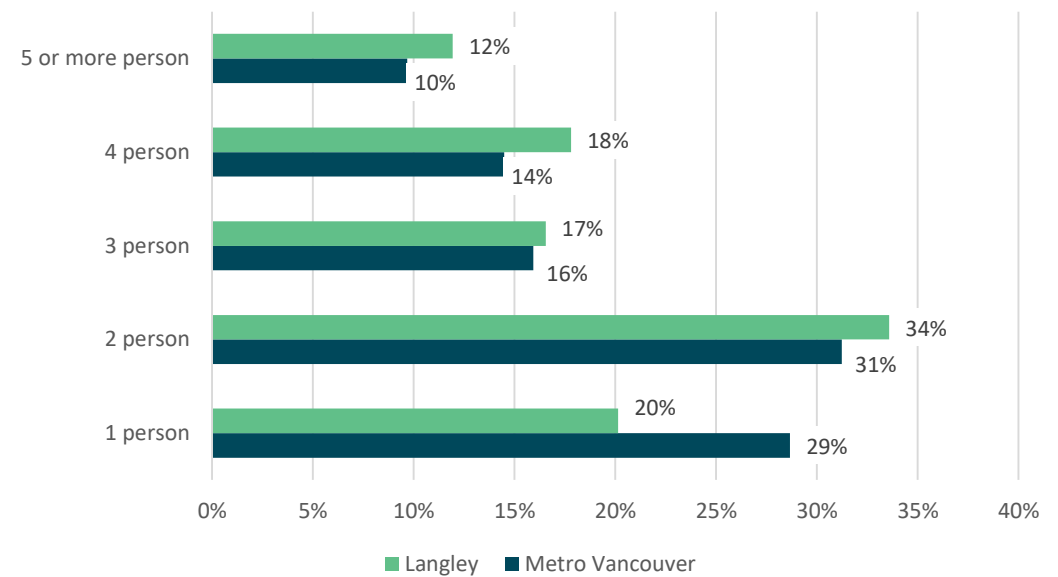
Compared to the region, in 2016 the Township had:

- More households with children
- Fewer 1-person households

Household Compositions, 2016



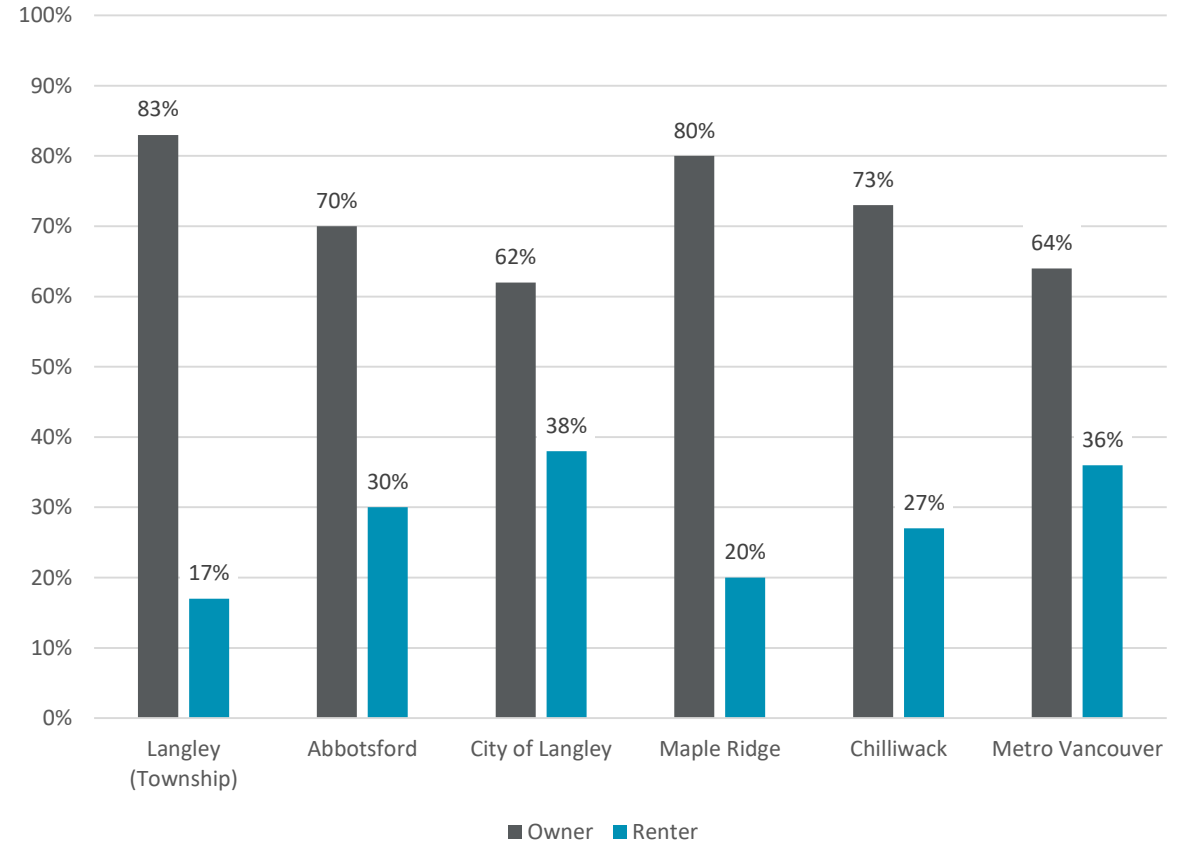
Household Sizes, 2016



TENURE

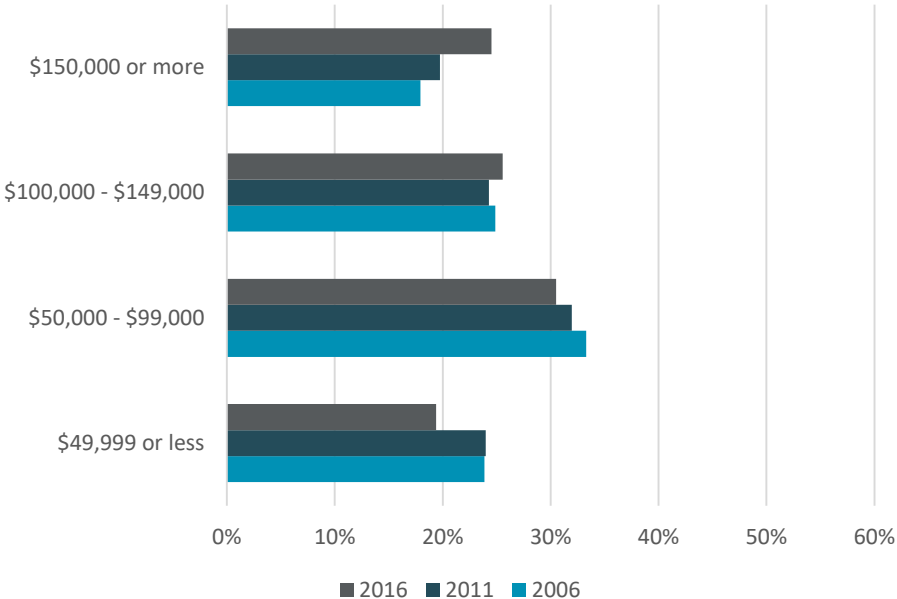
- Township has a higher proportion of ownership than the Metro Vancouver average and other comparable communities (Abbotsford, City of Langley, Maple Ridge, Chilliwack)

Housing Tenure, 2016



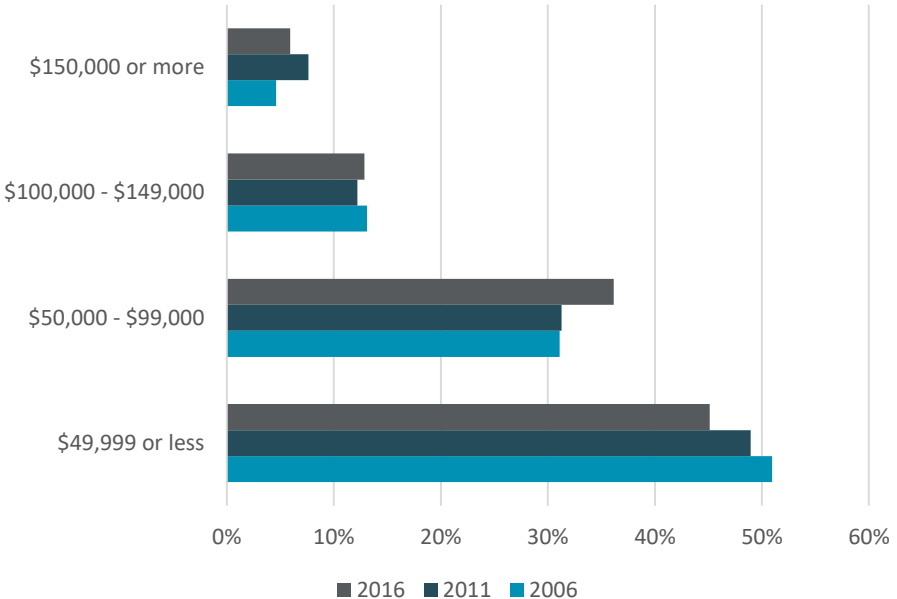
INCOME BY TENURE

Before-Tax Owner Household Incomes, 2006 - 2016



- Proportion of owners in *higher* income brackets increased

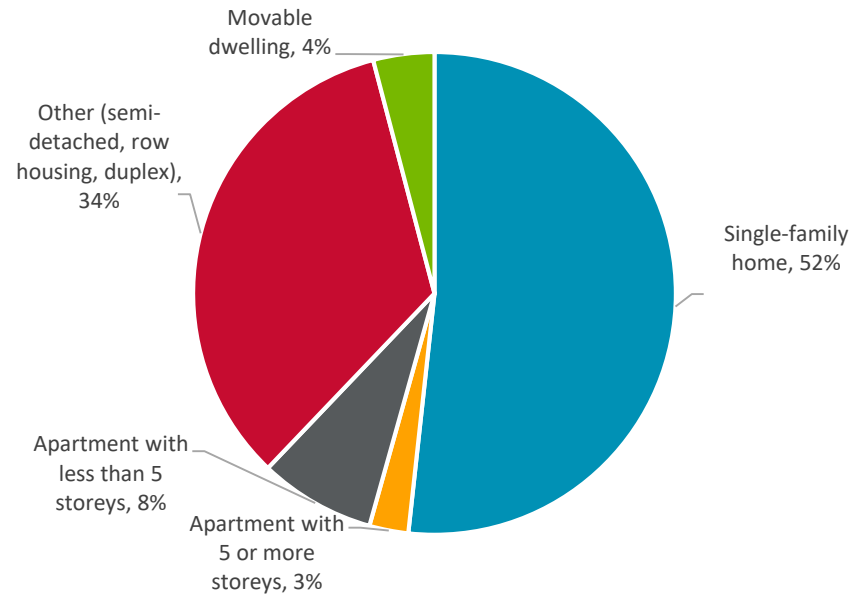
Before-Tax Renter Household Incomes, 2006 - 2016



- Proportion of renters in *middle* income brackets increased

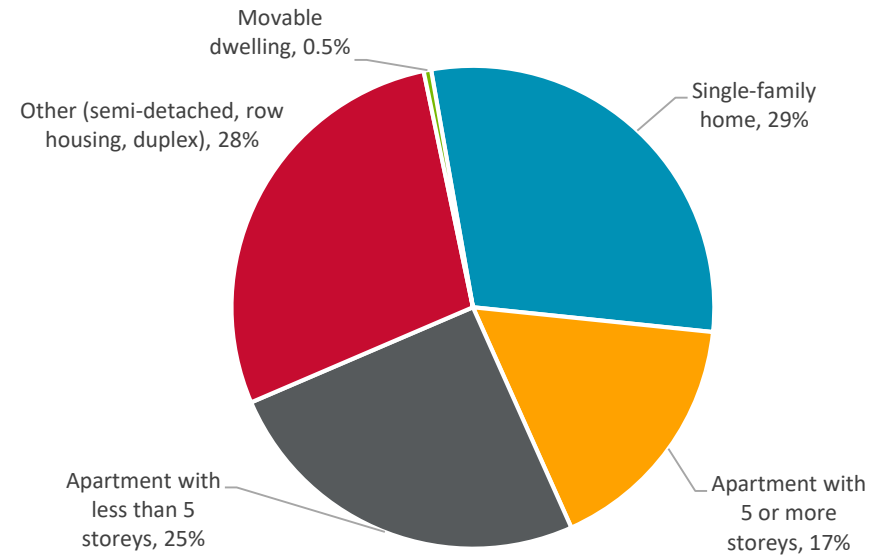
HOUSING STOCK

Township Housing Stock by Form, 2016



- Most homes in the Township were single-family homes (52%)

Metro Vancouver Housing Stock by Form, 2016

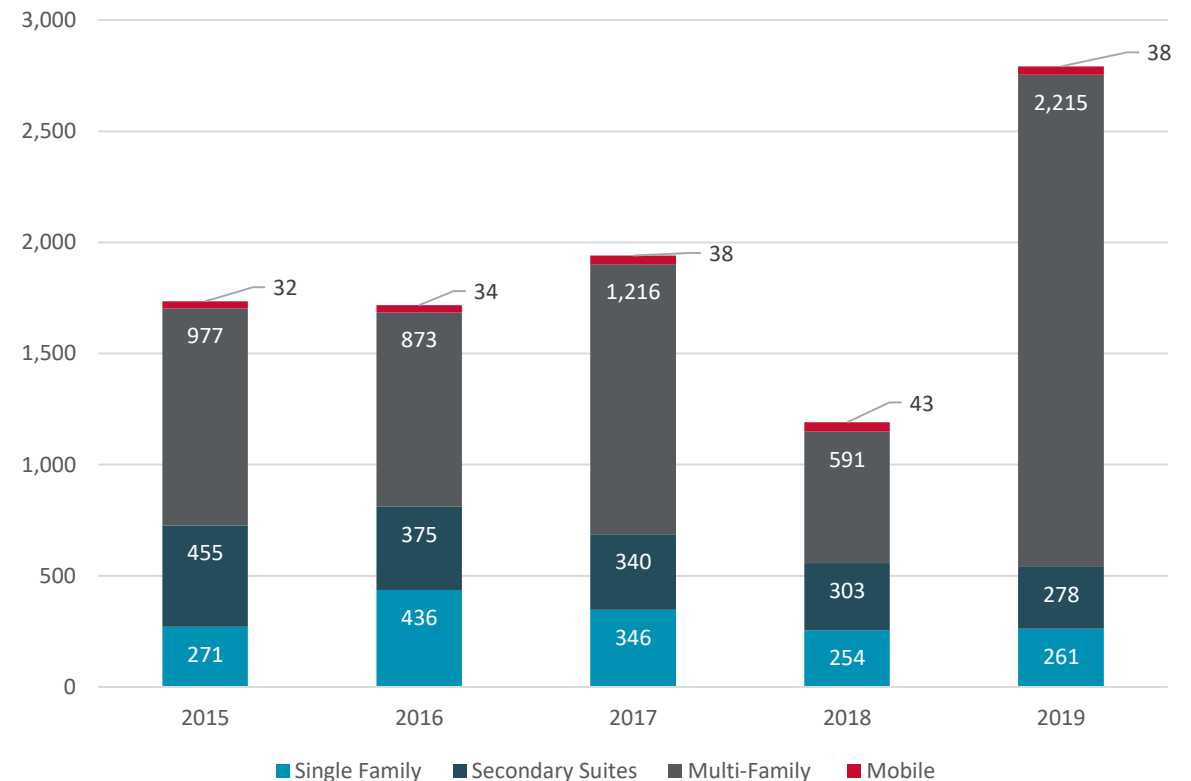


- Largest proportion of homes in the region were apartments (42%)

NEW HOUSING STOCK

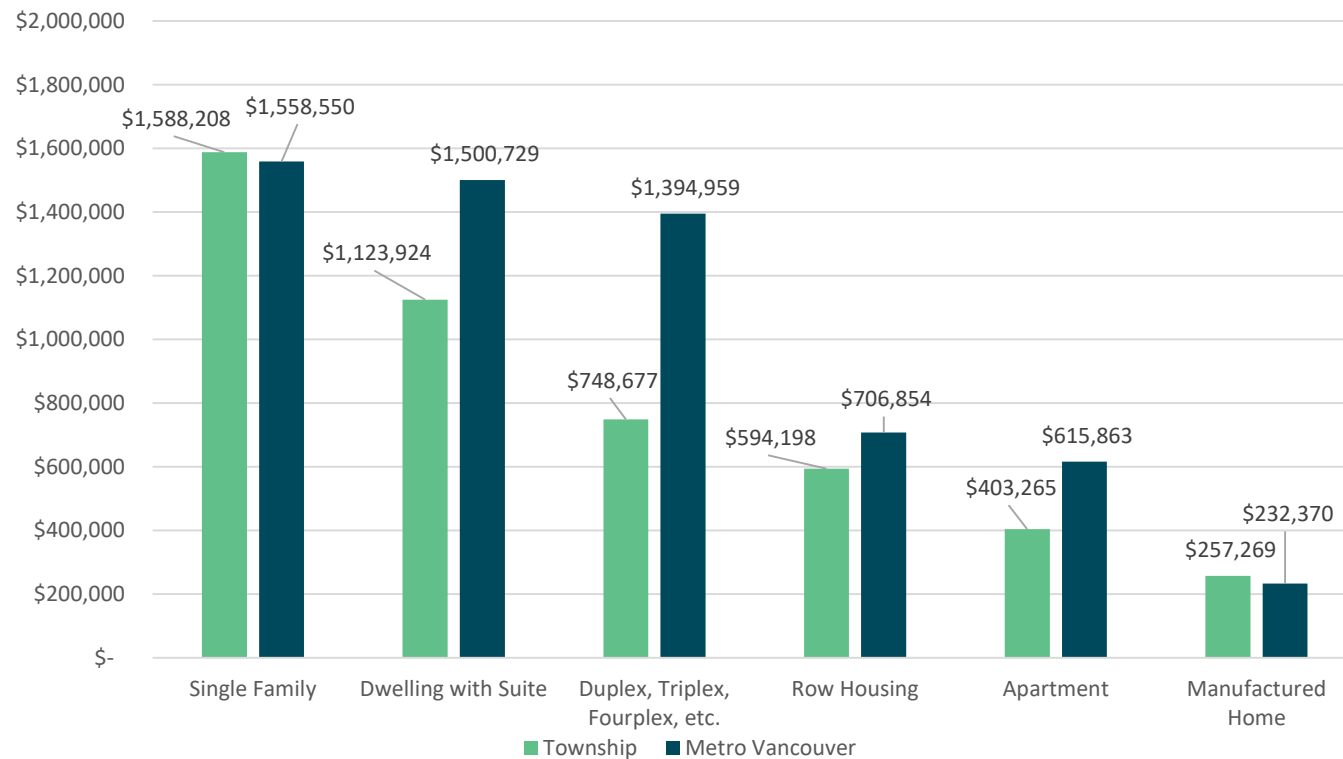
- Over the past 5 years, the number of single-detached homes and secondary suites built in the Township has decreased
- The number of multi-family units has increased
 - In 2015, this represented 51% of new units
 - In 2019, this represented 79% of new units

*Dwelling Units Created, 2015 – 2019
(Langley Building Statistics data)*



OWNERSHIP MARKET

Average Sales Prices by Type, Township and Region, 2019 (BC Assessment)

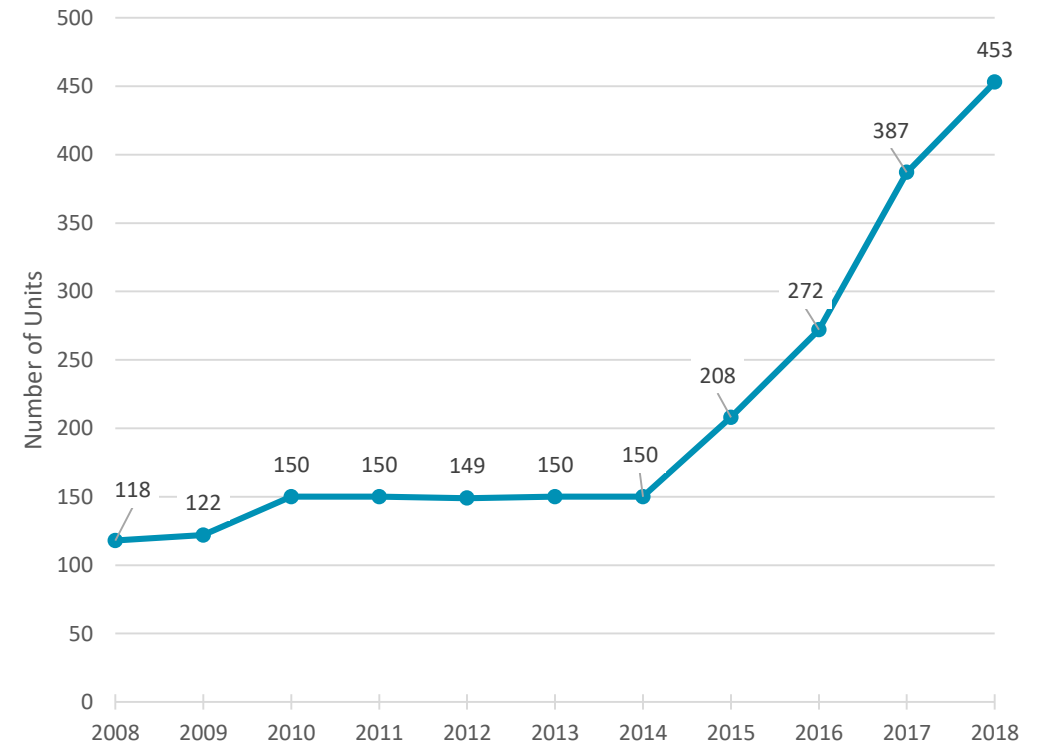


- High average home values and shelter costs overall (\$1.6 million, or \$5,035 per month for a single-family home)
- Average sales price of single-family homes slightly higher than the region (\$30,000)
- Other types of housing are less expensive compared to the region as a whole

RENTAL MARKET

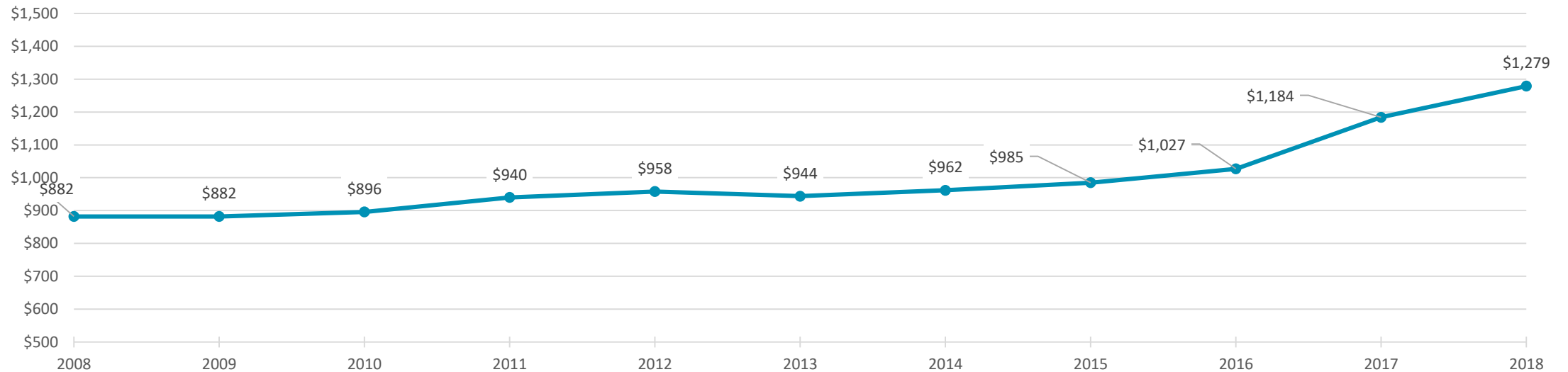
- In 2016, there were 7,340 renter households and 272 primary rental units
 - More than 7,000 renter households in the secondary rental market (i.e., renting secondary suites, apartments, townhomes etc.)
- Many primary rental units have been built in the Township in the past few years

Primary Rental Units in the Township, 2008 – 2018 (CMHC)



RENTAL MARKET

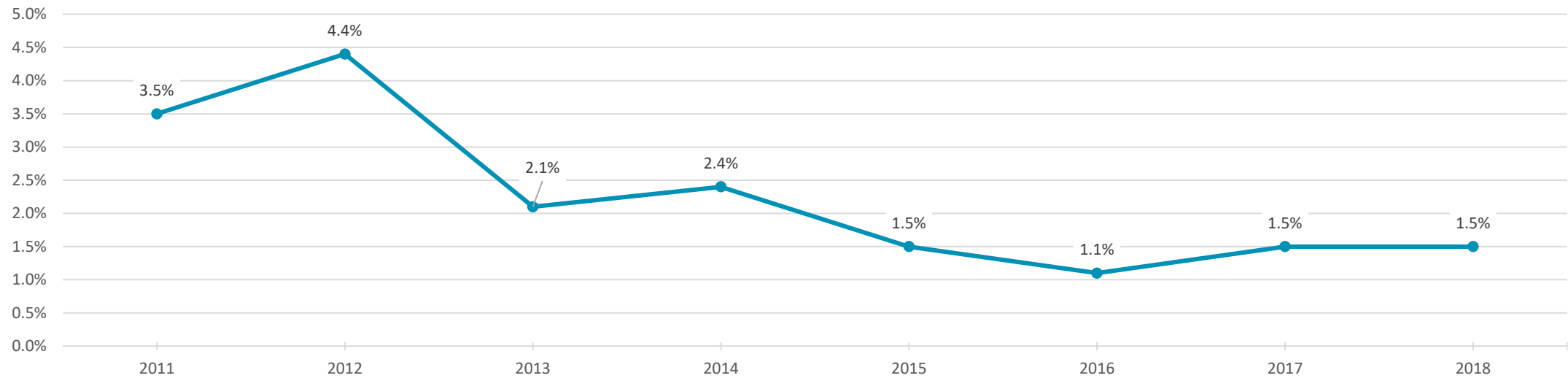
Average Rents, Purpose-Built Rentals, 2008 – 2018 (Metro Vancouver / CMHC)



- Average monthly rent +45% between 2008 and 2018
- Largest change was for 1-bedroom units (+59%)

VACANCY RATE

Vacancy Rates, 2011 – 2018 (Metro Vancouver / CMHC)

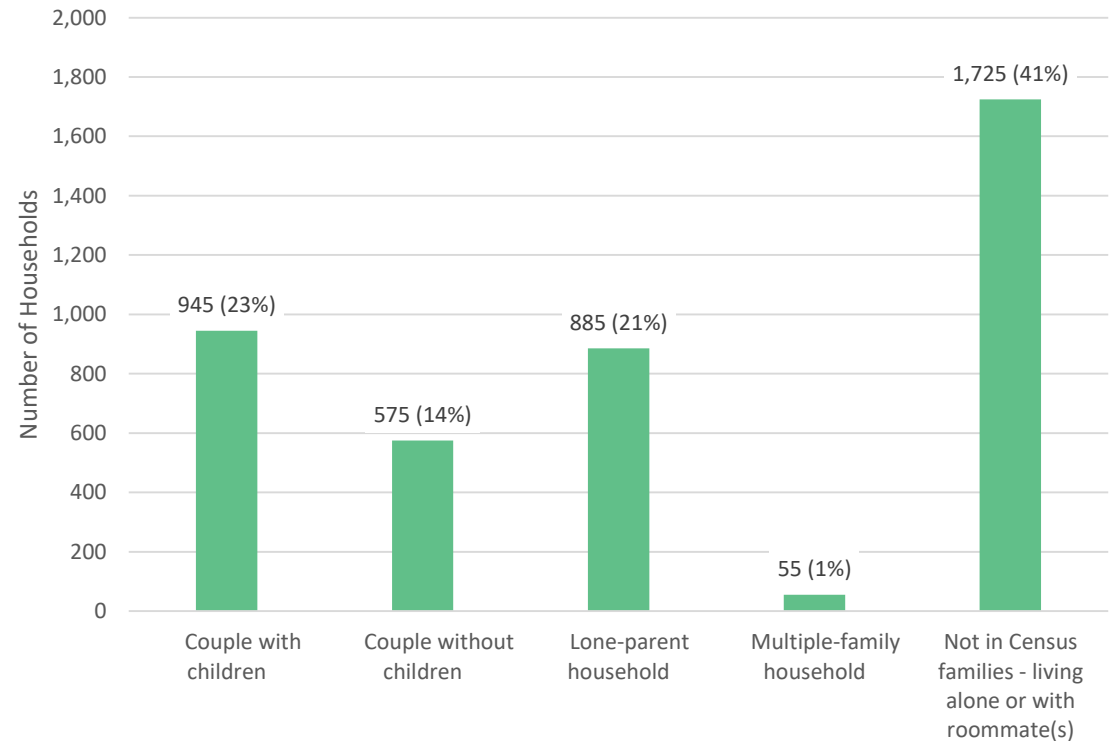


- 1.5% or lower for the past 5 years

CORE HOUSING NEED

- In 2016, 10% of all households (4,200) in the Township were in core housing need
 - More than 25% of renter households were in core housing need (1,700), compared to 8% of owners (2,490)
- 41% of households in core housing need were singles, or people living with roommates

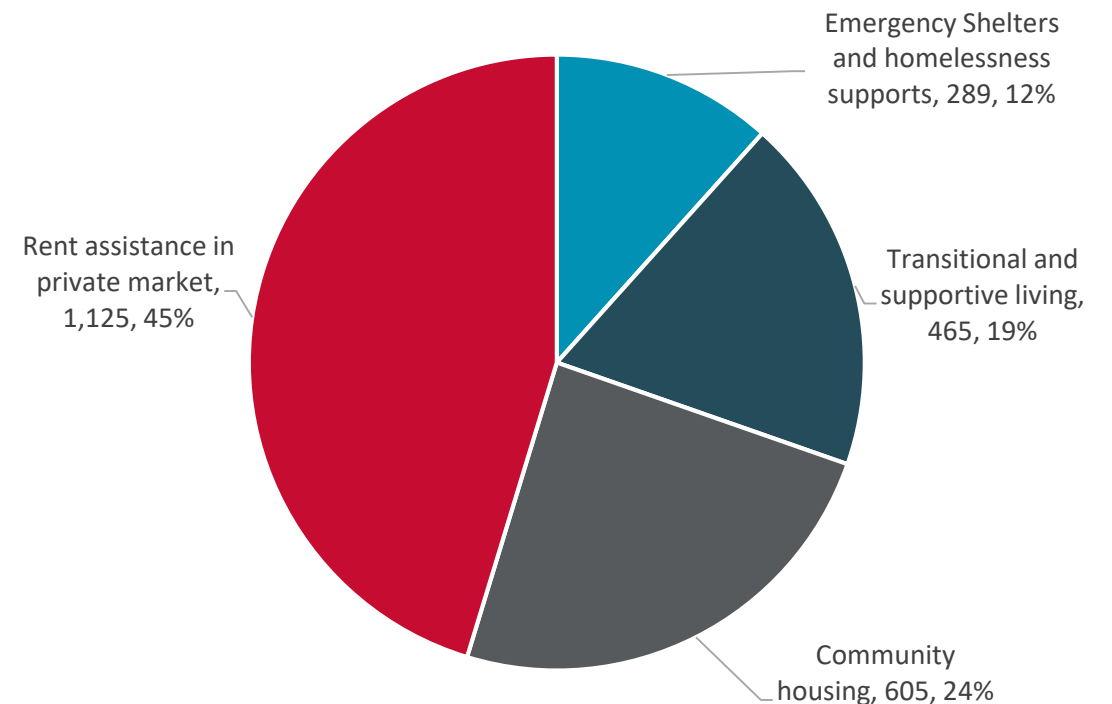
Core Housing Need by Households Type, 2016



NON-MARKET HOUSING

- In 2019, there were 2,500 households receiving non-market supports in Greater Langley, with 300 people on the waitlist
- Data about non-market units for the Township alone is incomplete
 - In 2012, there were 1,470 units in the Township
 - Suggested most units were studios or one-bedrooms
 - Suggested most units were for seniors

Households Receiving Non-Market Supports in Greater Langley, 2019 (BC Housing)



HOMELESSNESS

- Data is for Greater Langley
- As of 2017, there were 206 people who reported experiencing homelessness
- Between 2014 and 2017, Greater Langley saw one of the largest increases in the region
 - + 124%, or 114 people
 - Overall regional increase was 30%

Homelessness Counts, 2005 to 2017

