Housing Needs Report

2024

Prepared For

City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam BC V3C 2A8

Prepared by

Urban Matters CCC
550 - 1090 Homer Street
Vancouver, BC
V6B 2W9

File: 1089.0068.01

Contents

Appendices

List of Figures

List of Tables

Executive Summary

Overview

This report provides an assessment of current and anticipated housing needs in Port Coquitlam in order to address gaps in supply, affordability, types, and tenure of housing over the next 20 years. This report does not represent a housing target, but instead, is intended to help ensure strategic policy decisions align with housing needs of different demographic groups, and confirms that the city can accommodate the anticipated growth over the next 20 years. The findings of the report will be used to inform the City's forthcoming update to the Official Community Plan (OCP), which must be completed by December 2025.

Community Overview

Port Coquitlam grew by **4.9%** from **58,612** in 2016 to **61,498** in 2021

2,886 residents added over this period.

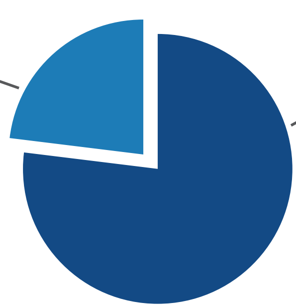
As of 2021, Port Coquitlam has **22,885 households** with an **average household size of 2.6**.

This growth is slower than the regional growth of **Metro Vancouver** which experienced a **7.3%** increase in its population over this same period.

The city continues to have **larger households than Metro Vancouver** overall, reflecting the **high proportion of families** in the community.

23% renter households

77% owner households



Between 2013 and 2023

Average of **331** residential dwellings completed.

3,640 dwelling units completed.

Overall Housing Need

Like much of the Metro Vancouver region and most of BC, Port Coquitlam is experiencing a housing crisis.

Port Coquitlam requires **4,727 housing units** over the next **5 years** and **15,249 units** over the next **20 years** in order to:

- eliminate extreme core housing need
- reduce homelessness
- eliminate suppressed households
- accommodate anticipated growth
- increase rental vacancy rates

These units will need to range from **deeply subsidized** to **new market rental and ownership** housing.

A key priority for Port Coquitlam over the next five years is to **increase the availability and affordability of rental housing**, specifically purpose-built rental housing.

The majority of housing will need to be **one and two bedrooms**. It is projected that over the next 5 years owner households will require **364 new studio and one-bedroom units** and **415 two bedrooms**. While renter households will require **1,406 studio and one bedroom** and **547 two-bedroom units**.

Port Coquitlam needs an estimated **1,136 affordable rental units** or rental subsidies to address immediate housing need.

Port Coquitlam needs an additional **1,784 market rental units** over the **next five years** to meet underlying demand and population growth demands.

Affordability Gap

An affordability gap analysis between the median household income and affordable monthly shelter costs reveals that both renter and owner households in Port Coquitlam face significant affordability challenges. In the rental market, the affordability gap impacts non-census families, such as people living alone, the most. In the homeownership market, all census families are impacted. Living in core housing need is a likely reality for many census families earning the median household income in Port Coquitlam.

While some median-earning larger renter households are currently able to afford the rental market, single-income households (e.g. lone-parent families and most non-census families) experience affordability issues. Median-earning lone-parent families are unable to afford a median-priced two or three-bedroom unit without paying more than 30% of their income, while median-earning non-census family households have to pay more than 50% of their income toward rental costs.

Affordability pressures remain a major barrier to home ownership for many households in Port Coquitlam. No median-earning households can currently afford a single-detached dwelling. While townhouses and condominiums are more affordable, couple families (both with and without children) would pay more than 30% of their income toward shelter costs for a townhouse. Lone-parents would need to pay more than 50% of their income toward shelter costs for a townhouse, and more than 30% for a condominium, while all forms of ownership are considered unattainable for non-census families.

Core Housing Need

In 2021, **12.8%** of Port Coquitlam households were **in core housing need**.

27.5%
Renters

While a similar number of renters and owners are in core housing need, a much **higher proportion of renters are in core housing need** than owners.

8.4%
Owners

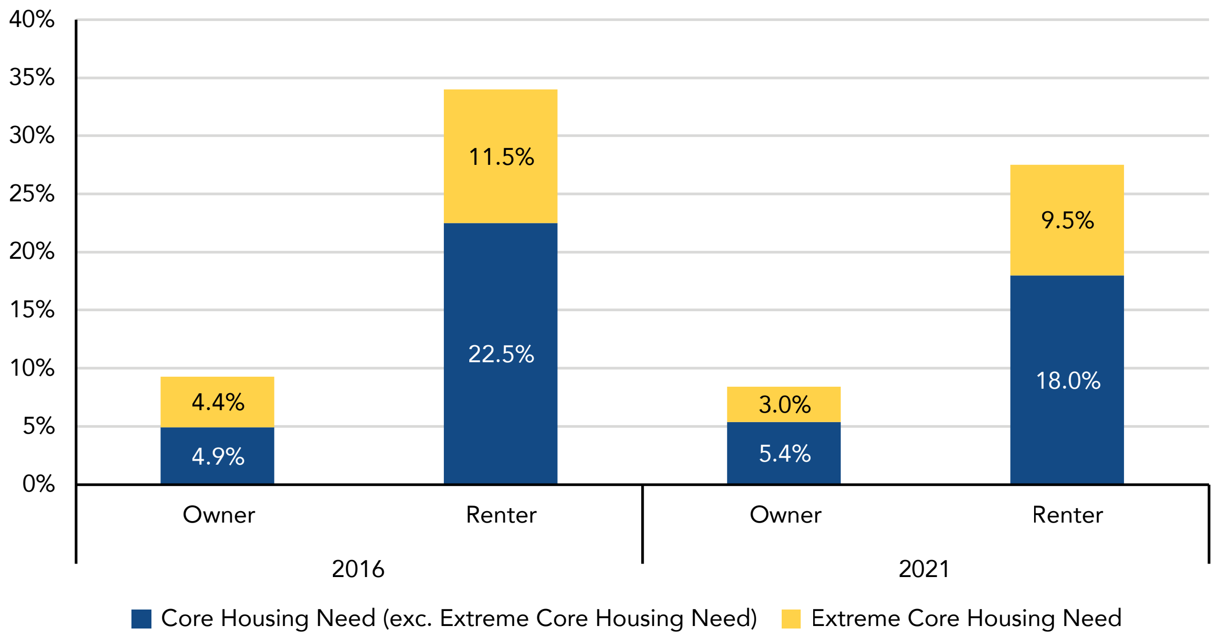
This reflects the **fewer number of renter households in the community** and the **greater sensitivity of renters** to housing supply and affordability.

Between **2006 to 2016**, the proportion of renters and owners in **core housing need stayed relatively stable**.

Between **2016 and 2021**, however, the percentage of households **in core housing need declined** amongst both owner and renter households.

Figure 1: Households in Core and Extreme Core Housing Need by Tenure, Port Coquitlam, 2016, 2021

Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021 (custom data provided by BC Ministry of Municipal Affairs and Housing).



Key Statements of Needs

20-Year Assessment of Need

Port Coquitlam requires 15,249 new housing units over the next 20 years. This includes 1,048 units to address extreme core housing need, 264 units for those experiencing homelessness, 1,325 units for suppressed households, 9,966 units to accommodate population growth, and 2,646 units to maintain healthy market demand. This comprehensive assessment reflects both current housing gaps and anticipated future needs through 2041.

Rental

Rental housing in Port Coquitlam faces significant challenges with a critically low 0.2% vacancy rate, and only 20% of renters living in purpose-built rental units. The city needs 1,784 new market rental units over the next five years, while also protecting its aging rental stock from redevelopment.

Non-Market Rental

Non-market rental demand has reached historic highs, with 27.5% of renters in core housing need. The city requires 1,136 new non-market units over five years to address affordability challenges.

Homeownership

While homeownership remains an important aspiration for stability and wealth building, it is increasingly out of reach for many households. The city needs 1,013 ownership units across various affordability levels over the next five years.

People Experiencing Homelessness

Port Coquitlam is estimated to have 264 individuals experiencing homelessness, with 407 households on the BC Housing waitlist across the Tri-Cities. To address this need, 73 independent units and 59 units with onsite supports are required over five years.

Families with Children

Families face particular challenges finding suitable housing, with limited three-bedroom rental options available. Single-parent families are especially vulnerable, with 51% of single mother renters in core housing need.

Seniors

The senior population is growing rapidly, with 76% of renters aged 85 and older in core housing need. This demographic requires more downsizing options and supportive housing.

People with Intellectual or Physical Disabilities

People with disabilities face significant housing barriers, with 35% of renter households with physical limitations and 27% with cognitive or mental health limitations in core housing need.

Indigenous Households

Housing challenges affect specific populations disproportionately with 23% of Indigenous renters in core housing need.

Recent Immigrant Households

Recent immigrants experience core housing need at a higher rate than other households, with 44% of refugee claimants experiencing core housing need.

Individuals Living Alone

Individuals living alone are challenged to find affordable, appropriate, and adequate housing in the city, with 52% of single-person renter households living in core housing need.

Housing Near Transit

The City is focusing on transit-oriented development to increase housing density near transit corridors, aiming to reduce car dependency and improve accessibility while meeting new provincial requirements.

1.0 Introduction

Purpose of this Housing Needs Report

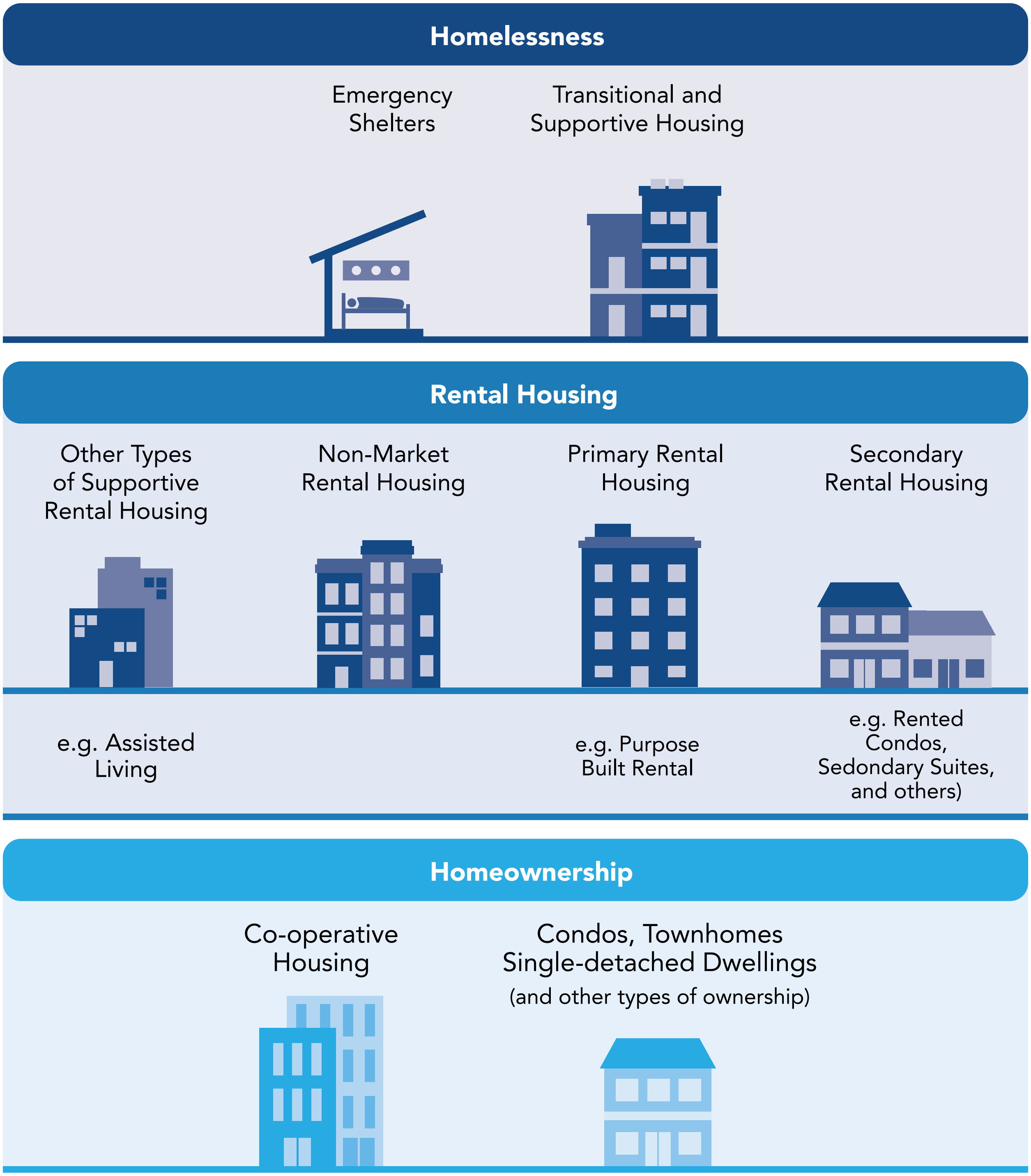
Port Coquitlam, along with many communities in Metro Vancouver, is experiencing significant housing pressures with accelerating home sale prices and rising rents. The Port Coquitlam Housing Needs Report was prepared to help the City, its residents, and local organizations better understand trends and needs across the housing continuum. Municipalities must gather and evaluate housing data to assess and forecast community housing requirements. This report will be used to support the City's policies, strategies, and goals for housing.

In April 2019, in response to growing housing challenges across the province, the provincial government introduced changes to the *Local Government Act* requiring local governments to complete housing needs reports by April 2022. Local governments are required to collect data, analyze trends and present a housing needs report to better understand current and anticipated housing needs. These documents are intended to inform local plans and policies and provide publicly available information on housing.

In 2023, the Province further amended the *Local Government Act* via multiple legislative changes aimed to radically transform and accelerate the development of housing across BC. The updated legislation stipulated that municipalities were to update their Housing Needs Reports by January 2025 to include several new aspects, notably projecting key housing needs out to 20 years (note, please refer to Component Glossary in Appendix A for a complete description of the 20-year assessment of need). The Port Coquitlam Housing Needs Report was prepared to meet the requirements for Housing Needs Reports outlined in the ***L**ocal Government Act*.

This report looks at housing needs and gaps along the housing continuum (Figure 2). A balanced housing continuum means people have a range of options to find appropriate housing at all stages of life, and as their needs and income levels change over time.

Figure 2: Port Coquitlam's Housing Continuum



What's Different About the 2024 HNR?

As noted above, in 2023-2024, British Columbia enacted Bill 44 and revised Housing Needs Report Regulation 90/2019, requiring an Interim Housing Needs Report (IHNR) by January 2025. This IHNR must use the Province's methodology to project both 5-year and 20-year housing needs. .

The regulation requires three new elements in the IHNR:

- housing unit projections for 5 and 20 years.
- assessment of housing needs near alternative transportation infrastructure.
- and documentation of actions taken since the last HNR to address housing needs.

New Data

The 5 and 20-year calculation of housing needs for Port Coquitlam includes some new data, including:

- A breakdown of extreme core housing need by renters and owners with a mortgage.
- Provincial analysis of regional homelessness trends.
- Headship rates and suppressed household formation.
- A municipal growth estimate based on two different growth projection scenarios.
- A rental vacancy rate adjustment.
- A local demand buffer that estimates additional housing required to support a healthy local housing market.

The IHNR is well timed to inform the City's forthcoming update to the Official Community Plan (OCP). Local governments must also update their OCPs and Zoning Bylaws by December 2025 to ensure that current land use and zoning incorporate enough growth capacity to meet the 20-year housing requirements identified in their IHNR. Following this Interim HNR, the next HNR is to be completed by December 31, 2028, and every five years thereafter.

The new IHNR methodology uses a range of new data in the 5- and 20-year calculation of housing need (see breakout box) that was not included in the previous report. Conversely, some previous metrics like unit types, bedroom counts, and specialized housing needs (seniors, Indigenous, special needs) are not required in this interim update. Due to these differing data sets, comparisons between the 2022 HNR and IHNR calculation of need are not possible, as they use two different methodologies.

What is The Same?

This Report provides a snapshot in time and is intended to be updated at least every five years so that the City may monitor trends in housing and address existing and anticipated supply and affordability gaps in the community. It does not represent a housing target, but is instead intended to help the City ensure existing strategic policies, such as the OCP and Housing Action Plan, are being continually updated to align with housing needs through evidence-based policy responses to community issues. It is also intended to confirm that existing land designations can accommodate anticipated population growth.

Despite changes to the calculation of need, this report uses many of the same data sources as the 2022 Housing Needs Report. Much of the data found on this report is from the 2021 Census, representing an update to 2016 Census figures that were the basis of much of the 2022 HNR. Similarly, CMHC's Rental Market Survey data provides insights into the rental market, and BC Assessment data provides insights into the ownership market (see "About the Data" section for more information on data sources). Relying on these same data sources, this 2024 IHNR is intended to provide a fulsome understanding of the housing environment in Port Coquitlam as of 2024, much like the 2022 HNR did, and is intended to provide an analysis of existing and anticipated housing need of different demographics within the community.

Document Structure

This document is organized as follows:

1.0 Introduction

- Overview of the purpose of Port Coquitlam's IHNR and the process for collecting and reporting data.

2.0 Who is Port Coquitlam?

- Key data on Port Coquitlam's population to provide context for this report.

3.0 Current Housing Stock and Need

- Summary of data related to Port Coquitlam's housing stock including structure types, rental and non-market rental stock, sale prices, rental rates, vacancy rates, and homelessness.

4.0 Community Growth and Anticipated Housing Needs

- Overview of growth projections for Port Coquitlam.
- Analysis of gaps related to Port Coquitlam's home sales market.
- Analysis of gaps related to Port Coquitlam's rental housing, including market, non-market, and supportive rental housing.
- Trends in homelessness and gaps in housing supports.
- Summary and analysis of immediate and anticipated housing needs in Port Coquitlam over the next 5 and 20 years.

5.0 Statements of Need

- Provincially required statements of need related to; rental, non-market rental, homeownership, people experiencing homelessness, families with children, seniors, people with intellectual or physical disabilities, Indigenous households, recent immigrant households, individuals living alone, and housing near transit.

6.0 Land Capacity Analysis

- Analysis of Port Coquitlam's housing needs in relation to land capacity, in order to land designations can accommodate future growth.

Work Undertaken Since 2021

As a requirement of the provincially mandated 2024 IHNR, a municipality must demonstrate work that has been undertaken since the last HNR. Since 2022, Port Coquitlam undertook the following work to address housing needs:

Small-Scale Multi-Unit Housing (Bill 44)

- Allowed up to four units as-of-right on single residential and duplex lots.
- Increased the size of Accessory Dwelling Units, exempting from floor area calculations.
- Permitted up to 6-units for properties within 400 meters of a prescribed bus stop.
- Prezoned areas designated as Residential Apartment to preserve the form and character of multi-unit housing.
- Reduced and eliminated parking requirements within areas near transit, downtown core, and residential infill areas.

Transit-Oriented Areas (TOAs)

- Established and set required minimum heights and densities around transit stations.
- Amended the Official Community Plan (OCP) to expand the Frequent Transit Development (FTD) land use category, which allows for comprehensive developments with a mix of commercial and attached residential uses located in close proximity to a rapid transit station.
- Amended policy to support consideration of development within an FTD land use designation.
- Removed residential parking requirements for developments located within a prescribed TOA.

Short-Term Rental Changes

- Aligned the City's definitions and regulations surrounding short-term rental accommodation with provincial legislation to maintain consistency and retain the City's existing approach to regulating short-term rental accommodation and assist in enforcement.
- Supported the increase of secondary rental units by enforcement of short-term rentals.

Improve Development Review Process and Timelines

- Eliminated public hearings for residential rezonings which are consistent with the OCP.
- Updated Development Permit Guidelines to create more clarity and consistency of development form and character.
- Streamlined approval process by delegating development permits for small-scale, multi-unit housing (SSMUH) applications and minor development variance permits to the Director of Development Services.
- Updated application process by removing signage and defaulting to the notification requirements of the *Local Government Act and Community Charter.*

About the Data

This report looks at statistical data to create a comprehensive picture of housing needs in Port Coquitlam. Provincial legislation for housing needs reports requires municipalities to collect approximately 50 types of data about the current and projected population, household income, economic sectors, and current and anticipated housing stock (reported in the demographic and housing profile sections).

The requirements for this interim report, as noted above, are primarily focused on a few key elements, in particular the new 5- and 20-year calculation of housing needs. These data provide an estimate of overall housing need and demand in the city over the next 5 and 20 years.

This calculation is methodologically similar to the housing targets issued by the Province of BC to a number of municipalities, with several key differences:

- The standardized calculation of housing need includes a demand buffer, which accounts for additional market demand in a community, where housing targets only take housing needs into consideration when calculated.
- Housing targets are based on the year in which they are issued (e.g. 2024 for Port Coquitlam); this means that household projections for housing targets start in 2024 and then proceed 5 years out from that. However, in the IHNR calculation, anticipated growth and other components use 2021 as a base year (the year of the last Census).
- Housing targets are calculated based on 75% of the assessed need over 5 years, while the IHNR calculation assumes 100% of need and demand for 5 and 20-year targets.

Quantitative Data Sources

This report contains quantitative data from the following sources:

- Statistics Canada 2006, 2011, 2016, and 2021 Censuses
- Statistics Canada 2011 National Household Survey
- Canada Housing and Mortgage Corporation (CMHC)
- BC Housing
- BC Assessment
- BC Statistics
- Secondary Rental Market Data
- Integrated Data Project
- Homelessness Services Association of BC
- Metro Vancouver Population and Dwelling Projections

2.0 Who is Port Coquitlam?

This section provides an overview of demographic and economic trends for the community, primarily based on census data. Trends in population growth, age, household size, income and others factors play an important role in housing needs of a community.

Key Findings

Port Coquitlam's population grew by **4.9%** between 2016-2021, reaching **61,498** residents.

Since 2006, there has been an **increase of older working-aged adults** (ages 45 to 64) **and seniors** (ages 65+) indicating a rapidly growing senior population. This aligns with broader national trends.

The community is aging, with the **median age** rising from **37.5** years in 2006 to **41.6** years in 2021.

Household patterns reflect changing demographics, with **two-person and single-person households** making up the majority **(55%)** of living arrangements.

The city maintains a strong family presence with **larger household sizes than the regional average** (46% of Port Coquitlam's households are three or more people, compared to the regional rate of 39%), though there's been a **decline in couples with children** from 35% to 32% between 2011-2021.

While **homeownership** remains dominant at **77%** of households, there's been a gradual shift toward renting since 2006 when ownership was at 80%.

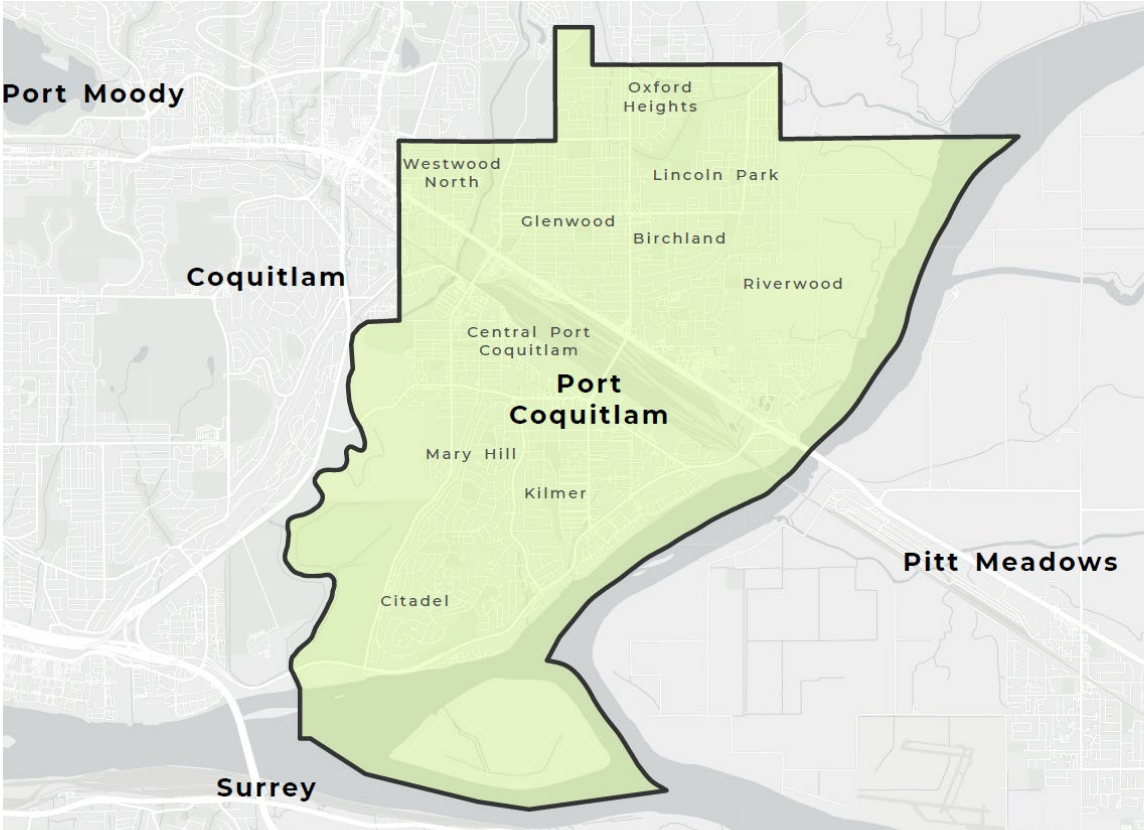
This trend reflects growing affordability challenges, with median household incomes ($102,000 in 2021) not keeping pace with housing costs. The income gap between owners and renters is substantial, with **63% of owners earning above $90,000** while **65% of renters earn below this threshold**.

History of the Community

The City of Port Coquitlam is in the north-east area of the Metro Vancouver region (Figure 3). The original inhabitants of the Port Coquitlam area were the Coast Salish people, who utilized the abundant local resources for hunting, gathering, and fishing. The first European settlers arrived in the mid 1800s and the Canadian Pacific Railway Company (CP Rail) began operations in 1886. In 1911, CP Rail moved its freight yard and operations to the area, a decision that had significant impact on the growth and physical development of the community. The City of Port Coquitlam was incorporated on March 7, 1913. Early years were characterized by slow development due to global economics and the repercussions of the First and Second World Wars. Through the 20th century, the population of Port Coquitlam steadily increased with the establishment of numerous industries and the availability of affordable land and housing in attractive locations. Between 1991 and 1996, Port Coquitlam was the fastest growing community in the Lower Mainland (City of Port Coquitlam Official Community Plan, 2013).

Figure 3: City of Port Coquitlam's Municipal Boundaries

Source: City of Port Coquitlam GIS, 2021.



Population Growth

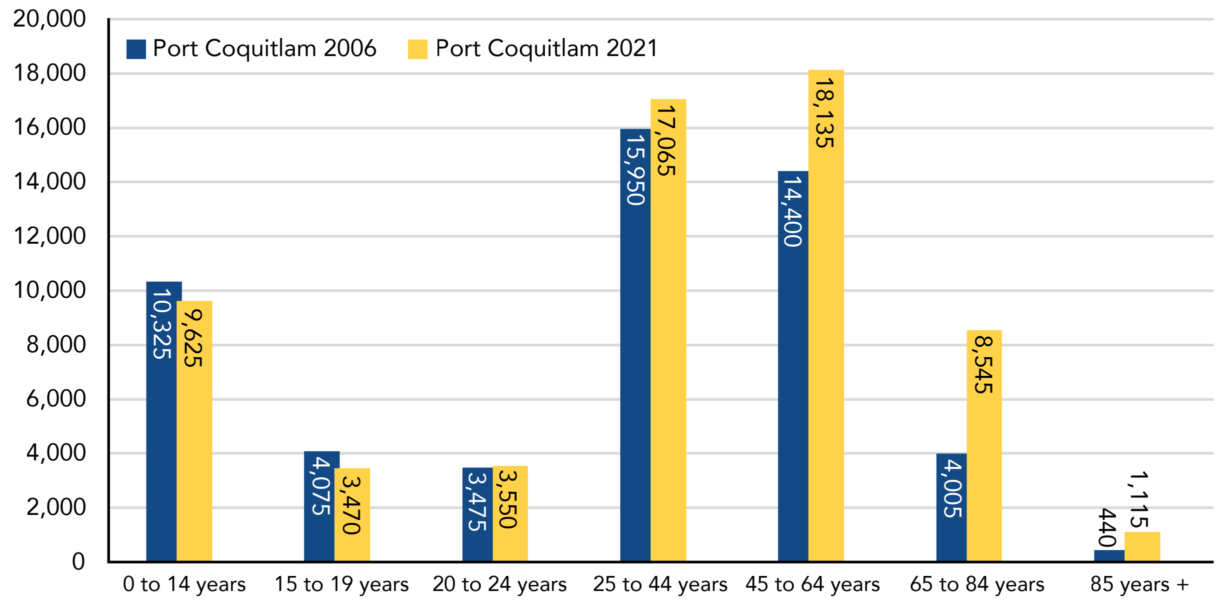
Port Coquitlam grew by 4.9% from 58,612 in 2016 to 61,498 in 2021, adding an additional 2,886 residents over this period. This growth is slower than the regional growth of Metro Vancouver which experienced a 7.3% increase in its population over this same period.

Population Age Characteristics

The median age of Port Coquitlam's residents has been steadily rising. As of 2021, the median age is 41.6, an increase from 37.5 in 2006. Port Coquitlam's median age is slightly higher than Metro Vancouver's median age of 40.8 as of 2021. This trend is in line with national aging trends observed across Canada.

Port Coquitlam's age distribution is depicted in Figure 4. Since 2006, the number of children and youth (ages 0-19) has declined while the number of working-aged adults (ages 20-64) has increased. The most significant demographic increase is observed among older working-aged adults (ages 45 to 64) and seniors (ages 65+) indicating a rapidly growing senior population. This trend reflects a broader aging trend across both the province and country overall.

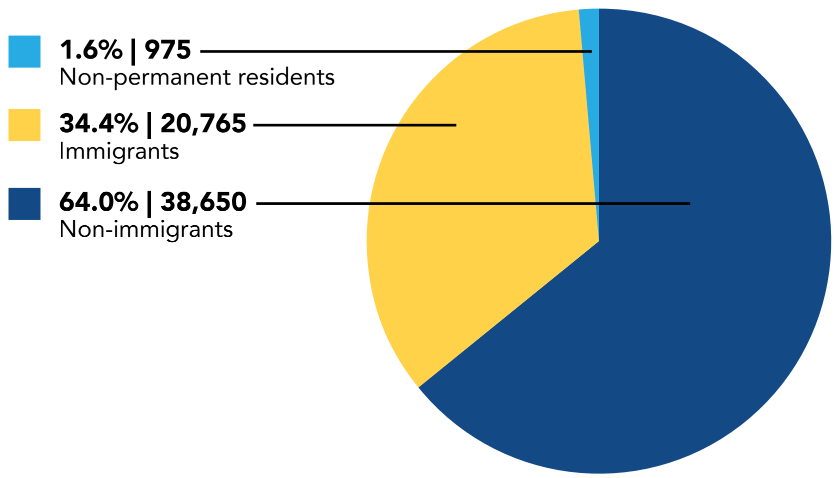
Figure 4: Population by Age Cohort, Port Coquitlam, 2006 and 2021
Source: Statistics Canada, Census of Population, 2006 and 2021.



Port Coquitlam has a higher proportion of non-immigrants and a lower proportion of immigrants than Metro Vancouver. Out of the nearly 20,800 immigrants (34.4%) living in Port Coquitlam in 2021, 25.5% immigrated to Canada between 1991 and 2000, 24.5% immigrated between 2001 and 2010, and 23.3% immigrated between 2011 and 2021. Canada's overall declining immigration rate may have an impact on population growth in Port Coquitlam in the future.

Figure 5: Immigration Status, Port Coquitlam, 2021

Source: Statistics Canada, Census of Population, 2021.

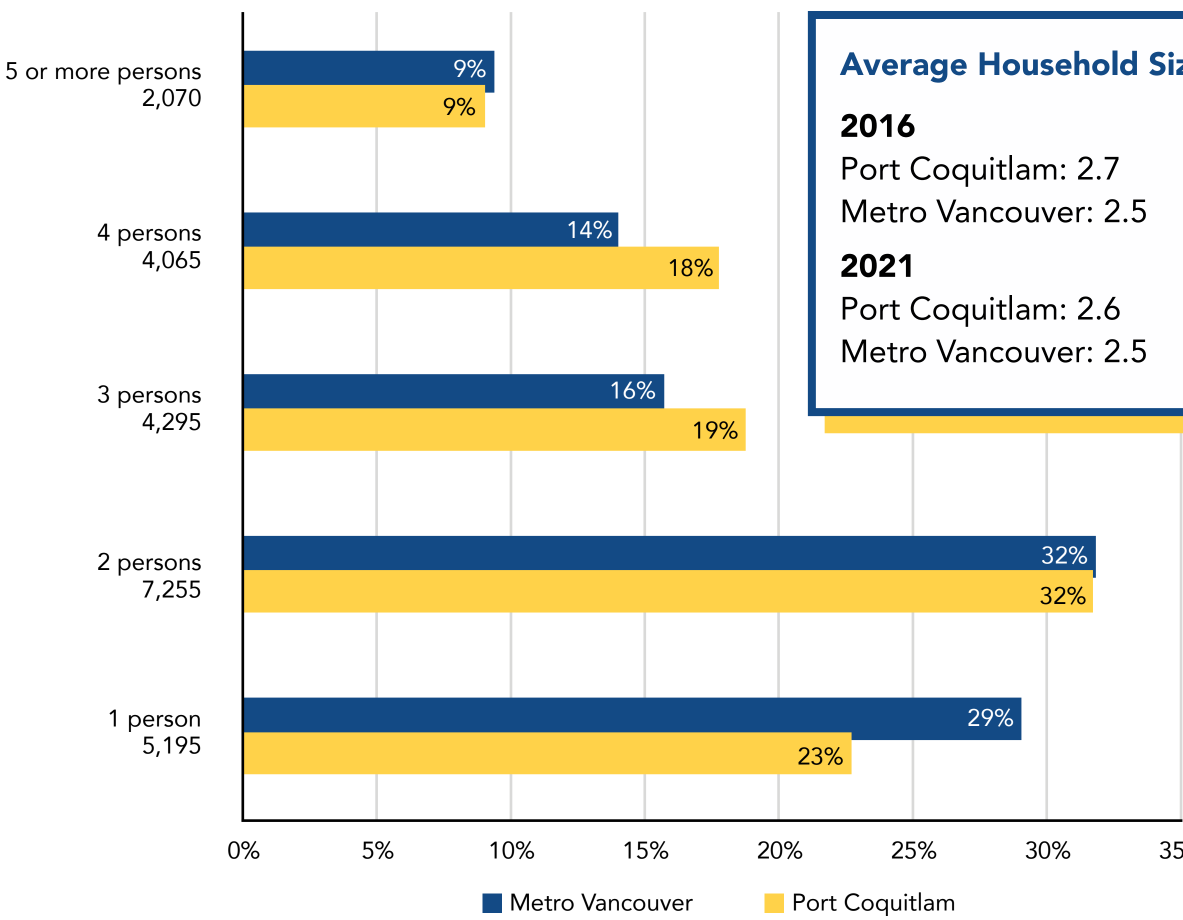


Household Size, Composition, and Tenure

Port Coquitlam grew from 21,750 households in 2016 to 22,885 in 2021. Port Coquitlam continues to have larger households than Metro Vancouver overall, reflecting the high proportion of families in the community.

A comparison of households by size reveals that two-person households (32%) and single person households (23%) account for the majority of households in Port Coquitlam (12,450) (Figure 6). While the proportion of two-person households in Port Coquitlam aligns with the regional average, there are fewer single person households in Port Coquitlam compared to Metro Vancouver. By contrast, Port Coquitlam has a greater proportion of three-person (19%) and four-person (18%) households than the region overall, indicating larger households overall and a high proportion of families in the community.

Figure 6: Households by Size, Port Coquitlam and Metro Vancouver, 2021
Source: Statistics Canada, Census of Population, 2021.



Average Household Size

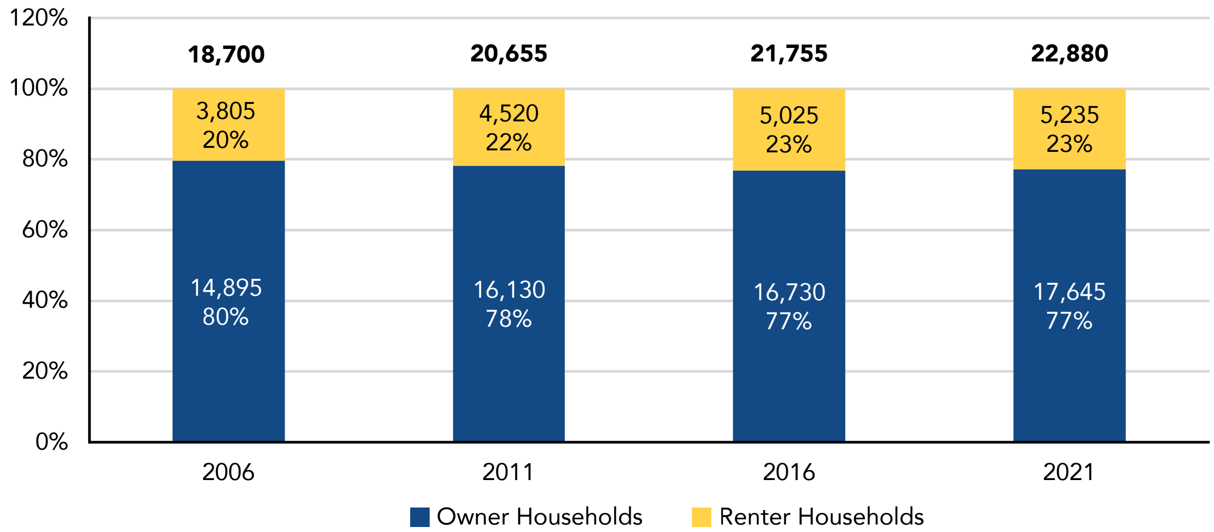
2016
Port Coquitlam: 2.7
Metro Vancouver: 2.5

2021
Port Coquitlam: 2.6
Metro Vancouver: 2.5

As of 2021, Port Coquitlam is composed of 77% owner households and 23% renter households (Figure 7). Though most households in Port Coquitlam are owner households, the proportion of owner households has decreased from 80% in 2006 while the proportion of renter households has increased from 20% in 2006. Increasingly, the cost of ownership is growing faster than median household incomes, meaning home ownership is increasingly out of reach for more moderate to median income earners who would traditionally have been first-time homeowners. This is likely driving a shift toward a higher proportion of renters. While proportionally there was no change in households by tenure between 2016 and 2021, renters grew by 210 households, while owners grew by 915 household during this time period.

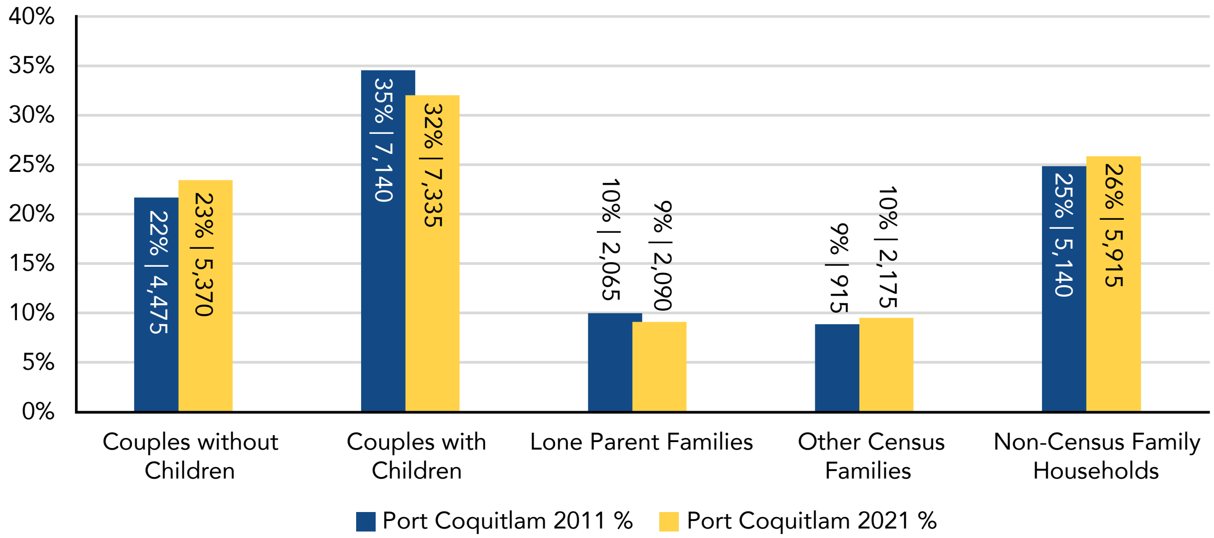
Figure 7: Households by Tenure, Port Coquitlam, 2006-2021

Source: Statistics Canada, Census of Population, 2006-2021.



Overall, all household groups grew, but some minimally (e.g. lone-parent households by only 35 households), while others grew more significantly (couples without children increased by 895 households). These changes likely reflect the overall aging of the community, as children leave home. However, it may also reflect other trends such as couples choosing not to have children or delaying starting a family, or young adults staying single longer.

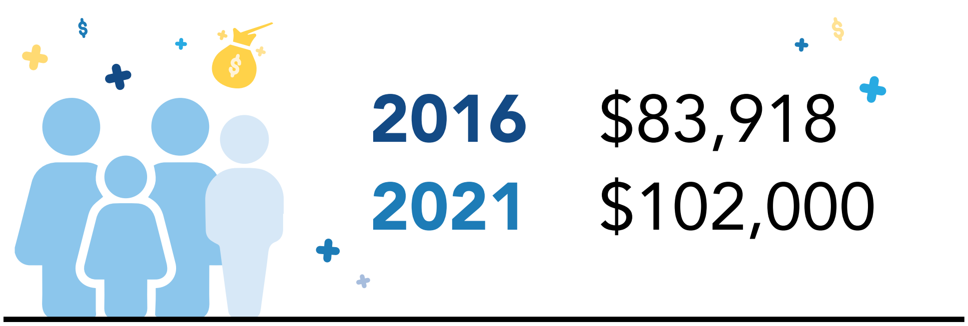
Figure 8: Households by Family Type, Port Coquitlam, 2011 and 2021
Source: Statistics Canada, Census of Population, 2011 and 2021.



Income

Port Coquitlam's median household income increased from $77,793 in 2006 to $102,000 in 2021 (Figure 9). The most significant change occurred between 2016 and 2021 – an increase of $18,082 on average across owner and renter households.

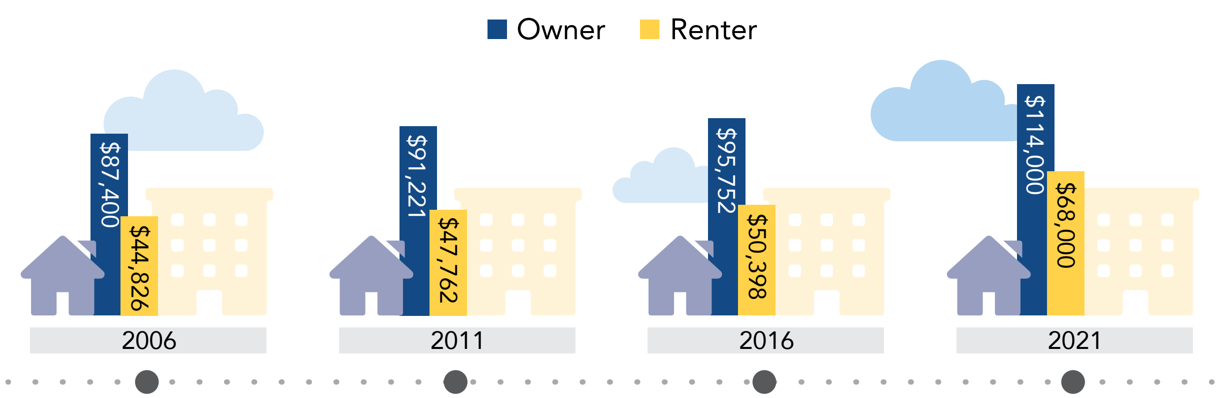
Figure 9: Median Household Income, Port Coquitlam, 2006-2021
Source: Statistics Canada, Census of Population, 2006-2021.



Income by Tenure

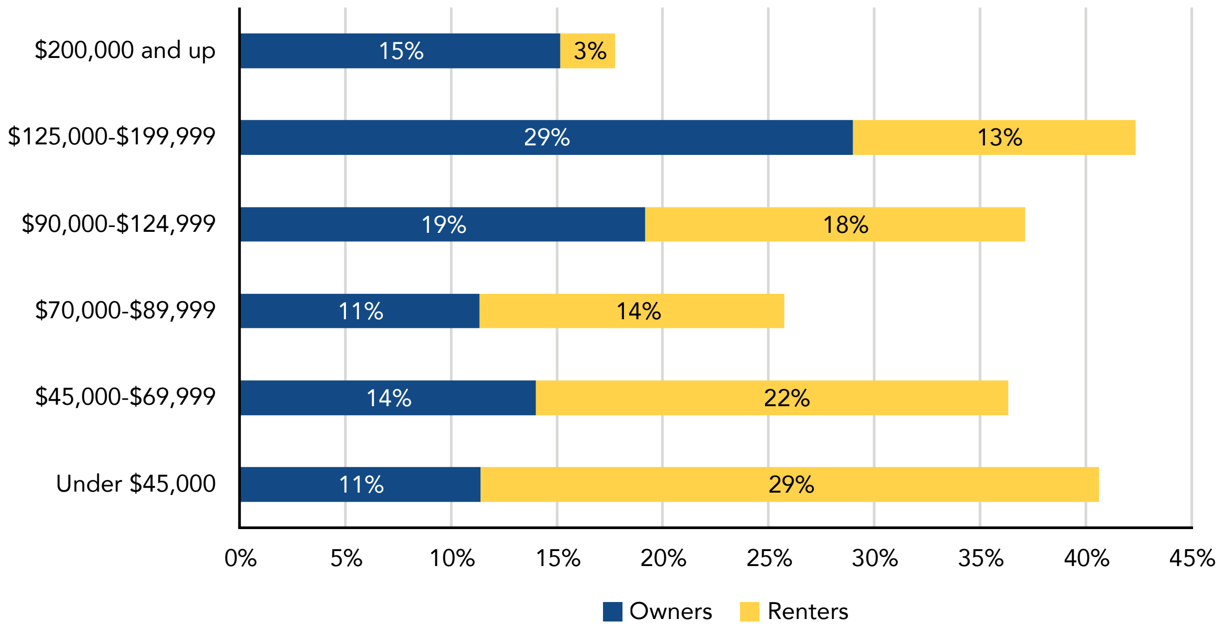
From 2016 to 2021, owner household incomes increased by 19% while renter household incomes increased by as much as 35%. The significant increase in renter household incomes during this period can likely be attributed to the COVID-19 pandemic and resulting government relief efforts. The federal government introduced the Canadian Emergency Response Benefit (CERB) in 2020 to support individuals whose employment was adversely affected by the COVID-19 pandemic. Eligible individuals received $2,000 per month, which substantially boosted the incomes of very low and low-income households. This likely accounts for the substantial increase in the incomes of renter households and may even be a contributor to higher incomes in owner households in 2021. As the CERB benefit was only a temporary relief measure, long term trends in renter and owner household incomes have yet to be seen.

Figure 10: Median Household Income by Tenure Type, Port Coquitlam, 2006-2021
Source: Statistics Canada, Custom Census Data for Port Coquitlam, 2006, 2011, 2016, 2021.



The distribution of household incomes by tenure in Port Coquitlam is presented in Figure 11. The data reveals that owner and household incomes are distributed differently along the income continuum, with 63% of owner households earning more than $90,000 and 65% of renter households earning less than $90,000. Owner households are typically older, meaning they are further along in their respective careers, and include fewer single-person households, which accounts for a significant portion of the difference. As many as 29% of renter households earned less than $45,000 in 2021. For these households to access affordable housing, below-market rentals are the only option.

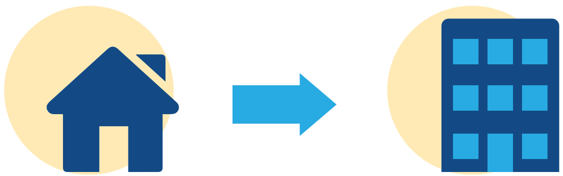
Figure 11: Household Income by Tenure and Income Group, Port Coquitlam, 2021
Source: Statistics Canada, Custom Census Data for Port Coquitlam, 2021.



3.0 Current Housing Stock and Need

This section provides an overview of community housing stock, trends, and indicators of housing need as well as affordability analyses.

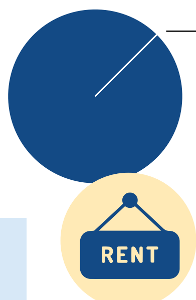
Key Findings



Port Coquitlam's **housing landscape is shifting** from predominantly single-detached homes (decreased from **54% to 44%** between 2006-2021) **toward more diverse housing types**, particularly low-rise apartments which increased from **21% to 27%** over the same time period.

Development over the past decade averaged **331 new units annually**, with a focus on multi-family and mixed-use developments.

A large portion of renters (**40%**) are now living within **apartments 5 storeys or less**.



The **vacancy rate** has reached a **low of 0.2%**, well below the healthy range of 3-5%.

The city's **rental options** are predominantly in the **secondary market** (80% of rental stock), with only **1,047 purpose-built rental units** as of 2023. Condominiums and secondary suites represent a significant part of the secondary rental market.

Median rents **increased by 50%** between 2016-2020, creating significant affordability challenges, particularly for single-person households.

Port Coquitlam has **1,194 non-market housing units**, with growing demand for this type of housing, evidenced by a **74.7% increase** in the social housing waitlist between 2018-2023.

The 2023 Point-in-Time Count identified **160 homeless individuals** in the Tri-Cities area, marking an **86% increase from 2020**, with unsheltered homelessness rising by 38%.

Core housing need affects **12.8% of all households**, Renter households (27.5%) experience core housing need at a significantly higher rate than owners (8.4%). Equity-deserving groups, particularly **senior renters (69%) and single-parent renter households (50%)**, face the highest rates of housing challenges. Fifty percent (50%) of single-mother led households who rent also experience core housing need.

Substantial affordability gaps exist for both renters and owners, with **single-person households and lone-parent families facing the greatest challenges**. Even median-income earning households struggle to afford average market prices, with only couples with children able to comfortably afford most housing options.

Incomes have not kept pace with housing costs. **Median income** saw a proportional **increase of 29.4%** between 2011 and 2021. **Housing costs** far outpaced this proportional growth, with **duplexes, triplexes, and fourplexes** increasing by **92.0%** and **dwellings with a suite increasing by 97.7%** over the same time period.

Port Coquitlam Housing Stock

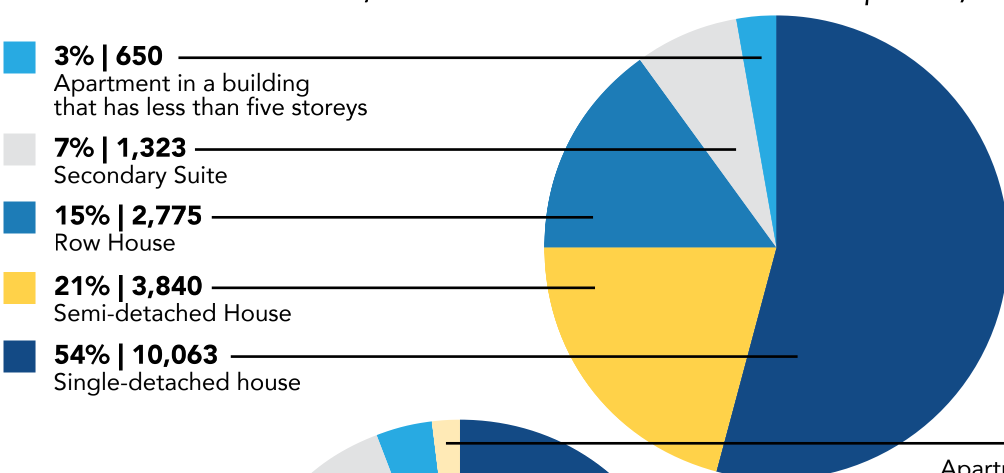
Overview

Port Coquitlam has 22,885 occupied dwellings as of 2021, out of a total of 23,671 dwellings overall. This results in a dwelling vacancy rate of 3.3%.

A comparison of Port Coquitlam's occupied housing stock by structure type in 2006 and 2021 is shown in Figure 12 and Figure 13. While single-detached houses continue to be the most common form of housing in Port Coquitlam, there has been a decrease in the number of single-detached housing stock from 54% in 2006 to 44% in 2021. The number of apartments in buildings with fewer than five storeys has increased the most, from 21% in 2006 to 27% in 2021. The number of row houses, secondary suites, and semi-detached houses has increased slightly between 2006 and 2021, but the most notable change is the addition of apartments in buildings with five or more storeys to the housing stock.

Figure 12: Occupied Housing Stock, Port Coquitlam, 2006

Source: Statistics Canada, Custom Census Data for Port Coquitlam, 2021.



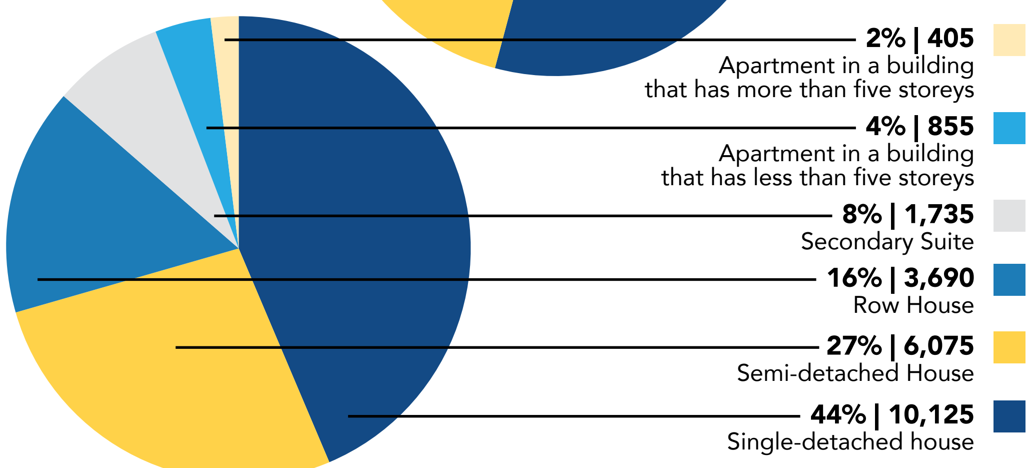


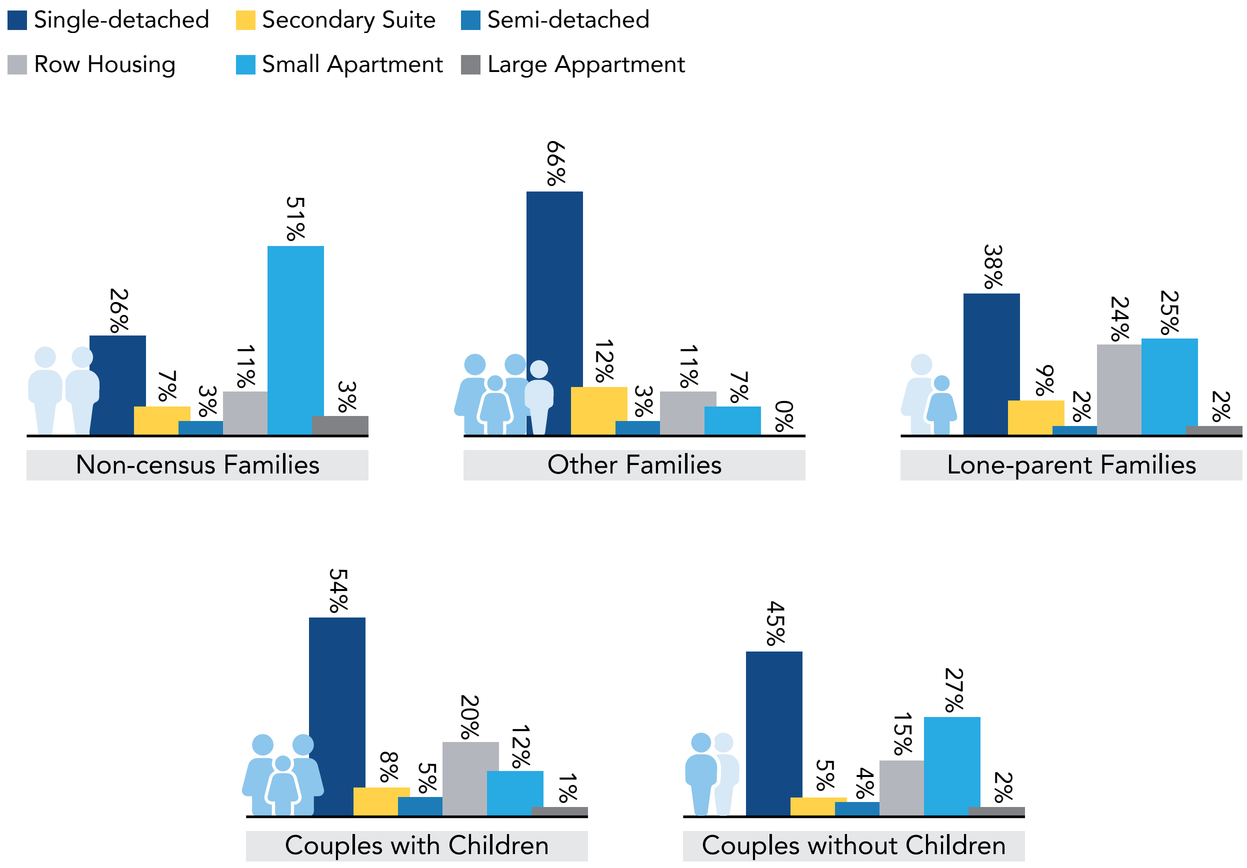
Figure 13: Occupied Housing Stock, Port Coquitlam, 2021

Source: Statistics Canada, Custom Census Data for Port Coquitlam, 2021.

The distribution of households by household type and dwelling type are shown in Figure 14. Single-detached housing is the most common dwelling type for other families (including multi-generation families), couples with children, and couples without children. Small apartments (buildings that have fewer than five storeys) are the most common dwelling type for non-census families (including individuals living alone). A significant proportion of couples without children and lone parent families also live in small apartments.

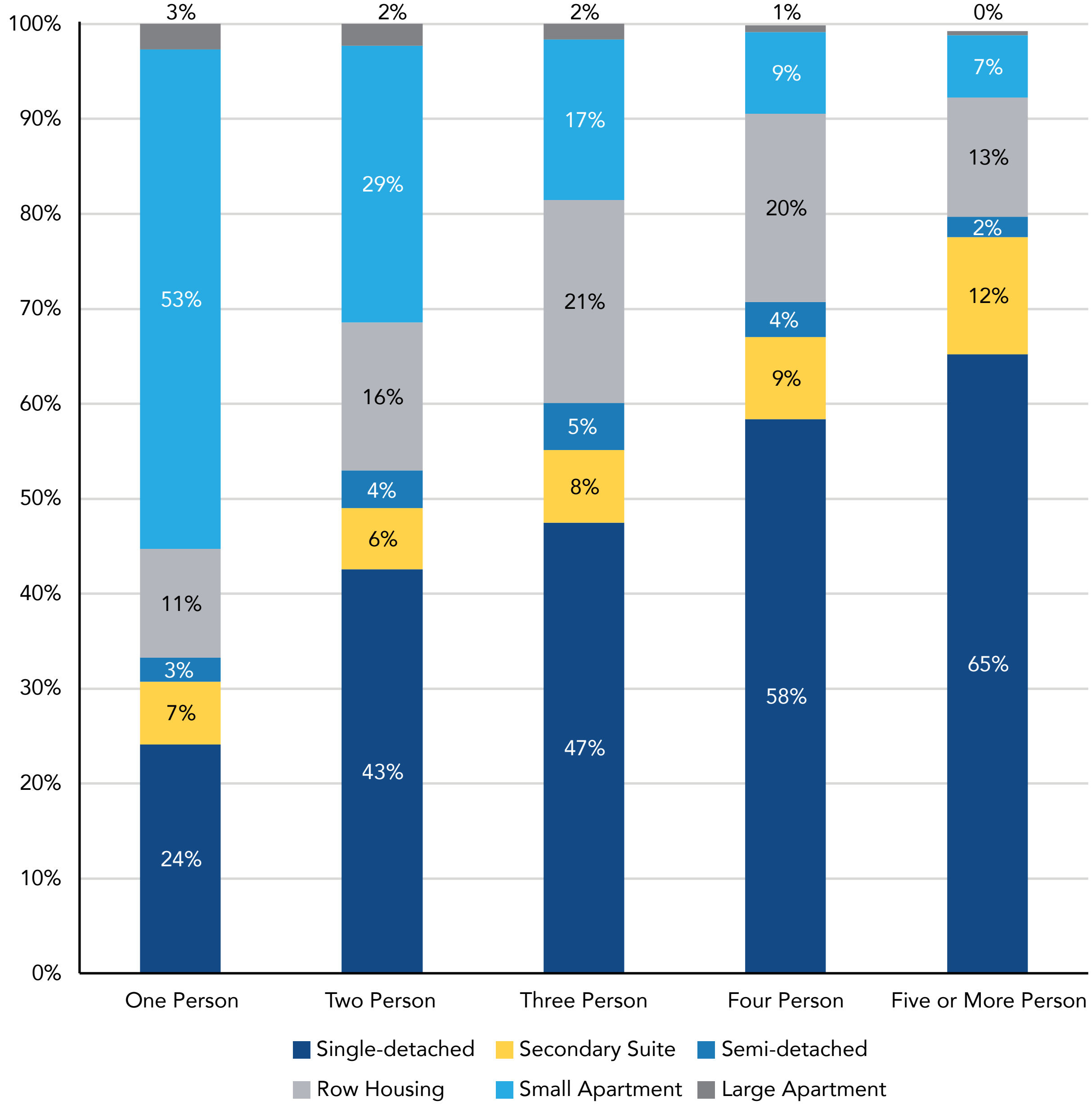
Figure 14: Households by Household Type and Dwelling Type, Port Coquitlam, 2021

Source: Statistics Canada, Custom Census Data for Port Coquitlam, 2021.



As expected, the larger the household size, the more likely the household lives in single-detached housing (Figure 15). Larger households are also more likely to have access to a secondary suite. By contrast, the smaller the household size, the more likely the household lives in a small apartment building.

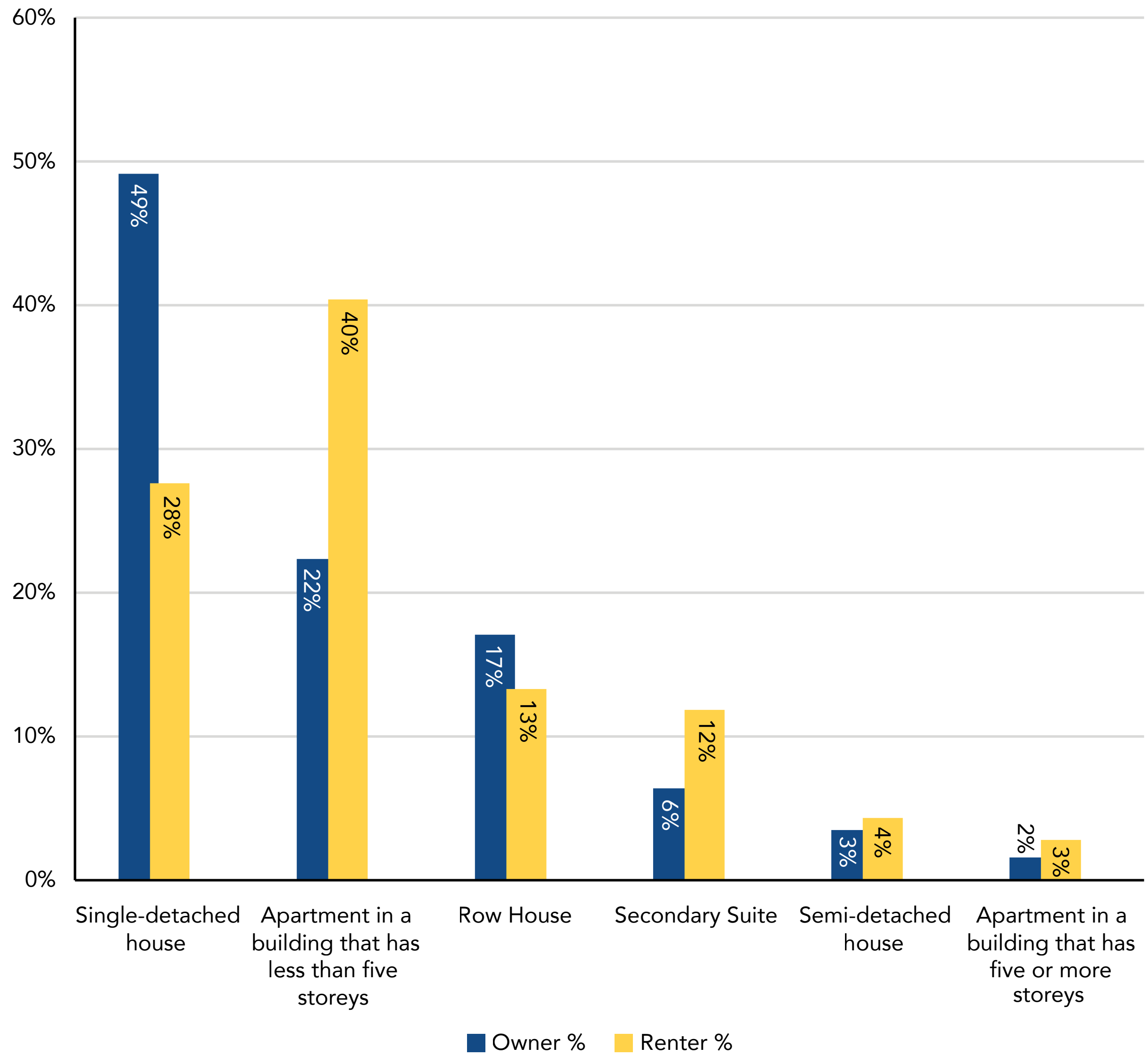
Figure 15: Households by Dwelling Type and Household Size, Port Coquitlam, 2021
Source: Statistics Canada, Custom Census Data for Port Coquitlam, 2021.



Occupied Housing Stocky by Tenure

A comparison of housing stock by tenure reveals that about half of homeowners in Port Coquitlam reside in single-detached houses (49%) compared to 28% of renters. Renters are most likely to reside in an apartment in a building with fewer than five storeys (40%).

Figure 16: Occupied Housing Stock by Tenure, Port Coquitlam, 2021
Source: Statistics Canada, Census of Population, 2021.

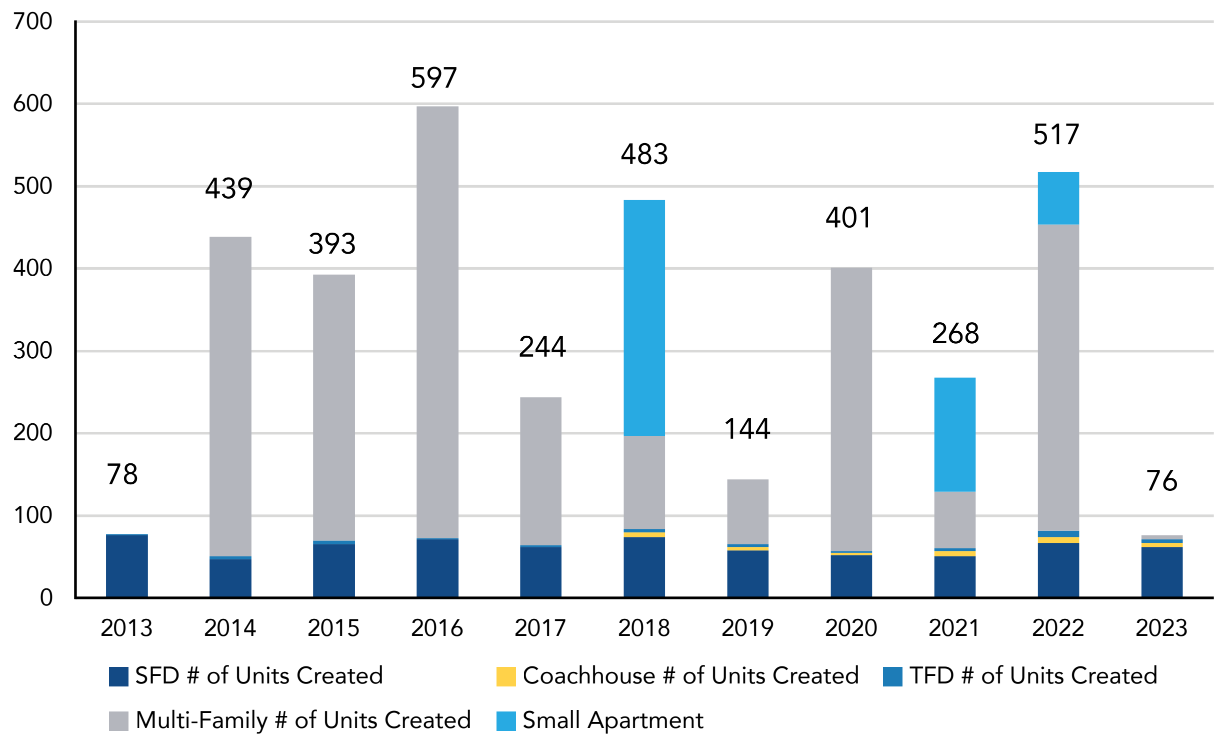


Development Trends

Port Coquitlam has seen significant fluctuations in the number of dwellings developed each year during the past 10 years (Figure 17). Between 2013 and 2023, the number of dwellings completed (permits approved by the City) averaged 331 per year for a total of 3,640 units. Multi-family units were the most common developments during this time period overall, however, a significant number of mixed-use developments were constructed in 2018 and 2021. Between 2017 and 2021 (inclusive) the city added 1,540 new units, while during the same Census period 1,272 new units were added. This means that actual new builds outpaced growth and contributed to addressing historical undersupply. A downturn in 2023 may have been due to a challenging economic environment, with high interest rates, high material costs, and labour challenges. As interest rates decline through 2024 this may contribute to a stronger economic outlook for continued development.

Note that demolitions are accounted for in Figure 17. Between 2013 and 2023, an average of 34 residential structures were demolished in Port Coquitlam each year for a total of 369. The demolitions were almost entirely single-family dwellings being redeveloped. Several major developments approved in 2024 will substantially increase the total unit count.

Figure 17: Development Trends in Port Coquitlam, 2013-2023
Source: City of Port Coquitlam Building Department, 2013-2023.



Rental Housing

Overview of the Rental Housing Market

The rental housing market is composed of units in the primary and secondary markets. The primary rental market includes purpose-built rentals in buildings with at least three rental units and does not include non-market supportive and affordable housing. Data on the primary rental market is collected through CMHC's Rental Market Survey. CMHC includes in their primary rental market universe all buildings with at least three rental units, which have been on the market for at least three months. This includes new stock that may have been stratified prior to occupancy but are being rented out for a period of time.

The secondary rental market describes units generally owned by an individual property owner and rented for income. This includes secondary suites, coach houses, rented condominiums and townhomes, and rented single detached homes.

In 2021, Port Coquitlam had 5,235 renter households. With only 1,048 units in the primary rental market that year,[1] it is estimated that the number of renter households in the secondary rental market may have been as high as 4,187 households (80% of all renter households).

1 CMHC's Rental Market Survey showed the rental universe for Port Coquitlam in 2023 was 1048 units.

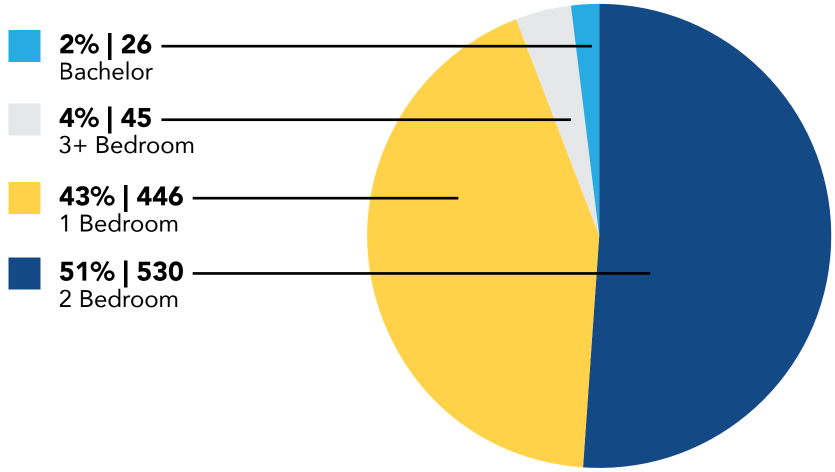
Primary Rental Housing Stock by Age

As of October 2023, CMHC reported that Port Coquitlam has 1,047 housing units in the primary rental market (Figure 18). The primary rental market is largely composed of one- and two-bedroom units, with very few three or more-bedroom units for families. As of 2023, there are 26 bachelor units, 446 one-bedroom units, 530 two-bedroom units, and 45 three or more-bedroom units in the primary rental market in Port Coquitlam.

Port Coquitlam's primary rental housing stock is aging, with a large portion of units having been built in the 1960s and 1970s. Aging buildings will eventually need renovation or be at risk of redevelopment due to pressures in the overall market. Older rental buildings tend to have significantly lower rents compared to units in new buildings and redevelopment can lead to a loss of affordable rental housing.

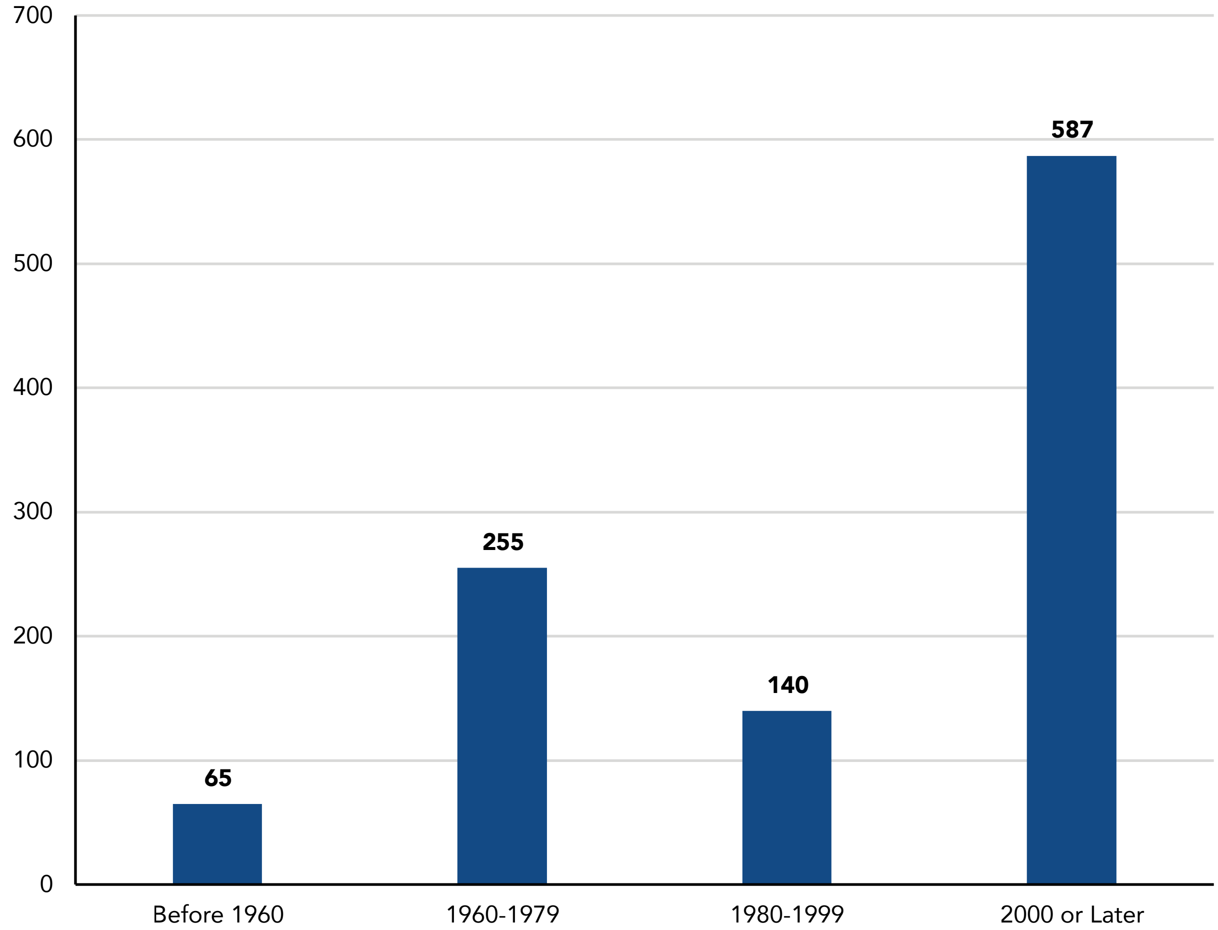
Figure 18: Primary Rental Housing Stock by Number of Bedrooms, Port Coquitlam, 2023

Source: CMHC Rental Market Survey via CMHC Information Portal, 2023.



Based on CMHC data from 2023, there has been significant growth in Port Coquitlam's primary rental housing stock since 2000 (Figure 19). A total of 587 new units were built between 2000 and 2023. Notably, the growth in the primary rental market since 2000 has been almost exclusively growth in one and two-bedroom units.

Figure 19: Primary Rental Housing Stock by Year of Construction, Port Coquitlam
Source: CMHC Rental Market Survey via CMHC Information Portal, 2023.

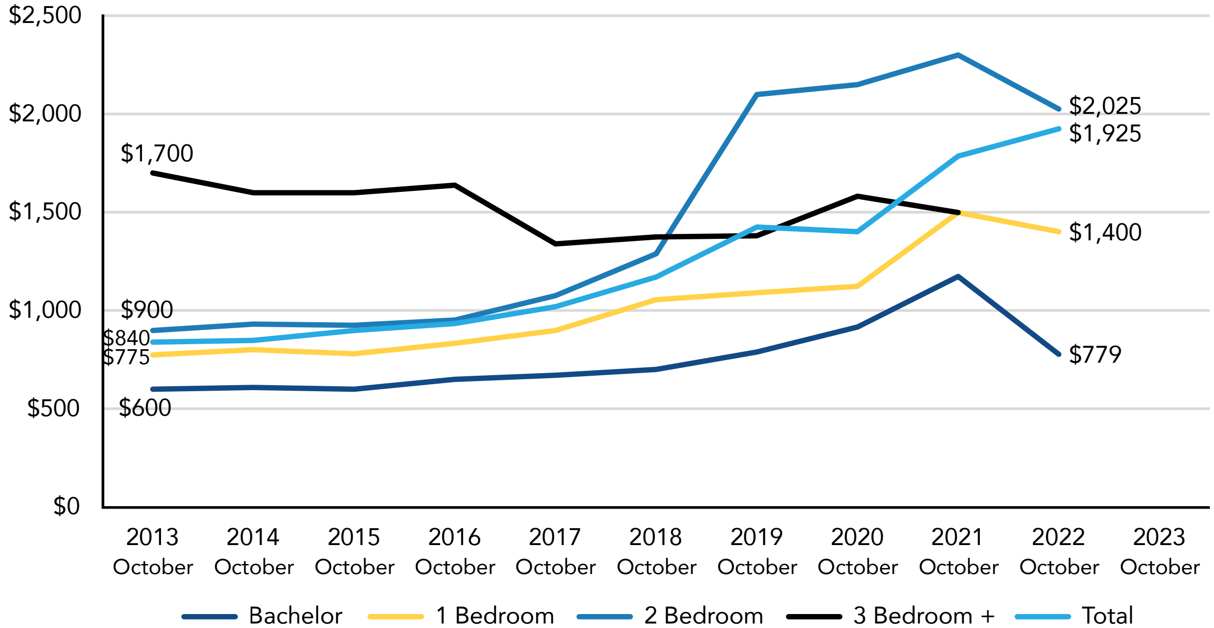


Median Rental Prices in the Primary Rental Market

Median rental prices for the primary rental market in Port Coquitlam are shown in Figure 20. This is in line with trends across Metro Vancouver, during a period that also saw declining vacancy rates. Between 2016 and 2020, median rents increased by 50%, significantly faster than in previous years. Rent increases reflect regional demand for rental, rents increasing significantly during tenant turnover, and newer developments coming online with higher rents than older rental. Notably, the median rent for three or more-bedroom was relatively stable. The number of three or more-bedroom units in Port Coquitlam is small and the lower median rent could be due to age or quality of the units, as well as location.

While data is unavailable for 2023 due to CMHC data suppression, between 2020 and 2022 average rents in Port Coquitlam increased despite a decline or stasis in median rents for bachelor, one, and two bedroom units, indicating that three-bedroom units may have increased in rent, bringing the average for all units up.

Figure 20: Median Rental Prices by Bedroom Size, Port Coquitlam, 2013-2023
Source: CMHC Rental Market Survey via CMHC Information Portal.



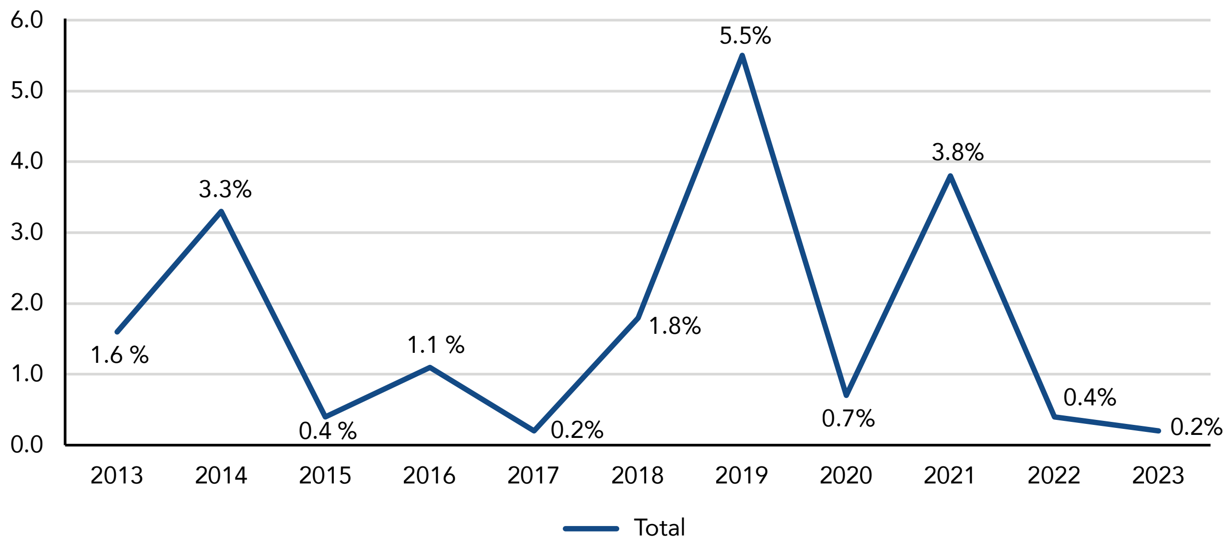
Vacancy Rate in the Primary Rental Market

The vacancy rate of Port Coquitlam's primary rental market between 2013 and 2023 is depicted in Figure 21. A 'healthy' vacancy rate – one that allows landlords to find tenants and that provides choice to renters – is generally considered to be between 3% and 5%. A low vacancy rate puts significant pressure on tenants as it leads to rising rental rates and limited choice in the rental market. CMHC's Rental Market Survey found that between 2018 and 2019, there was an increase from 689 primary rental units to 917 units, which can lead to a temporary vacancy rate increase as units are tenanted.

While the 2020 vacancy rate was below 1%, it increased to 3.8% in 2021. This is a trend seen in other communities and regionally, due to economic uncertainty, and some populations leaving existing housing to shelter in home communities or with family. The vacancy rate since 2021 has remained below 1% (0.4% in 2022, and 0.2% in 2023).

Figure 21: Rental Vacancy Rate, Port Coquitlam, 2013-2023

Source: CMHC Rental Market Survey via CMHC Information Portal.[2]



2 Notes: includes purpose built rental apartment and row housing numbers.

Secondary Rental Market

Data on Port Coquitlam's secondary rental market is limited, with CMHC not collecting specific data. In 2020, the City identified 3,038 secondary suites, with 1,834 occupied by renters and 1,204 used by owners' family members or left vacant. This count likely underestimates the total due to unpermitted suites. While secondary suites and rented condominiums form a significant portion of rental housing, tracking remains challenging. The City has issued 172 new secondary suite permits between 2019-2024 (Table 1).

Apart from secondary suites in single-detached dwellings, rented condominiums are an important source of secondary rental market housing and commonly purchased by buyers seeking to invest in the housing market and earn monthly rental income. However, due to challenges in collecting data on the secondary rental market, no estimates are available.

Table 1: Permits for New Secondary Suites, Port Coquitlam, 2019-2024
Source: City of Port Coquitlam, October 2024.

Year	Number of Permits Issued for New Secondary Suites
2019	29
2020	25
2021	25
2022	35
2023	31
2024[3]	27
Total	**172**

3 Number of permits issued from January 1, 2024 to October 28, 2024.

Non-Market Housing

Non-market housing refers to housing with rent levels that are protected from market forces. This type of housing can provide supports for specific needs (e.g., transitional or supportive housing) or it may offer more affordable rents than can be found in the private market (e.g., low-income seniors housing). Non-market housing is an important part of the housing system because it offers housing options for those with lower incomes and who require supports in place.

> Compared to Metro Vancouver, Port Coquitlam has proportionately fewer beds in emergency shelters and housing for the homeless, but a greater proportion of other non-market housing and supports.

Table 2: Stock of Non-Market and Co-operative Housing, Port Coquitlam, 2023
Source: BC Housing and 2021 Census of Population via Metro Vancouver Housing Data Book, 2023.

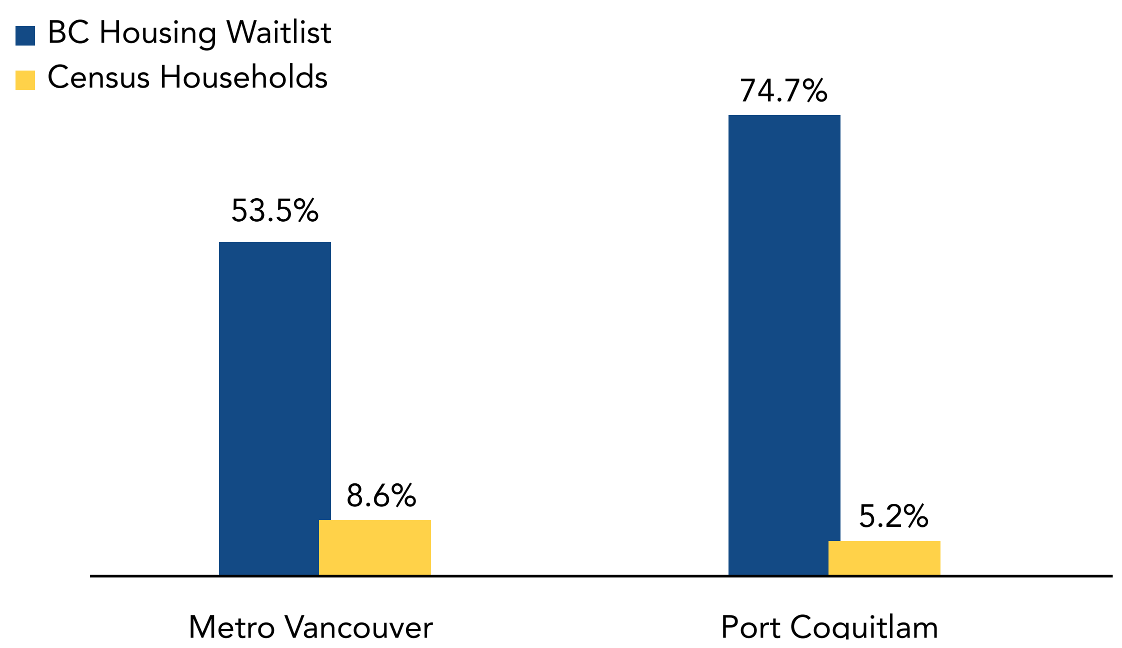
	Port Coquitlam
Emergency Shelter and Housing for the Homeless	20
Transitional Supported and Assisted Living	298
Independent Social Housing	549
Rent Assistance in the Private Market	282
Cooperative Housing	25
Total	**1,174**

BC Housing Social Housing Waitlist

BC Housing uses data from the Housing Registry, a centralized database for non-profit housing providers, to track the number of households that have applied for social housing. Across the Metro Vancouver region, growth in demand for social housing exceeds growth in the total number of households. Between 2018 and 2023, the BC Housing Social Housing Waitlist grew by 74.7% in Port Coquitlam while the total number of households only grew by 5.2% over the same time period. Across the region, the waitlist grew by 53.5% and the total number of households grew by 8.6% (Figure 22). This demand places significant pressure on the supply on non-market housing available.

Figure 22: Growth in BC Housing Social Housing Waitlist and Total Households[4], 2018 - 2023

Source: BC Housing and 2021 Census of Population via Metro Vancouver Housing Data Book, 2023.

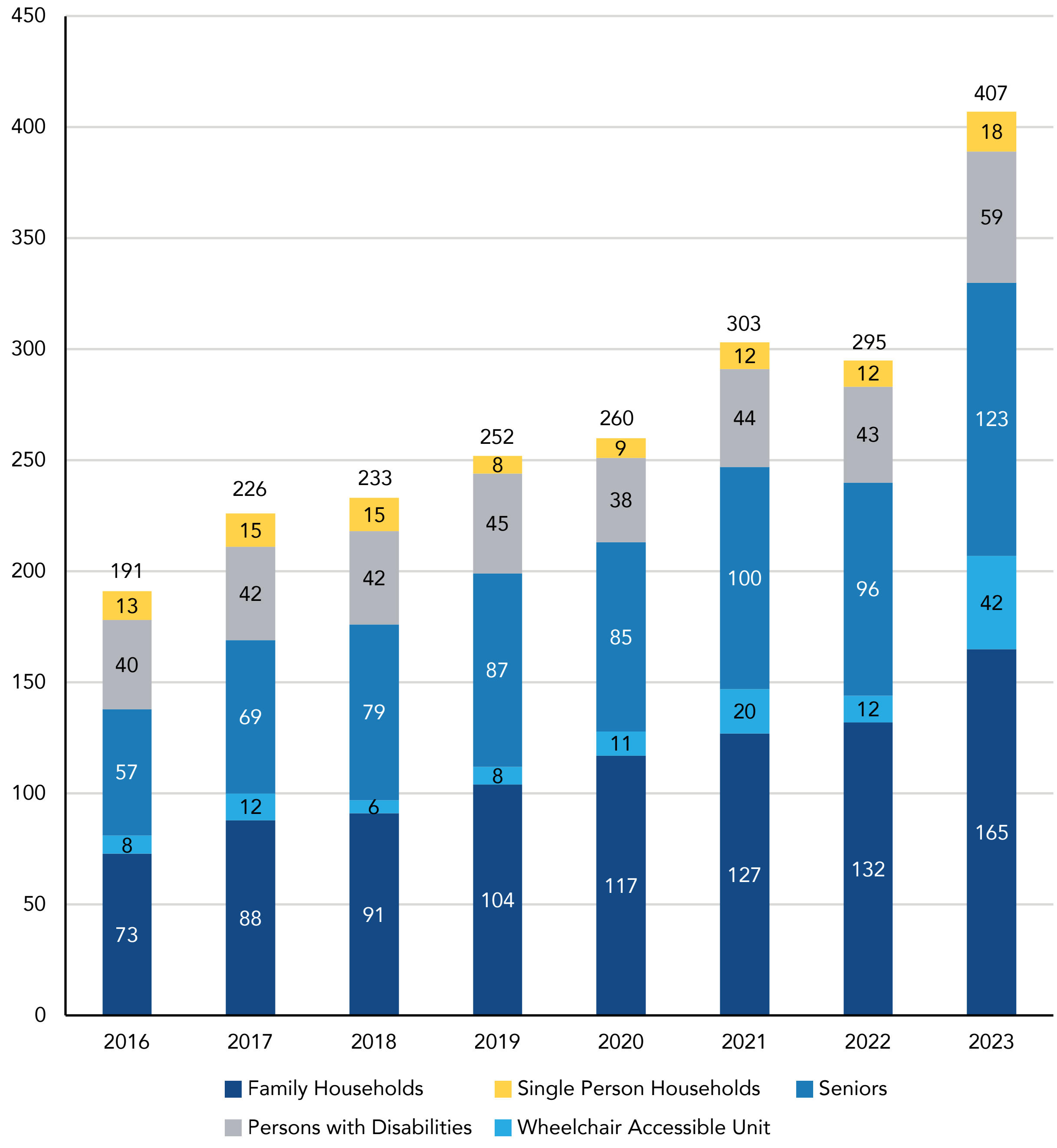


4 Based on 2021 Statistics Canada Census data.

As of 2023, there are 407 households on the BC Housing Social Housing Waitlist in Port Coquitlam. A breakdown of the waitlist by household type reveals that family households and seniors are most in need of social housing in Port Coquitlam (Figure 23).

Figure 23: Households on BC Housing Waitlist by Household Type, Port Coquitlam, 2023

Source: Metro Vancouver Housing Data Book, 2023.



Renter Affordability Gap Analysis

An affordability gap analysis was completed to understand how Port Coquitlam renter incomes compare with the cost of renting a home in the community. This analysis reflects a single scenario and is used a general measure of affordability. Individual circumstances vary widely. The analysis uses the following data and assumptions:

- 2023 average rents in the primary rental market.
- Affordability is defined as spending less than 30% of before-tax household income on housing costs.
- The 2021 census reports on 2020 income information. To compare household incomes with median rents, incomes were projected to 2024 based on historic growth in incomes.
- Data on median household income for household types is available, but not by tenure. Because renter household median incomes are far lower than owner households, median household incomes for different household types were adjusted to reflect this difference and avoid misrepresenting the affordability gap. For example, in 2020 median renter household income ($68,000) was 67% of Port Coquitlam's overall median household income ($102,000). Median household incomes were adjusted based on this proportion.

Table 3 shows the results of this analysis and the difference between what is affordable for median-earning households and actual median rents. The tables are colour coded based on what percentage of that household's income would be required to afford the estimated monthly housing costs for each dwelling type. For example, an individual living alone earning the median renter income for this household type ($36,202) can afford a monthly housing cost of $905. Individuals in this situation could not afford any unit size without spending more than 30% of income on shelter costs. This affordability gap analysis shows that individuals living alone are likely to face the most significant affordability challenges.

Table 3: Renter Affordability Gap Analysis, Port Coquitlam, 2024[5]

	Median Household Income (Renters, 2024)	Affordable Shelter Costs (monthly)	Monthly Shelter Affordability Gap[6]		
			1-Bedroom apartment ($1,450)	2-Bedroom apartment ($2,083)	3-bedroom apartment ($1,566)[7]
Couples without children	$78,802	$1,970	$520	-$113	$404
Couples with children	$111,570	$2,789	N/A*	$706	$1,223
Lone-parent families	$60,857	$1,521	N/A*	-$562	-$44
Non-census families[8]	$36,202	$905	-$545	-$1,178	-$661

- Spending less than 30% of household income on shelter costs
- Spending approximately 30-49% of household income on shelter costs
- Spending 50% or more of household income on shelter costs

This Table is Analysis undertaken by Urban Matters, and uses BC Assessment data and Census Data.

*Not applicable (N/A) means that a household would be in housing that does not conform to National Occupancy Standards (e.g. does not have sufficient bedrooms to accommodate the number of household members), and is therefore not considered suitable for this family type.

5 Shelter costs in this table incorporate CMHC rental costs and monthly hydro costs.

6 Rental rate source: CMHC Primary Market Rent Survey, Port Coquitlam, 2020. Rent rates may be underestimate of average rent rates found in primary and secondary rental markets. Incomes are adjusted to 2020 estimates using historical growth rates.

7 CMHC reports that the median rent for three or more-bedrooms units is lower than for two-bedroom units. There are only a small number of three or more-bedroom units in Port Coquitlam and the lower rent may be due to the age or quality of the building, as well as location.

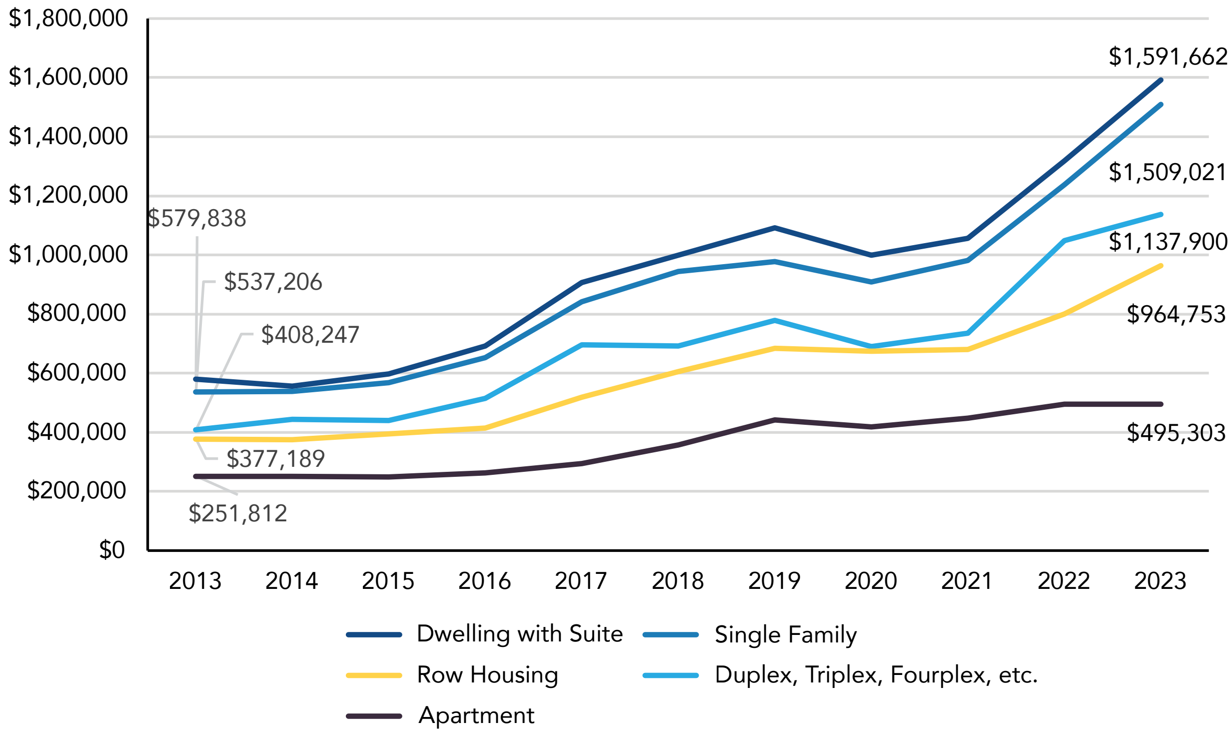
8 Non-census family households are largely one-person households (88% in 2021), or two or more individuals living as roommates.

Homeownership

Sales Prices

Home sales prices have risen dramatically in Port Coquitlam, reflecting trends in the region overall. There has been a marked increase in average home sales prices since 2015, as reflected in Figure 24. Between 2019 and 2020 sale prices show a decline, likely a delayed response to federal government initiatives and potentially due to price cooling measures (e.g. foreign-buyer's tax implemented in 2017), including stronger pressure testing on mortgages and the speculation tax. The start of the COVID-19 pandemic in 2020 created significant uncertainty in the housing market due to higher unemployment, mortgage deferrals, reduced immigration from workers and students, and the risk of an economic contraction. However, the impact of the pandemic on home sales has been short-lived as prices have risen drastically between 2021 and 2023.

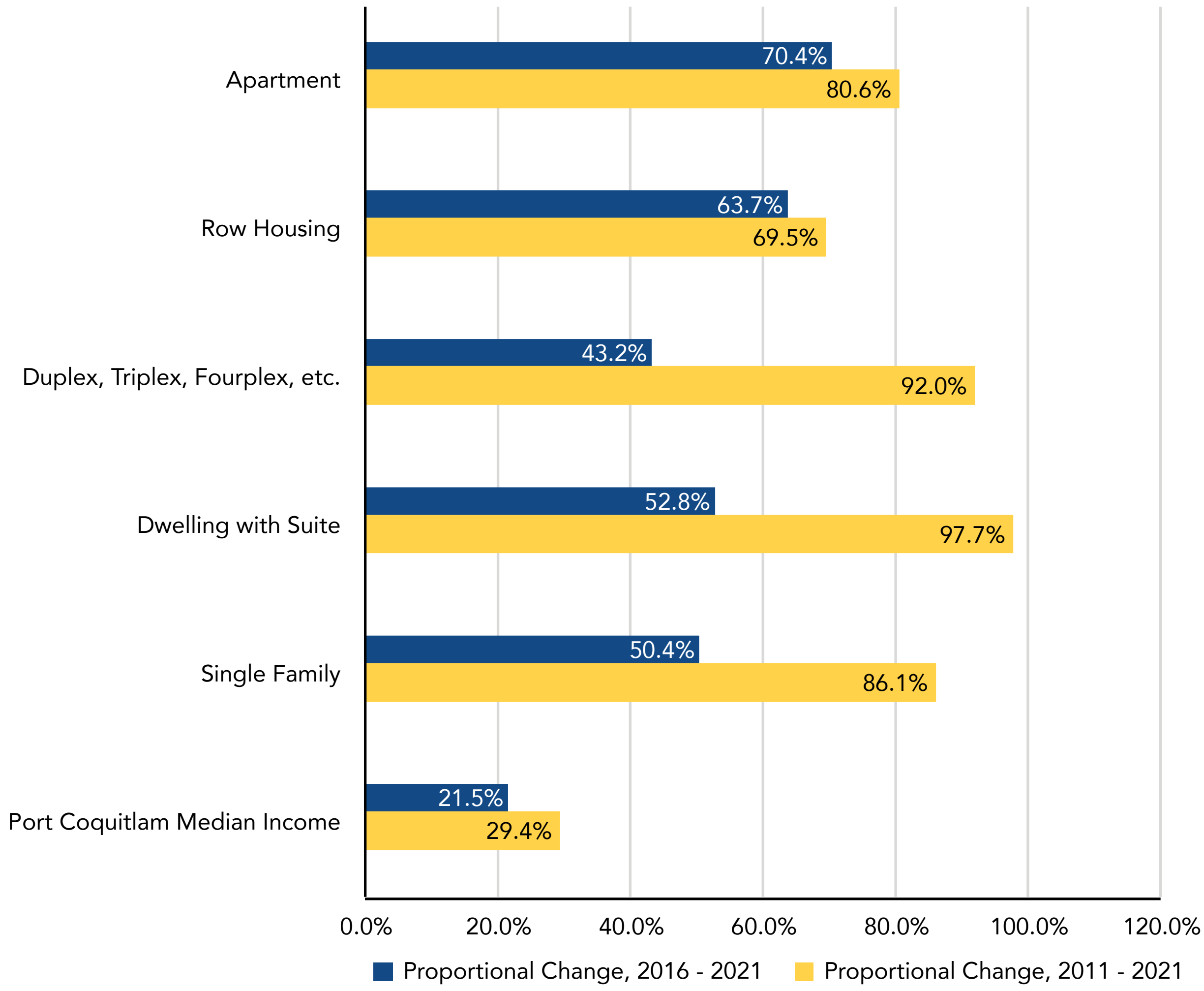
Figure 24: Average Sales Prices by Dwelling Type, Port Coquitlam, 2013-2023
Source: BC Assessment, 2023.



Change in Housing Cost vs. Income

The cost of homeownership relative to owner incomes is presented in Figure 25 as a comparison of the proportional change between the entirety of 2011 and 2021 and specifically during the 2016 to 2021 time period. Dwellings with suites and duplexes/triplexes/fourplexes experienced the largest price increases over 2011-2021, rising by 97.7% and 92.0% respectively. Interestingly, the City did not permit triplexes and fourplexes during this time period. Looking at the shorter 2016-2021 timeframe, apartments saw the highest proportional increase at 70.4%.

Figure 25: Increase in Cost of Housing by Dwelling Type vs. Increase in Median Income, Port Coquitlam, 2011-2021



Owner Affordability Gap Analysis

An affordability gap analysis was completed to understand how Port Coquitlam homeowner incomes compare with the cost of owning a home in the community. This analysis reflects a single scenario and is used as a general measure of affordability. Individual circumstances vary widely. The analysis uses the following data and assumptions:

- 2023 average home sales prices (BC Assessment, 2023).
- Affordability is defined as spending less than 30% of before-tax household income on housing costs, including mortgage payments, insurance, utilities, and property taxes.
- Annual utility costs of $790 for single family dwellings, $700 for townhouses, and $600 for condominiums.
- The 2021 census reports on 2020 income information. To compare household incomes with average sales prices, incomes were projected to 2024 based on historic growth in incomes.
- Includes property tax based, based on local mill rates.
- Data on median household income by household types is available, but not also by tenure. Because renter household median incomes are far lower than owner households, median household incomes for different household types were adjusted to reflect this difference and avoid misrepresenting the affordability gap. For example, in 2020, median owner household income ($114,000) was 112% of Port Coquitlam's overall median household income ($102,000). Median household incomes by household type were adjusted based on this proportion.

Table 4 shows the results of this analysis and the difference between the monthly cost of an average home and what is affordable for median income-earning households. The figures are colour coded based on what percentage of that household's income would be required to afford the estimated monthly housing costs for each dwelling type. For example, an individual living alone earning the median income for this household type ($60,691) can afford a monthly housing cost of $1,517. Individuals in this situation could not afford to purchase any dwelling type at the average sales price; even apartments would be unaffordable.

Table 4: Owner Affordability Gap Analysis, Port Coquitlam, 2024[9]

	Median Household Income (2024)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Single-Detached Dwelling ($1,509,021)	Townhouse ($964,753)	Condominium ($495,303)
Couples without children	$132,108	$3,303	-$4,057	-$2,227	$379
Couples with children	$187,045	$4,676	-$2,683	-$853	$1,752
Lone parent families	$102,024	$2,551	-$4,809	-$2,979	-$373
Non-census families[10]	$60,691	$1,517	-$5,842	-$4,012	-$1,407

- Spending less than 30% of household income on shelter costs
- Spending approximately 30-49% of household income on shelter costs
- Spending 50% or more of household income on shelter costs

This Table is Analysis undertaken by Urban Matters, and uses BC Assessment data and Census Data.

9 For owners, shelter costs include, as applicable, mortgage payments (principal and interest), property taxes, condominium fees, and payments for electricity and water & sewer services. For the purposes of this exercise mortgage payments are calculated using a 25-year amortization, with 4.74% interest, and 20% down on homes over $1 million, and 10% down payment. Incomes are adjusted to 2024 estimates using historical growth rates.

10 Non-census family households are largely one-person households (88% in 2021), or two or more individuals living as roommates.

Homelessness

According to the Preventing & Reducing Homelessness Integrated Data Project (IDP), 11,392 individuals across Greater Vancouver were experiencing homelessness in 2021. This amounts to 0.43% of the total population for the region, 2,642,825, based on 2021 Census data. Since Port Coquitlam contains 2.32% of the region's population, the homelessness estimate for Port Coquitlam in 2021 was 264 individuals.

In 2023, 160 people were identified as homeless in the Tri-Cities area based on the Point-in-Time Count (PiT) for Greater Vancouver. This is an 86% increase from the total of 86 individuals counted in 2020. The number of unsheltered homeless increased by 38% from 24 in 2020 to 62 in 2023. The PiT Count is a known undercount of the total population experiencing homelessness. Currently, there are 20 rotating shelter mats, beds, and rooms available for people experiencing homelessness in the Tri-Cities area.

Core Housing Need (Immediate Need)

Housing standards are defined as follows:

Adequate Housing	Affordable Housing	Suitable Housing
Reported by their residents as not requiring any major repairs.	Shelter costs equal to less than 30% of total before-tax household income.	Enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.

CMHC defines core housing need as a household whose housing falls below at least one of the adequacy, affordability, or suitability standards and who would have to spend 30% or more of its before-tax income to afford the median rent of an alternative unit that is acceptable. Those in extreme core housing need meet the definition of core housing need and spend 50% or more of their income on housing. Essentially, households in core housing need are facing at least one housing issue AND cannot afford to move in the same community.

Households in core housing need would be heavily impacted by job loss or a major unexpected expense such as medical emergencies, major auto repairs, home repairs, pet emergencies, or unplanned travel. Unexpected job loss was experienced by some workers during the COVID-19 pandemic due to unexpected economic changes. Households in extreme core need are sometimes considered at-risk of homelessness because of the high proportion of their incomes going to housing.

In 2021, 12.8% of Port Coquitlam households were in core housing need (Table 5). While a similar number of renters and owners are in core housing need (Figure 26), a much higher proportion of renters are in core housing need (Figure 26, Table 5). This reflects the fewer number of renter households in the community and the greater sensitivity of renters to housing supply and affordability. Between 2006 to 2016, the proportion of renters and owners in core housing need stayed relatively stable, though grew with population growth. Between 2016 and 2021, however, the percentage of households in core housing need declined amongst both owner and renter households. This decline in core housing need is often attributed to the impact of the Canada Emergency Response Benefit (CERB), which provided significant support to low and very low-income households in 2020 and 2021. It is unlikely that the decline in core housing need reflects an improvement in housing affordability, but rather likely a reflection of point-in-time income interventions from senior government.[11]

Table 5: Total Households in Core Housing Need by Tenure, Port Coquitlam, 2006-2021

Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021 (custom data provided by BC Ministry of Municipal Affairs and Housing).

	2006	2011	2016	2021
% of all Households in Core Housing Need	**14.1%**	**14.5%**	**14.8%**	**12.8%**
% of all Owner households in Core Housing Need	9.1%	9.4%	9.3%	8.4%
% of all Renter households in Core Housing Need	34.8%	33.4%	34.0%	27.5%

11 https://hart.ubc.ca/wpcontent/uploads/2023/07/Understanding-2021-Core-Housing-Need-Data.pdf

Figure 26: Total Households in Core Housing Need by Tenure, Port Coquitlam, 2006-2021

Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021 (custom data provided by BC Ministry of Municipal Affairs and Housing).

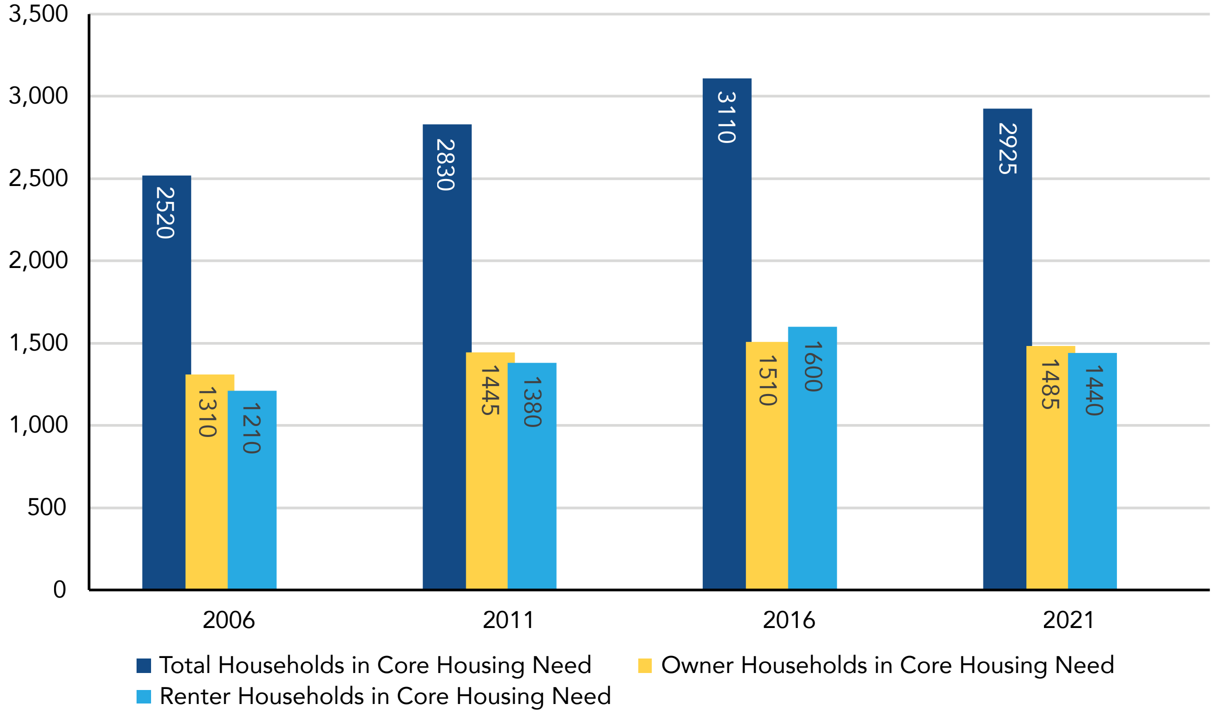
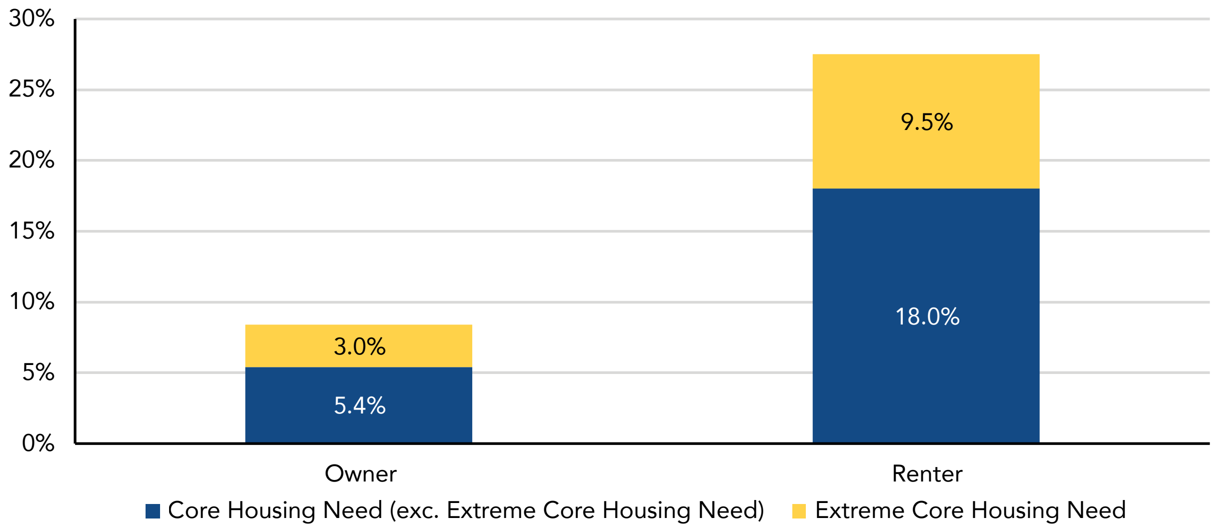


Figure 27: Households in Core and Extreme Core Housing Need by Tenure, Port Coquitlam, 2021

Source: Statistics Canada, Census of Population, 2021 (custom data provided by BC Ministry of Municipal Affairs and Housing).



Demographics and Housing Need

The proportion of equity-deserving groups in core housing need by tenure is depicted in Figure 28. For most of these groups, renters are much more likely than owners to be experiencing core housing need. Senior renters are experiencing very high rates of core housing need, with more than three-quarters of senior renters (1,440 households) in core housing need. Single-parent renter households also have very high rates of core housing need (51% for single mothers, 50% for all single parents). Refugee claimants, households where at least one member has a physical disability, visible minority-led, women-led and black-led renter households all have core housing needs higher than renters as a whole in Port Coquitlam.

Figure 28: Equity-Deserving Groups in Core Housing Need by Tenure, Port Coquitlam, 2021

Source: Housing Assessment Resource Tools, 2021 Census Data.

Percentages below represent the percentage of each tenure type in core housing need. Each equity-deserving group is identified along with the percentage of those households that are in core housing need broken out by tenure (owner versus renter) as well as the total percentage of households.

	Total	Owner	Renter
Household head over 85	25%	12%	76%
Household head over 65	17%	10%	69%
One-person households	25%	18%	52%
Single mother-led household	30%	24%	51%
Lone-parent household	27%	21%	50%
Household led by a refugee claimant	18%	13%	44%
Household member with physical activity limitation	11%	7%	35%
Visible minority household	15%	12%	34%
Women-led household	13%	8%	32%
Black-led household	18%	16%	29%
Household member with cognitive, mental, or addictions activity limitation	11%	6%	27%
Indigenous household	14%	10%	23%
Household led by a recent immigrant	16%	17%	16%

4.0 Community Growth and Anticipated Housing Needs

This section of the report outlines anticipated housing need for the next 5 and 20 years in Port Coquitlam. There is a breakdown of anticipated unit needs by tenure and affordability level, as well as statements of need for various populations and housing types.

Key Findings

The Province's new standardized method for HNR's shows that **Port Coquitlam needs 4,727 new homes over five years and 15,249 over 20 years**. Population growth is the primary driver, accounting for 3,340 units in the first five years. According to Metro Vancouver's population and dwelling projections, Port Coquitlam is projected to have a population of 78,680 and 30,780 dwelling units by 2040.

Current housing gaps require immediate attention, over the next five years the following is needed:

262 units for households in extreme housing need

132 units to address homelessness

331 units for suppressed households who cannot currently form their own households due to market constraints

To meet the demands for market ownership **1,013 units are needed** as well as **1,784 for market rental**.

Diverse housing types are needed over the next five years to address affordability and shifting tenure.

1,784 market rental units

1,136 affordable rental units

59 supportive housing units

This should also include about **1,100 three or more bedroom units** to **accommodate larger households and families**. This mix aims to address various community needs while maintaining market stability.

Population and Household Projections

Metro Vancouver Regional Planning has developed comprehensive growth projections for population, dwelling units, and employment through 2050. These projections are based on a 2021 baseline and consider three scenarios: medium-growth (reference scenario), high-growth, and low-growth, with variations primarily influenced by immigration and fertility rate assumptions. Only the medium-growth scenario is considered below, as this growth rate generally represents a reasonable and balanced expectation of growth.

Metro Vancouver's detailed population and dwelling projections provide a more locally contextualized understanding of potential growth patterns in Port Coquitlam than BC Stats projections. Metro Vancouver's projections use a hybrid forecasting model that accounts for both demographic changes and land use and development patterns. These projections, illustrated in Figure 29 and Figure 30, offer valuable insight into the range of population and dwelling growth the city might experience over the coming decades.

In the medium-growth scenario, Port Coquitlam is projected to have a population of 78,680 and 30,780 dwelling units by 2040.

Figure 29: Medium Population Growth Scenario, City of Port Coquitlam, 2021 - 2050
Source: Metro Vancouver Growth Projections – 2024 Update.

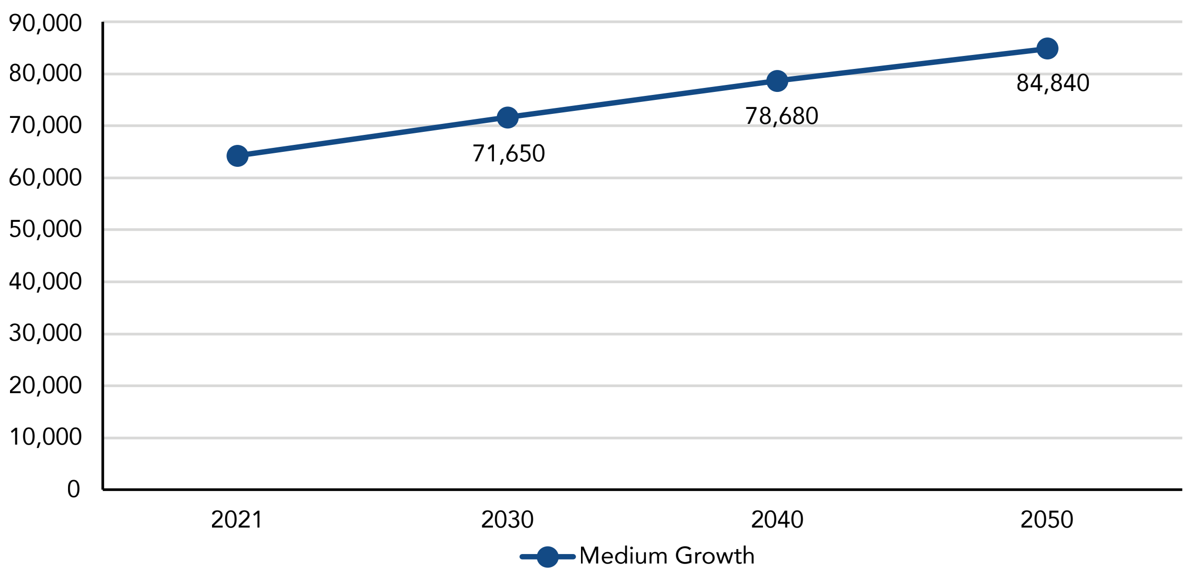
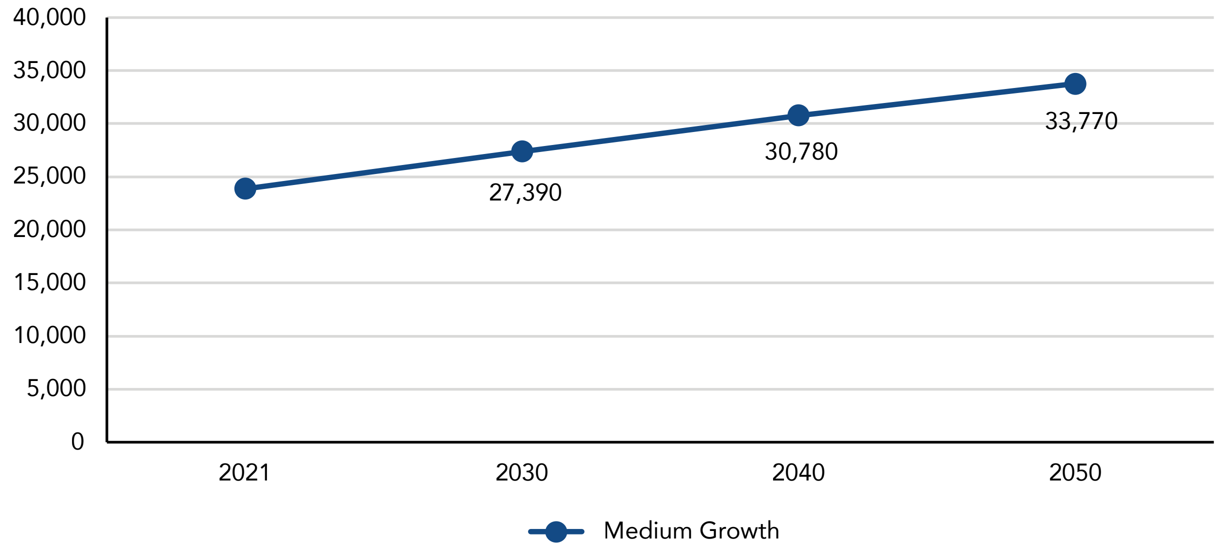


Figure 30: Medium Dwelling Unit Projections, City of Port Coquitlam, 2021 - 2050

Source: Metro Vancouver Growth Projections – 2024 Update.



Five and Twenty-Year Housing Need

In June of 2024 the Province introduced a new standardized methodology for calculating housing need in communities. The Province provides detailed technical guidance for calculating each component. This standardized approach helps ensure consistent housing need assessments across all communities. This new methodology estimates housing need in two parts:

- Estimating the existing gaps in current housing by combining components A, B, C, E, and F (see Table 6 on the following page).
- Projecting future housing need based on household growth over the next five and 20 years as shown in component D of Table 6.

Comprehensive component definitions can be found in the Glossary at the end of this document, as well as a discussion of unit requirements. A summary of components is provided here (see Appendix A: Component Glossary for a more detailed description of components):

- Component A refers to the number of housing units needed to address extreme core housing need, defined as households spending 50% or more of their total pre-tax income on housing.
- Component B represents the supply of permanent housing units needed to accommodate individuals currently experiencing homelessness.

- Component C captures the units needed to accommodate for households that were not able to form due to the constrained housing environment; for example, young people may have difficulty moving out of their parents' homes to form households of their own.
- Component D reflects the additional households needed to accommodate for the projected population growth over the twenty years. This component constitutes the largest share of the HNR Method projections.
- Component E refers to surplus rental units needed to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market (3% - 5%).
- Component F represents the additional housing demand within a community that exceeds the minimum units needed to adequately house current and projected residents. It includes the number of units required to maintain a "healthy" market demand specific to each community.

The city's housing needs are calculated in two timeframes: a shorter five-year period and a longer 20-year period. The city's five-year housing need is calculated by combining a portion of the existing need and additional supply to meet household growth over the next five years. The city's 20-year housing need is calculated by addressing the total existing housing need as well as the supply of units to meet household growth over the next 20 years. Table 6 shows the breakdown of each component, and the amount of anticipated need over a five-year period (2021-2026) and a 20-year period (2021-2041).

Table 6: Assessed five and 20-Year Housing Needs and Demands for Port Coquitlam, 2021-2041

Component	Five Year Need	20 Year Need
A. Extreme Core Housing Need	262	1,048
B. Persons Experiencing Homelessness	132	264
C. Suppressed Household Formation	331	1,325
D. Anticipated Growth	3,340	9,966
E. Rental Vacancy Rate Adjustment	0	0
F. Additional Local Demand	661	2,646
Total New Units – Five years	**4,727**	**n/a**
Total New Units – 20 years	**n/a**	**15,249**

Breakdown of Five-Year Assessed Needs by Bedroom-size, Tenure, and Affordability Level

Urban Matters has developed a methodology to break down the five-year housing need into the number of units needed based on bedroom-size, tenure and affordability levels (see Table 7). Typically, it is difficult to undertake this analysis over a longer period of time than five years, as significant shifts in tenure and affordability can occur within a longer timeframe (e.g. 20 years). However, a 5-year period offers a relative amount of predictability in terms of tenure, affordability, and income changes to provide some measure of certainty to the estimates below.

Table 7 below provides an overview of the projected 5-year housing need, categorized by tenure. It is estimated that Port Coquitlam will need at least 1,013 ownership units and 3,052 rental units. The remaining units are not assigned tenure breakdowns as they represent units from Component F (Demand Buffer). Component F will be shaped by future buyers' and renters' preferences rather than by existing trends.

Table 7: Estimated Tenure Breakdown of Housing Need in the City of Port Coquitlam, Five-Year Housing Needs
Source: Internal Calculations from Urban Matters.

Five-Year Housing Need	Minimum Housing Need - Ownership	Minimum Housing Need – Rental	Additional Housing Need – No Tenure Specified
4,727 units	1,013 units	3,052 units	661 units
	21%	65%	14%

Table 8 below provides an overview of the projected five-year housing need, categorized by tenure and the number of bedrooms. While the majority of the housing need has been categorized as one and two-bedroom units, this does not account for Component F units that were not assigned tenure or bedroom breakdowns. Component F will be shaped by future buyers' and renters' preferences, which may lean towards larger units.

Table 8: Estimated Housing Need by Number of Bedrooms in the City of Port Coquitlam, Five-Year Housing Need

Source: Internal Calculations from Urban Matters.

	Studio and One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom+	Total
Owners	364 (36%)	415 (41%)	234 (23%)	0 (0%)	1,013
Renters	1,406 (46%)	547 (18%)	629 (21%)	470 (15%)	3,052

Finally, our analysis considers tenure and affordability levels to estimate the number of units required across the housing continuum to meet the city's needs over the next five years. This analysis can help the City monitor how new housing stock is meeting the needs of the community. The categories for this analysis include:

1. Units without onsite supports to address homelessness.
2. Units with onsite supports to address homelessness.
3. Affordable rental housing units (below- and non-market).
4. Market rental housing units.
5. Market ownership housing units.

A breakdown of the 5-year housing totals can help to provide guidance to local governments on how best to support the development of needed forms of housing. It is difficult to consider the long-term (20-year figures) housing totals by tenure and affordability level, as it is difficult to project tenure needs out over the long-term, and incomes may be subject to significant change over this long period of time, making affordability levels difficult to predict.

It can be challenging to ascribe specific typology requirements to the unit need, as the local needs and context of each community in the province differ significantly. In recent years Port Coquitlam's housing stock has shifted significantly, with multi-family and mixed-use housing driving the majority of new development in the city. It is anticipated that much of the need discussed in Table 5 and Table 8 will be addressed through new multi-family and infill housing, as these tend to be more cost effective forms of building at scale. Ultimately, the typology of these units will be driven by growth, housing incentives, and land use decisions.

Table 9: Breakdown of City of Port Coquitlam's Five-Year Housing Need
Source: Urban Matters Calculations.

	Five Year Housing Needs
Units without onsite supports	73
Units with onsite supports	59
Affordable rental housing units (below- and non-market)	1,136
Market rental housing units	1,784
Market ownership housing units	1,013
Total Units Needed	**4,065**
Demand Factor (Component F)	661
Total 5-Year Need	**4,727**

Why Does this Analysis Differ from the 2022 HNR?

The 2024 HNR was created using a standardized Provincial methodology that was introduced in June of 2024. This new methodology calculates need differently, including specific components for extreme core housing need, homelessness, supressed household formation, growth projections, vacancy rate adjustments, and additional local demand. All these components are described in the Glossary section of this document, and not all listed components were considered in the 2022 HNR. The 2022 HNR report focussed on a 10-year timeline rather than the longer 20-year timeline presented in this current report. Because of this it is difficult to compare the needs estimates of the two reports.

5.0 Statements of Needs

To combat the housing crisis of affordability and availability in Port Coquitlam, it is important to understand current demand. This section uses components of need to calculate a total need over 20 years for the City of Port Coquitlam. A component of need represents an area of defined housing need, such as households experiencing extreme core housing need, or suppressed households. This section of the report provides statement of needs. Statements of need summarize where there are gaps in housing in the community and define priorities for housing as the City moves forward with updates to their OCP and housing policies.

Rental

Port Coquitlam is experiencing significant pressures in the rental market, with a 0.2% vacancy rate in 2023 and rapid increase in median rents over the past ten years. As of 2021, purpose-built rental only served 20% of Port Coquitlam renter households. Most renter households live in secondary suites or rented condominiums, townhomes, or single-family homes. The secondary rental market is a crucial source of housing; however, it can be less secure over the long-term than purpose-built rental, as the owner may wish to sell or occupy at any time. More rental housing is needed across a range of affordability levels and sizes to accommodate households with low incomes and a range of household types and sizes.

Between 2006 and 2021, more than one-third of new households were renters, and in recent years the city has seen significant investment in new rentals; however, growth in renter households is outpacing the development of new purpose-built rentals. Moreover, with nearly one-third of the city's the existing stock being built prior to 1980, purpose-built rental may be vulnerable to redevelopment or loss for a number of reasons, such as aging stock, strata conversion, and redevelopment to higher density forms. Because of the level of affordability offered by older rental housing, there is a risk of losing affordability in the community and pushing renters out of the community. Although rental demolitions have not been happening on a large scale in Port Coquitlam to date, developing policies in advance of redevelopment pressures increasing would allow the City to be prepared. Policy considerations could include adopting strata conversion policy, a reinvestment incentive program, a rental replacement policy, or careful use of residential rental tenure zoning.

Port Coquitlam needs an estimated 1,784 market rental units over the next five years to meet underlying demand and population growth demands.

Non-Market Rental

Applying for housing through BC Housing's Housing Registry is at historic highs, reflecting the growing need for more affordable options. While those with the very lowest incomes (e.g., on Income Assistance and Persons with Disabilities) have often been the focus of non-market housing, the incomes of working households are also not keeping up with housing costs and pushing many to look for non-market housing options. For example, 27.5% of renter households are in core housing need, meaning they are facing housing issues and cannot afford to find appropriate housing in the private rental market.

Finding solutions to the challenge of affordability requires the involvement of the non-profit housing sector. This includes partnering with non-profit housing providers and offering incentives for developments that offer more affordable housing options, including for those with extremely low incomes and housing with mental health supports. It also means advocating to provincial and federal governments for funding for non-market affordable housing development.

Based on income distribution in the community, it is estimated that 1,136 non-market units are needed over the next five years.

Homeownership

Homeownership continues to be an important aspiration for many households and has historically been a key driver in creating stability and generating wealth for families. With the cost of homeownership at historic highs and continuing to increase, many households in Port Coquitlam and across Metro Vancouver are feeling that homeownership is out of reach for them.

The City can facilitate more affordable options by regulating size, density, and location of new developments, as well as exploring and piloting potentially more affordable homeownership options.

It is estimated that at least 1,013 units to own are needed over the next five years, across a range of affordability levels.

People Experiencing Homelessness

In the Tri-Cities, an estimated 264 individuals are experiencing homelessness based on 2021 data obtained from the Integrated Data Project (IDP).

As of 2023, there are 407 households on the BC Housing Social Housing Waitlist in Port Coquitlam, reflecting the need for more non-market housing in the community. Additional supportive services in the community are also needed to help people find and maintain housing or access other types of supports required to help people move out of homelessness. Homelessness response in the Tri-Cities is a collaboration between Port Coquitlam, Coquitlam, and Port Moody. This collaboration should continue to track and respond to local needs. More options for independent and supportive housing are needed to address homelessness, a gap that exists throughout Metro Vancouver.

An analysis of this data shows an estimate 73 independent units and 59 units with onsite supports are necessary to house this population over the next 5 years.

Families with Children

Port Coquitlam has a high proportion of families with children. Families needing larger units are facing affordability pressures in the homeownership market, and there are very few purpose-built rental units with three or more bedrooms. Secondary rental units, which make up most of rental housing is Port Coquitlam, are more likely to be small secondary suites and condominiums. Families with very low incomes, especially those supported by a single parent, face significant barriers in the housing market and may need additional supports through non-market housing options. **Thirty percent (30%) of single mother led households are in core housing need, including 51% of renting single mothers.**

It is estimated that the community will need at least 547 two-bedroom, 629 three-bedroom and 470 four-bedroom rental units in the next five years, across a range of affordability levels, in order to accommodate more families.

Seniors

The community is aging with the population of adults between the ages of 65 and 84 growing the fastest, followed by adults ages 45 to 64. Between 2006 and 2021, the city saw an increase of over 5,200 seniors (residents aged 65 and older). Many seniors aspire to age in place, close to their families and their communities. For some, this includes in-home care supports which may be delivered through other agencies. For others looking to downsize or move into units that provide assisted living or other supports for seniors, it requires having those options in the community. Seniors on fixed income who rent face significant risks if they lose their housing. Many have been in their home for years and would be unable to pay market rents in the community.

76% of renter households led by a senior 85 or over are in core housing need, and 69% of all senior renter households (65 or older) are in core housing need. More downsizing options and supportive housing in the community would provide greater options for seniors.

People with Intellectual or Physical Disabilities

People with disabilities often face significant barriers finding appropriate housing, especially those who rent, compared to the general population. Many older units were not designed to accommodate wheelchairs, and older buildings may not have elevators. Local governments can require a certain portion of units be built to adaptable housing standards and incentivize fully accessible units to increase housing choice for people with physical disabilities.

For people with intellectual disabilities or who require supports for mental health challenges, housing options with supports that are integrated in the community are needed. Local government can support this through the incentives they offer and being supportive of this type of housing as it goes through the approvals process. Partnerships with organizations that serve those with intellectual or physical disabilities are an important way to address these needs.

35% of renter households with at least one person with a physical activity limitation and 27% of renter households with a at least one person with a cognitive, mental, or addictions activity limitation are in core housing need.

Indigenous Households

Supporting the needs of Indigenous residents who are struggling with housing requires working to understand their needs and working with Indigenous partners to respond in ways that are adequate and offer cultural supports where needed.

Twenty-three percent (23%) of Indigenous renter households were in core housing need. Individuals may be experiencing trauma, discrimination, extremely low incomes, and other barriers that prevent them from finding appropriate housing.

Recent Immigrant Households

While the proportion of recent immigrants in Port Coquitlam may be lower than other communities, many of these households may struggle to find and maintain stable housing in their first few years in Canada.

Forty-four percent (44%) of renter households who are refugee claimants and 16% of renter households were in core housing need. These families may require non-market housing options, housing subsidies, and/or cultural supports.

Individuals Living Alone

In 2021, the median household income for one-person households was $50,400, much lower than the overall median household income of $102,000. Individual renters with low incomes face significantly higher rates of housing challenges and risks than other households and higher income earners. An aging population and demographic changes are leading more people to live alone. Without the support of an additional income, these households may face significant challenges as housing costs continue to increase.

Twenty-three percent (23%) of households in Port Coquitlam are one-person households. Non-census families (predominantly individuals living alone) have far lower household incomes than other household types. Twenty-five percent (25%) of all one-person households were in core housing need in 2021. This number jumps when focused on renters: 52% of one-person households who rent were in core housing need.

Housing Near Transit

By locating housing near transit, multiple cross-sectional objectives can be met. These include accelerating the transportation mode shift to sustainable modes, ensuring people have equitable access to their daily needs, and reducing monthly household costs by eliminating reliance on motor vehicle dependency. In 2023, the Province of BC amended the *Local Government Act* to require municipalities to permit greater densities near transit. In Port Coquitlam, this will take shape through OCP policies that support the consideration of higher density mixed-used commercial and attached residential uses located within proximity to a rapid transit station. These policies ensure development is designed in a comprehensive manner and includes enhanced pedestrian and cycling-oriented streetscapes, public realm and connections, appropriate building forms and a variety of housing tenure.

6.0 Land Capacity Analysis

As part of its Complete Communities work, the City undertook a geospatial analysis to determine the capacity of redevelopment within the community based on existing land use designations. The analysis shows total development and redevelopment potential for units across the city. It was noted that areas with a high redevelopment having capacity for over 15,000 units.

There are several assumptions and limitations to this work:

- Some redevelopment doesn't reach the full potential that a land use permits (e.g. max density).
- Not all properties redevelop at the same time.
- Current market conditions (e.g. interest rates, high cost of construction) may limit redevelopment.
- Land assembly can be challenging and time consuming for developers.
- While infill housing represents a large opportunity in terms of land capacity, infill units are dependent on a homeowner's capacity or desire to add units to their existing single-family property. This type of infill housing can often take decades to yield significant numbers of new units.

While the city therefore may technically have capacity to meet current and future housing needs, further work is required to review land designations through the upcoming OCP review, and ensure density is being located in areas with a higher potential for redevelopment. The OCP review also represents an opportunity to review housing policies and incentives that can support focused growth in appropriate areas.

APPENDIX A: COMPONENT GLOSSARY

Component A: Extreme Core Housing Need

This indicator highlights households that are experiencing significant housing pressures in the market, and paying 50% or more of their income toward housing costs, while not having sufficient income to afford an alternative in the market. These households likely require some form of affordable housing option to alleviate their extreme core housing need.

This extreme core housing need for renters differs from the totals shown in Section 3, as it applies an average rate of extreme core housing need from 2006-2021 to all renter households, to account for the potential undercount of renters in core housing need and extreme core housing need in 2021, due to the impact of the CERB benefit on lower income households. It also only counts owners with a mortgage in extreme core housing, as owners without a mortgage are assumed to have sufficient opportunity to access housing alternatives if they have a fully paid mortgage and own their house outright.

Component B: Persons Experiencing Homelessness

The new provincial 5 and 20-year housing need estimates use 2021 data from the provincial Integrated Data Program, which combines BC Housing shelter data, with administrative data from Income Assistance and Disability Assistance programs to estimate homelessness at a regional level, counting all individuals accessing any of these programs who have no fixed address. This total regional figure is then distributed out to each municipality in a region on a per capita basis (e.g. if a municipality has 10% of a regional population, it is allocated 10% of the regional homeless population through this method).

Component C: Suppressed Household Formation

Suppressed household formation refers to households that have not formed due to housing market pressures, including affordability and availability. Some examples of suppressed households include young adults staying at home for longer periods, renters unable to move into ownership due to cost, or households that do not come to the region because of a lack of available housing. This calculation is based on household formation rates from 2006, a period of time when there were few market pressures, including lower prices.

Component D: Anticipated Growth

This component of the calculation shows the number of units that will be required to accommodate estimated household growth in the City of Port Coquitlam between 2021 and 2041. This growth projection is based on taking the average of two scenarios:

- A local growth scenario that is based on BC Stats population projections; these projections are based on births, deaths, in-migration and out-migration for a municipality.
- A regional growth scenario that calculates the total number of anticipated households if a municipality follows regional growth rates.

For the City of Port Coquitlam, where growth rates exceed the regional growth rate, this component of the calculation may actually be lower than a typical local growth scenario may show: when taking the average of the regional and local growth scenario, the regional growth scenario will pull the average down.

Component E: Rental Vacancy Rate Adjustment

This component of the calculation is intended to determine the estimated number of units that will be required to achieve a rental vacancy rate of 3% by 2041. It should be noted that this calculation assumes that appropriate amounts of rental housing will be constructed to support current and anticipated needs in components A, B, C and D.

Component F: Additional Local Demand

The final component of the calculation is intended to account for additional demand, beyond the minimum units required to housing current and future residents adequately. The purpose of this component is to account for additional units required to meet 'healthy' market demand. By adding this buffer, the calculation incorporates demand from households who may require or prefer housing with certain characteristics (e.g. access to transit and amenities, household size, etc.). This demand buffer is based on a demand factor that is calculated by taking a ratio of housing cost to local density at a municipal level.

Total Unit Requirements

- Units to Address Extreme Core Housing Need.
    - 262 units are required over the next 5 years, and 1,048 units are required over the next 20 years, to meet the need of households experiencing extreme core housing need.
    - All of these units will require some measure of affordability, particularly for renter households in extreme core housing need.
- Units to Address Homelessness.
    - 132 units are required over the next 5 years, and 264 units are required over the next 20 years, to address homelessness.
    - The calculation assumes that 50% of overall need for this component will be addressed through efforts in the first five years.
    - All of these units will require deep subsidy (likely at income assistance levels), with a mix of independent housing and housing with supports.
- Units to Address Suppressed Household Formation.
    - 331 units are required over the next 5 years, and 1,325 units are required over 20 years, to address suppressed household formation.
    - The calculation shows that historically the large majority of these units (94%) of these new forming households would have been owner households; however, with increasing housing pressures it may be likely that these units would include a more significant number of rental units to address this need.
- Units to Address Anticipated Growth.
    - 3,340 units are required over the next 5 years, and 9,966 units are required over 20 years, to support growth.
    - This is the largest component of the calculation which averages local growth.
    - This component assumes a higher growth during the first 5 years of the calculation, due to population and household forecasting from BC Stats, where the 2021-2026 period is anticipated to see high growth, tapering off, particularly in the latter 10 years of the modelling period.

- Rental Vacancy Rate Adjustment.
  - No additional rental units are required over the next 5 years or 20 years to ensure a rental vacancy rate of 3%. This is due to an assumption that components A, B, C and D will produce sufficient rental housing to meet ongoing need for each of these components.
- Units Required to Meet Additional Local Demand.
  - 661 units are required over the next 5 years and 2,646 units are required over the next 20 years to meet additional local demand.
  - Typically, no tenure is assigned to this component, as it is intended to reflect overall demand, which is driven by consumer choice.

Considerations for Unit Breakdown (Section 4.3)

Component B was broken down into units without onsite supports and units with onsite supports based on chronicity and acuity data from previous PiT counts.

Components A, C, D, and E were broken down into affordable rental housing units (below- and non-market), market rental housing units, and market ownership housing units. The categorization by unit type was made based on both local and regional household income, size, and tenure trends. The estimate of household composition was compared with average rental and sales price data to determine how many households could afford to purchase or rent in the market.

Component F was not categorized as it is meant to reflect the additional units required to meet local market demand. Market demand will be driven by the individual choices of buyers and renters.

This page intentionally left blank.

CITY OF PORT COQUITLAM