

EXECUTIVE SUMMARY

Burnaby, along with many communities in Metro Vancouver, is experiencing significant housing pressures with accelerating home sale prices and rising rents. The community has experienced a loss of rental stock in recent years, which has exacerbated housing challenges. In 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 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 early 2020, the City of Burnaby was awarded a grant through the Union of BC Municipalities (UBCM) to complete this Housing Needs Report. The City retained a consulting team led by Urban Matters in partnership with New Commons Development to complete this work. This summary presents key findings from the Burnaby Housing Needs Report.

The Burnaby Housing Needs Report brings together extensive statistical data and feedback from a wide range of residents and stakeholders. It draws from the findings of the 2019 Mayor's Task Force on Community Housing and the Your Voice. Your Home. process, as well as the feedback of 42 stakeholders engaged through focus groups and interviews and nine in-depth interviews with Burnaby residents facing housing challenges. This report exceeds the requirements for Housing Needs Reports outlined in the *Local Government Act* and provides additional data and analysis on issues specific to Burnaby.



Condominium on Hastings Street and Rosser Avenue

REPORT HIGHLIGHTS

Community Overview

- Burnaby is a diverse and growing community with a relatively stable age distribution.
- 38% of households are renters and 62% are owners.
- Burnaby's median household income was \$64,737 in 2016, much lower than \$72,662 for the region overall. Median renter household income (\$45,839) was far lower than median owner household income (\$80,492).

Current Housing Stock

- Burnaby has a diverse housing stock with a range of densities.
- The stock of purpose-built rental housing decreased from 13,017 in 2008 to 11,871 in 2019, a loss of 1,146 units, or 8.8% of the rental stock.
- The secondary market is an important source of housing for residents with approximately 22,439 households, or 64.1% of renter households, renting in the secondary rental market in 2016. 66% of secondary suites are estimated to be unauthorized.
- Burnaby has seen significant new development in recent years primarily in high rise developments, adding more apartment units to our stock

Housing Needs

- Affordability is the most significant housing challenge in Burnaby, with 23.7% owner households and 36.9% of renter households experiencing unaffordability in 2016.
- 19.9% of Burnaby household were in core housing need in 2016.
- Rental housing is moderately or extremely unaffordable for most renter households earning the median income in Burnaby.

- Homeownership is beyond the reach of most households except those making very high incomes.
- BC Housing reports a significant waitlist in Burnaby for non-market housing (1,805 households) and supportive housing at the shelter rate (90 households). The need for non-market housing is likely higher as not all households in need are on the BC Housing waitlist.
- As of the 2020 Homelessness in Metro Vancouver report, 124 individuals were identified as experiencing homelessness. An additional 430 individuals are estimated to be experiencing hidden homelessness.

Anticipated Housing Needs

- Burnaby is expected to continue experiencing significant growth in coming years, with an additional 27,300 residents and 14,990 households between 2021 and 2030.
- Burnaby is anticipated to need an additional 14,940 units to keep up with population growth over the next ten years, including 5,690 rented units and 9,310 owned units. Most of Burnaby's housing stock is apartment buildings and single detached homes. More diversity in the housing stock through ground-oriented multi-family housing is needed.
- There is significant unmet need for non-market housing in Burnaby with 1,805 households on BC Housing's waitlist.
- There are an estimated 554 individuals experiencing counted or hidden homelessness in Burnaby as of 2020.
- The City will need to continue working with local housing and service providers to monitor trends in homelessness and the need for shelter rate housing and housing with supports.
- A range of affordability levels are required among new units, with a particular need for deeply affordable and below-market rental.
- While Burnaby is expected to continue experiencing significant development, the number of rental units currently in development fall far short of anticipated need.
- Stakeholders and community members see affordable housing as a key priority across a variety of unit types with amenities and services to support diverse community needs.

HOUSING INDICATORS

Housing standards and core housing need are two key national indicators on housing. The results show that renter households are far more likely to face housing challenges than owner households, though affordability is a significant challenge for both Burnaby owner and renter households.

Housing Standards

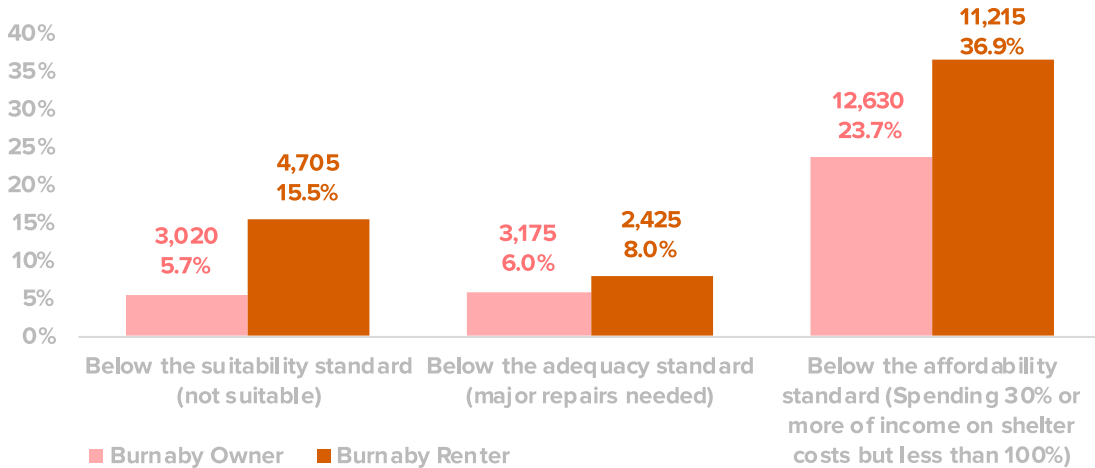
Housing standards are a national measure that looks at three aspects of housing:

- **Adequate housing**, which is housing that does not require any major repairs, according to the residents.
- **Affordable housing**, which is housing that costs less than 30% of total before-tax household income.
- **Suitable housing**, which is housing that has enough bedrooms for the size and makeup of the resident household, according to National Occupancy Standard (NOS) requirements.

A household is considered to be experiencing housing issues if it doesn't meet any of the housing standards defined above. A high number of Burnaby households, especially renters, are living in unaffordable or unsuitable housing.

Core housing need is a key measure for examining the health of a community's housing system. 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. Renter households are far more likely to be in core housing need than owner households due to typically lower incomes.

Private Households That Do Not Meet Housing Standards by Tenure, 2016

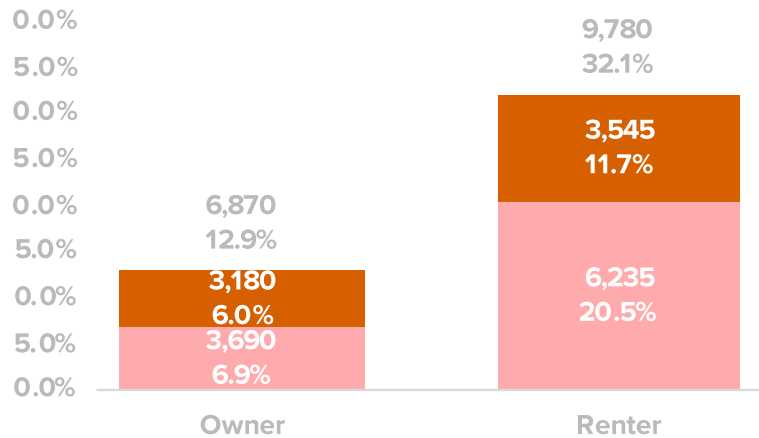


Renters in Core Housing Need



- 49% of lone-parent families
- 47% of senior-led households
- 45% with at least one senior
- 41% of one-person households
- 41% of recent immigrant households
- 36% of renter households with children
- 33% of Indigenous renter households

Core Housing Need, 2016

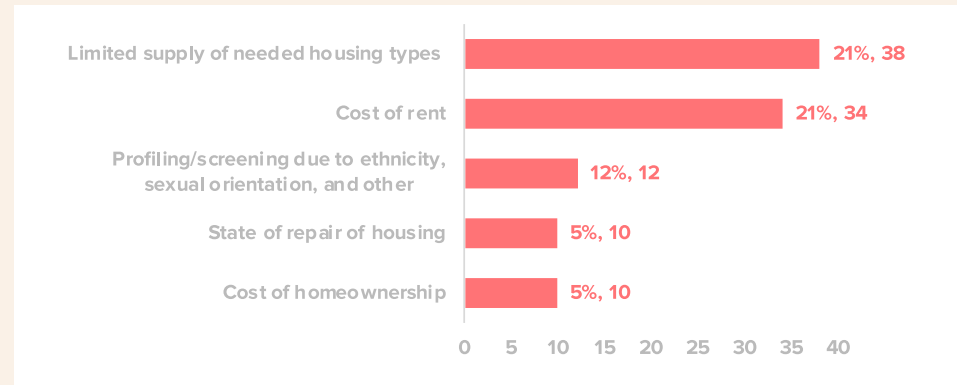


- Core Housing Need (Excluding Extreme CHN)
- Extreme Core Housing Need

Source – Statistics Canada

WHAT WE HEARD:

Top 5 Housing Challenges Reported by Stakeholder Survey



Ideas for Improving Housing In Burnaby, Reported by Stakeholder Survey

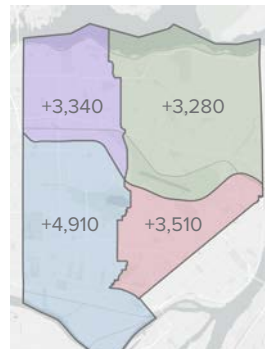
- Increase supply of affordable rental, non-market rental, and co-operative housing
- Increase available supports and supportive housing options for people experiencing homelessness, refugees, people with intellectual disabilities, women and children fleeing violence, seniors and Elders, and others.
- Increase partnerships between City and Indigenous housing organizations to improve housing for Indigenous households
- Create peer support opportunities for those experiencing homelessness
- Create subsidies for rental housing to move those experiencing homelessness into housing quickly
- Continue City Land Lease program
- Increase supply of accessible housing
- Reduce costly design requirements for rental and non-market housing
- Increase income diversity in buildings and neighbourhoods
- Support temporary modular housing and low-barrier supports for people experiencing or at risk of homelessness.

ANTICIPATED UNITS

Population growth estimates show a need for an additional 14,940 housing units in Burnaby over the next ten years. The figures below summarize anticipated unit projections across Burnaby's four quadrants: northeast, northwest, southeast, and southwest. They also show anticipated units by size.

Anticipated Units Needed, 2021 to 2030

Geography	2021 to 2025	2026 to 2030	2021 to 2030
Burnaby	8,100	6,940	15,040
Northeast	1,710	1,570	3,280
Northwest	1,850	1,490	3,340
Southeast	1,940	1,570	3,510
Southwest	2,600	2,310	4,910



Anticipated Units Needed by Size, 2021 to 2025 (5 years)

Family Type	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	1,110	1,110	0	2,220
Families with Children and Other Families	0	1,160	2,330	3,490
Non-Family	1,900	350	120	2,370
Total	3,010	2,620	2,450	8,080
% by bedrooms	37%	32%	30%	100%

Note that due to the projections methodology, the total number of anticipated units by family type may differ slightly from the total number of units in Figure 65 (figure on the left).

Anticipated Units Needed by Size, 2026 to 2030 (5 years)

Family Type	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	780	780	0	1,560
Families with Children and Other Families	0	1,100	2,200	3,300
Non-Family	1,600	300	100	2,000
Total	2,380	2,180	2,300	6,860
% by bedrooms	35%	32%	34%	100%

Note that due to the projections methodology, the total number of anticipated units by family type may differ slightly from the total number of units in Figure 65 (figure on the left).

KEY AREAS OF LOCAL NEED

Rented Homes

Burnaby's primary rental vacancy rate has declined significantly in recent years. As of 2019, rental vacancy rates ranged between 1.3% to 1.7% depending on the size of the unit. A healthy rental vacancy rate is generally considered to be between 3% and 5%. The median rent grew by 66.6% between 2005 and 2019 to \$1,250. Newer rental units are typically much more expensive than the median rent which includes units of a variety of ages and sizes. Between 2008 and 2019, Burnaby's rental housing stock declined by 8.8% through redevelopment: from 13,017 in 2008 to 11,871 in 2019, putting additional pressure on the rental housing market.

A comparison between the number of renter households in the community and the number of primary rental units shows that only 35.9% of renter households were in the primary rental market (as of 2016). The remainder (64.1%) are estimated to be in the secondary market, though there is limited information available on the availability or affordability of these units.

There were 6,754 households in Burnaby receiving some type of housing support through BC Housing in 2020, ranging across independent social housing, rental assistance in the private market, supportive housing, assisted living, and transitional units. The demand for non-market housing in Burnaby is very high with 1,805 households on BC Housing's Housing Registry waitlist.

With the rising cost of renting and owning in the community, the demand for greater affordability is significant.

It is estimated that Burnaby will need an additional 5,690 rental units over the next ten years (2021 to 2030) to meet growth in renter households. The affordability of these units will be a key factor in responding to housing needs in the community. There is a greater need for rental rates that are affordable to those making very low (less than \$35,000) and low (\$35,000 to \$59,999) incomes.

Owned Homes

Sales prices for Burnaby have risen rapidly, especially since 2015. As of 2019, benchmark prices were as follows:

- Single-detached home: \$1,358,000
- Townhouse: \$710,800
- Apartment: \$670,000

The affordability gap analysis completed for this report shows that homeownership is far out of reach for households earning median incomes in the community. A very high income is now required to purchase a home in Burnaby.

Between 2021 and 2030, it is estimated that Burnaby will need an additional 9,310 ownership units across a range of densities and types. The affordability of these units will be a significant factor for the types of households that will be able to stay in or move to Burnaby.

Homes with Supports

Homes with supports includes residential care and assisted living options for seniors and those with disabilities.

The population of seniors is expected to grow significantly through population growth. Between 2021 and 2030, the number of seniors 65 and over is expected to grow by 17,140, including 2,640 seniors 85 and over. While many of these seniors will continue to live independently, it is estimated that 3,150 additional assisted living and residential care beds will be needed over the next ten years to keep up with the growth in the seniors population, based on national rates of seniors living in housing with supports.

Demand for housing for women and children fleeing violence is increasing. In 2019, 1,300 women and children were turned away from transition housing in Burnaby due to lack of space.

Those experiencing homelessness are aging and many are facing complex health needs that require appropriate housing with supports and additional treatment beds.

Stakeholders and residents with lived experience of disability reported that there is a need for more accessible units in the community and units affordable to those on Disability Assistance.

Without Homes

Burnaby has experienced an increase in the number of individuals counted as experiencing homelessness in recent Point-in-Time Homelessness Counts. As of 2020, 124 individuals were counted as experiencing homelessness in Burnaby, with an additional 430 individuals estimated to be experiencing hidden homelessness. The needs of those experiencing homelessness are diverse and a range of unit types are required at levels affordable to those on Income or Disability Assistance, including independent social housing, supportive housing, scattered site supportive housing, and transitional units. Addressing homelessness requires monitoring and rapidly responding to individual needs with appropriate housing and supports.

Key Areas of Local Need

Accessible Housing

More accessible housing options are needed across the housing system to meet the diverse needs of those with mobility challenges, including owned homes, rented homes, and homes with supports.

Refugees and New Immigrants

More affordable housing options are needed for refugees and new immigrants, as well as supports to assist with finding suitable and affordable housing.

Indigenous Households

More Indigenous housing and shelter options are needed.

Youth Aging Out of Care

Youth aging out of care often face the risk of homelessness or living in inappropriate housing when they turn 19. This has a significant impact on mental health and well-being, as well as the ability of youth to pursue post-secondary education. Affordable options are needed to help youth aging out of care transition to adulthood in a safe and supported manner.

Families

The cost of larger units in both the homeownership and rental markets is significant. There is a need for more affordable options for families.

Seniors

Burnaby's population of seniors 65 and over is expected to increase by 17,140 over the next ten years. 3,150 units/beds of housing with supports for seniors are estimated to be needed.

Women Fleeing Violence

There is an urgent need for more transition housing for women and children fleeing violence. 1,300 women and children were turned away due to lack of space in 2019.

People with Intellectual and Developmental disabilities

A range of housing options are needed for people with intellectual and development disabilities, including shelter rate independent rental housing for those on Disability Assistance and housing with a range of supports for those that need it.

Post-secondary Students

More on-campus student housing options are needed, as well as affordable rental near transit and amenities.

Housing for Homeless

As of 2020, it is estimated that there are at least 554 individuals experiencing counted or hidden homelessness in Burnaby. There is an urgent need for a range of housing options, including scattered site, transitional, and supportive units.

Emerging Trends

1. All types of market housing are increasingly unaffordable in Burnaby and Metro Vancouver, including rental housing.
2. The face of homelessness is changing with an aging population and increasingly complex care needs.
3. The COVID-19 pandemic has had significant economic effects on households and the true impact on the housing system remains uncertain.
4. Senior government funding programs have shifted in recent years, creating new opportunities and a sense of urgency to act.
5. There are needs across all demographic groups and the needs are becoming more complex.

NEXT STEPS

This Housing Needs Report is intended to inform the HOME Strategy which will outline the City's strategies and actions on housing over the next ten years. As part of provincial legislation on Housing Needs Requirements, this report must be updated every five years.



Two-Storey Townhomes