

Affordable Housing in Your Community

Port Moody City Council

September 20, 2022

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BCNPHA

BC Non-Profit Housing Association

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About BC Non-Profit Housing Association

- Provincial umbrella organization for the non-profit housing sector
- **70,000 homes**
- **3,000 buildings**



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BC's Rental Housing Crisis



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The Canadian Rental Housing Index

Explore your community at:
www.rentalhousingindex.ca

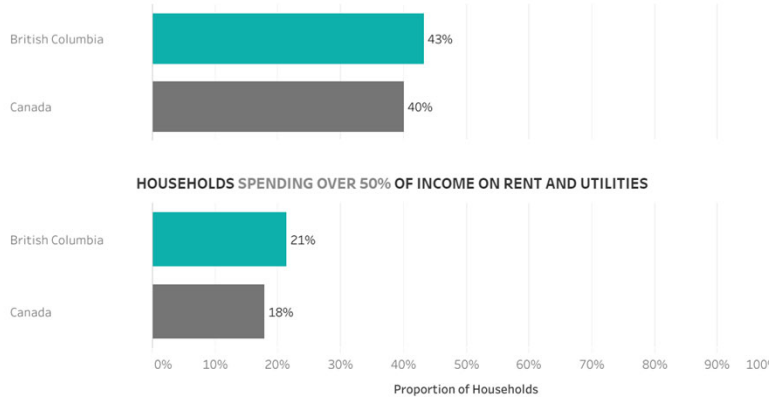


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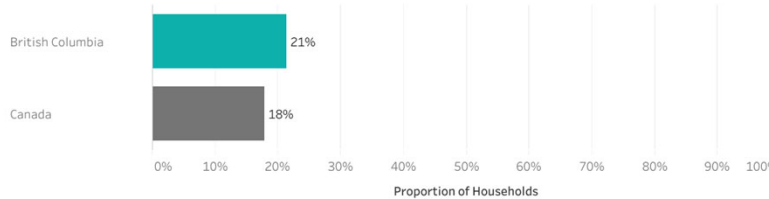


BC's Housing Crisis

PROPORTION OF RENTER
HOUSEHOLDS SPENDING OVER 30% OF INCOME ON RENT AND UTILITIES



HOUSEHOLDS SPENDING OVER 50% OF INCOME ON RENT AND UTILITIES



There are

591,550

Renter Households
in BC



255,960

(or 43%) spending more
than 30% pre-tax income



126,160

(or 21%) spending more
than 50% pre-tax income

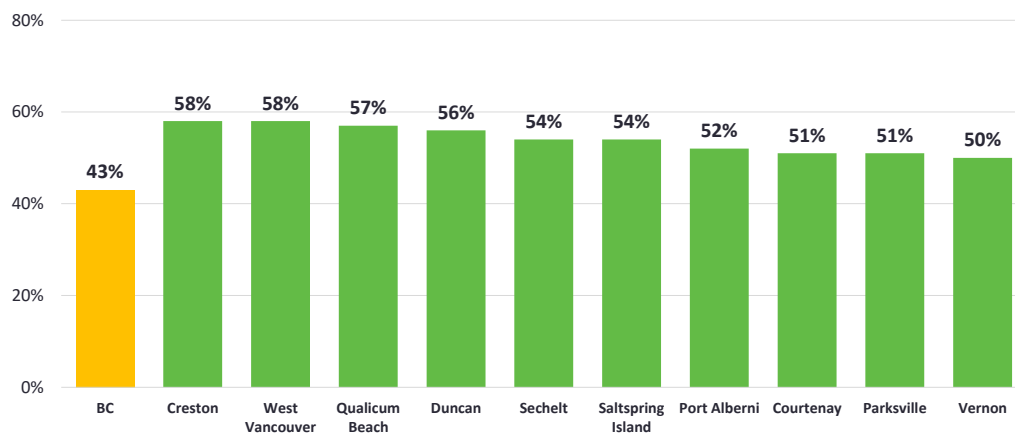
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Top 10: Spending Over 30% in British Columbia

BC's housing crisis affects communities large and small...

Proportion of Renter Households Spending Over 30% of Income on Shelter Costs in BC, 2016

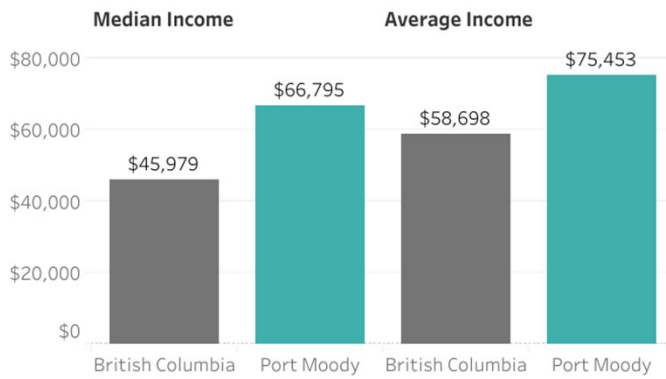


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Port Moody: renter household incomes are lower

AVERAGE & MEDIAN RENTER HOUSEHOLD INCOME



AVERAGE MONTHLY RENT & UTILITIES

British Columbia	Port Moody
\$1,148	\$1,329

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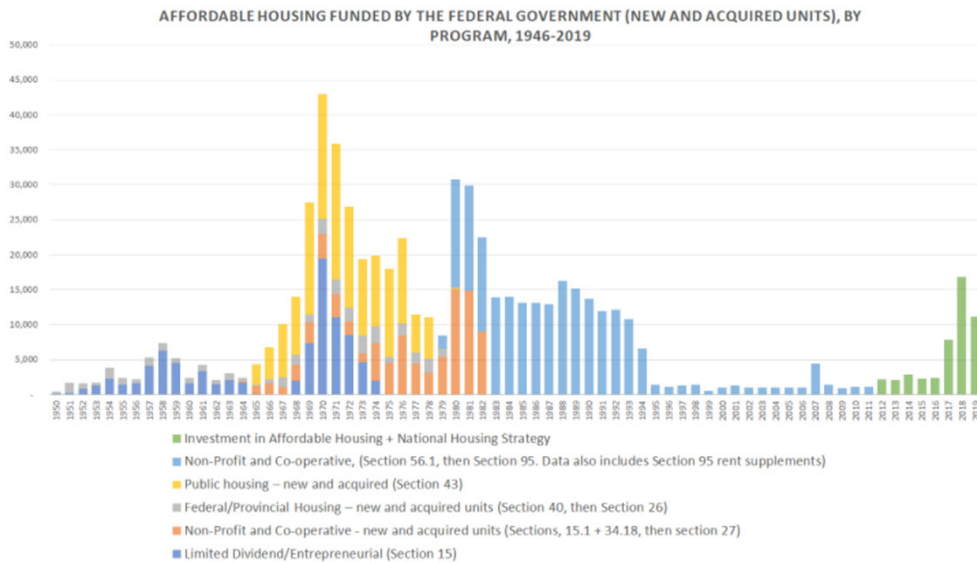
How did we get here?



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National Housing Strategy – historical perspective

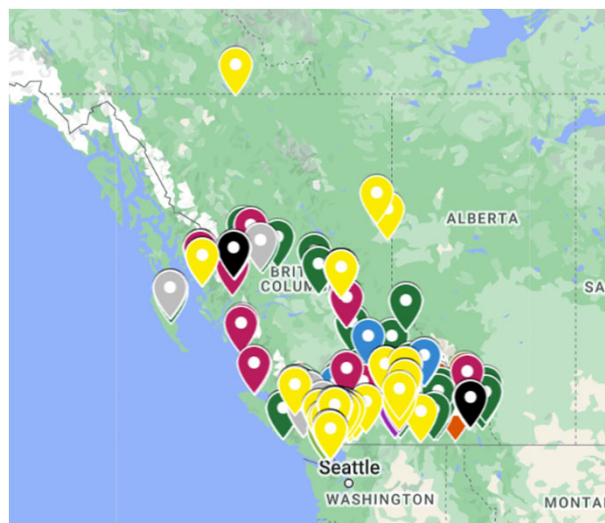


Source:
Brian Clifford

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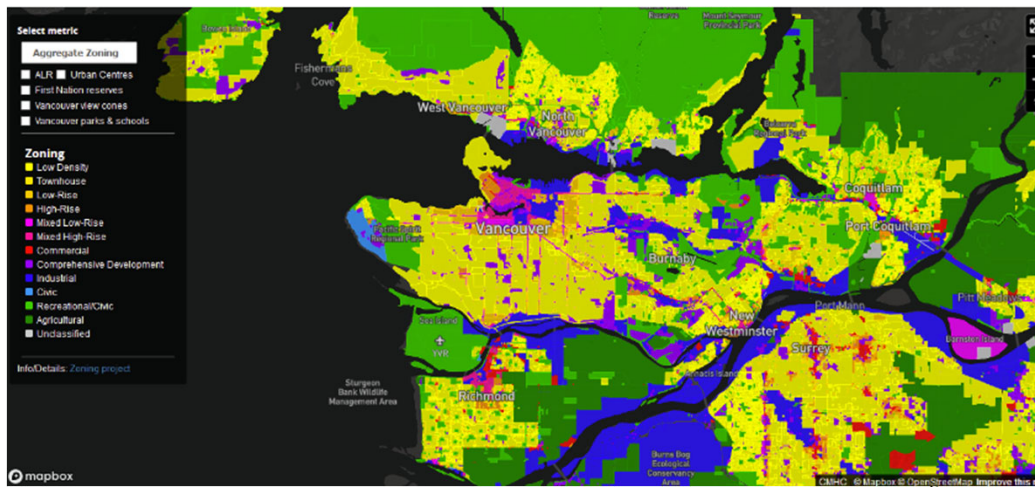
BC Housing – Community Housing Fund



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Urban development patterns

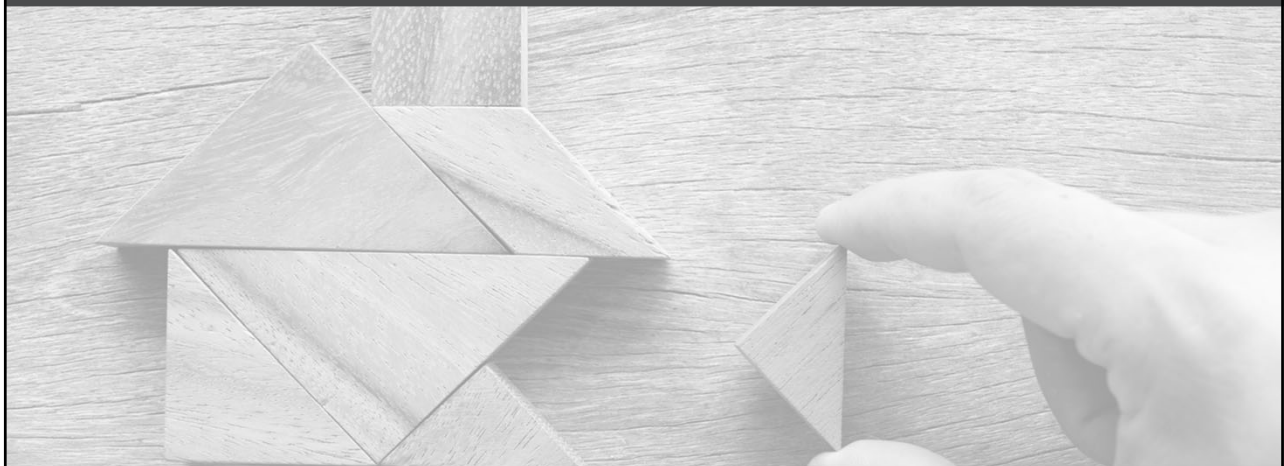


Source:
Nathan Lauster

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What do we do?



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An Affordable Housing Plan for BC

THE PROBLEM



MINIMUM
6,860
individuals
experiencing
homelessness
in BC



117,000
households needing
help affording rent
in current unit



80,000
units needed to fix backlog



A TOTAL OF
35,000
units of affordable rental
are needed over the next
10 years, of which:

11,500 will be for missing middle households
23,500 will be for core need households

For more information
including regional
analysis, visit:

www.housingcentral.ca

THE INVESTMENT

AVERAGE ANNUAL COST (MILLIONS)

	Supply	Non-Profit Repair	Income Support	Homelessness	TOTAL
Provincial	\$410.61	\$41.54	\$203.06	\$36.05	\$691.26
Federal	\$410.61	\$41.54	\$203.06	\$36.05	\$691.26
Community Housing Sector	\$410.61	\$41.54	N/A	\$9.50	\$461.65
TOTAL	\$1.23 B	\$124.62	\$406.12	\$81.60	\$1.8B

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Local governments can lower rents

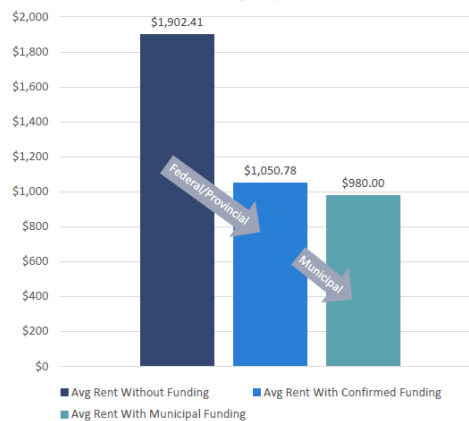
550 GOLDSTREAM AVE MUNICIPAL CONTRIBUTIONS

City of Langford

- Staff Champion
- Property Tax Exemptions
(\$77,750 per year x 10 years)
- Affordable Housing Fund
(\$200,000)
- Residential Development Cost
Charge (\$193,600)
- Office Space Development Cost
Charge (\$70,000)



Funding Impacts



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Sign the Pledge at makehousingcentral.ca

- Include affordable housing targets to meet the unique needs of Indigenous people in housing needs reports
- Streamline municipal permitting and rezoning processes to fast-track development of rental housing, with a specific focus on affordable rental housing
- Waive development cost-charges for non-profit and co-op housing developments
- Contribute public land to non-profit and co-op housing developments for new affordable homes
- Delegate approvals of non-profit and co-op housing developments that are consistent with Official Community Plans to municipal staff

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Strong support for municipal action on housing

Housing, homelessness and poverty are top concerns in B.C. municipal election: survey

Survey shows housing, homelessness and poverty as top voter concern for civic fall election

SARAH O'LEARY / Jun. 27, 2022 5:30 p.m. / NEWS



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Thank you!

