

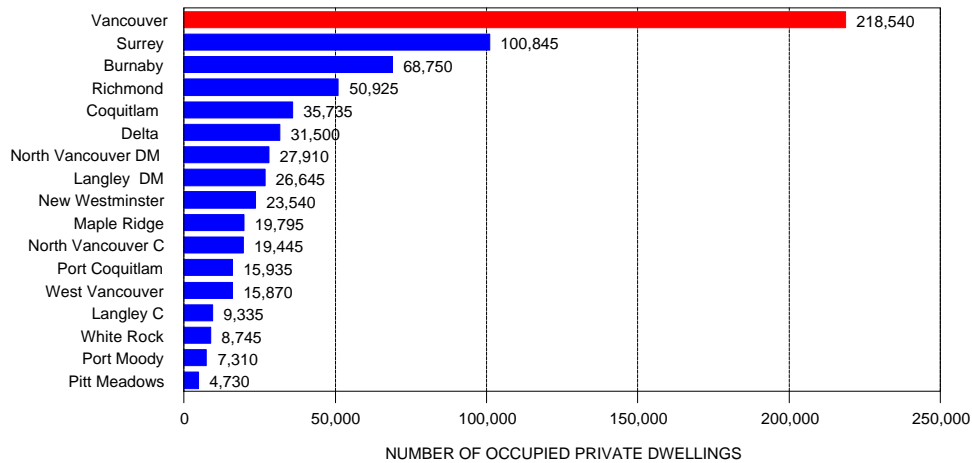
1996 CENSUS - HOUSING DATA

Vancouver had the largest net increase in dwellings in the CMA

In 1996, the city had 218,540 dwellings, accounting for just over 31% of all housing in the Vancouver Census Metropolitan Area (CMA). Between 1991 and 1996, the CMA housing stock increased by 13.7% - the equivalent of adding a municipality the size of West Vancouver each year. In terms of growth rates, the fastest growing municipalities were those in the eastern part of the CMA - Port Coquitlam, Pitt Meadows, and the District of Langley. In terms of the number of units added, Vancouver and Surrey experienced by far the largest increases, accounting for 45% of regional growth. Vancouver had the largest increase in housing stock, adding the equivalent of a Kitsilano or a City of North Vancouver over the period.

DWELLINGS BY MUNICIPALITY, 1996

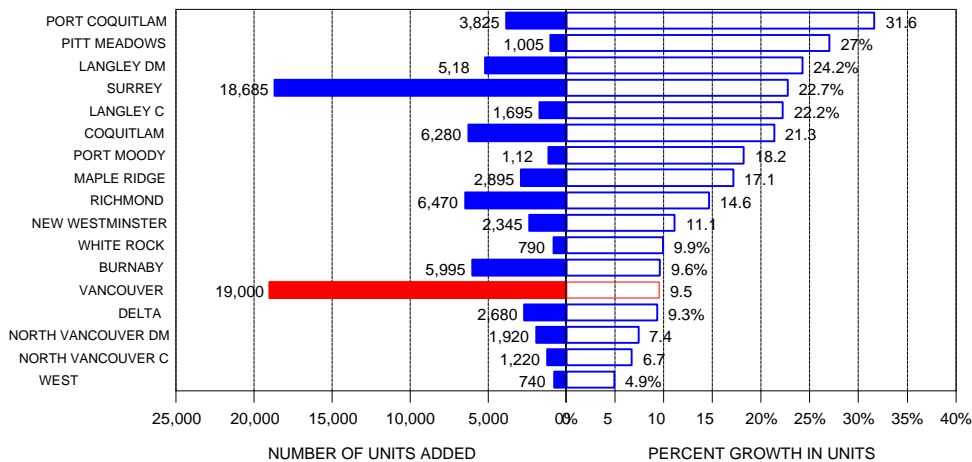
TOTAL CMA DWELLINGS = 692,960



The data in this and the other graphs refer to occupied private dwellings. These figures exclude unoccupied private dwellings, dwellings occupied only by temporary residents, and collective dwellings.

GROWTH IN DWELLING UNITS BY MUNICIPALITY, 1991-96

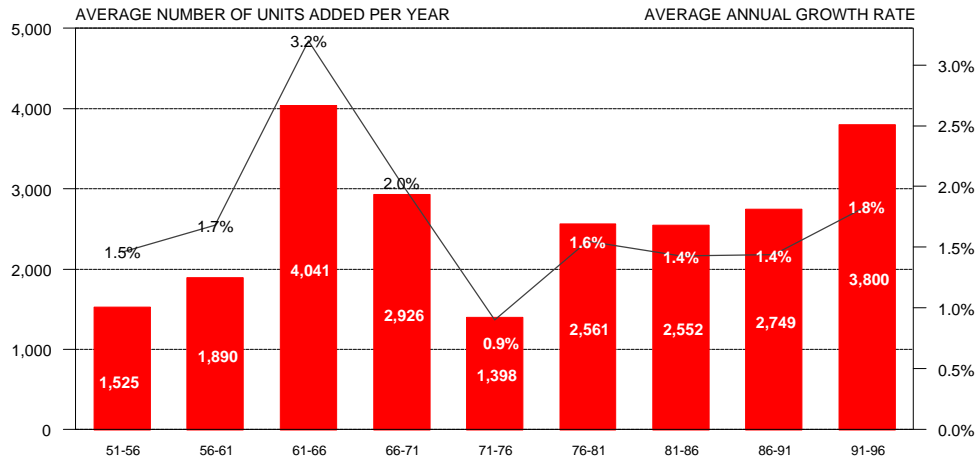
TOTAL CMA INCREASE = 83,530 UNITS (13.7%)



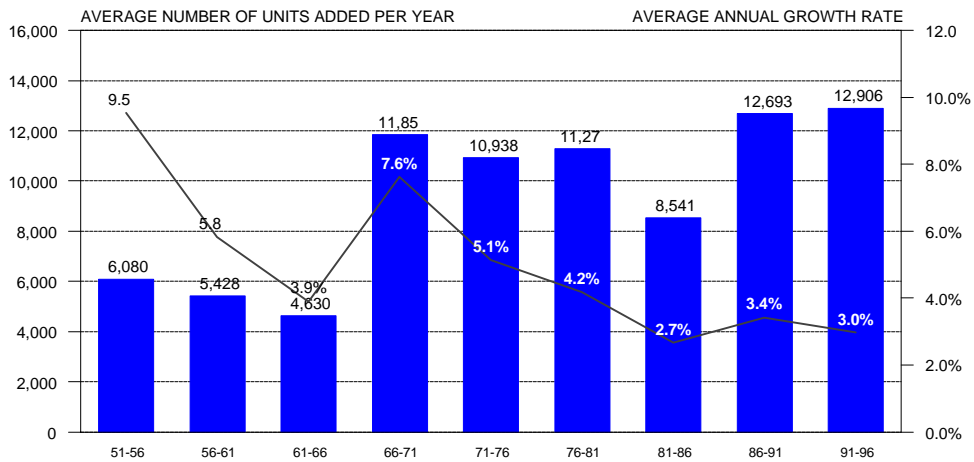
Growth rates remain high

Between 1991 and 1996, the city's housing stock grew faster than in any other period since the 1960s, with an average annual growth rate of 1.8%. The average net increase in units was 3,800 per year - only slightly below the previous peak in 1961-66. In the rest of the CMA, the growth rate between 1991-96 was significantly higher than in the city (a 3.0% average annual increase in units), but lower than the growth rate for the previous five years. Despite the decline in the growth rate, the absolute increase in units in the rest of the CMA was the largest that the area has experienced.

AVERAGE ANNUAL GROWTH IN UNITS, CITY OF VANCOUVER, 1951-96
(PUBLISHED FIGURES - NOT ADJUSTED FOR DEFINITIONAL/COVERAGE CHANGES IN 1986 & 1991)



AVERAGE ANNUAL GROWTH IN UNITS, REST OF VANCOUVER CMA, 1951-96
(PUBLISHED FIGURES - NOT ADJUSTED FOR DEFINITIONAL/COVERAGE CHANGES IN 1986 & 1991)

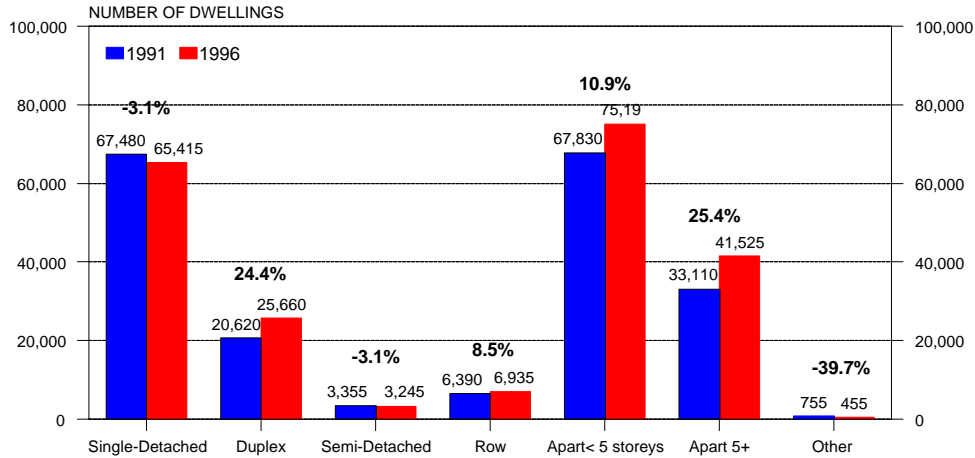


Apartments accounted for over 80% of the growth in the city's housing stock

Within the city, the stock of high-rise apartment units (units in buildings with five or more storeys) increased by over 25%. This growth, together with an 11% growth in units in apartment buildings under five storeys, accounted for 83% of the net increase in units in the city between 1991 and 1996. The decline in single-family dwellings and the rapid increase in duplexes is surprising, but to some extent may not reflect real change. Some of the change may be the result of increased capture in the Census of single-family houses with basement suites (defined as duplexes in Census terminology). This will be examined when City data on demolitions and new construction becomes available.

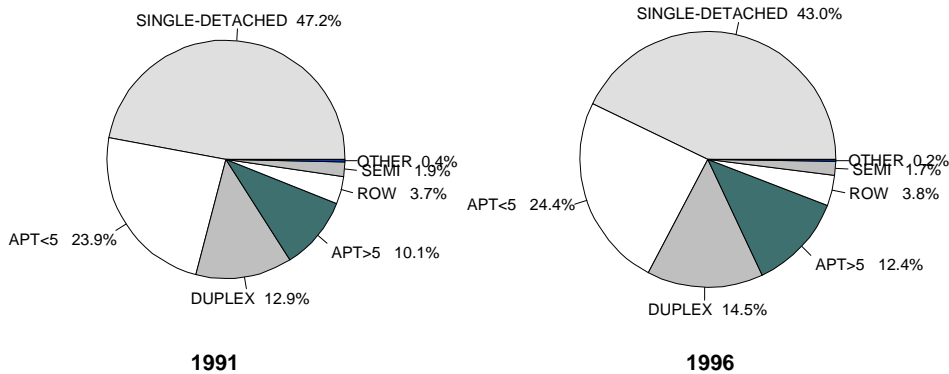
CHANGE IN HOUSING TYPE, CITY OF VANCOUVER, 1991-96

(Numbers in bold are the percent change)



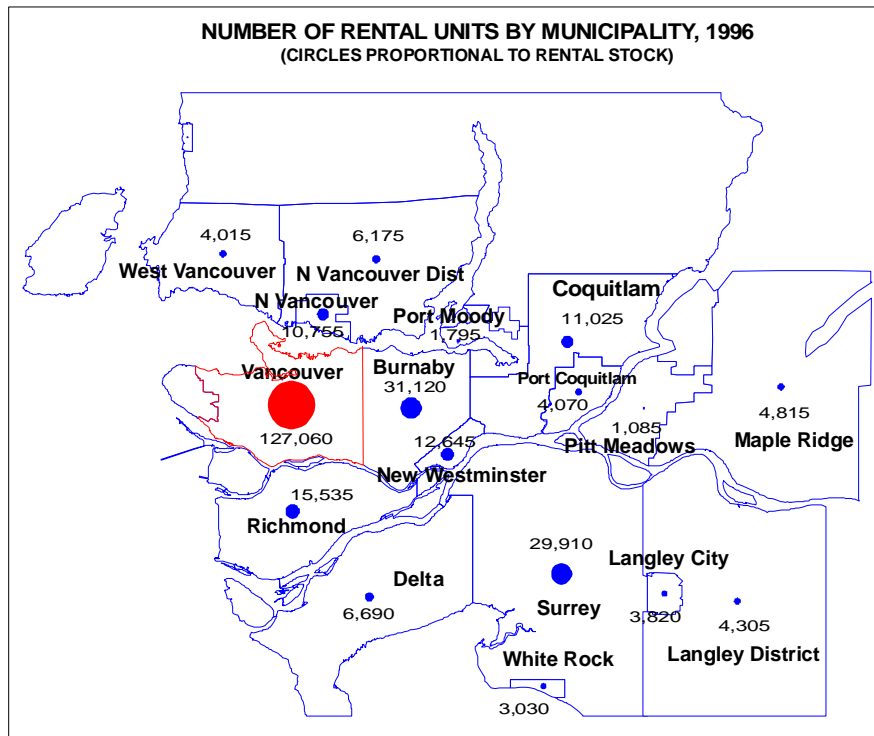
Although apartments account for 53% of the city's housing stock, almost 60% of the city's population lives in single- or two-family dwellings. The average single-detached house has 3.3 people, compared to average household sizes of 1.6 for units in apartment buildings under five storeys and 1.5 for high-rise buildings. The city's overall average household size increased marginally between 1991 and 1996, from 2.31 to 2.32 people per dwelling.

POPULATION BY HOUSING TYPE, CITY OF VANCOUVER, 1991-96

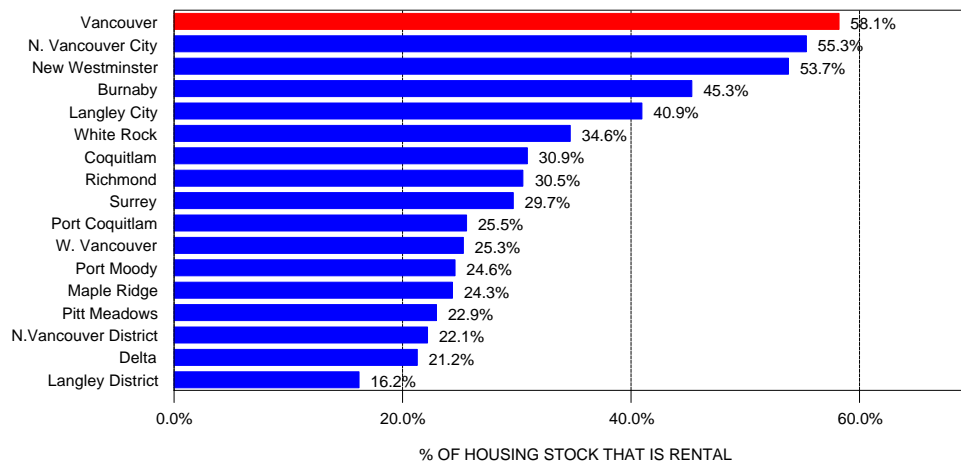


Twenty-six percent of the province's rental units are in the city

BC's rental housing remains concentrated in the Vancouver CMA, which has 57% of the province's rental stock. Within the CMA, the rental stock is concentrated in the city. The city's rental stock of 127,000 units represents 45% of the CMA's rental stock (the city has 22% of the CMA's owner-occupied stock), and is over four times larger than the rental stock in Burnaby, the municipality with the second largest stock of rental housing. To some extent, the large number of rental units in the city is a reflection of the city's relative size in terms of dwelling units, but 58% of the city's housing is rental compared to 33% in the rest of the CMA.



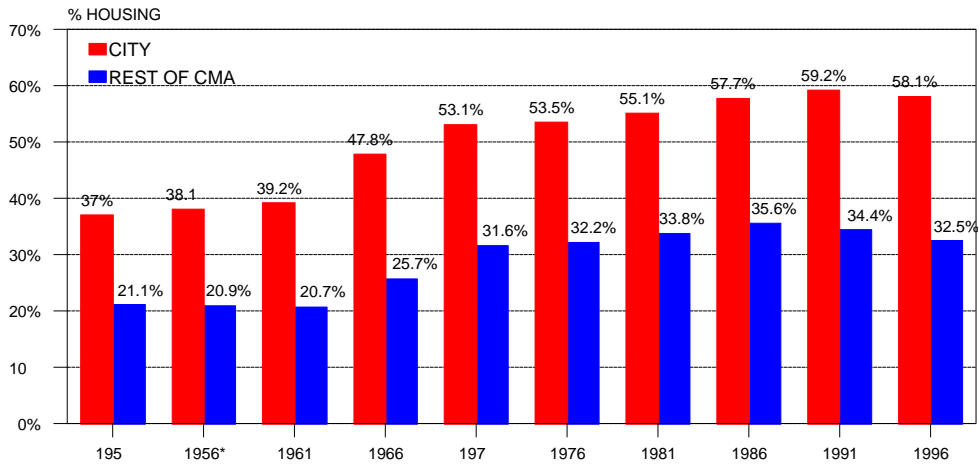
PROPORTION OF MUNICIPAL HOUSING STOCK THAT IS RENTAL, 1996
(CMA = 40.6% RENTAL)



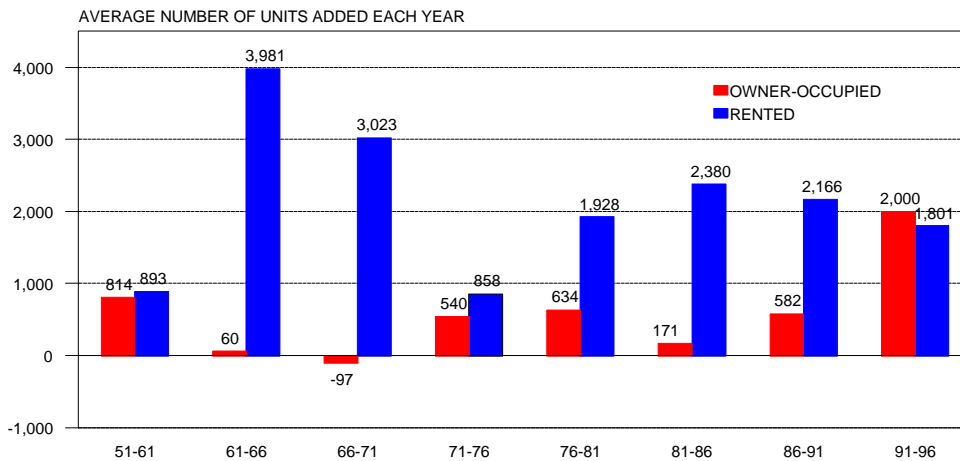
Proportion of rental housing is declining

Between 1951 and 1991, the proportion of the city's housing that was rental increased steadily, with the largest increases occurring in the 1960s. Over the last five years, however, the proportion declined slightly from 59.2 to 58.1 percent, reflecting a large increase in the owner-occupied stock. Between 1991 and 1996, there was a net average annual increase of 2,000 owner-occupied units, compared to 582 per year between 1986 and 1991. The net average annual increase in rented units in the city continued to decline. In the rest of the CMA the proportion of rental units peaked at 35.6% in 1986.

CHANGE IN THE PROPORTION OF RENTAL HOUSING, 1951-96



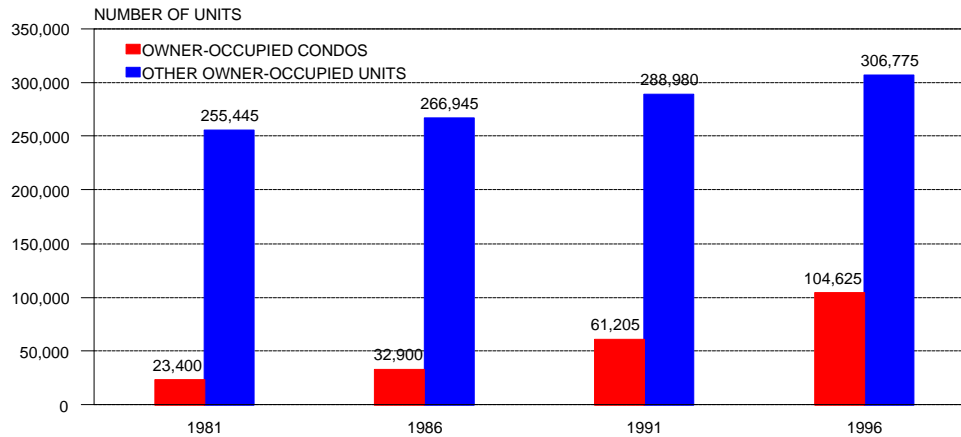
AVERAGE ANNUAL CHANGE IN UNITS BY TENURE, CITY OF VANCOUVER, 1951-96
(PUBLISHED FIGURES - NOT ADJUSTED FOR DEFINITIONAL/COVERAGE CHANGES IN 1986 & 1991)



One in four owner-occupied CMA dwellings is a strata-title unit

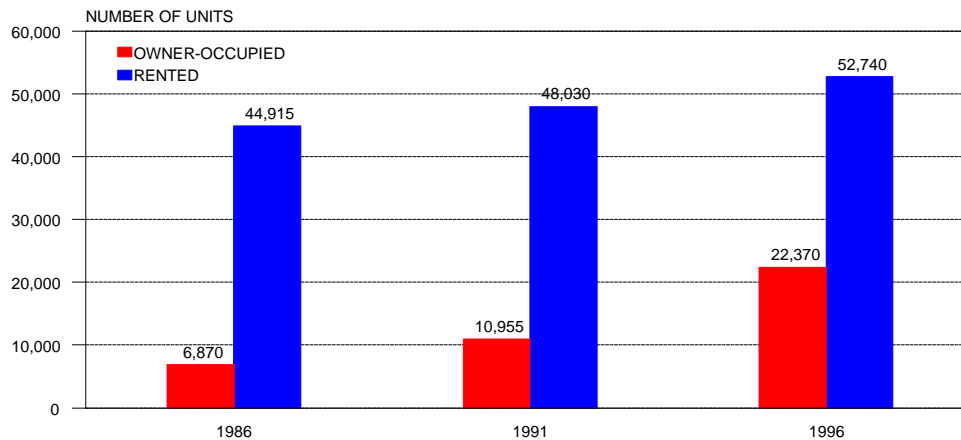
The increase in owner-occupied units in the city over the last five years is partly a reflection of increased construction of multiple-family ownership housing or condominiums. Data for the city has not yet been released, but the data for the CMA shows that by 1996, there were just under 105,000 owner-occupied condominium units¹, accounting for 25% of all owner-occupied units in the CMA (and for a fifth of all the owner-occupied condominium units in Canada). The number of owner-occupied condominium units increased by 86% between 1986-91 and by 70% between 1991-96.

OWNER-OCCUPIED HOUSING, VANCOUVER CMA, 1981-96



The number of owner-occupied units in high-rise buildings in the CMA doubled between 1991 and 1996. In 1986, only 13% of high-rise apartment units in the CMA were owner-occupied. By 1996, this had risen to 30%, with high-rise apartment units accounting for 21% of all owner-occupied condominium units in the CMA.

STOCK OF HIGH-RISE APARTMENT UNITS BY TENURE, VANCOUVER CMA, 1986-96



Proportion of non-market housing in the city remains relatively unchanged

Of the 19,000 units added to the city's housing stock between 1991 and 1996, 8.3% were units in non-market projects. In 1996, non-market housing accounted for 14.5% of the city's rental stock and for 8.4% of all housing, compared to 14.4% and 8.5% in 1991. Comparable data on non-market units in the rest of the CMA is not currently available.

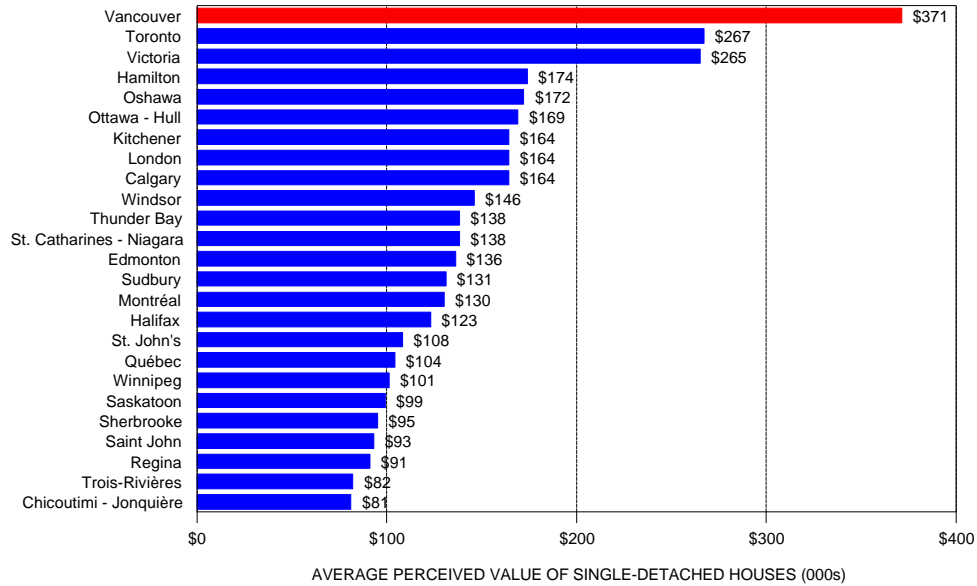
The Vancouver CMA is Canada's most expensive housing market

In the Census, homeowners are asked to provide an estimate of how much their dwelling is worth. Although subjective, the data does confirm that the Vancouver CMA is the most expensive metropolitan housing market in Canada. For single-detached houses, the average Vancouver house value of \$371,000 was almost 40% higher than the average value in the next most expensive metro market

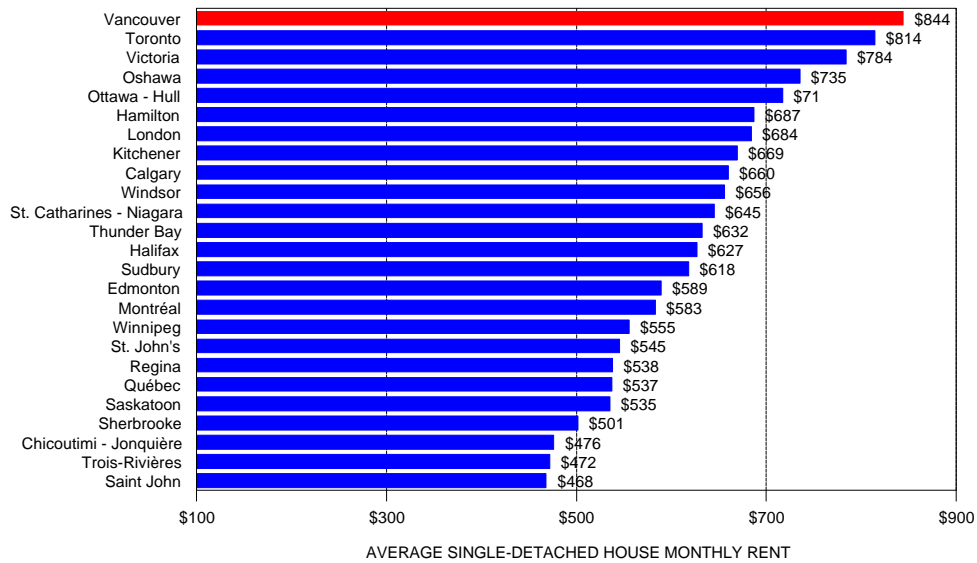
¹ This does not refer to the TOTAL stock of condominium units in the CMA. The Census only identifies those strata-title units that are occupied by their owners. Rented strata-title units are not identified and are included within the rental housing stock figures.

- Toronto. Although the Vancouver CMA was also the most expensive metropolitan area to rent a single-detached house, the differences are much less extreme, with the average Vancouver rent only 4% higher than in Toronto.

AVERAGE SINGLE-FAMILY HOUSE VALUES, 1996 CENSUS



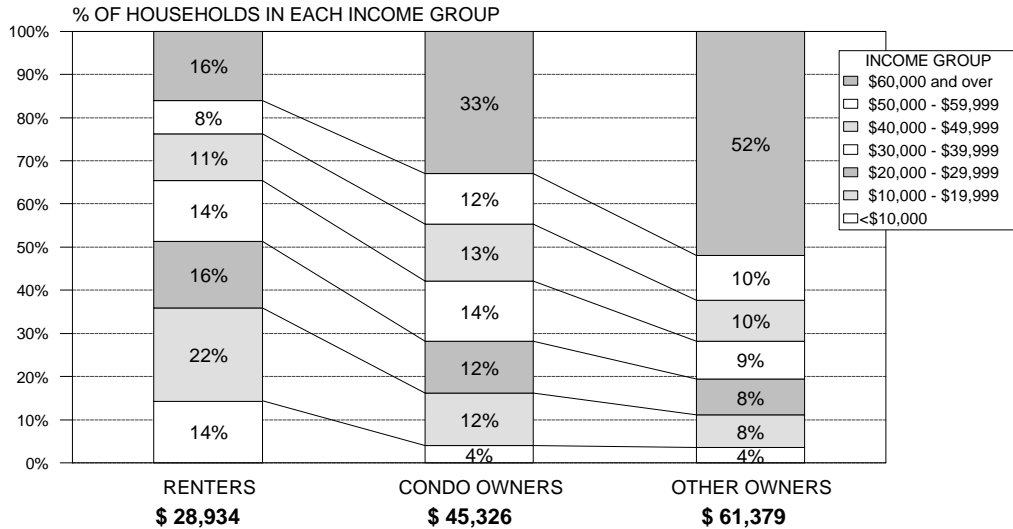
AVERAGE RENT PAID FOR SINGLE-FAMILY HOUSES, 1996 CENSUS



Increasing affordability problems

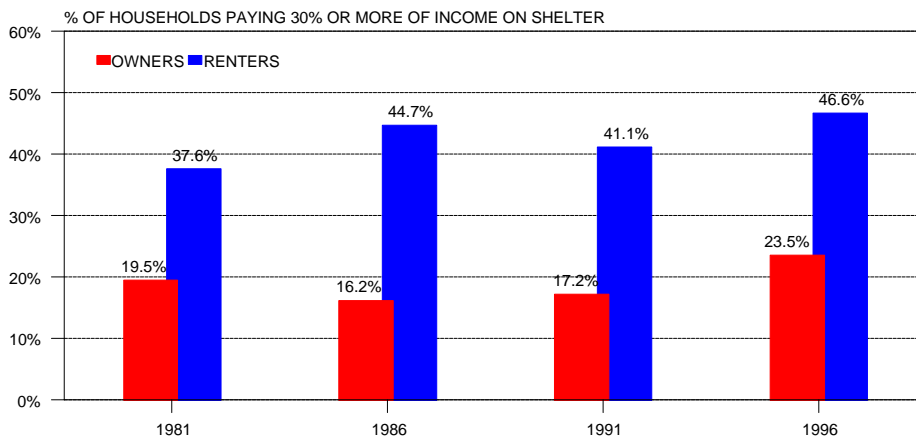
Housing affordability depends on both the price levels in the housing market and the incomes that households have to purchase shelter. Households' incomes vary with a large number of variables, including the age and number of earners in the household. The average household of renters tends to be substantially less than that of owners, partly because a higher proportion of renters are single-person households in the early or the late stages of their life-cycle, and partly because people generally prefer to own rather than rent and more affluent households are able to act on this preference. In 1995, the median income of renters in the Vancouver CMA (\$28,934) was less than half the median income of non-condominium owners. The median income of households owning condominium units was 26% lower than of other owner-occupiers.

HOUSEHOLD INCOME DISTRIBUTION BY TENURE, VANCOUVER CMA, 1995
(Figures in bold at the bottom are the median household incomes for each group)



One standard measure of affordability is that households should pay less than 30% of their income on shelter.² 1996 data for the city is not yet available, but in the Vancouver CMA 46.6% of renter households and 23.5% of owner-occupiers were paying 30% or more of their income on shelter. The proportion of households with affordability problems increased significantly between 1991 and 1996.

HOUSEHOLDS PAYING 30% OR MORE OF INCOME ON SHELTER, VANCOUVER CMA, 1981-96

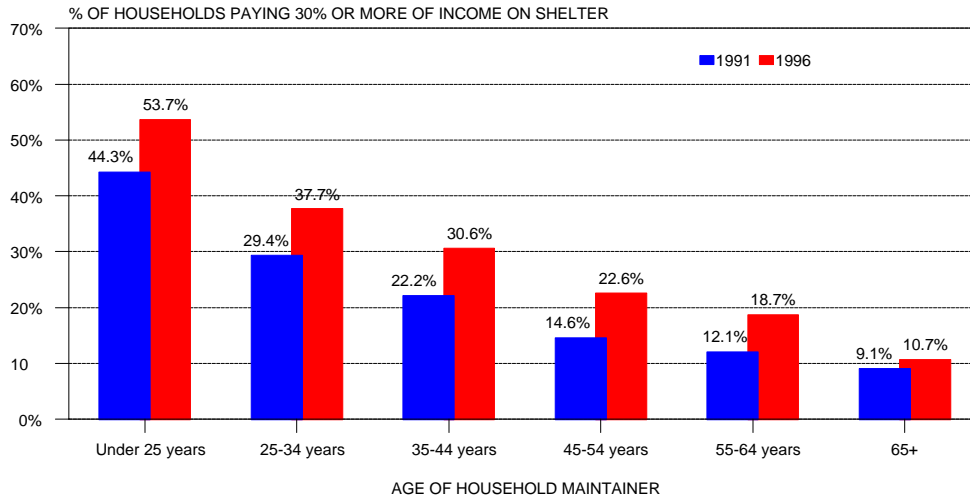


The proportion of owner households with affordability problems declines with the age of the household maintainer. Younger homeowners tend to have low incomes and are more recent entrants into the home ownership market. As households age, their income tends to increase, peaking in the 45-54 age group and then declining. At the same time, they are more likely to have entered the housing market earlier, purchasing their homes at prices well below current levels, and to have paid down or paid off their

² This is not equivalent to the concept of "core need." The concept of core need excludes those paying 30% or more of their income on shelter out of choice (i.e. those who have sufficient income to rent a suitable unit without affordability problems), and incorporates the suitability and adequacy of the unit being occupied.

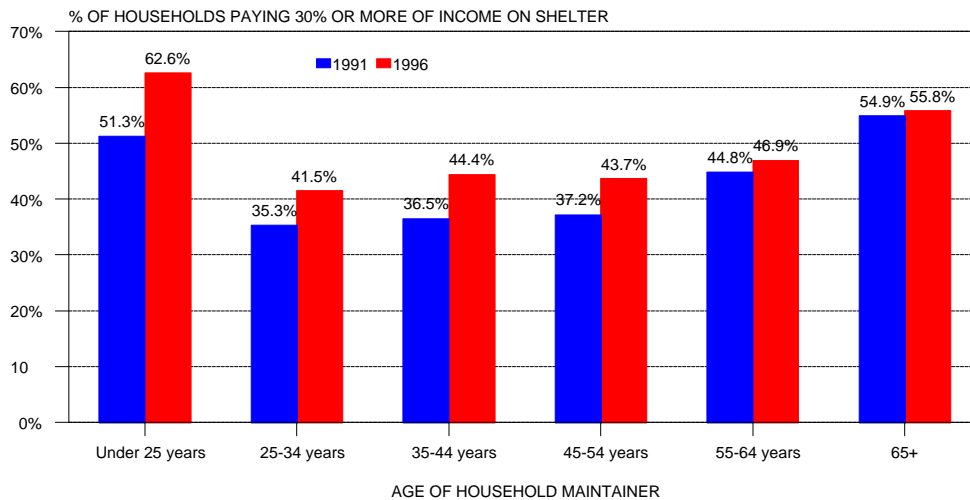
mortgages. Overall, 45% of owners in the Vancouver CMA had no mortgages in 1996, with the proportion without mortgages ranging from 11% for households headed by someone between 25-35 years old to 92% for the 75+ age group.

OWNERS PAYING 30% OR MORE OF INCOME ON SHELTER, VANCOUVER CMA, 1991-96



Renters with the most severe problems are those in the under-25 age group. Sixty-three percent of renter households in this age group pay 30% or more of their income on shelter. The proportion of renters with affordability problems does not vary much in the 25-54 age groups, but increases again with age beyond that.

RENTERS PAYING 30% OR MORE OF INCOME ON SHELTER, VANCOUVER CMA, 1991-96

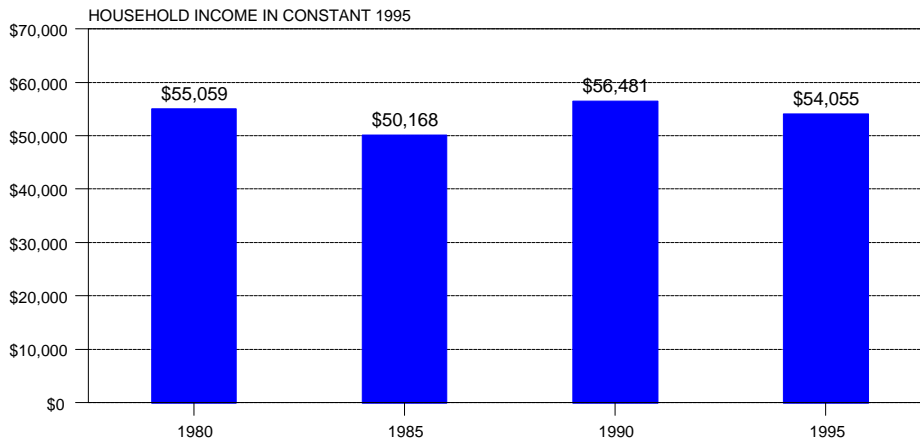


Declining real incomes

Increases in shelter costs are partly responsible for the increase in households with affordability problems. The other factor is the nation-wide decline in real incomes (income adjusted for inflation) over the period. Real average family incomes in Canada that had increased by 46% in the 1960s and by 26% in the 1970s, increased by only 8% in the 1980s and fell 5% in the 1990s. Overall, between 1980 and 1995 the average Canadian family's real income had increased by just 2.8%.

Almost all metropolitan areas have reflected these national changes. In the Vancouver CMA, average real *family* income declined by 5.2% between 1990 and 1995, and the average real *household* income fell by 4.3%. The Toronto CMA experienced greater declines (10% in average family income and 9.5% in average household income), but still has higher income levels than Vancouver (an average family income of \$64,000 compared to \$60,400 in Vancouver). The average value of single-detached house in metro Toronto is 4.3 times average family income, compared to 6.1 times in metro Vancouver. Curiously, although metro Toronto has higher income and lower shelter costs than Vancouver, the proportion of owners paying 30% or more of their income on shelter is slightly higher than in Vancouver.

AVERAGE HOUSEHOLD INCOMES IN 1995 DOLLARS, VANCOUVER CMA, 1980-1995



Data on household income by age is not yet available, but data on individual income indicates that the decline in real incomes has hit the oldest least and the younger age groups the hardest. This is reflected not only in the sharp increases in the proportion of the younger households with affordability problems, but also in lower household formation rates. In the Vancouver CMA in 1996, there were 12,000 more people in the 18-24 age group than in 1991, but the number of households with a under-25 maintainer declined by almost 1,900. There has been a major increase in the number of young adults staying at home rather than moving out, with the proportion of 18-24 year olds living with their parents increasing from 54% to 62%.

AVERAGE INDIVIDUAL INCOMES BY AGE, CONSTANT 1995 DOLLARS, VANCOUVER CMA

(Numbers in bold are the percent change between 1990-1995)

