HOUSING NEEDS REPORT
TOWNSHIP OF LANGLEY

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Township of Langley
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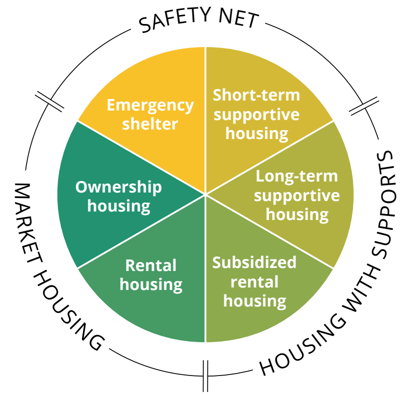
PROJECT OVERVIEW

As one of the fastest growing communities in Metro Vancouver, the Township of Langley ("the Township") has been experiencing increasing housing pressures in recent years as the population grows, demographics shift, and market conditions change. In response, the Township has led a range of plans, projects, and initiatives aimed at addressing social pressures and improving community livability. At the same time, the Government of BC recognized that housing pressures were being felt across the province. In response, in 2018, the Provincial Government introduced Housing Needs Reports legislation, requiring all local governments to collect and analyze data to identify current and future housing needs.

This Report fulfills the provincial requirements and provides valuable information that can be used to inform future actions on housing and community planning. The objectives were to:

- Build an understanding of current and future needs throughout the Housing Wheelhouse based on demographics, economic indicators, market conditions, and community engagement
- Assess and document the availability, affordability, suitability, and adequacy of existing housing stock, with a close-up on households in Core Housing Need
- Develop projections for household types and population growth to estimate the demand for future housing types
- Identify key issues and trends to inform future housing-related policies and initiatives

Housing Wheelhouse



Credit: City of Kelowna (adapted)

This report views housing in the Township through the lens of the Housing Wheelhouse. The Wheelhouse, developed by the City of Kelowna in 2017, is a new way to think about different housing types and tenures. While traditionally housing in Canada has been considered a continuum, the Wheelhouse aims to re-imagine movement through the housing system as something non-linear, where residents may access different appropriate forms of housing at different stages of their life.

KEY TRENDS

- The Township of Langley is a growing and urbanizing municipality, with population growth driving housing demand and a recent shift towards development of more multi-family housing.
- Demographic shifts are driving demand for diverse housing forms as the population ages, while still seeing higher proportions of children and youth compared to the regional average.
- While homeownership is relatively more affordable in the Township compared to the region, the single-family home remains the most common type of housing and is unaffordable for many household incomes. In the rental market, affordability improves, but single-income households are still facing income gaps compounded by the challenge of low vacancy rates in the primary rental market.

KEY AREAS OF LOCAL NEED

AFFORDABLE HOUSING:

While more affordable compared to Metro Vancouver as a whole, affordability remains an issue for many. To afford a single-detached home at the average price, most households face income gaps of more than $1,200. Single-income households like individuals or lone-parents earning the median income would need to spend 38% or more of their income to own any housing type, and 49% or more for suitable rental housing. Equity-seeking groups are more deeply affected by affordability challenges.

RENTAL HOUSING:

While the number of primary rental units in the Township has increased dramatically over the past few years, estimates indicate that 96% of renters are relying on the secondary market and vacancy rates remain very low. Compared to owner households, renter households are three times more likely to be in Core Housing Need. Engagement findings suggest that more rental options are needed, especially affordable options for students, seniors, and those at risk of homelessness.

SPECIAL NEEDS HOUSING:

Special needs units are for individuals who need access to affordable housing with support services, including adults with mental and/or physical disabilities, youth, or women and children fleeing violence. There are 126 special needs housing units in Langley plus 22 temporary emergency units for women and children fleeing violence. There are no second stage housing units in Langley that support women who have left abusive relationships to live safely and independently (typically for 6 - 18 months). Local service providers indicated that they maintain waitlists for special needs housing and housing options for women and children fleeing violence, and have had to turn away vulnerable community members who may be seeking housing support.

HOUSING FOR FAMILIES:

Compared to the region, the Township has a larger proportion of family households and households with children. 59% of the households in Core Housing Need are family households. Affordability challenges are particularly acute for lone-parent family households, as 26% of these households are in Core Housing Need.

Engagement findings suggest there is increasing demand for alternative forms of housing that support multi-generational living and increased affordability.

HOUSING FOR SENIORS:

The share of the Township's population comprised of seniors is increasing. As the population ages, there may be increased need for long-term supportive housing and independent housing that meets the needs of those with activity limitations. 29% of households in Core Housing Need in the Township were led by seniors, with higher rates among senior-led renter households. Engagement findings suggest that seniors are looking to downsize from single-family homes but have limited options, especially because the layouts of apartments and townhomes may not be suitable for their accessibility needs or preferred in terms of livability.

SHELTERS AND HOUSING FOR INDIVIDUALS EXPERIENCING OR AT RISK OF HOMELESSNESS:

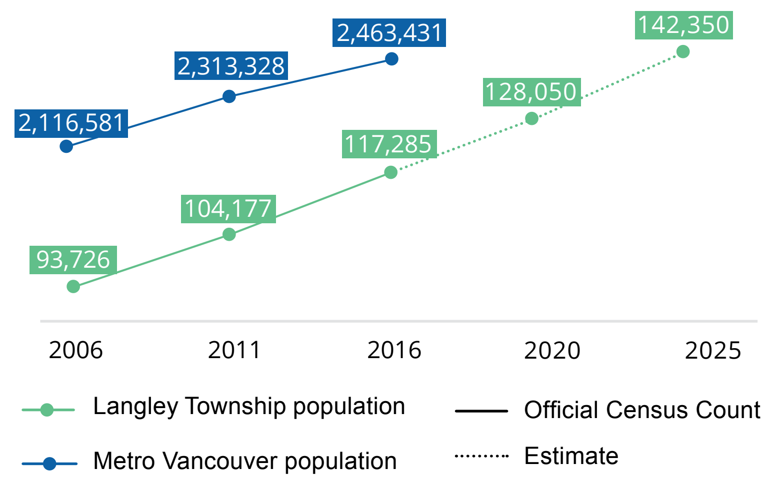
There were 206 individuals experiencing homelessness in Langley in 2017, an increase of 124% from the 2014 homeless count, compared to an increase of 30% in the region as a whole. While there are 338 housing units in Langley for the homeless, the Gateway of Hope remains the only emergency shelter and reported 477 turnaways in 2019. Engagement findings suggest that a variety of interventions are required for those experiencing housing insecurity in the Township, with "housing first" approaches and support services an important part of the solution. More affordable housing options are needed to prevent homelessness and support individuals to transition out of homelessness.

DATA SUMMARY

DEMOGRAPHICS

The Township is growing more quickly than the Metro Vancouver region. Between 2006 and 2016, the population grew by 25%, compared to 16% in Metro Vancouver as a whole. Projections suggest this rate of growth will be sustained in the coming years.

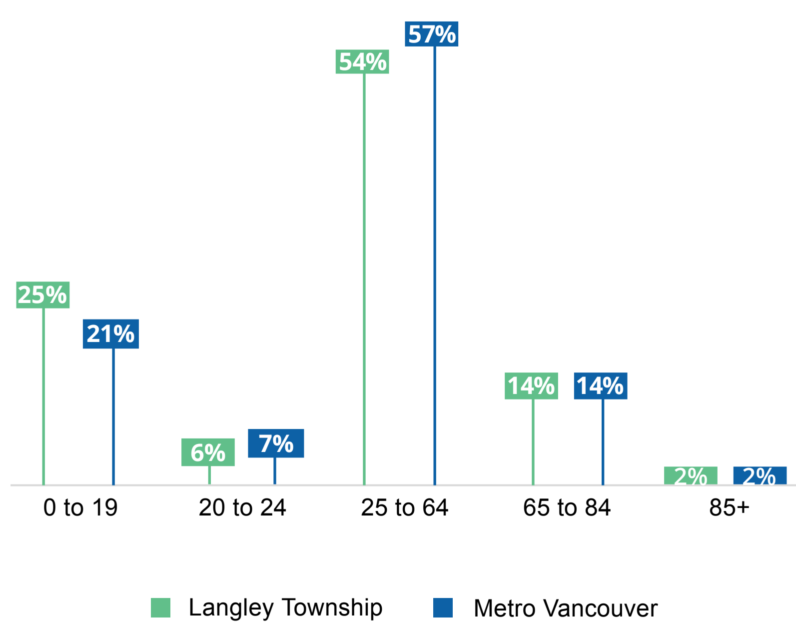
Historical and Projected Population, 2006 to 2025



Because the latest Census was released in 2016, we can only estimate the current population. Estimates based on BC Stats and Metro Vancouver projections suggest the 2020 population is approximately 128,050. Estimates based on building permit statistics from the Township are higher, suggesting the 2020 population is approximately 134,915. Regardless, the trend is clear: the Township's population is growing.

The Township is experiencing the aging trend seen in most communities across Canada, as the proportion of seniors in the population increased between 2006 and 2016, a trend that is expected to continue. At the same time, due to overall population growth, the number of people in other age groups is also increasing. Compared to Metro Vancouver, the Township has a younger population, with more children and youth aged 0 to 19 and fewer young adults and people of working age.

Proportion of Population by Age Groups, 2016

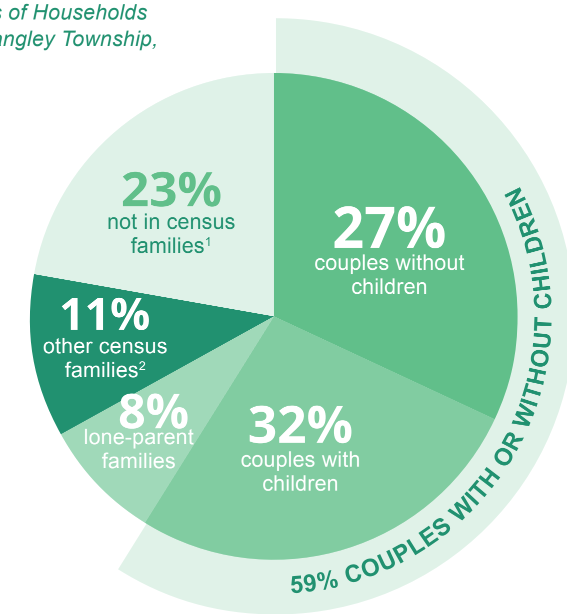


HOUSEHOLDS

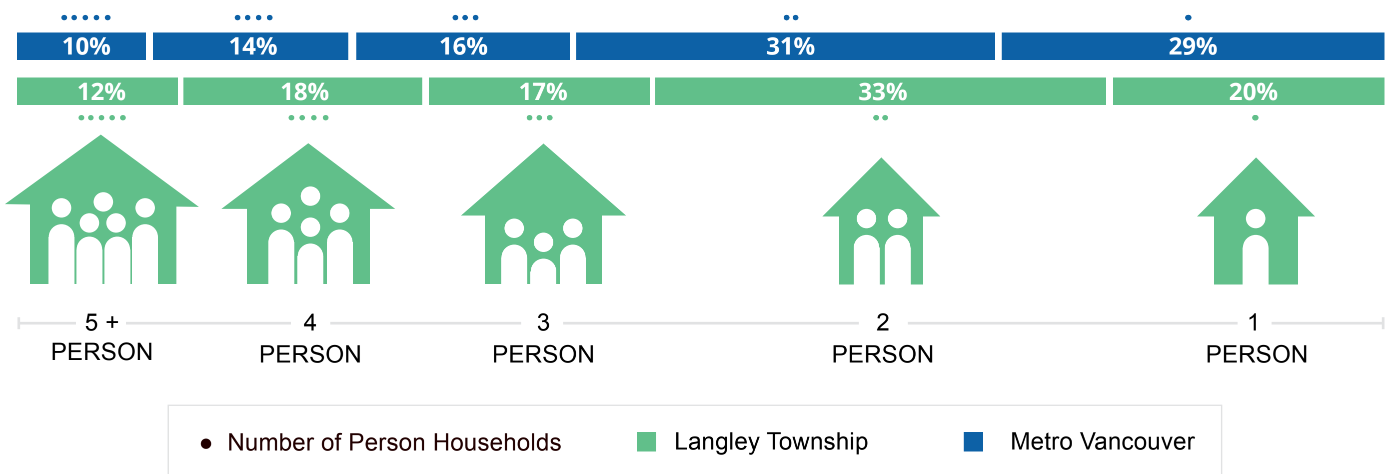
In 2016, there were 41,985 households in the Township. Between 2006 and 2016, the number of households grew at a similar pace to population growth (26%), which was faster compared to the percent increase seen in Metro Vancouver households overall (18%).

In 2016, the Township had a lower proportion of one-person households compared to Metro Vancouver. Instead, there were higher proportions of couples with and without children living in the Township.

Proportions of Households by Type, Langley Township, 2016



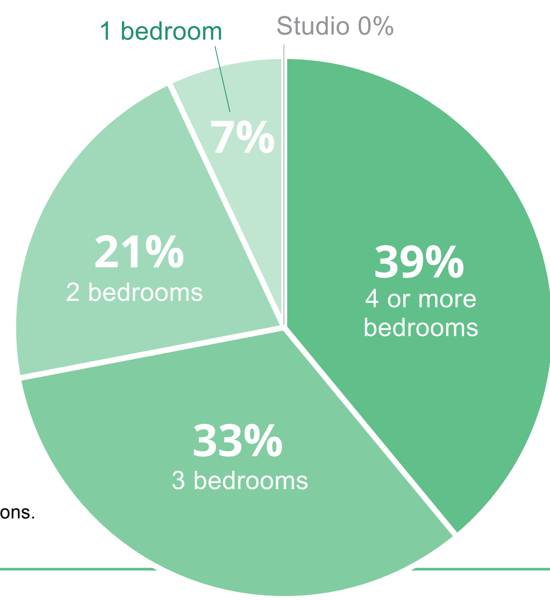
Proportions of Households by Size, 2016



HOUSING STOCK

In 2016, 72% of housing units in the Township had three or more bedrooms. Only 7% of units were one-bedroom or studio units, while 20% of households were one-person households. Similarly, 21% of units were two-bedroom units, while 34% of households were two-person households. This suggests some residents may have more space than they need (based on the National Occupancy Standard).

Proportions of Dwellings by # of Bedrooms, Langley Township, 2016



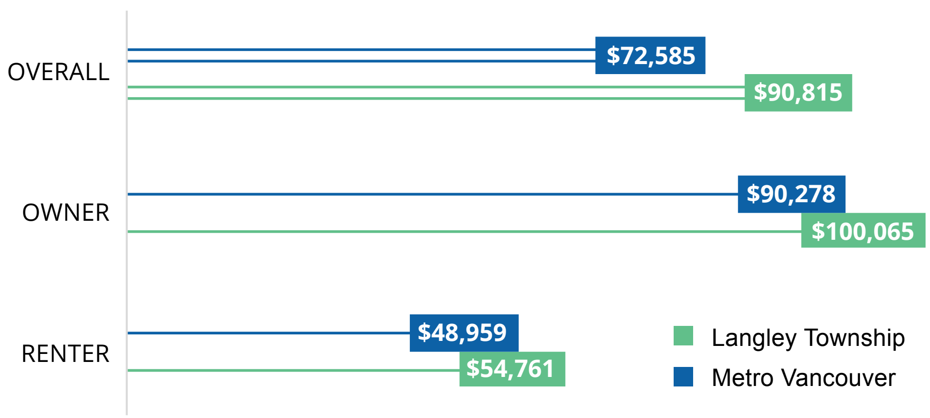
1 Non-census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a census family.

2 Other families refer to households which include at least one family plus additional persons.

INCOME

In 2016, the median household income in the Township was higher compared to the region as a whole. Typically, median income of renter households is substantially lower than that of owner households. In the Township, median income for renters was 55% the median income of owners, similar to Metro Vancouver overall, where it was 54%.

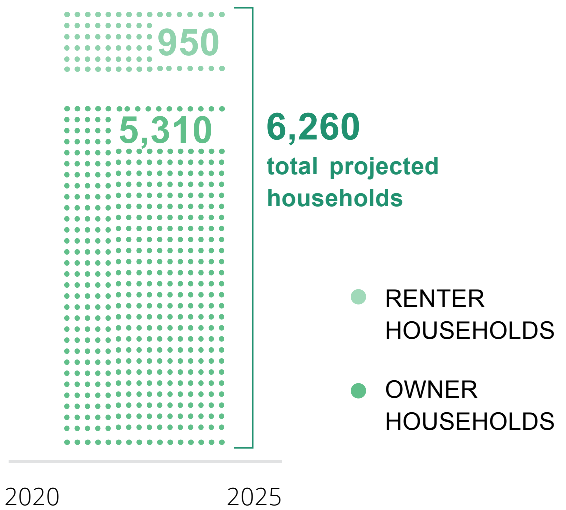
Median Household Incomes by Tenure, 2016



HOUSEHOLD PROJECTIONS

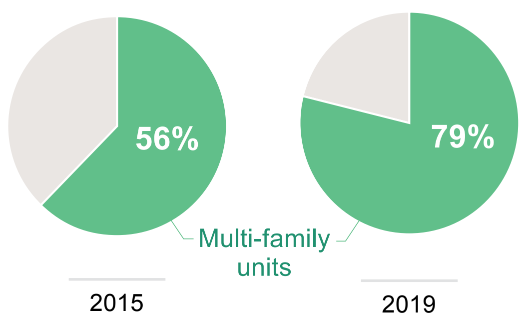
From 2020 to 2025, the Township is projected to see an increase of 5,310 owner households and 950 renter households, suggesting a need for 6,260 new housing units over that time. Between 2016 and 2019, there were more housing units created than the number of new households projected, which suggests that growth was even higher than anticipated over this time. If the pace of growth and development continues, the same could be true for the next five years.

Projected Households by Tenure, Langley Township, 2020 to 2025



Most housing units in the Township are single-family homes, **but there are increasing numbers of multi-family units being built.** In 2015, 56% of new housing units built were multi-family. In 2019, 79% of new units built were multi-family.

Proportion of Housing Units Created

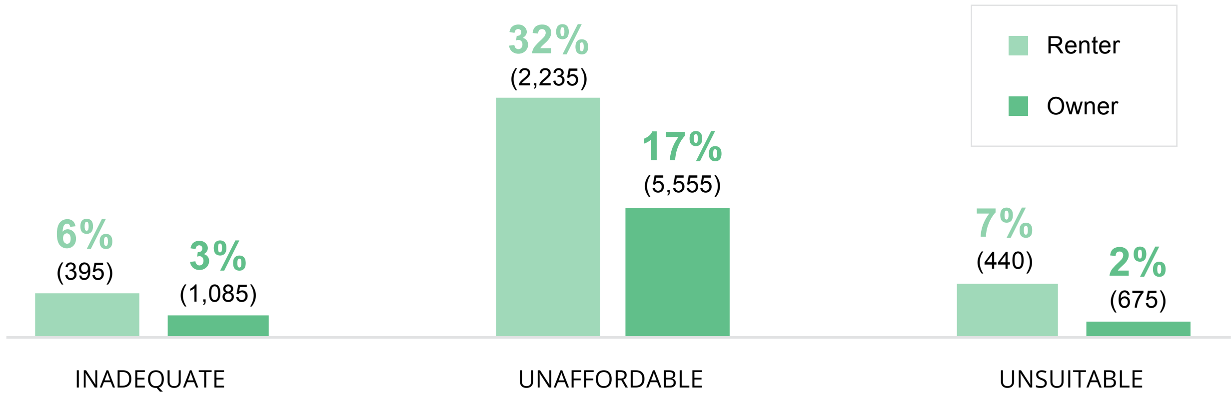


HOUSING STANDARDS AND CORE HOUSING NEED

Housing standards – affordability, suitability, and adequacy – are important when identifying areas of housing need in a community. In the Township, affordability is the greatest challenge. In 2016, 32% of renter households and 17% of owner households had unaffordable shelter costs.

- **Adequacy:** To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- **Affordability:** To be considered affordable, housing costs must be less than 30% of total before-tax household income.
- **Suitability:** To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standard requirements.

Housing Standards by Tenure (Proportion and Number), Langley Township, 2016



Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators and would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Core Housing Need is widely understood to be an underrepresentation of actual housing need.

In 2016, there were:

1,695 RENTER households & **2,485 OWNER** households

IN CORE HOUSING NEED

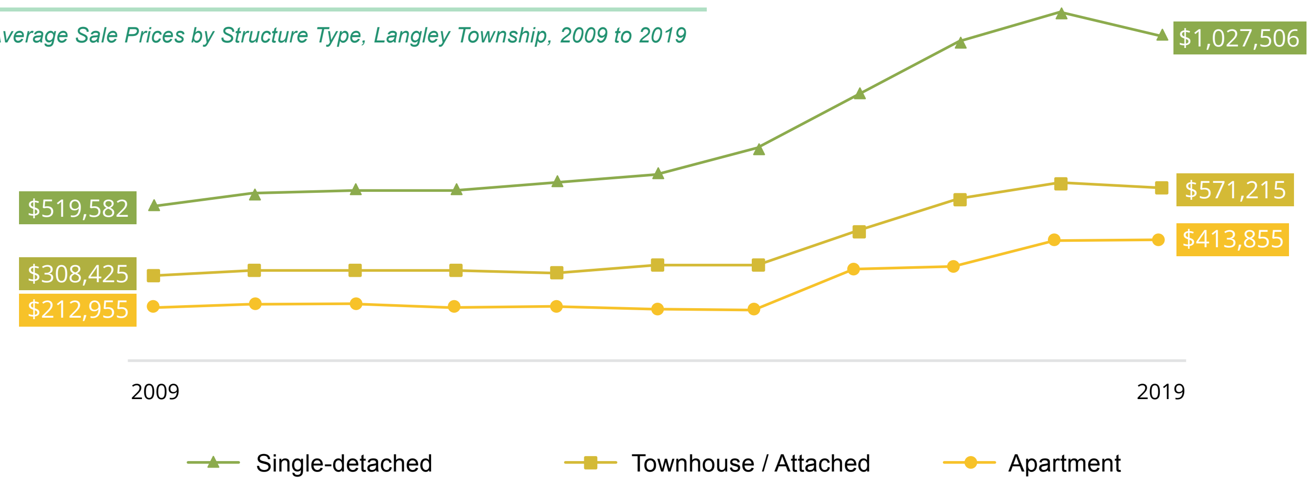
Some households are more likely to be in Core Housing Need than others. 25% of renter households were in Core Housing Need, compared to 8% of owner households. Indigenous households, households led by seniors, households with at least one person with an activity limitation, and immigrant households were all more commonly in Core Housing Need compared to other household types.

AFFORDABILITY OF OWNERSHIP AND RENTERSHIP

Homeownership

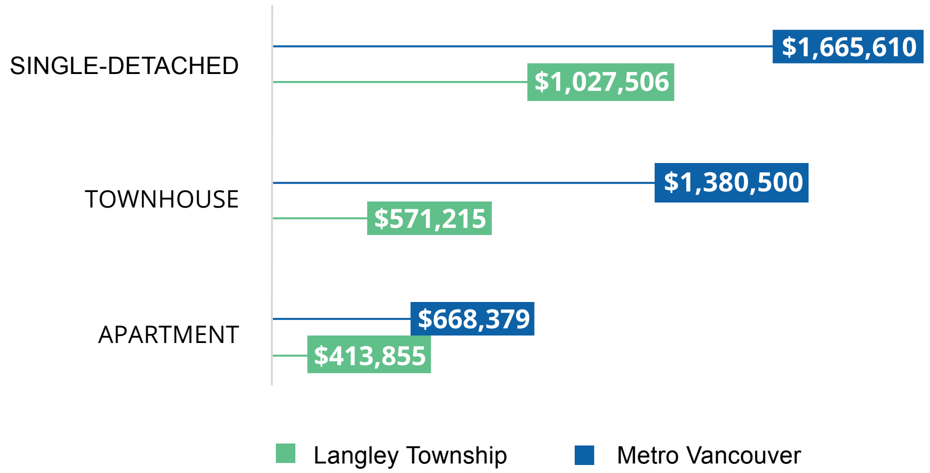
The Township has high rates of homeownership overall, with 83% of households owning their home in 2016, compared to 64% in Metro Vancouver as a whole. Like the rest of the region, the cost of homeownership in the Township has increased in recent years. Over the past 10 years, the average sale price for a single-detached home increased by 98%, for a townhouse by 85%, and for an apartment by 94%.

Average Sale Prices by Structure Type, Langley Township, 2009 to 2019



Homeownership remains more affordable in the Township compared to the Metro Vancouver region.[3]

Comparison of Average Sale Prices by Structure Type, 2019



3 Data for Langley is from the FVREB and includes Langley City. Data for Metro Vancouver is based on the GVREB's boundaries, which includes part of Metro Vancouver region as well as Gulf Islands, Squamish, Sunshine Coast, and Whistler.

That said, homeownership is unaffordable for most household types. To afford average shelter costs for a single-family home in the Township, a household would need to make an annual income of $200,966. For a townhouse, the annual income required would be $122,141 and for an apartment, $91,524.

Affordability Gap Analysis for Owners in the Township, 2019

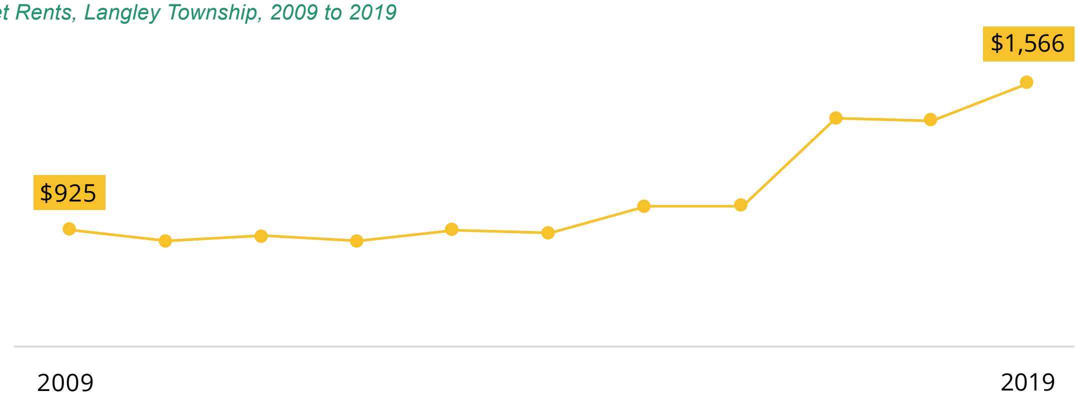
Household Type	Median Household Income (2019, adjusted for owners)[4]	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Single-detached $1,027,506 ($5,024 per month)	Townhouse $571,215 ($3,053 per month)	Apartment $413,855 ($2,288 per month)
Couples without children	$106,853	$2,671	-$2,353	-$382	$383
Couples with children	$151,357	$3,784	-$1,240	$730	$1,496
Lone-parent families	$73,174	$1,829	-$3,195	-$1,224	-$459
Individuals not in Census families	$45,134	$1,128	-$3,896	-$1,925	-$1,160

- Households spending 50% or more on shelter costs
- Households spending 30% to 49% on shelter costs
- Households spending less than 30% on shelter costs

Rentership

In 2016, 17% of households in the Township were renter households. This was a lower proportion compared to the regional average (36%). There were 735 primary rental units in the Township at the end of 2019. Although many new units were built in the past few years, data suggests more than 90% of renter households in the Township still rely on the secondary rental market for housing, such as secondary suites and rental units in strata developments. Average rents for primary rental units have increased by 69% over the past 10 years.[5]

Primary Market Rents, Langley Township, 2009 to 2019



4 2019 median household incomes are estimated based on 2016 data and the historical growth rate from 2006 to 2016.

5 Data for average rents for secondary rental units in Langley Township is not available.

Based on primary market rents, the rental gap analysis indicates that single income households, such as lone-parent families and those living alone would face challenges affording an appropriate unit. To afford average monthly shelter costs of $1,646, a household would need an annual income of $65,820 or more. Adjusted to 2019 dollars, the annual median income of lone-parent renter households is estimated to be $40,045 and the median income for renter households comprised of someone living alone is estimated at $24,700.

Affordability Gap Analysis for Renters in the Township, 2019

Household Type	Median Household Income (2019, adjusted for renters)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Average 1-Bedroom Apartment $1,417[6]	Average 2-Bedroom Apartment $1,887	Average All Rental Unit Types $1,646
Couples without children	$58,476	$1,462	$45	-$425	-$184
Couples with children	$82,831	$2,071	N/A	$184	$425
Lone-parent families	$40,045	$1,001	N/A	-$885	-$644
Individuals not in Census families	$24,700	$617	-$799	-$1,269	-$1,028

- Households spending 50% or more on shelter costs
- Households spending 30% to 49% on shelter costs
- Households spending less than 30% on shelter costs

6 These are monthly shelter costs, which include average rents as well as estimated costs for utilities and tenant insurance

Sources:

Statistics Canada: 2006, 2011, and 2016 Censuses and 2011 National Household Survey

Canada Mortgage and Housing Corporation: Rental Market Survey, 2020

Metro Vancouver: Housing Needs Reports Datasets, 2019 and Projections, 2020

Fraser Valley Real Estate Board

Real Estate Board of Greater Vancouver

Township Building Permit Statistics

BC Housing

1.0 Introduction

1.1 Project Overview

The Township is among the fastest growing communities in Metro Vancouver. Like many communities in the region, the Township has been facing increasing housing pressures due to its growing population, changing market conditions, and shifting demographics. The purpose of this Housing Needs Report is to better understand the current and future housing needs of the population. This report meets the Housing Needs Reports requirements mandated by the Province of BC and provides valuable information that can be used to inform future actions on housing and community planning.

1.2 Legislative Requirements for Housing Needs Reports in BC

In 2018, the Province of BC introduced Housing Needs Reports legislation, requiring local governments to collect approximately 50 different kinds of data about current and projected population, **households**, **income**, significant economic sectors, and current and anticipated housing stock. Local governments are required to collect this data, analyse it to identify current and anticipated housing needs, make the results publicly available online, and consider the results in future planning processes. All required data that is currently available has been collected for the Township and can be found in Appendix B. Local governments are also required to complete a Housing Needs Report Summary Form, which is included in Appendix C to this report.

Why Housing Matters

Adequate housing has been recognized as a fundamental human right that is considered both internationally and in Canadian law. It is an important social determinant of health; the quality, accessibility, and affordability of housing have significant short-term and long-term impacts for mental and physical health and well-being.

The Township's Housing Needs Report goes beyond the required data: it incorporates findings from community engagement and key informant interviews, considers the needs of vulnerable and underserved populations, and builds on previous and existing initiatives, including information compiled by Metro Vancouver, the Township's Age-friendly Strategy, Social Sustainability Strategy (in progress), Official Community Plan (OCP), and more. By including additional context, the results of the report are better able to serve decision-makers, planners, developers, non-profits, and other stakeholders in making informed decisions on housing. This report also includes an analysis of the affordability gaps for different types of owner and renter households and detailed household projections based on demographic patterns unique to the Township.

1.3 The Housing Wheelhouse

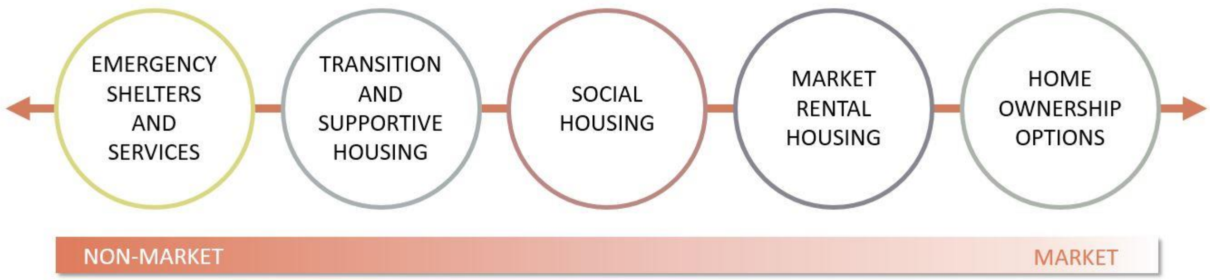
The Housing Wheelhouse, developed by the City of Kelowna in 2017, is a new way to think about different housing types and tenures (Figure 1). Typical housing models show these options as falling along a linear spectrum, where households progress from homelessness towards homeownership in a “housing continuum,” as shown in Figure 2. Under the traditional housing continuum, an individual might move from subsidized rental housing, to market rental housing, to homeownership, where their journey ends. The Wheelhouse model shows this may not be the end of the journey – this same individual may move into long-term supportive housing if their health deteriorates, or into an emergency shelter or short-term supportive housing if their financial resources or living situation changes. This individual may never choose to move into ownership housing in their lifetime if it does not align with their goals or means.

The Housing Wheelhouse recognizes that, in reality, people’s housing needs change throughout their lives, this change may not always be linear, and homeownership is not the ultimate goal for everyone. The Wheelhouse reflects that a complete housing stock needs to include a variety of types and tenures, in order to meet the diverse needs of residents from different socio-economic backgrounds and at every stage of their lives. The Wheelhouse includes:

- Emergency shelters: temporary shelter, food, and other support services. Includes emergency shelter for women and children fleeing violence.
- Short-term supportive housing: stable housing along with support services as a transitional step between shelters and long-term housing (with typical stays of two to three years). This may include **second stage housing**.
- Ownership housing: includes fee simple homeownership, strata ownership, multi-unit and **single-detached** homes, and shared equity (such as manufactured homes or housing co-operatives).
- Long-term supportive housing: long-term housing with support services ranging from supportive care to assisted living and residential care.
- Rental housing: includes purpose-built long-term rental **apartments**, private rental townhomes, secondary suites, carriage homes and single-detached rental homes.
- Subsidized rental housing: rental homes subsidized through monthly government subsidies or one-time capital grants.

Figure 1. The Housing Wheelhouse (City of Kelowna, 2017)

Figure 2. The Housing Continuum (Township of Langley, 2016)



1.4 Preparing this Report

This report is based on a background document review, analysis of quantitative data, and community engagement. It draws on the Township's existing policy context, available statistical data on demographics and housing, and the knowledge and expertise contributed by community members, key informants and others.

An equity approach was used to analyse available data and throughout engagement. The intent of this report is to identify the housing needs of individuals of all ages and life circumstances, with a particular focus on community members who are struggling or unable to meet their housing needs independently or through options available in the housing market.

Equity and inclusion are important to the Township and align with other policies and initiatives, such as the OCP and Social Sustainability Strategy (in progress).

Equity considerations are important to this report because housing is a human right, enshrined in Canadian law, to which all groups should have equal access and opportunity.[1] Equity is about "the fair distribution of opportunities, power, and resources to meet the needs of all people, regardless of age, ability, gender, culture or background."[2] Generally, equity-seeking groups are people who have been systemically disadvantaged and excluded. These groups may face extra barriers in accessing affordable, suitable, and adequate housing. Considering equity can help ensure these groups benefit from housing policies, programs, services, or initiatives, from which they may otherwise be excluded.

1.4.1 Background Document Review

A background document review of existing Township plans and strategies was completed to generate a foundational understanding of the current housing situation and context. Previous housing work and resources prepared by the Township, as well as other plans, policies, and resources with content related to housing such as the OCP, Housing Action Plan, Age-friendly Strategy, Sustainability Charter, and documents from the ongoing Social Sustainability Strategy process were reviewed.

1.4.2 Quantitative Data: Sources and Limitations

This report contains quantitative data from the following sources:

- Statistics Canada 2006, 2011, and 2016 Censuses and 2011 National Household Survey
- Canadian Mortgage and Housing Corporation (CMHC)
- BC Housing
- BC Assessment
- Fraser Valley Real Estate Board
- Real Estate Board of Greater Vancouver
- Metro Vancouver Regional District
- Social Planning and Research Council of BC (SPARC)
- Township of Langley

Much of this data was accessed through the Ministry of Municipal Affairs and Housing datasets prepared for the Housing Needs Reports in BC, while supplemental data was made available by the Township.

[1] The full bill can be reviewed here: https://www.parl.ca/LegisInfo/BillDetails.aspx?Language=E&billId=10404016

[2] From the PlanH Healthy Housing Action Guide, available here: https://planh.ca/sites/default/files/tools-resources/healthyhousing_guide_web_v1.0.pdf

There are limitations to the quantitative data used in this report; significant known limitations are outlined below:

- This report uses a combination of Custom Census datasets organized by the Ministry of Municipal Affairs and Housing and the standard Census data available online. These vary slightly: custom datasets count the population in private households, which is less than the total population.[3] Standard Census Profile data was used as a baseline with custom datasets used for analyses of variables broken out by tenure, because standard Census data does not provide separate statistics for renter households versus owner households. While the combination of data results in less consistency in this report, it is more representative of the actual community context.
- Statistics Canada uses a rounding algorithm, which can result in discrepancies in values presented in this report, including in charts and tables. Each individual value, total, and sub-total is randomly rounded either up or down to a multiple of '5' or '10.' When data are summed or grouped, the total value may not match the individual values. Percentages are calculated on rounded data and therefore may not add up to 100%.[4] This is especially noticeable when different tabulations are compared (e.g., number of households by family type versus number of households by tenure).
- Due to the voluntary nature of the 2011 National Household Survey, 2011 data from Statistics Canada is considered less reliable and should be used with caution when interpreting trends.
- Population and household projections contained in this report are based on assumptions available to us in 2020 and represent a plausible scenario should the assumptions remain true over time. Because there has not been a mandatory population count since the 2016 Census, the 2020 figures used as the baselines for these projections were calculated using data from the 2016 Census and projections from Metro Vancouver. Actual growth of the community is highly connected to growth in the region, availability of housing, and jobs in the community and may differ from these projections.

1.4.3 Qualitative Data: Community Engagement

Community engagement was conducted throughout the process to share information about the project and to collect feedback from a range of individuals. Engagement was guided by a Communications and Engagement Strategy and was designed to be inclusive and equitable with the goal of digging deeper into the local realities of housing needs, strengths, challenges, and opportunities as they are experienced by key informants and community members in the Township.

Through engagement, the Township was able to:

- Gain insight and depth on initial findings from the quantitative data analysis

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[3] Analyses in this report that are based on custom datasets exclude individuals who have a usual place of residence elsewhere in Canada or abroad, as well as those living in commercial, institutional, or communal dwellings (e.g., nursing homes, rooming houses, staff residences, hospitals, hotels, etc.). For the Township, this is a difference of 1,450 people.

[4] For more information, see: https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#:~:text=Random%20rounding,'5'%20or%20'10.&text=As%20a%20result%2C%20when%20these,sub%2Dtotals%20are%20independently%20rounded.

- Collect ideas from key informants and community members about housing needs, challenges, and opportunities
- Provide opportunities for the public to learn about the process and share their personal experiences and observations about housing needs

Engagement consisted of four focus groups, seven key informant interviews, and a digital storytelling campaign, conducted in the first quarter of 2020:

- Focus groups for (1) the development community and (2) non-profit agencies and other service providers were held at Fire Hall #6 in the Township of Langley. Another focus group was hosted for people with lived experience of homelessness and housing insecurity at Creek Stone Place, a supportive housing development in the Township. The fourth focus group, for the real estate community, was held online in response to requirements for social distancing as a result of the COVID-19 pandemic.
- Key informant interviews targeted those who were able to provide deeper information about particular areas and populations of need within the Township. There were seven interviews conducted with representatives from various groups including local educational institutions, Kwantlen First Nation, business representatives, and community-based service organizations.
- A digital storytelling platform was created on the Township of Langley's webpage and was open for community submissions from March 10, 2020 to April 5, 2020. Through the platform, community members were asked to share their experiences of accessing and maintaining a place to live within the Township.

Engagement findings are woven throughout the report, with key takeaways highlighted in call-out boxes. Appendix D contains the full Engagement Summary Report.

Trends to Monitor

In addition to the limitations and methods described above, emerging trends and issues add further uncertainty to the assessment presented in this report. Population, household, and housing projections are only able to provide a sense of trend should current assumptions remain the same over time. In reality, population growth and housing needs are highly dependent on unpredictable external factors.

The recent COVID-19 pandemic has caused widespread loss of employment across the globe and will likely have ongoing impacts for years to come. The implications are difficult to assess right now, as we are currently in the early stages. However, it is anticipated that both the housing and labour markets in the Township will experience short- and long-term impacts to growth and development. Immediate response efforts by the federal and provincial governments are being focused on lower and middle-income households who are expected to experience the worst impacts.

In short, housing needs are subject to external influences beyond the Township's control or ability to foresee. It is suggested that the findings in this report be used as a guide to inform future planning and decision-making, rather than a definitive record of community conditions and housing needs.

1.5 Using this Report

Throughout this report, data from the 2006, 2011, and 2016 Censuses along with comparisons to the Metro Vancouver region are used as a starting point for analysis. The data and commentary contained in the body of this report highlight key data and considerations, in order to help inform future actions on housing and community planning. More than 50 data indicators must be collected to meet the Housing Needs Reports requirements mandated by the Province of BC; all of this data is presented in Appendix B. The body of this report does not describe all of these indicators, rather, it provides an overview of the current and future housing needs in the Township through graphs, tables, and commentary. It also provides additional data and findings beyond what is required by the province, to provide a more fulsome picture of housing in the Township.

Figures, charts, and tables in this report are used strategically, where they can help highlight and communicate data findings. For some indicators, charts include a regional comparison to Metro Vancouver. This offers additional context and a benchmark for comparison. For some indicators, where there is a discernable trend over time or where it is useful to show historical data, charts include data from the 2006 and 2011 Censuses and 2011 National Household Survey. In some cases, data collected in the 2011 National Household Survey is incompatible with 2006 and 2016 Census data and cannot be used for comparison.

For clarity and depending on the content and scale of data being represented, charts may be labelled with absolute numbers, proportions, or both. If the chart is plotted according to absolute number and is labelled with both number and proportion, the label will read absolute number first, followed by the proportion this represents in parentheses. If the chart is plotted according to proportion and is labelled with both number and proportion, the label will read proportion first, followed by the absolute number this represents in parentheses. On charts showing comparison to regional data, absolute numbers are provided for the Township only.

Themes from engagement have been woven throughout this report, where they help to clarify, provide additional context, or emphasize quantitative findings.

A glossary with useful terms is provided in Appendix A. Terms that are **bold** in the report are defined in the Glossary.

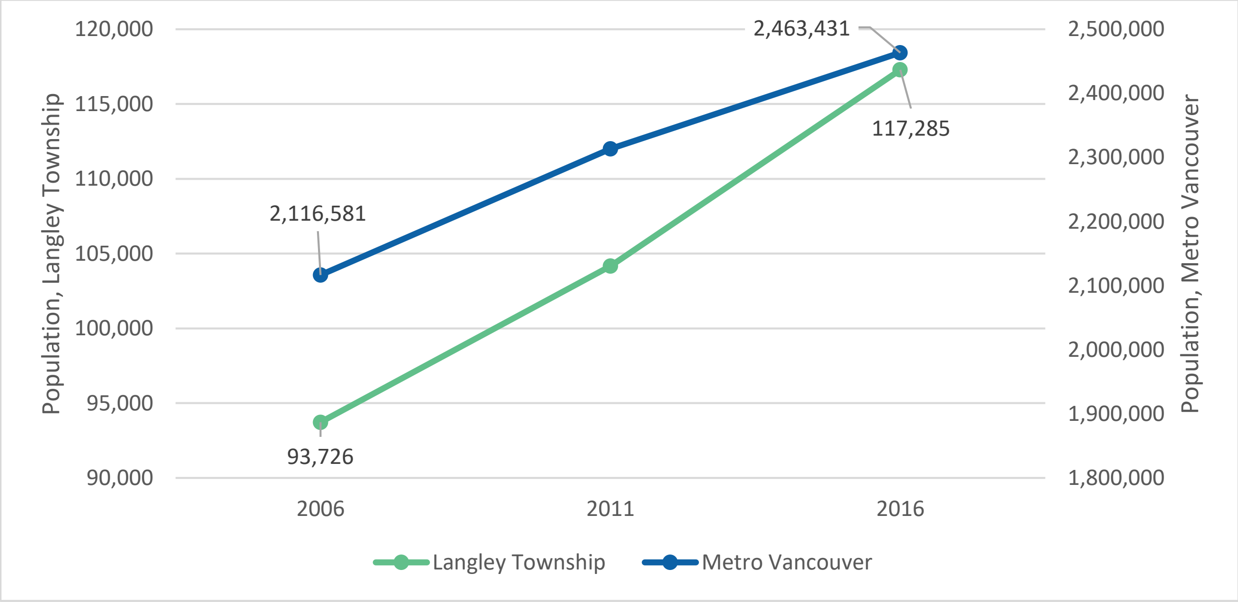
2.0 Demographic Profile

Understanding the past, current, and future demographics of a community is crucial to understanding its housing needs. Ages and stages of life are directly related to the types of housing that are needed. The demographic context of the Township is summarized in this section using data from the standard Census Profiles where possible, supplemented by data from the Custom Census datasets published by the Ministry of Municipal Affairs and Housing (MAH) and the monthly Township building permit statistics prepared by the Township's Community Development Division.

2.1 Population

In 2016, the population of the Township was 117,285 people (Figure 3). Between 2006 and 2016, the population of the Township grew more quickly compared to the Metro Vancouver region as a whole. Over this period, the population in the Township increased by 25%, compared to 16% in Metro Vancouver.

Figure 3. Population, 2006 to 2016



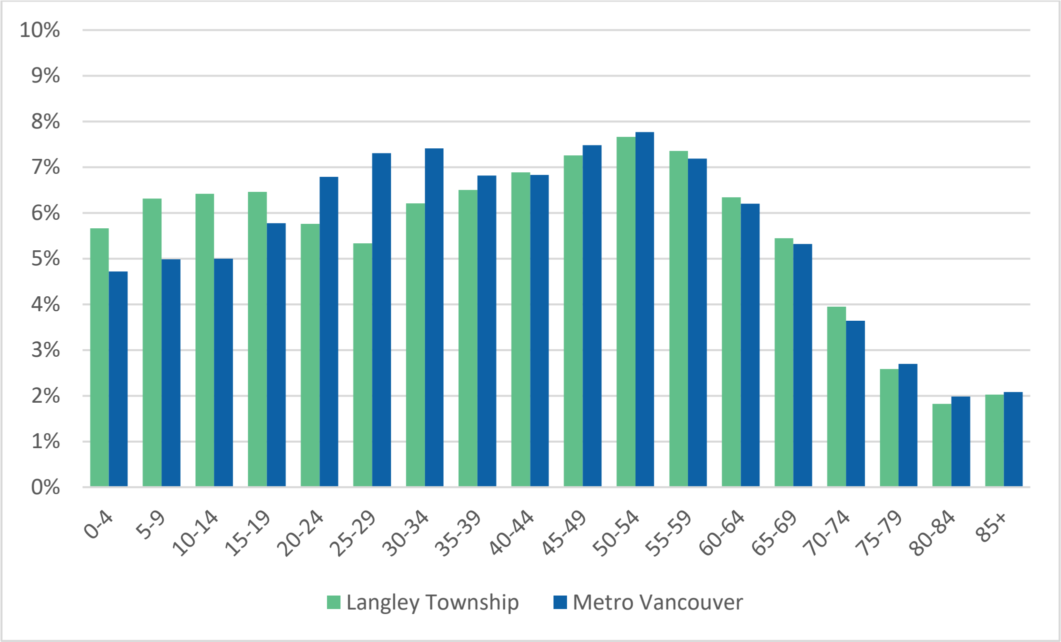
Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Based on the Township's building permit data since the 2016 Census, the 2020 population is estimated to be 134,920.

2.1.1 Age Profile

In 2016, the population of the Township had a higher proportion of children and youth (aged 0-19) compared to the region overall: 25%, compared to 21% in Metro Vancouver (Figure 4). There was a smaller proportion of younger adults (aged 20 to 39) living in the Township than in the region (24% compared to 28%). Generally, the proportion of **seniors** (aged 65+) is comparable to the region as a whole.

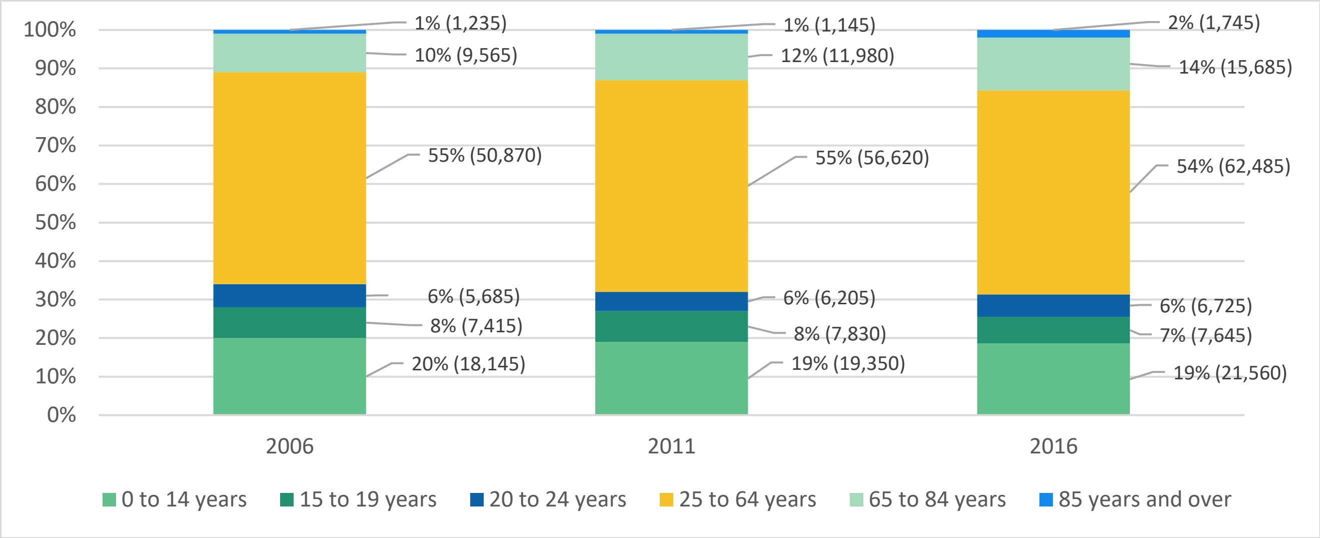
Figure 4. Proportional Distribution of Age Groups, 2016



Source: Statistics Canada Census Program, Census Profile 2016

Despite having more children and youth compared to the region, the Township is still experiencing the general aging trend seen in the Metro Vancouver region and across the country. Over the past three Census periods, the median age increased slightly, from 39.1 to 40.6, and the proportion of seniors increased, from 11% to 16% (Figure 5). That said, due to overall population growth, the absolute number of people falling within all age groups increased between 2006 and 2016.

Figure 5. Age Composition (Proportion and Number), Langley Township, 2006 to 2016

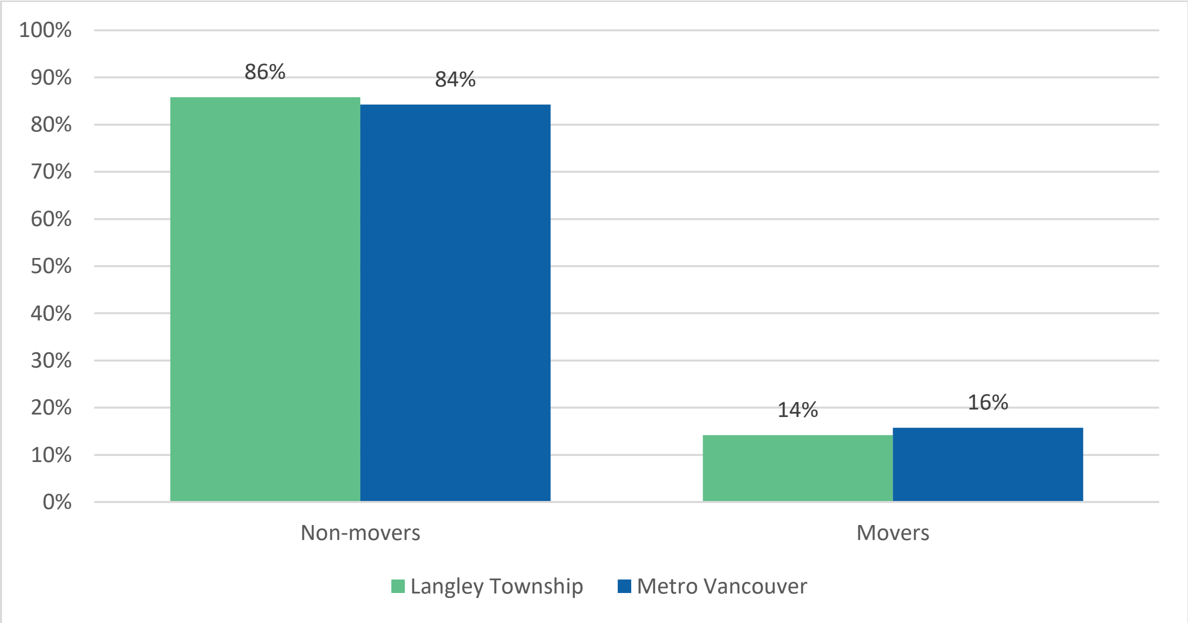


Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2.1.2 Mobility

In 2016, a larger proportion of households in the Township (86%) were living at the same address as five years ago (non-movers) compared to a smaller proportion of households (14%) who were living at a different address (movers). These proportions are similar to Metro Vancouver overall.

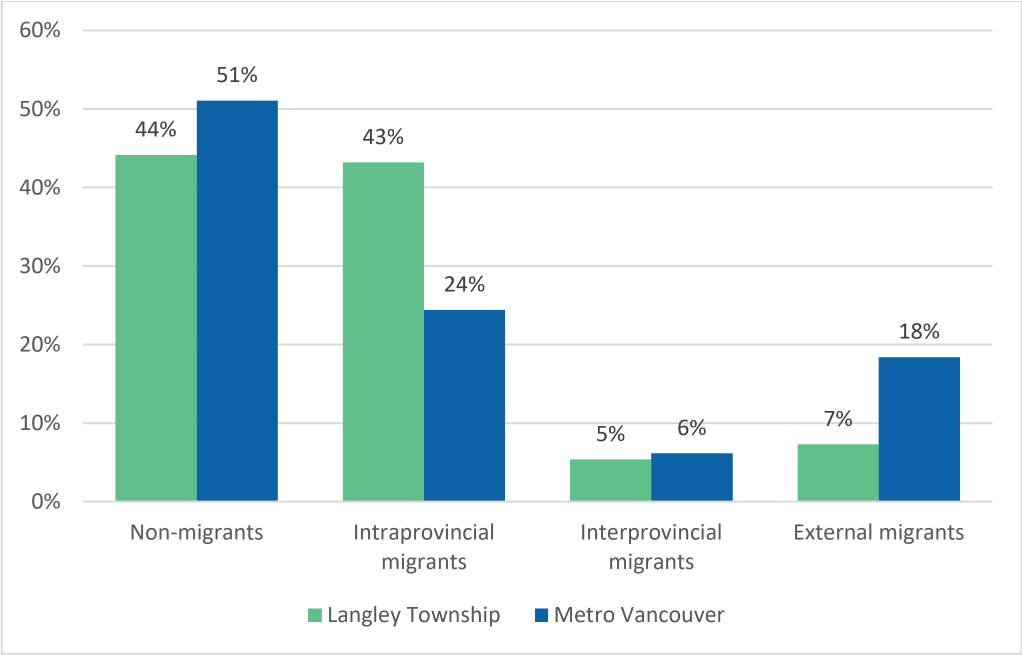
Figure 6. Proportions of Movers and Non-Movers (Five-Year Trend), 2016



Source: Statistics Canada Census Program, Census Profile 2016

When looking at these movers (i.e., households who moved between 2011 and 2016), the Township had a larger proportion who were moving into the Township from elsewhere ("migrants") and a smaller proportion who were moving within the Township ("non-migrants") compared to the regional average.[5] Of the migrants, the Township received higher proportions of people moving from elsewhere in BC ("intraprovincial migrants") and lower proportions of recent immigrants to Canada ("external migrants") compared to the regional average (Figure 7). Engagement findings indicate immigrants often move to the Township after first living elsewhere in the Metro Vancouver region.

Figure 7. Proportions of Movers by Origin (Five-Year Trend), 2016



Source: Statistics Canada Census Program, Census Profile 2016

The number of people living in the Township who identify as a visible minority more than doubled between 2006 and 2016, with over 21,000 residents identifying as a visible minority in 2016 compared to 9,280 in 2006. The Township has consistently had lower proportions of residents who identify as visible minorities compared to the region. In 2016, 19% of the Township's population was comprised of visible minorities, compared to 49% in Metro Vancouver as a whole (Figure 8).

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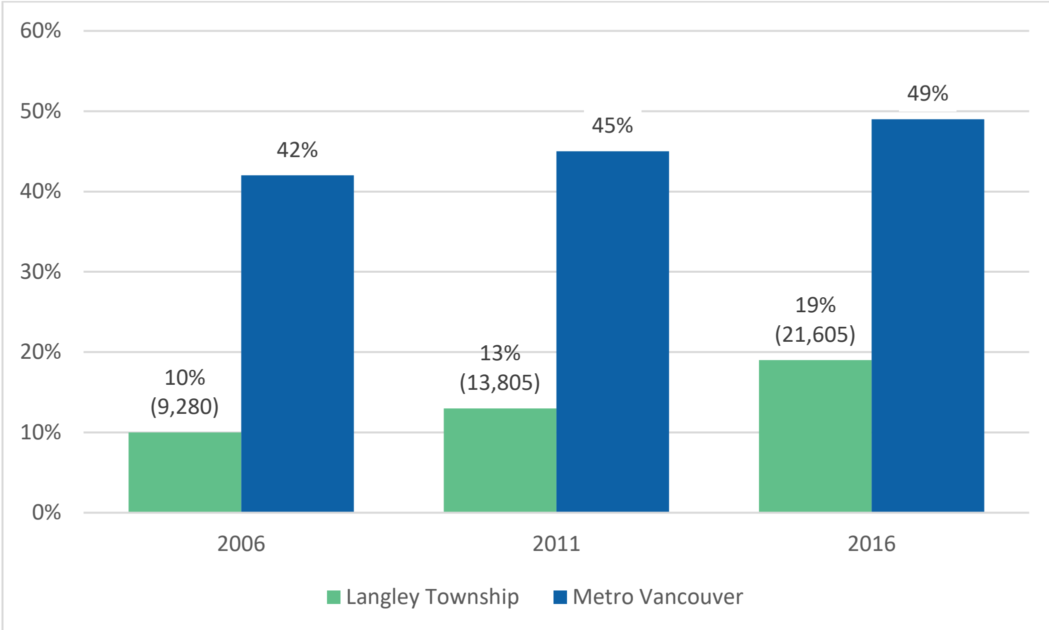
[5] Regardless of Census geography, non-migrants are people who did move but remained in the same city, town, township, village or Reserve. Please see the Glossary in Appendix A for more information.

Figure 8. Population Identifying as a Visible Minority (Proportion and Number), 2006 to 2016



Source: Statistics Canada Census Program, Census Profiles 2006 and 2016 and National Household Survey, 2011

2.1.3 Post-Secondary Students

There are two post-secondary institutions located in Langley: Trinity Western University (TWU) in the Township of Langley and Kwantlen Polytechnic University (KPU) in the City of Langley. Both institutions saw an increase in the number of students enrolled at their campuses in Langley between 2015 and 2019. [6]

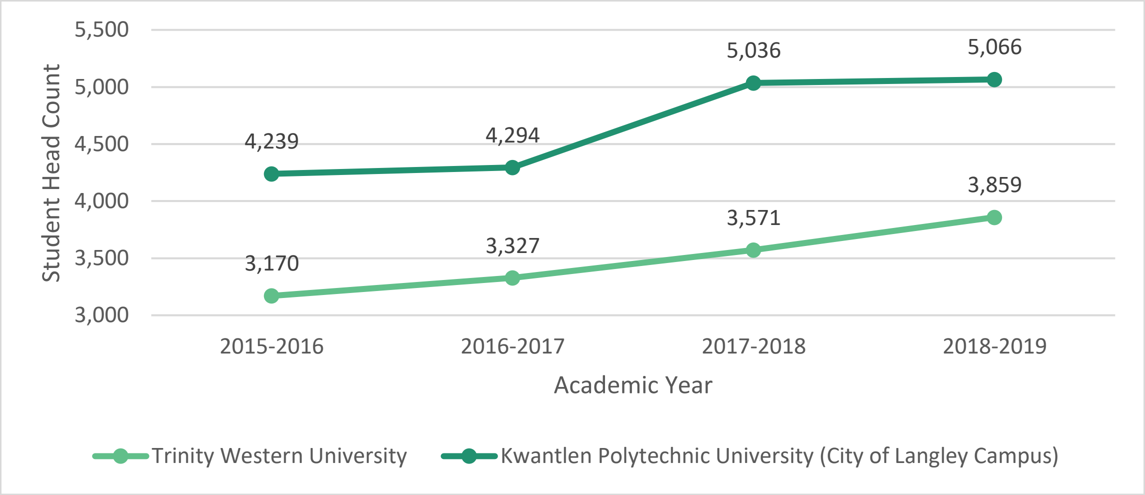
There were 3,859 students enrolled at TWU in the academic year 2018 / 2019, of which 1,116 students (29%) were living in on-campus housing. Currently, on-campus housing is only available for undergraduate students and no graduate housing is available. TWU saw an overall average annual growth of 4% or 172 students between 2015 and 2019 (Figure 9). TWU staff have indicated that demand for on-campus student housing exceeds supply.

KPU's City of Langley campus saw an overall average annual growth of 5% or 207 students between 2015 and 2019 (Figure 9). In the 2018 / 2019 academic year, there were 5,066 students enrolled. 26% of these students (1,322) lived in Langley.[7]

[6] For the purposes of this report (i.e., to provide a sense of student housing need in the Township), enrollment data for both institutions has been used instead of full-time equivalent (FTE) enrollments. This is for a number of reasons. Because TWU is a private institution, FTE enrollment data is not available from the Ministry of Advanced Education, Skills, and Training. While FTE data is available for KPU, it has not been used in this analysis because it is not directly comparable to enrollment data from TWU and does not provide as accurate a picture of how many students are attending the institution. For example, one FTE can be generated by two students each taking part-time courses, which would equal two student enrollments. FTE data for KPU is not included to fulfill provincial requirements for this report, as the KPU campus is in the City of Langley and FTE data for KPU is only available for all KPU campuses located throughout the Lower Mainland.

[7] Data was not available for the number of students residing in the Township of Langley only.

Figure 9. Post-Secondary Institution Enrollment (i.e., Head Count), Langley, 2015 to 2019



Source: Trinity Western University and Kwantlen Polytechnic University, 2020

There are no residences offered to students at the KPU Langley campus. KPU focusses on applied and technical skills training and there are many programs directed to students who are already working but looking to upgrade their skills and/or complete apprenticeship requirements. This creates a unique student housing need while students attend classes for up to 3 months and may require short-term housing during this time.

Engagement findings indicate that students from both TWU and KPU are struggling to find smaller affordable housing options that are close to campus or located close to transit. Particularly, the need for more studio and 1-bedroom units was identified.

2.1.4 Key Takeaways: Population

» The population of the Township has seen steady growth since 2006, which has occurred at a faster rate compared to the Metro Vancouver region overall. The Township receives a larger proportion of people moving to the community from elsewhere in the province compared to the Metro Vancouver average.

» While there are higher proportions of children and youth in the Township compared to the region, the population is also aging, consistent with regional and national trends.

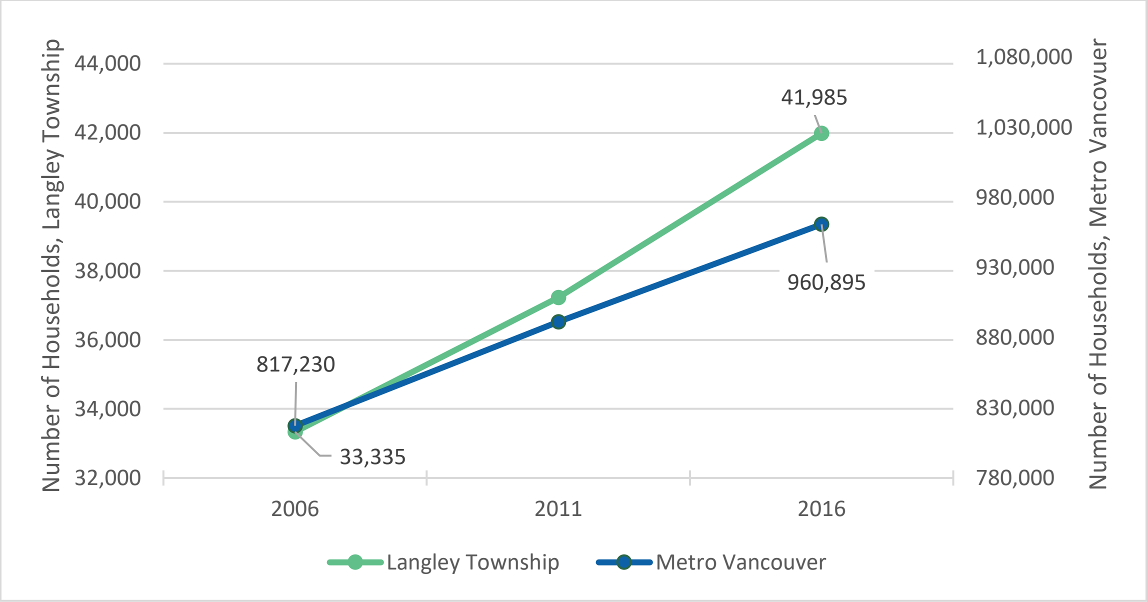
» There were 8,925 students enrolled at Trinity Western University (TWU) in the Township and Kwantlen Polytechnic University (KPU) in the City of Langley in the 2018 / 2019 academic year. 29% of TWU students lived in on-campus housing. 26% of KPU students lived in Langley. Engagement findings suggest there is a lack of affordable and appropriate rental housing to meet the needs of students.

2.2 Households

The information presented in this section is about households, referring to the person or people living in a single housing unit. Together, all occupants of one housing unit form a household and do not have a usual place of residence elsewhere. A household can be thought of, for example, as a family, a group of roommates, or a single individual living alone. Although the number of housing units, or the overall housing stock of a community generally matches the number of households, information about housing stock is distinct and is presented later in the report.[8]

In 2016, there were 41,985 households in the Township. This was an increase from the past two Census periods. Like population, over this period, there was a larger percent increase in the number of households in the Township compared to Metro Vancouver. Between 2006 and 2016, the number of households increased by 26% in the Township, versus 18% in Metro Vancouver.

Figure 10. Households, 2006 to 2016



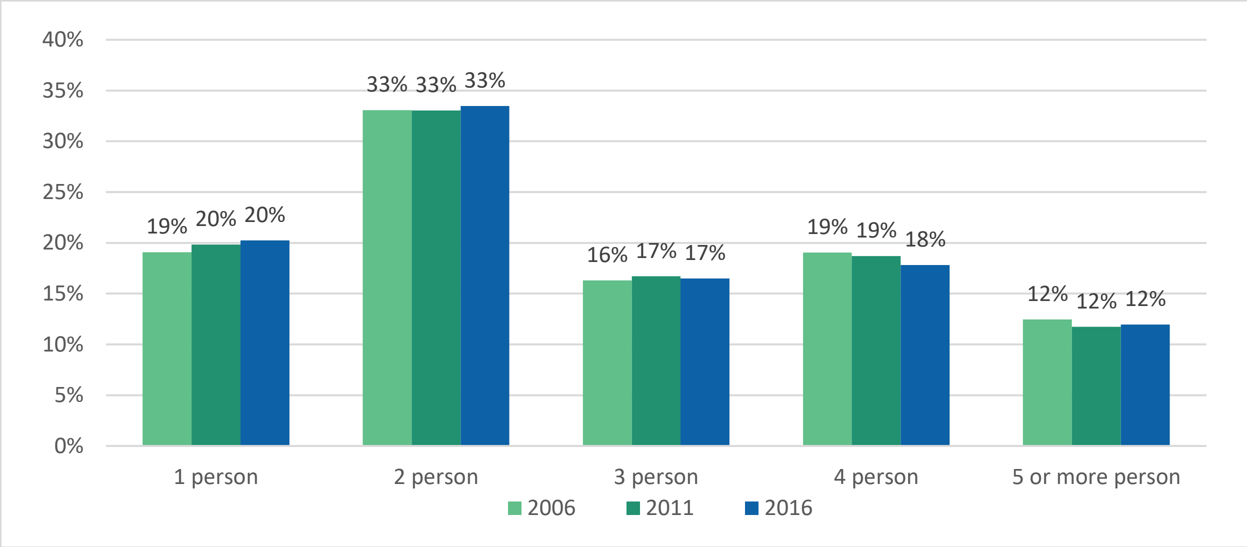
Source: Statistics Canada Census Program, Census Profiles 2006 and 2016 and National Household Survey, 2011

2.2.1 Household Composition

Over the last three Census periods, the Township had an average of 2.8 persons per household. This is slightly higher than the average number for Metro Vancouver, which ranged from 2.5 to 2.6 persons per household. The distribution of household sizes in the Township remained fairly stable across the past three Census periods (Figure 11).

[8] Please see the Glossary in Appendix A for more information on the difference between households, housing, and housing units.

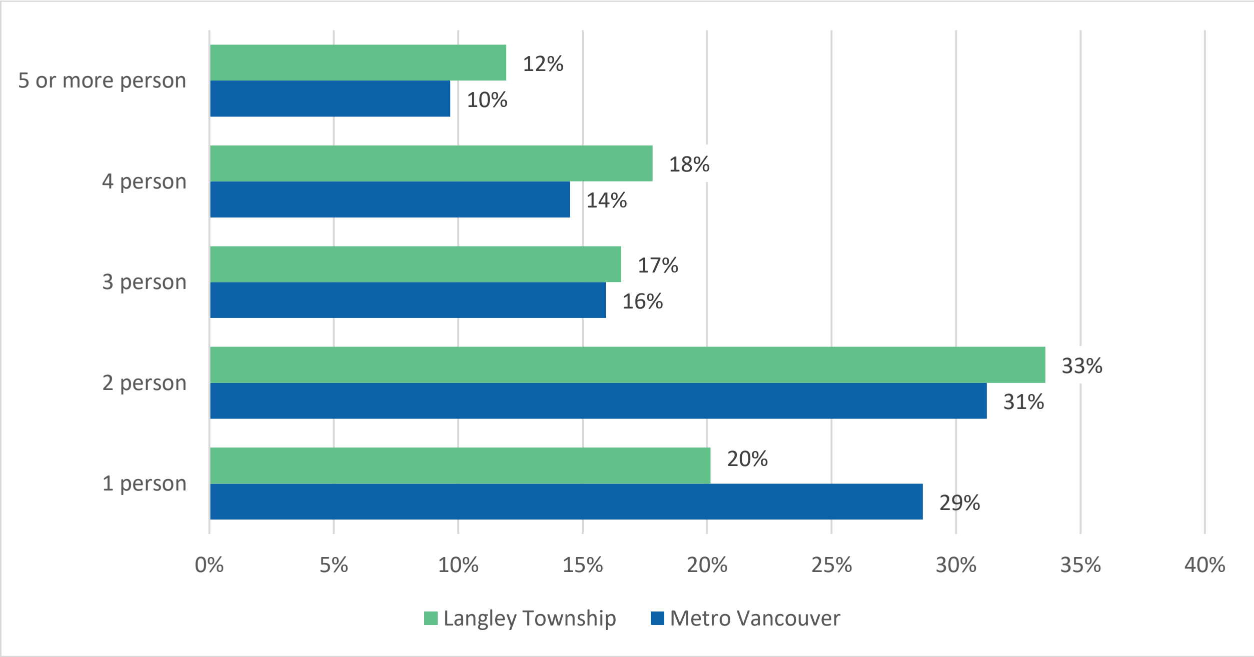
Figure 11. Proportions of Households by Size, Langley Township, 2006 to 2016



Source: Statistics Canada Census Program, Census Profiles 2006 and 2016 and National Household Survey, 2011

Compared to the region, the Township had a lower proportion of 1-person households and a higher proportion of all other (larger) household sizes (Figure 12).

Figure 12. Proportions of Households by Size, 2016



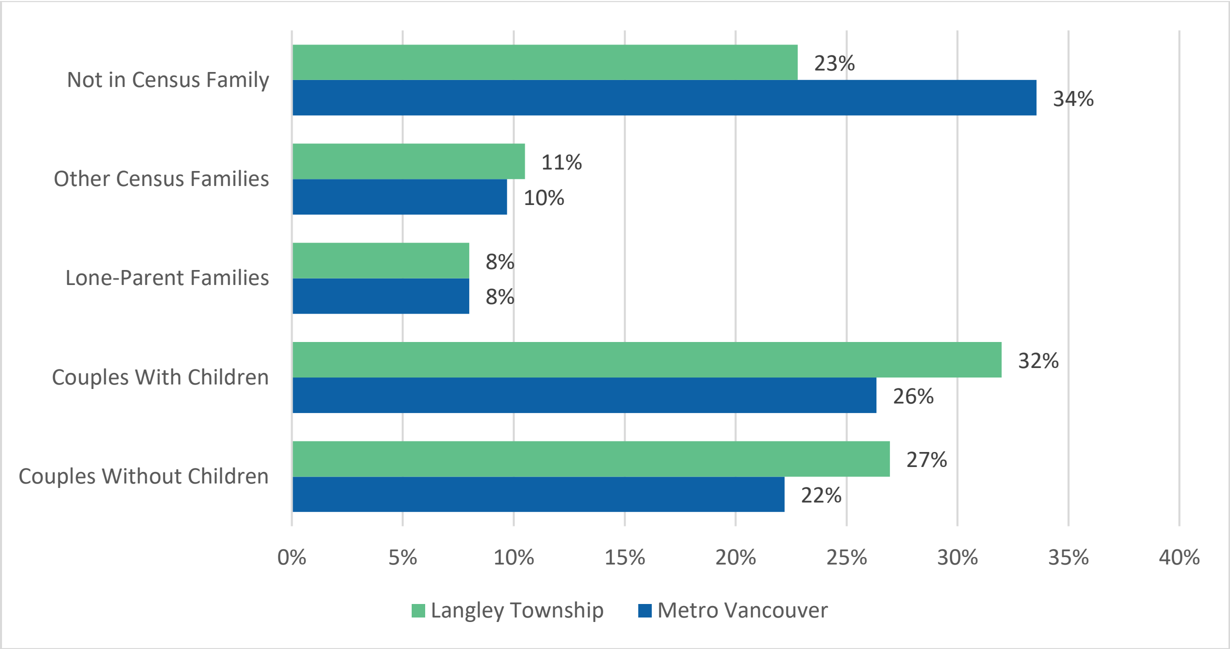
Source: Statistics Canada Census Program, Census Profile 2016

The most common type of household in the Township in 2016 was couples with children (32% of all households), closely followed by couples without children (27%) (Figure 13). Compared to the region, the proportion of **non-Census family** households, such as people living alone or with roommates, was lower in the Township (23% compared to 34%).

Engagement Highlight

The Township is generally considered to be a very family-friendly community, with many single-detached homes and townhouses, and community amenities and services like recreation facilities and good schools. However, renter families are finding it challenging to access affordable housing options, especially in locations well-served by transit or otherwise accessible to these facilities.

Figure 13. Proportions of Households by Type, 2016



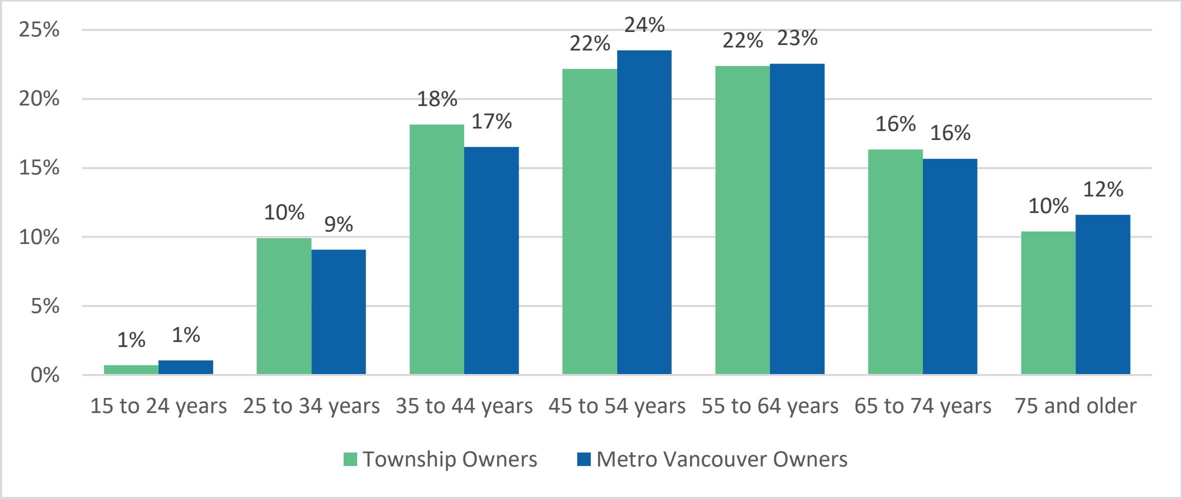
Source: Statistics Canada Census Program, Census Profile 2016

2.2.2 Age of Primary Household Maintainer

The **primary household maintainer** is the first person listed on the Census who pays the rent or mortgage, taxes, electricity bill, and so on for the **dwelling**. In the case of a household where two or more people are listed as household maintainers, the first person listed by the respondent is chosen as the primary household maintainer. The age of primary maintainer provides insight into households in the Township.

In 2016, there was a larger proportion of homes owned by primary maintainers aged 25 to 44 compared to Metro Vancouver (Figure 14). Findings from engagement activities suggest this could be reflective of the larger selection of affordable or suitable housing options for younger adults – such as first-time homebuyers and / or young families – in the Township's housing market compared to other communities in the region.

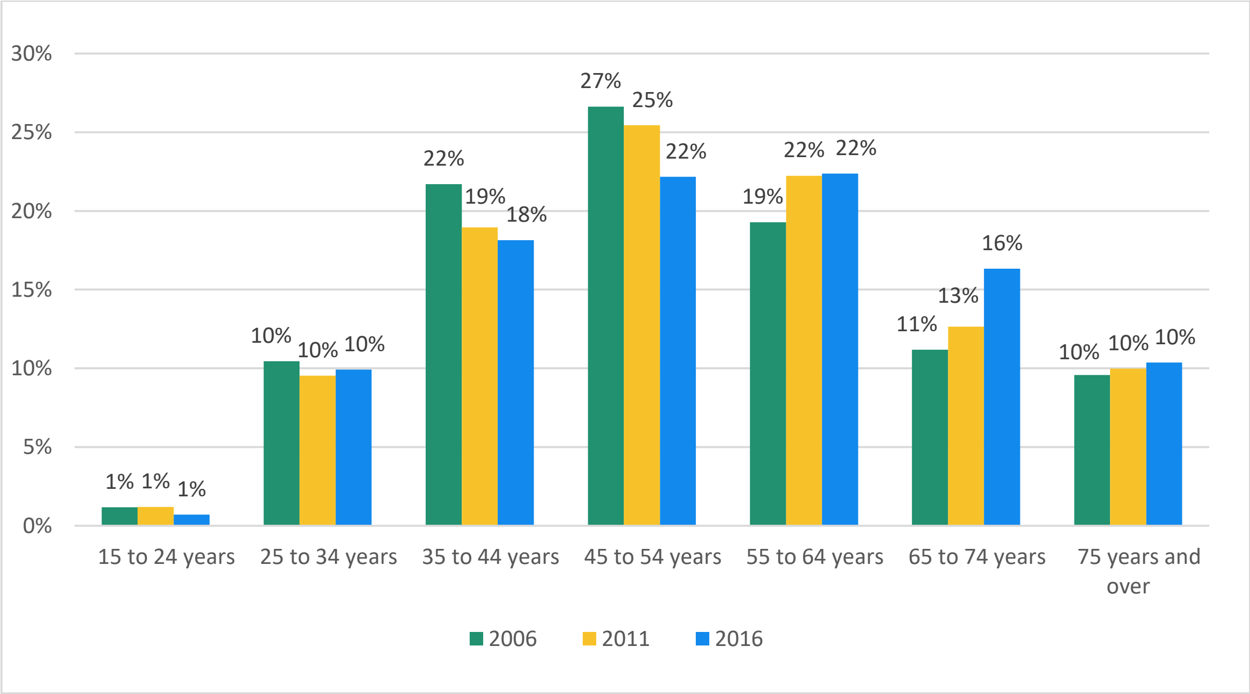
Figure 14. Proportions of Owner Households by Primary Maintainer Ages, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Between 2006 and 2016, the proportion of owner households with a primary maintainer between the ages of 35 and 54 decreased, while the proportion of owner households with a primary maintainer between the ages of 55 and 74 increased (Figure 15).

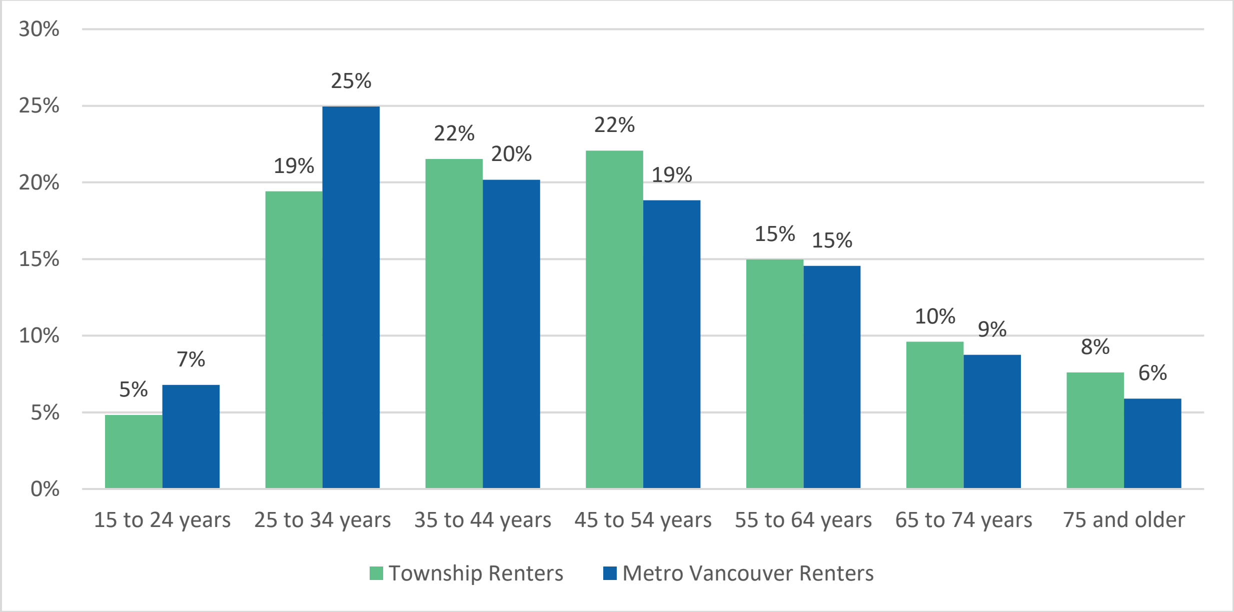
Figure 15. Proportions of Owner Households by Primary Maintainer Ages, Langley Township, 2006 to 2016



Source: Statistics Canada Census Program, Census Profiles 2006 and 2016 and National Household Survey, 2011

The proportion of primary maintainers aged 15 to 34 who were renting in the Township in 2016 was noticeably lower than the regional average (Figure 16). This could be reflective of various factors, such as the lower overall proportion of young adults, the higher proportion of primary maintainers aged 25 to 34 who owned their home, and / or a lack of appropriate rental options for this group. Another difference is the proportion of people aged 75 and older in the Township who were primary maintainers of rental households compared to the region. In 2016, 8% of rental households were led by those aged 85 or older, compared to 6% in Metro Vancouver.

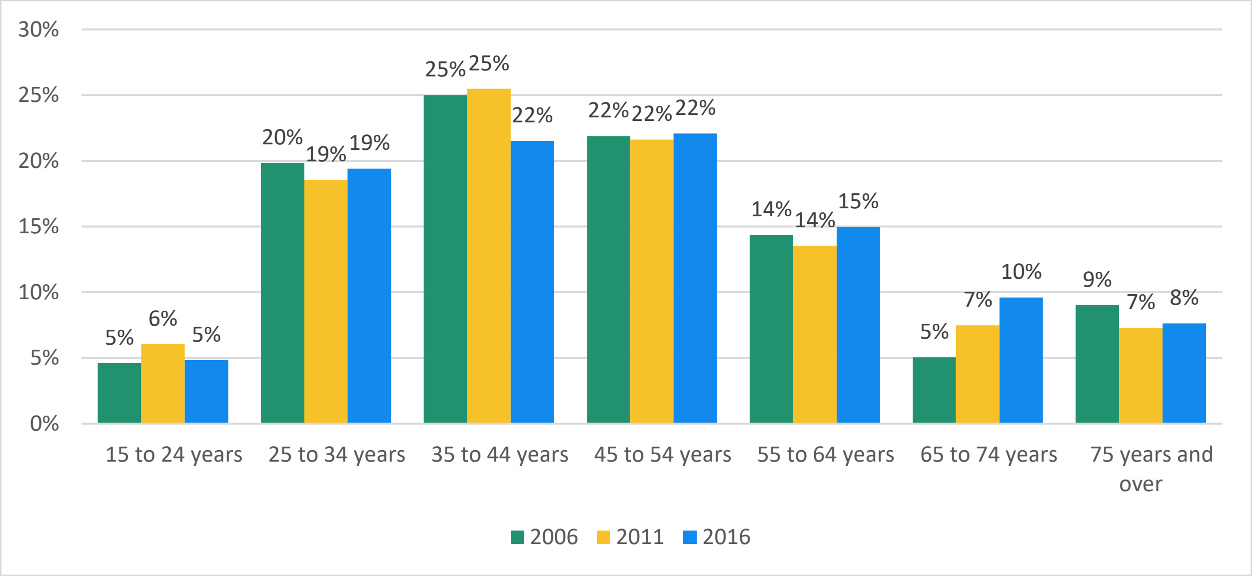
Figure 16. Renter Households by Primary Maintainer Ages, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Between 2006 and 2016, there was an increase in the proportion of renter households maintained by people aged 65 to 74 (Figure 17).

Figure 17. Proportions of Renter Households by Primary Maintainer Ages, Langley Township, 2006 to 2016



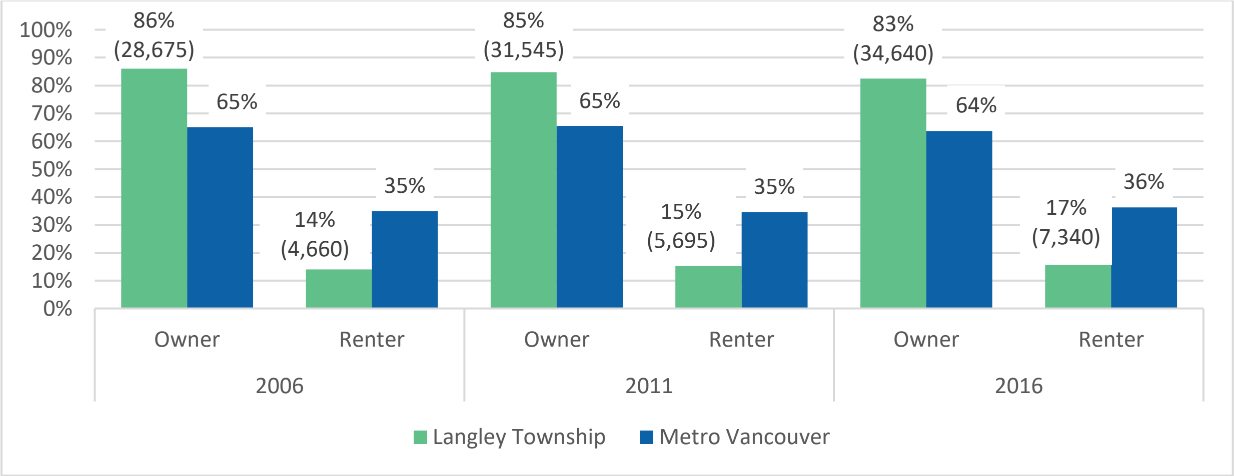
Source: Statistics Canada Census Program, Census 2006 and 2016 and National Household Survey, 2011

2.2.3 Household Tenure

Over the past three Census periods, the Township had higher rates of homeownership compared to the region (Figure 18). In 2016, 34,640 households, or 83%, reported owning their house, compared to 64% in Metro Vancouver. There were 7,340 renter households in the Township, representing 17% of all households.

In the Township, the proportions of owner households declined slightly between 2006 and 2016 (Figure 18). Over this time, there was a 3% decrease in the proportion of owner households and a corresponding increase in the proportion of renter households.

Figure 18. Household Tenure (Proportion and Township Number), 2006 to 2016

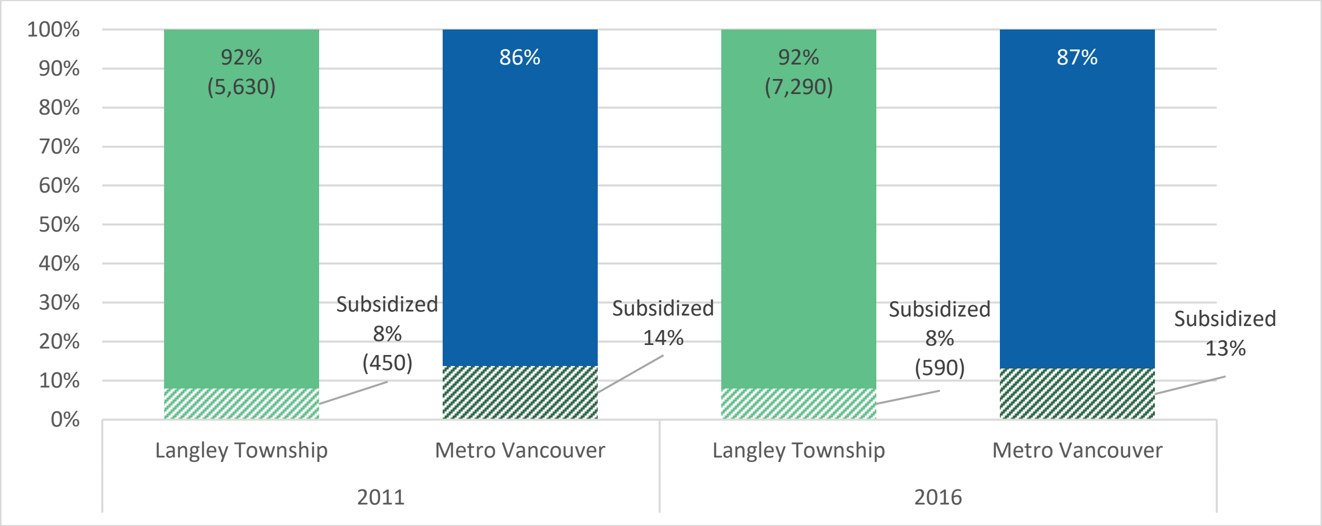


Source: Statistics Canada Census Program, Census Profiles 2006 and 2016, and National Household Survey, 2011

2.2.4 Households in Subsidized Housing

In 2016, 8% of renter households in the Township were subsidized.[9] This is lower compared to the regional proportion, which was 13%. The number of subsidized renter households in the Township increased by 140 between 2011 and 2016. Due to growth in the overall number of renter households, the proportion of subsidized households remained the same. Data for subsidized renter households is not available for 2006.

Figure 19. Subsidized Renter Households Compared to all Renter Households (Proportion and Township Number), 2011 and 2016



Source: Statistics Canada Census Program, Census Profile 2016 and National Household Survey, 2011

Information gathered through engagement indicates that residents of Langley more commonly accessing housing supports and services in the City of Langley, because it has a more well-established service hub.

2.2.5 Key Takeaways: Households

- Like population, the number of households in the Township has grown steadily since 2006 and at a faster rate compared to Metro Vancouver as a whole.
- Households in the Township are larger compared to the Metro Vancouver average. In 2016, there were more Census families, especially couples with and without children (59% compared to 48%) and fewer one-person households (20% compared to 29%).
- The Township has a high rate of homeownership: 83% of households were owned in 2016. Compared to Metro Vancouver, there are higher proportions of owner households maintained by younger demographics.
- The proportion of owner households declined slightly between 2006 and 2016. There was a 3% decrease in the proportion of owner households and corresponding increase in the proportion of renter households.

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[9] Subsidized households are those households who are using supports such as: rent geared to income programs, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances. For more information, see https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm

3.0 Income and Economic Profile

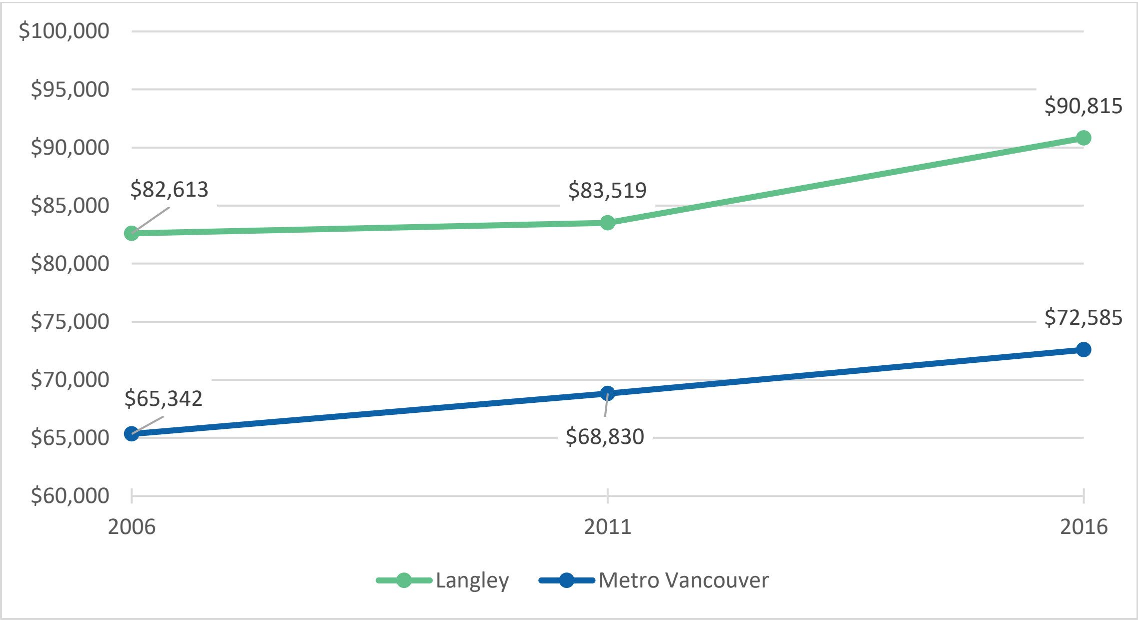
Like demographics, income and employment influence the types of housing needed in a community. The economic context of the Township is summarized in this section using data from the standard Census Profiles where possible, supplemented by data from the Custom Census datasets published by MAH. All data is derived from the 2006, 2011, and 2016 Censuses and 2011 National Household Survey.

3.1 Household Income

In 2016, the median before-tax **household income** in the Township was $90,815, which was noticeably higher than the median income in Metro Vancouver as a whole ($72,585) (Figure 20).

Median income in the Township grew more rapidly between 2011 and 2016 (9%) than it did between 2006 and 2011 (1%) (Figure 20). However, it is unclear what impact changes to Census data collection in 2011 may have had on responses to income, so income data from 2011 should be treated with some caution. Overall, incomes increased by about 10%, or 1% per year, between 2006 and 2016. Metro Vancouver's median income grew at a more consistent pace over both periods (5%), but at the same overall average (about 1% growth per year).

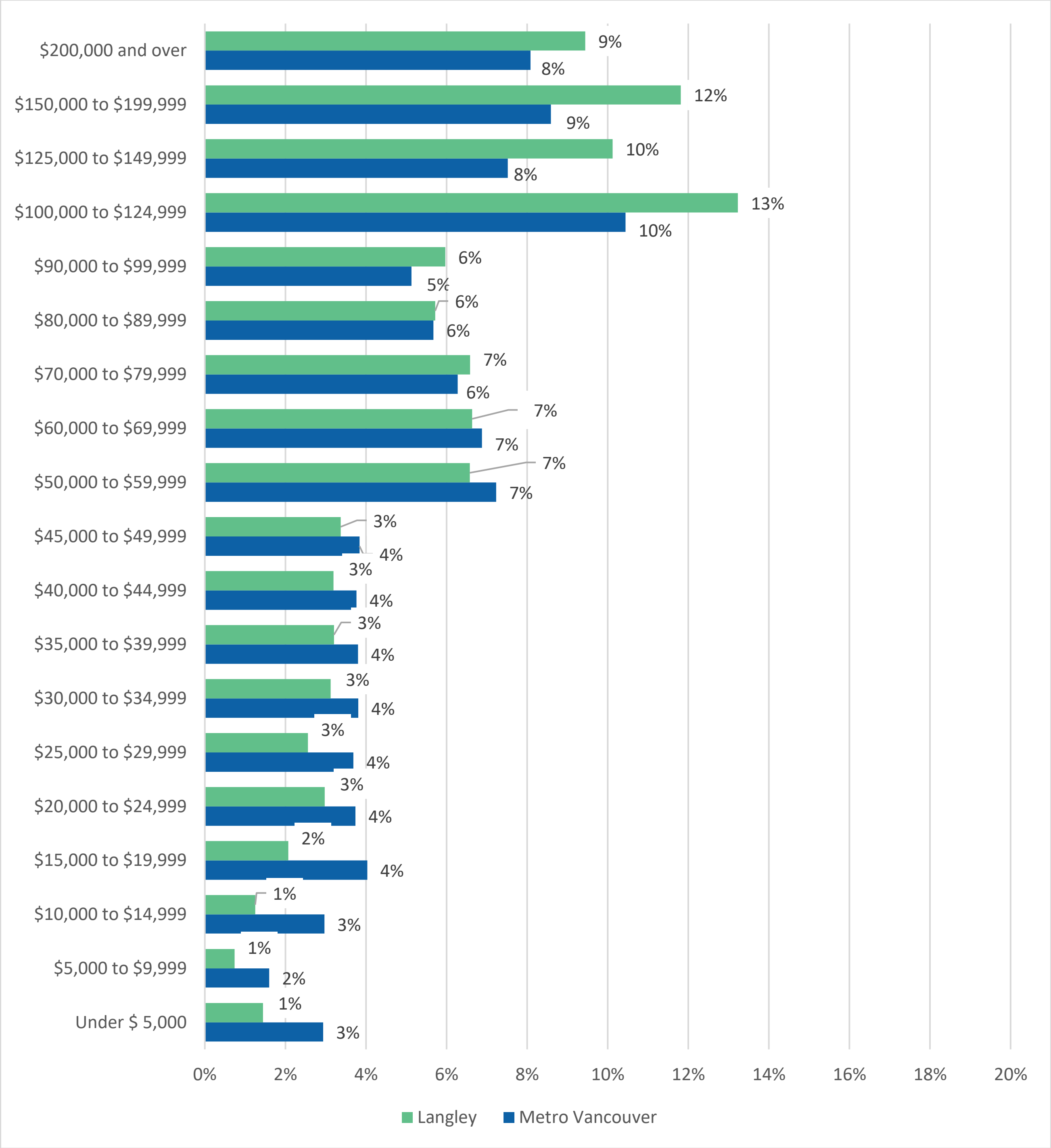
Figure 20. Median Household Incomes, 2006 to 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

There was a higher proportion of households with before-tax incomes of $100,000 or more in the Township, compared to the region (Figure 21).

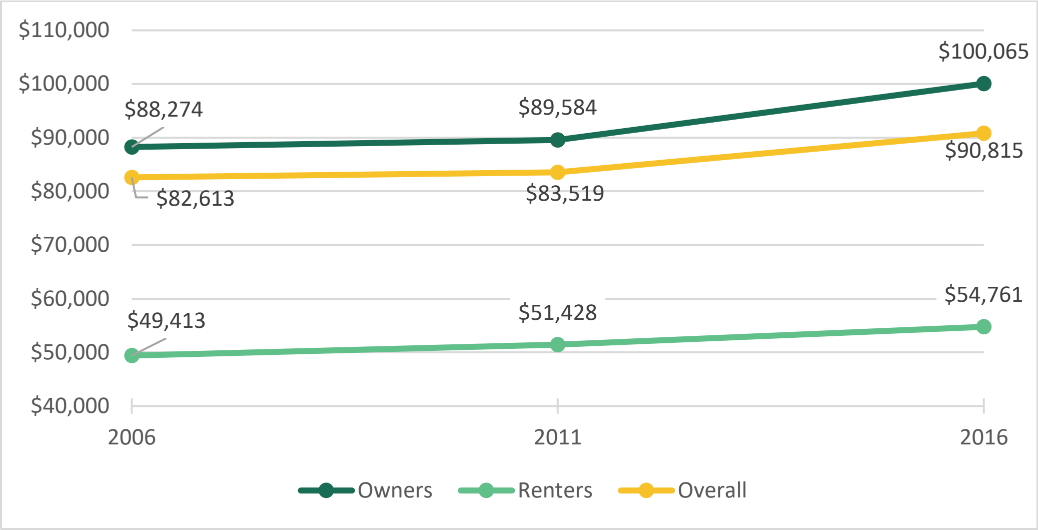
Figure 21. Proportion of Households by Income Groups, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

The median renter household income in a community is often much lower than the median owner household income. In the Township, the median income of owners was higher than the overall median, while the median income of renters was lower (Figure 22). Between 2006 and 2011, owner household median incomes grew more slowly (1%) compared to renter household median incomes (4%). Between 2011 and 2016, the median income of owner households increased twice as much as the median income of renter households (12% compared to 6%).

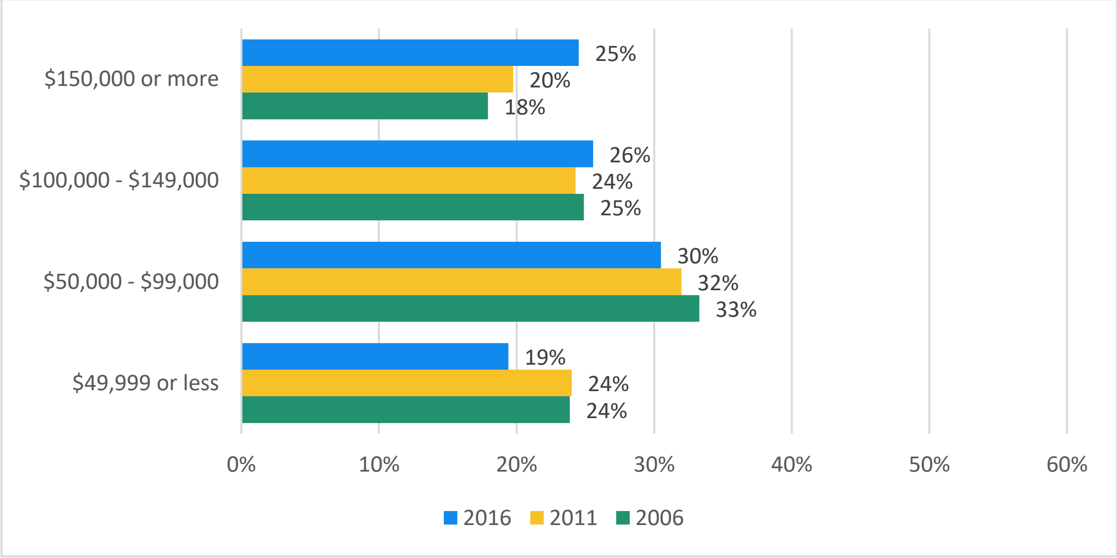
Figure 22. Median Income by Tenure, Langley Township, 2006 to 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Over the past three Census periods, the proportion of owner households falling within *higher* income groups ($100,000 or more) increased (Figure 23).

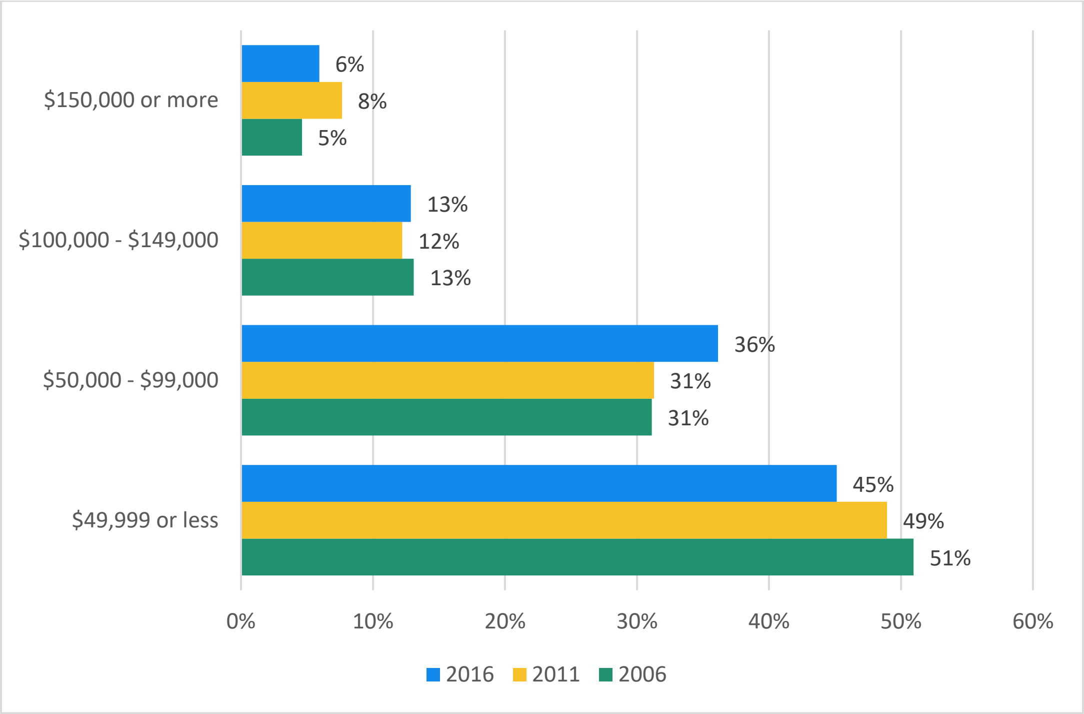
Figure 23. Proportions of Owner Households by Income Groups, Langley Township, 2006 to 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Comparatively, over the past three Census periods, the proportion of renter households falling within *middle* income groups ($50,000 to $99,000) increased while the proportion within lower income groups ($49,999 or less) decreased (Figure 24). The proportion falling within higher income groups ($100,000 or more) remained similar over this time. This was unlike the region, where the proportion of renter households falling within higher income groups across Metro Vancouver increased by 6% between 2006 and 2016.

Figure 24. Proportion of Renter Households by Income Groups, Langley Township, 2006 to 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

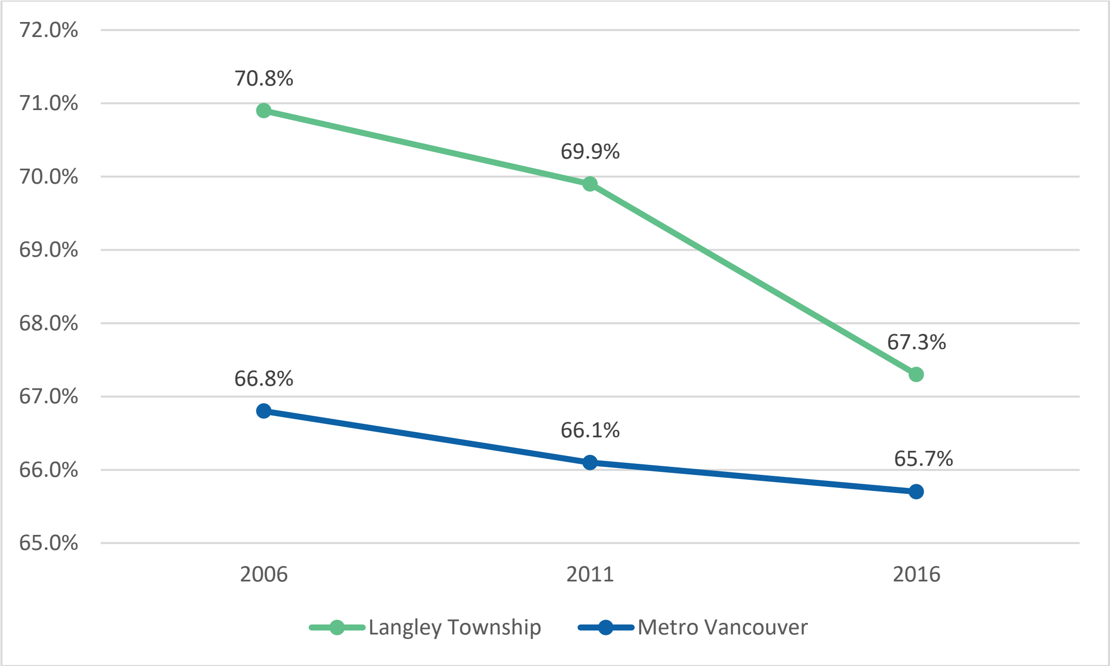
Engagement Highlight

Community engagement findings highlighted the need for more rental options in the Township. There appears to be a high demand for more purpose-built rental opportunities. In particular, the need for more affordable rental options for students and seniors was highlighted. This lack of affordable rental options is particularly challenging for vulnerable populations to access the housing market as they have limited options available to them and are having to remain in unsafe or precarious housing.

3.2 Economy

In 2016, the Township had a **labour force participation rate** of 67.3%, meaning that 67.3% of the population aged 15 and older were workers. Although it declined over the past three Census periods, the rate in the Township remained higher compared to the region (Figure 25). The decline is likely reflective of the aging ‘baby boomer’ generation, as this larger segment of the population moves into retirement. The higher rate compared to the region could be reflective of the higher proportion of young families living in the Township.

Figure 25. Labour Force Participation Rate, 2006 to 2016



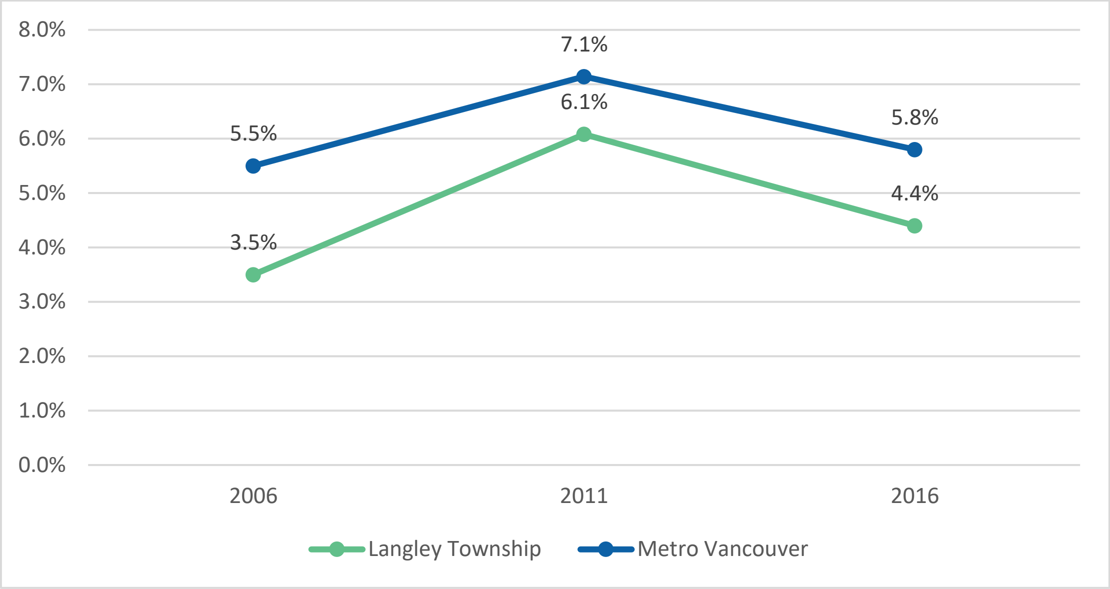
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

The unemployment rate in the Township was lowest in 2006 (3.5%), before rising to 6.1% in 2011, then declining to 4.4% in 2016 (Figure 26). Over this time, it remained lower compared to Metro Vancouver, where unemployment fluctuated between 5.5% and 7.1%.

Recently, unemployment has begun to rise across the province as a result of the COVID-19 pandemic. While the anticipated effects are hard to predict, in April 2020, the provincial unemployment rate was 11.5%, an increase of 4.3% compared to March 2020, and 6.9% compared to April 2019.[10]

[10] For more information, see BC Stats April 2020 highlights here: https://www2.gov.bc.ca/assets/gov/data/statistics/employment-labour-market/lfs_highlights.pdf

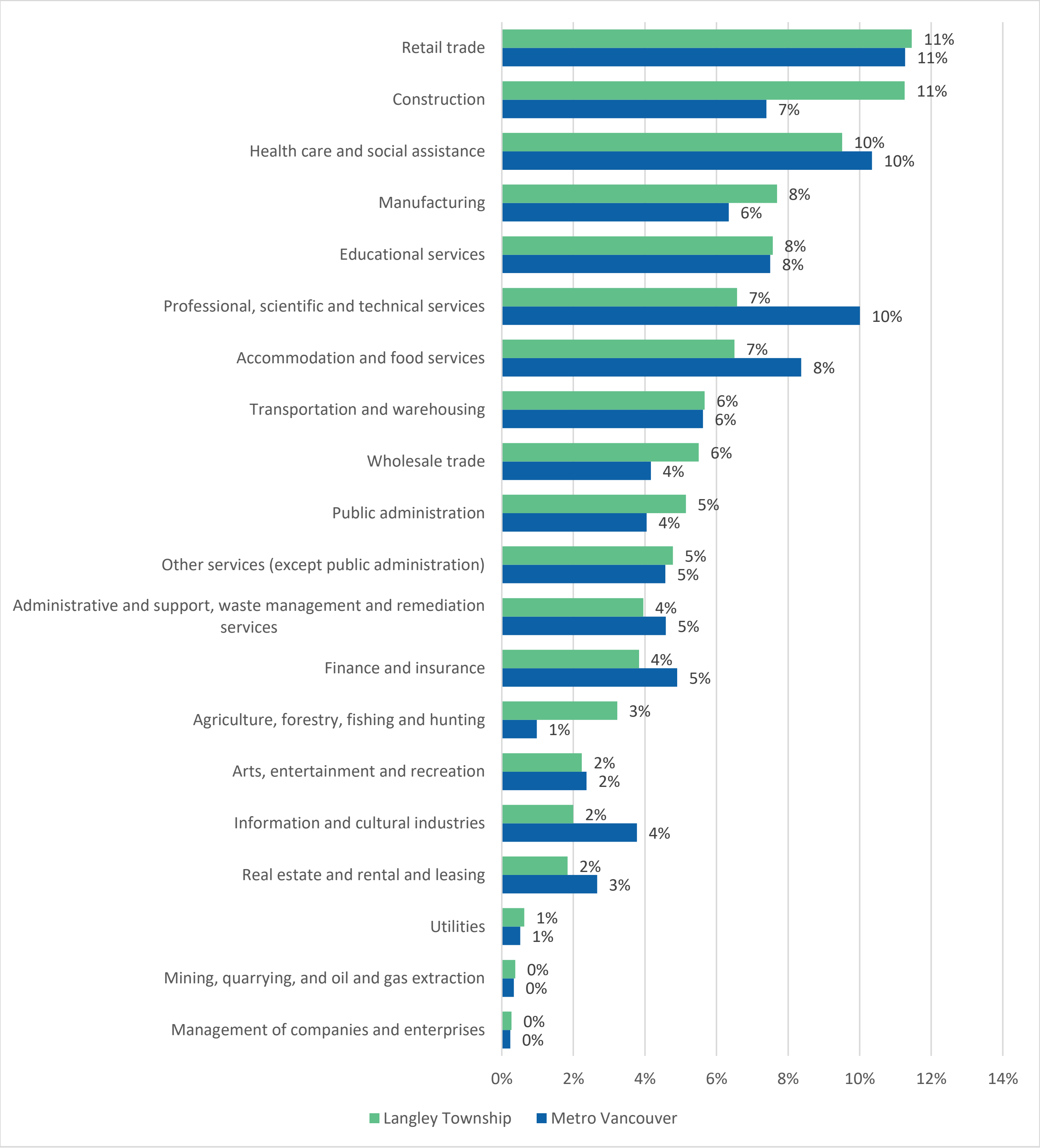
Figure 26. Unemployment Rate, 2006 to 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

In 2016, residents of the Township were most commonly employed in the retail trade and construction industries (Figure 27). The proportion of people employed in construction was notably higher than the regional proportion (11% versus 7%). There was a smaller proportion of people employed in professional, scientific, and technical services in the Township compared to the region (7% versus 10%). These figures reflect the types of jobs residents are employed in, not the types of jobs available in the Township.

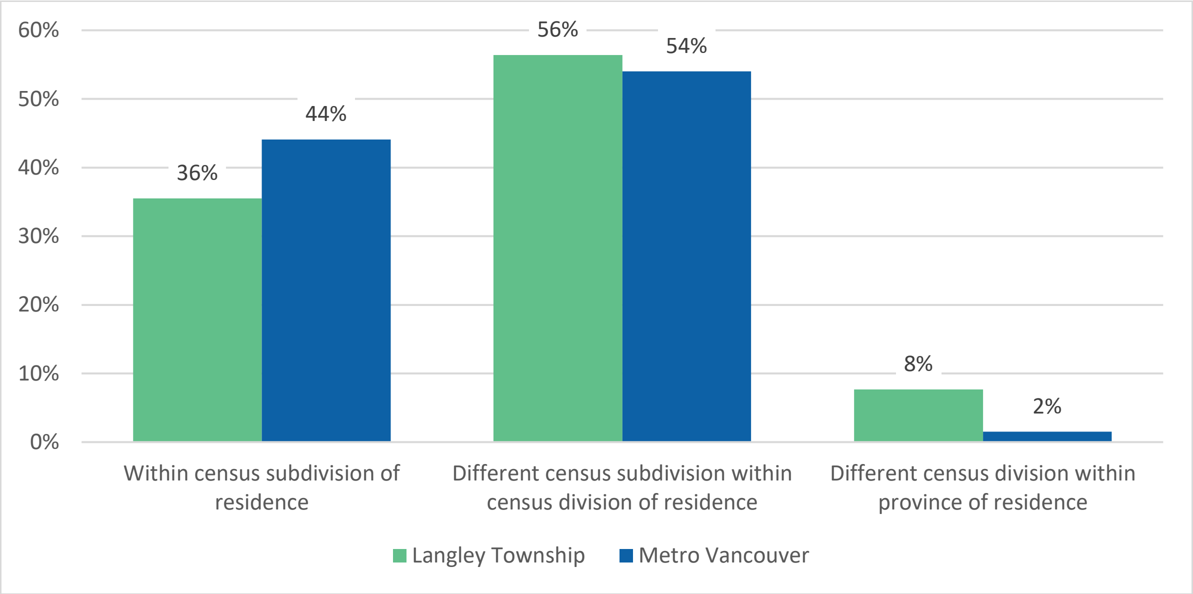
Figure 27. Proportions of Workers by Sector (North American Industry Classification System), 2016



Source: Statistics Canada Census Program, Census Profile 2016

In 2016, most residents in the Township who were employed commuted to a different census subdivision (i.e., outside of the Township) but stayed within the census division (i.e., Metro Vancouver) to work (Figure 28). There were 36% who worked within the Township. Many of the 8% of residents who commuted to a different census division within the province were likely working in neighbouring municipalities outside of the Metro Vancouver region (e.g., Abbotsford, Chilliwack, Mission).

Figure 28. Proportion of Commuting Workers by Destination, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Note: Not shown are workers who commuted to a different province or territory, which comprise too small a proportion to be depicted (200 workers in the Township).

3.3 Key Takeaways: Income and Economy

- The Township had a higher median household income than Metro Vancouver over the past three Census periods. Between 2011 and 2016, the median income in the Township grew by 9%.
- Over the past three Census periods, the proportion of owner households falling within *higher* income brackets increased, and the proportion of renter households falling within *middle* income brackets increased.
- In 2016, the Township had a higher labour force participation rate relative to the region.
- In 2016, the unemployment rate in the Township was 4.4%. While this was lower compared to the Metro Vancouver average (5.8%), unemployment rates in the short term are expected to rise with the effects of the COVID-19 pandemic.
- Most commonly, residents of the Township worked in retail trade or construction in 2016. The proportion of people employed in construction was notably higher than the regional proportion (11% in the Township versus 7% in Metro Vancouver). There was a smaller proportion of people employed in professional, scientific, and technical services (7% versus 10%).

4.0 Housing Profile

Assessing current housing stock in the Township, as well as market trends and affordability is important in order to establish a baseline understanding of current and anticipated housing needs. This section presents a snapshot of the current housing inventory in the Township, including housing types, new builds, and needs related to the size, condition, and cost of housing.

4.1 Housing Stock

In 2016, the Township had more single-detached housing units and fewer multi-family housing units compared to the regional average. Table 1 shows the proportion of each structural type of housing found in the Township compared to Metro Vancouver as a whole, organized from most to least common type in the Township. Definitions are provided in the Glossary in Appendix A.

In 2016, most units in the Township were single-detached homes, followed by **townhouses**.[11] Compared to the regional average, the Township has more **movable dwellings** (4% versus 1%), and noticeably fewer apartment units (11% versus 42%). Engagement findings highlighted a desire for more diverse housing options within the Township, particularly for more mixed income developments and building forms that support multi-generational living.

Table 1. Proportions of Housing Stock by Structural Type, 2016

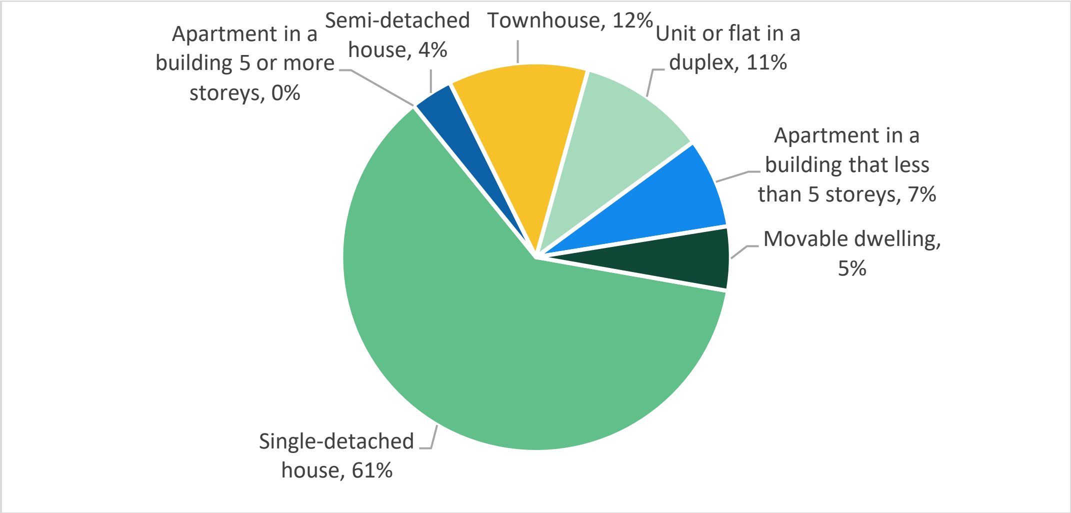
Structural Type	Township	Metro Vancouver
Single-detached house	52%	29%
Townhouse	17%	10%
Unit in a flat or duplex	14%	16%
Apartment in a building with less than 5 storeys	8%	25%
Apartment in a building with 5 or more storeys	3%	17%
Movable dwelling	4%	1%
Semi-detached house	2%	2%

Source: Statistics Canada Census Program, Census Profile 2016

[11] Statistics Canada does not distinguish between rowhouses and townhouses in their structural categories; both are termed “rowhouses”. As townhouses are more common in the Township, this report uses the term “townhouse” instead, while some data tables in the appendices may say “rowhouse”. For more information, see the glossary or Statistics Canada’s structural types, available at: https://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=144257&CVD=144258&CLV=0&MLV=2&D=1

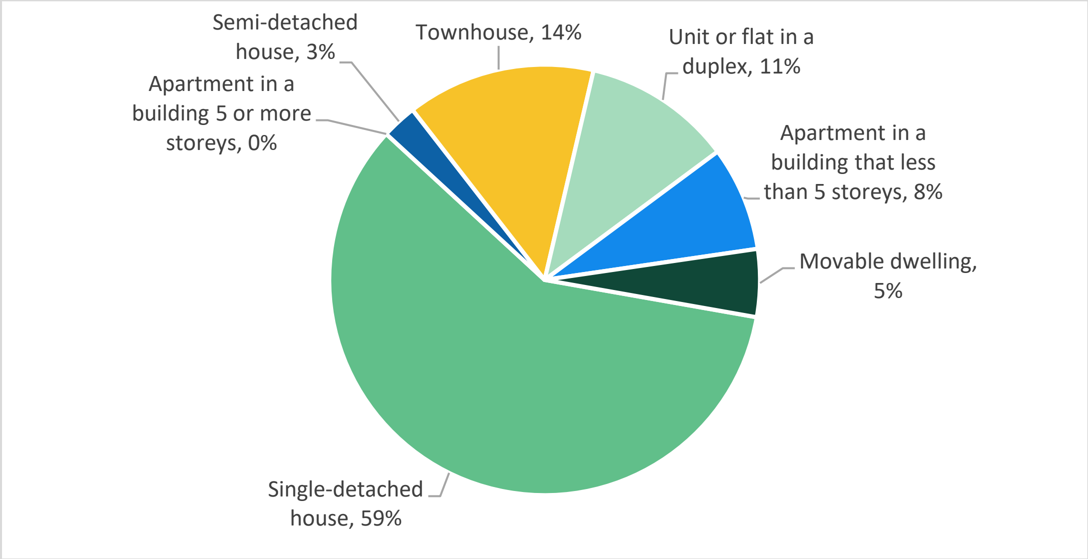
Figure 29 and Figure 30 show the proportions of housing stock by dwelling type for 2006 and 2011. Between 2006 and 2016, the proportion of housing stock in the Township comprised of single-detached homes decreased. In 2006, 61% of housing stock in the Township was single-detached homes (Figure 29), which declined to 52% in 2016 (Table 1). The proportion of townhouses increased from 12% to 17% over this period. The proportion of apartments increased from 7% to 11%. There were no apartment units in buildings with five or more storeys before the 2016 Census.

Figure 29. Proportions of Housing Stock by Structural Types, Langley Township, 2006



Source: Statistics Canada Census Program, Census Profile 2006

Figure 30. Proportions of Housing Stock by Structural Types, Langley Township, 2011



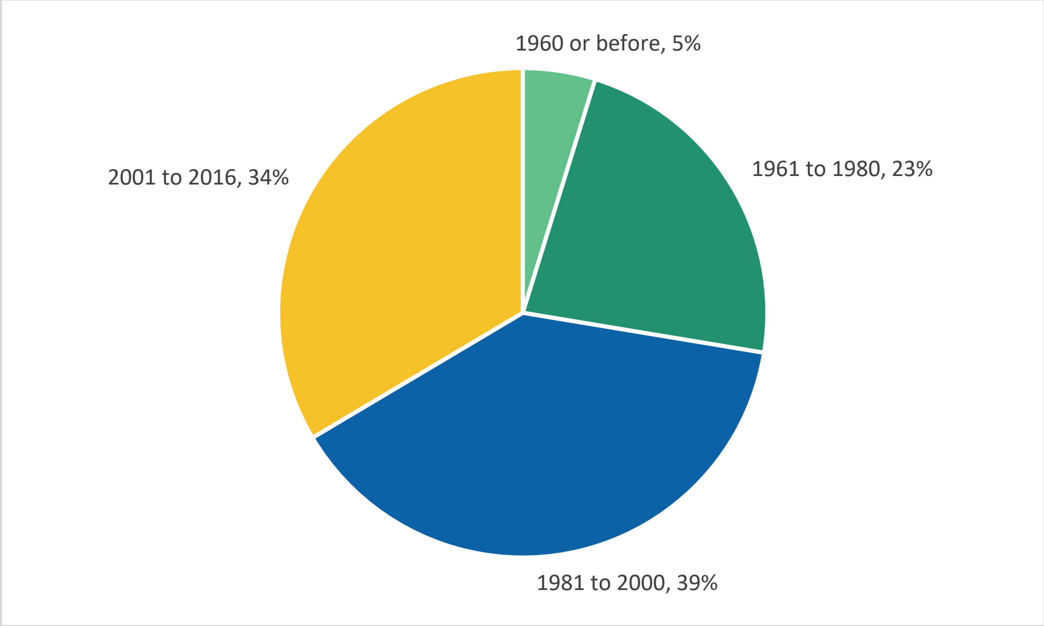
Source: Statistics Canada Census Program, National Household Survey, 2011

Engagement Highlight

Engagement findings demonstrate an increasing demand for housing that supports multi-generational living and increased affordability, such as laneway homes and garden suites. These types of housing are detached, self-contained units located on the same property as another **dwelling**.

The age of the Township's housing is fairly evenly distributed over the past 60 years (Figure 31). 28% of housing units were built in 1980 or before, 39% between 1981 and 2000, and 34% between 2001 and 2016. The Township has newer housing stock compared to the regional average: there was a higher proportion of housing built between 2001 and 2016 (34% compared to 27%).

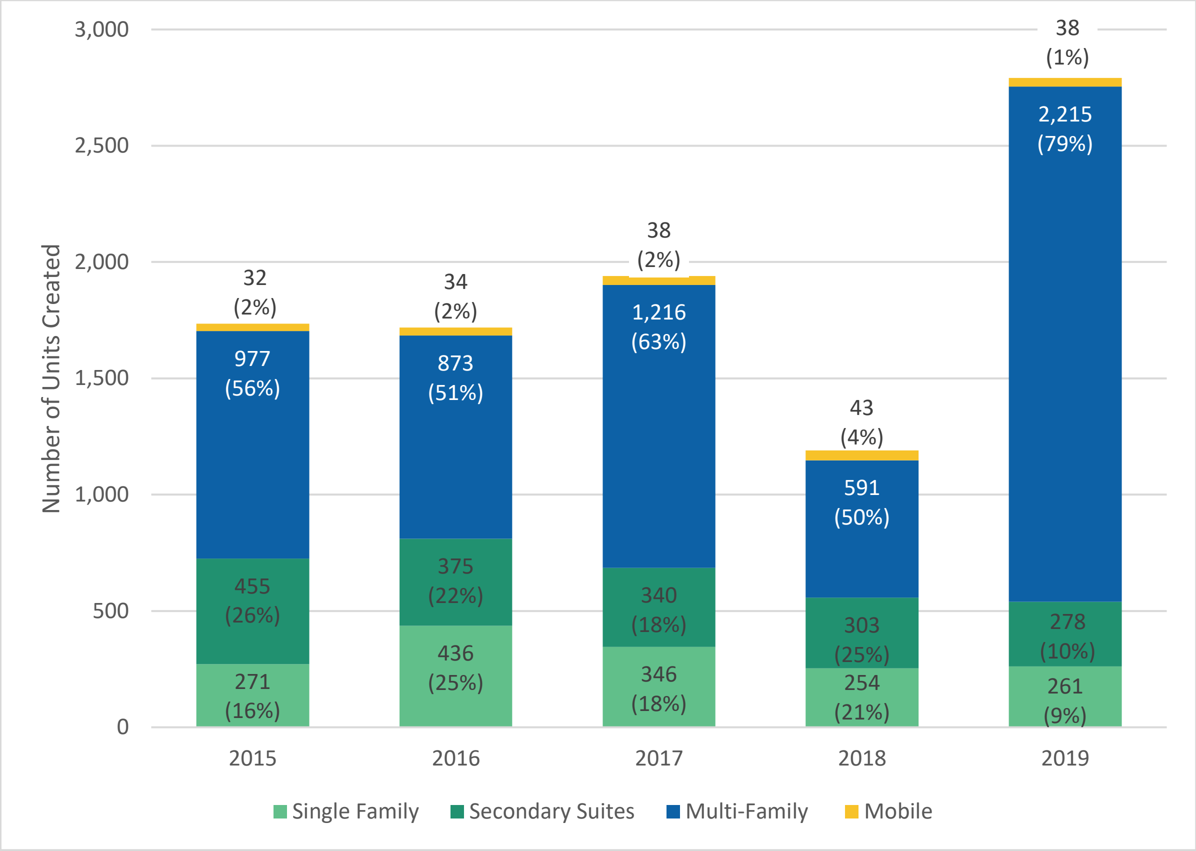
Figure 31. Proportion of Building Stock by Age of Construction, Langley Township, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

According to Township building permit data, there were 2,792 **dwelling units** created in 2019, the highest number seen over the past five years. Although the Township has a large proportion of single-detached homes, this is shifting as more multi-family housing is built. In 2015, there were 977 multi-family units built, representing 56% of all new units. In 2019, there were 2,215 built, representing 79% (Figure 32).

Figure 32. Dwelling Units Created (Number and as a Proportion of Units Created that Year), Langley Township, 2015 to 2019

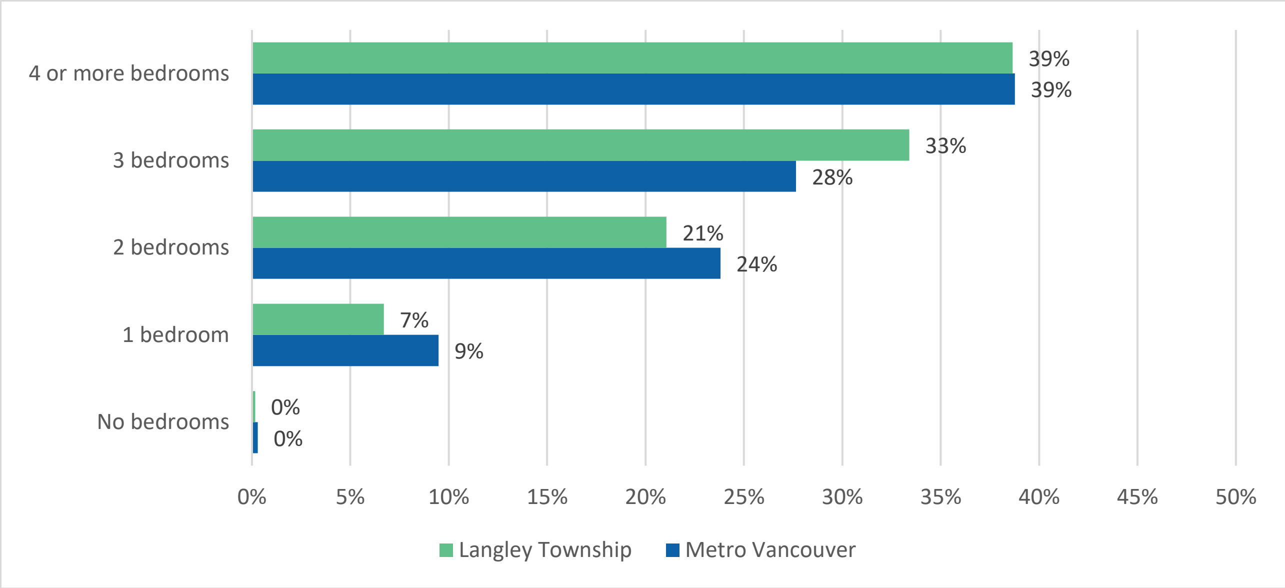


Source: Township of Langley Building Statistics, 2020

Since 2011, there have been close to 1,000 or more housing completions every year recorded by CMHC. Demolitions ranged between 74 and 179 units per year between 2009 to 2019.

A greater share of dwellings in the Township have three bedrooms or more (72%) compared to the Metro Vancouver region as a whole (67%) (Figure 33). For comparison, about 47% of households in the Township have three or more persons, suggesting the existing housing stock may have more bedrooms than is considered necessary to meet the **National Occupancy Standard (NOS).**

Figure 33. Proportions of Dwellings by Number of Bedrooms, 2016



Source: Statistics Canada Census Program, Census Profile 2016

More detailed information on housing stock, including units by number of bedrooms and structure type, is included in Appendix E.

4.1.1 Key Takeaways: Housing Stock

» The Township has more single-detached housing units and fewer multi-family housing units compared to Metro Vancouver as a whole. In 2016, 52% of housing units were single-detached homes. There were noticeably more movable dwellings (4% versus 1%) and fewer apartment units (11% versus 42%) compared to the overall proportion in Metro Vancouver. Between 2006 and 2016, the proportion of single-detached homes decreased.

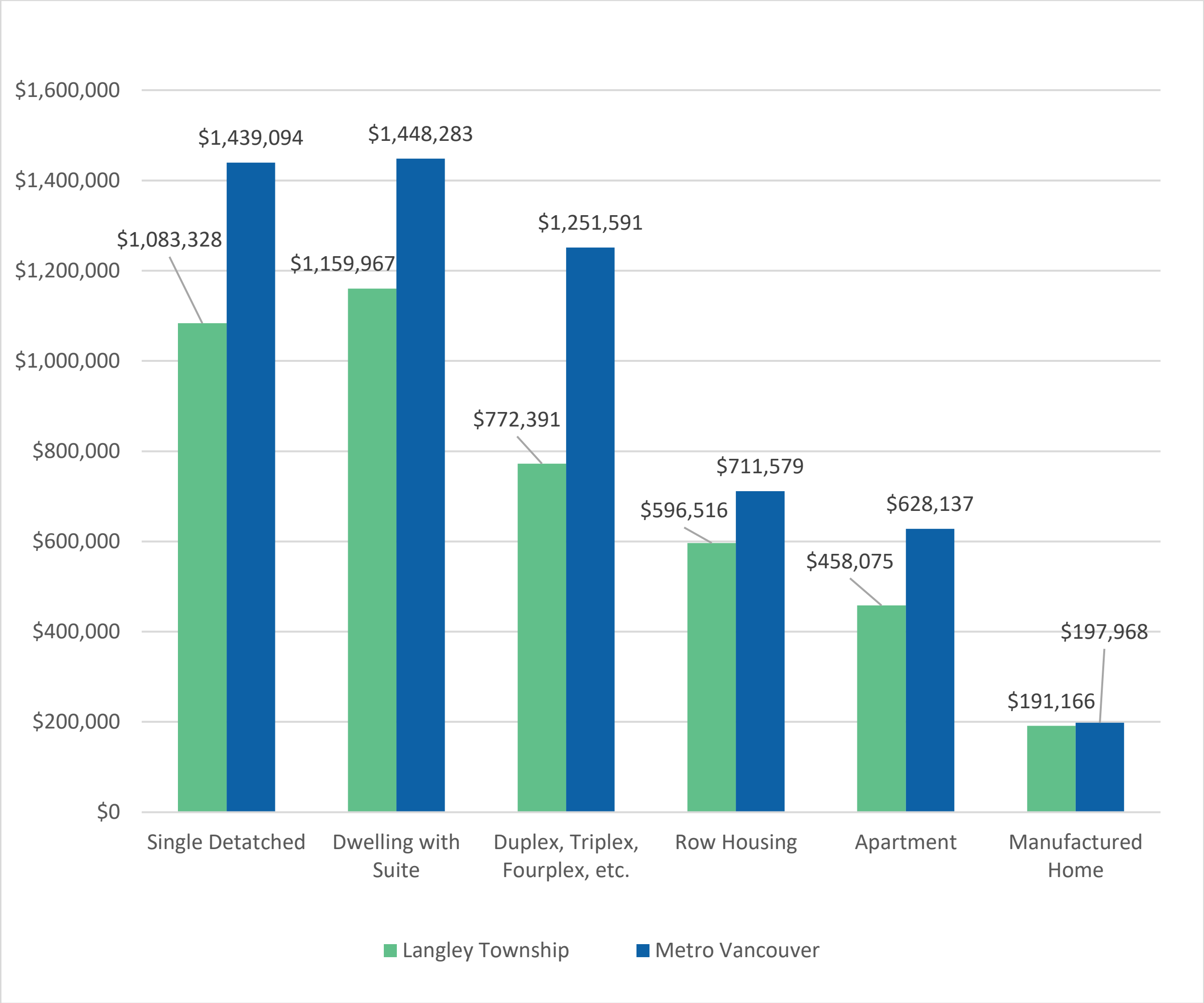
» Although the Township still has a large proportion of single-detached homes, this is shifting as more multi-family housing is built. In 2015, there were 977 multi-family units built, representing 56% of all new units. In 2019, there were 2,215 built, representing 79% of all new units.

» A greater share of dwellings in the Township have three bedrooms or more (72%) compared to the Metro Vancouver region as a whole (67%).

4.2 Ownership Market

BC Assessment data for 2020 shows that the Township had lower average sale values compared to the Metro Vancouver region as a whole. The most significant difference was seen for duplex / triplex / fourplex etc., which were $479,200 lower in the Township.

Figure 34. BC Assessment Average Sale Prices, 2020



Source: BC Assessment, 2020

All residential categories in the Township also had lower average assessed values compared to the Metro Vancouver region. Assessed values are a determination of a property's fair market value as of July 1 in the prior year and are used by taxing authorities to determine the share of property taxes owners will pay. Assessed value differs from sale price, which is the actual price a residence was sold for at any point in time.

The three figures below show average sale prices in Langley based on data from the Fraser Valley and Greater Vancouver Real Estate Boards (FVREB and GVREB).[12] This data shows that sale prices have increased dramatically over the past 10 years:

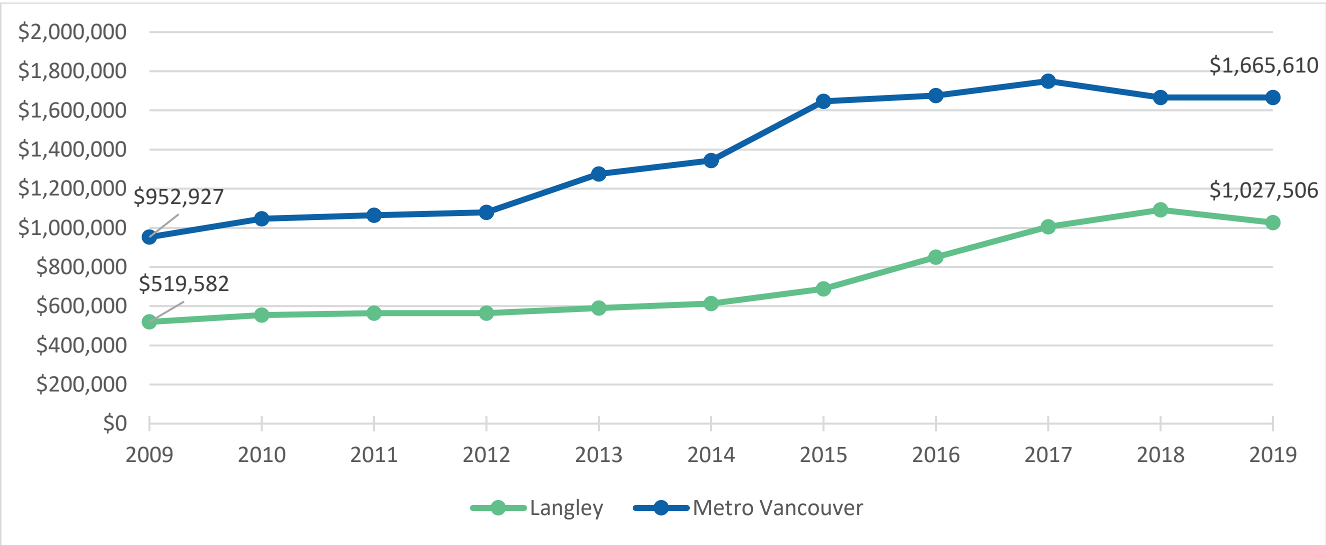
- Single-detached dwellings increased by 98%
- Townhouses increased by 85%
- Apartments increased by 94%

This data does not include properties with acreages within single-detached home prices, which results in a lower average sale price for single-detached homes. Single-detached homes in Langley were relatively more affordable than the regional average. Figure 35 shows that the average sale price of single-detached dwellings excluding properties with acreages was $1,027,506 in 2019, which is more than $600,000 lower than the regional average.

The increases for single-detached dwellings and apartments were more substantial in Langley compared to the average increase for the region. In GVREB's Metro Vancouver region, single-detached dwellings increased by 75%, townhouses by 171%, and apartments by 30%.

The increase in prices for townhouses was more dramatic for in GVREB's Metro Vancouver region compared to Langley. Historically, there has been a larger proportional supply of townhouses in the Township compared to other Metro Vancouver communities, which have recently begun to build more in response to increasing demand.

Figure 35. Average Sale Prices for Single-detached Dwellings, 2009 to 2019

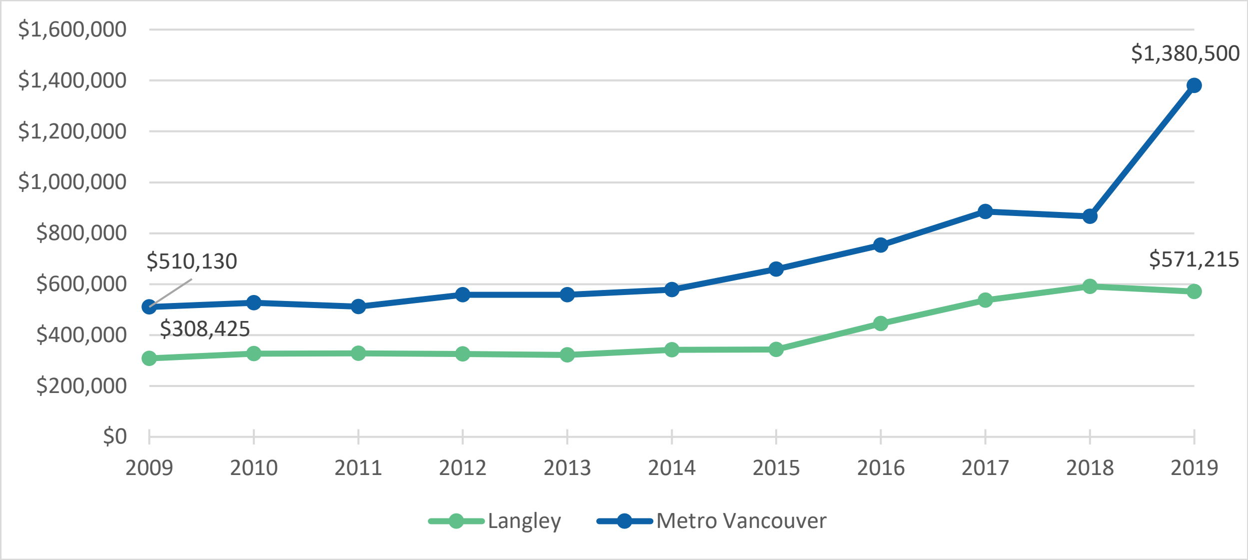


Note: Prices do not align with BC Assessment data because this data is from Real Estate Boards and does not include single-detached homes on acreages in the assessment of average sale price for single-detached dwellings.

Source: Fraser Valley Real Estate Board, Real Estate Board of Greater Vancouver

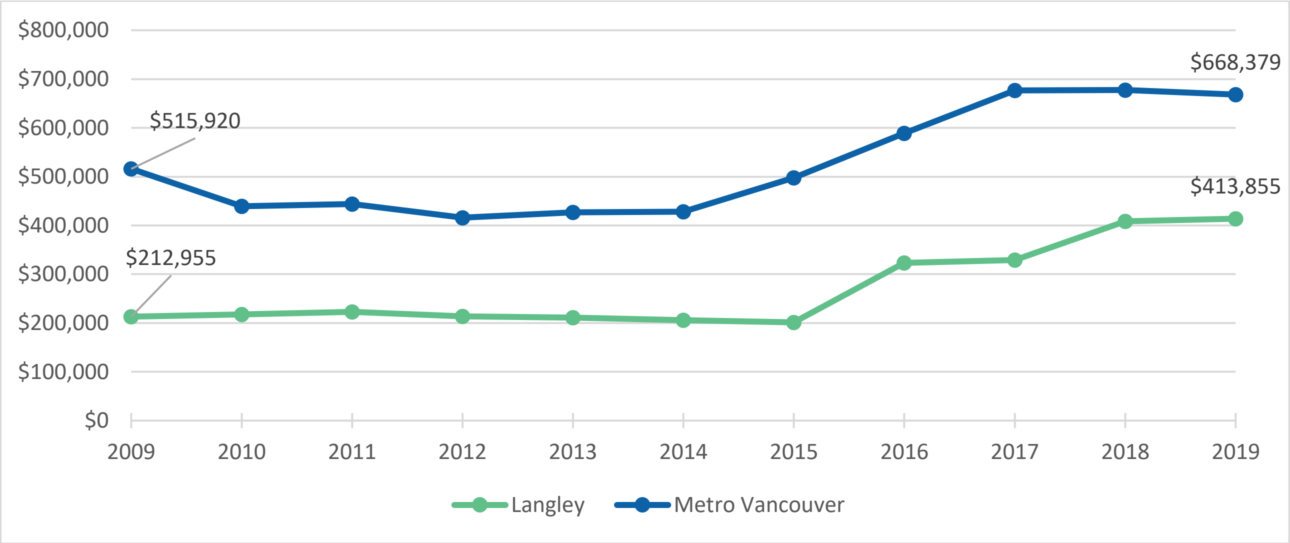
[12] Data for Langley is from the FVREB and includes Langley City. Data for Metro Vancouver is based on the GVREB's boundaries, which includes part of Metro Vancouver region as well as Gulf Islands, Squamish, Sunshine Coast, and Whistler. For the purposes of analysis, this data is labelled as "Langley" and "Metro Vancouver" in this section. While these boundaries do not align with Township of Langley and Metro Vancouver jurisdictional boundaries, the data provides an indication of local real estate market trends.

Figure 36. Average Sale Prices for Townhouses, 2009 to 2019



Source: Fraser Valley Real Estate Board, Real Estate Board of Greater Vancouver

Figure 37. Average Sale Prices for Apartments, 2009 to 2019



Source: Fraser Valley Real Estate Board, Real Estate Board of Greater Vancouver

Due to COVID-19, CMHC forecasts that housing prices will decline through 2020 before leveling out in 2021 and beginning to recover in late 2022. It is possible that price declines will affect stratas more than single detached homes, as strata owners are more likely to be younger residents with less job security.[13]

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[13] From the CMHC Housing Market Outlook, Summer 2020. Available at: https://assets.cmhc-schl.gc.ca/sites/cmhc/data-research/publications-reports/housing-market-outlook/2020/housing-market-outlook-canada-summer-61500-2020-en.pdf?rev=ee98fa7e-3704-4e5f-9c43-95f04113558f

Engagement Highlight

Engagement findings highlighted the issue of rising strata insurance costs and the effect this is having on the affordability of multi-family housing. It was suggested that the costs of insurance passed onto homeowners through strata fees makes strata ownership options less affordable. This could be even more challenging for those with fixed incomes, such as seniors or people receiving assistance payments.

4.2.1 Ownership Gaps Analysis

A gap analysis was prepared using 2015 median incomes by **household type** and tenure from the 2016 Census and 2019 average home sale price data for Langley provided by FVREB, to calculate the affordability of homeownership in the Township. This analysis required several adjustments and assumptions to be made. These include:

- Income data used is based on the 2016 Census, which uses 2015 incomes. This has been adjusted to account for income growth between 2015 and 2019, using the 10-year historical growth rate for median household income from 2006 to 2016. This allows for more direct comparison with recent sale prices.
- Incomes have also been adjusted to account for the difference between median incomes for owner households compared to renter households. In the 2016 Census, median owner household incomes were 110% of the overall median, while median renter household incomes were 60% of the overall median.
- Mortgage payments are calculated based on average sale prices for Langley, with a down payment of 10%, with 3.09% interest on a 3-year fixed-rate term and an amortization period of 25 years.
- $596 to $606 per month has been included as an estimate of property tax, utilities, insurance, and municipal service charges or strata fees.

This analysis highlights where there are gaps between median incomes and average sale prices and is intended as a tool for discussion. It should be recognized that individual circumstances may vary significantly.

The following table shows the difference between affordable monthly housing costs (i.e., less than 30% of household income) and cost of housing in the Township. Green indicates the household is spending less than 30% of their income on **shelter costs**; orange is spending 30% to 49% of their income on shelter costs; red is spending 50% or more on shelter costs.

Table 2. Affordability Gap Analysis for Owners in the Township, 2019

Household Type	Median Household Income (2019, adjusted for owners)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Single-detached Home $1,027,506 ($5,024 per month)	Townhouse $571,215 ($3,053 per month)	Apartment $413,855 ($2,288 per month)
Couples without children	$106,853	$2,671	-$2,353	-$382	$383
Couples with children	$151,357	$3,784	-$1,240	$730	$1,496
Lone-parent families	$73,174	$1,829	-$3,195	-$1,224	-$459
Individuals not in Census families	$45,134	$1,128	-$3,896	-$1,925	-$1,160

All household types would face significant challenges in purchasing a single-detached home based on the median incomes used in this analysis.

Homeownership is most unaffordable for individuals not in Census families, who face income gaps of more than $1,160 across all housing types. It is also very unaffordable for lone-parent families, who face gaps of $459 for apartments up to $3,195 for single-detached homes. To afford average shelter costs for a single-detached home in Langley, a household would need to make an annual income of approximately $200,966. For a townhouse, the annual income required would be $122,141 and for an apartment, $91,524.

Although the estimated median income for couples with children is much higher than other household types, they still face significant affordability gaps when looking at single-detached homes. Based on these results, this family type would need to purchase a townhouse or apartment to have affordable shelter costs. Most likely, it would be challenging for this family type to find apartment housing that meets the suitability standard at the average sale price used in this analysis (i.e., has enough bedrooms).

The following table shows what percentage of income each household type would have to spend on monthly shelter costs.

Table 3. Affordability Indicator for Owners in the Township, 2019

Household Type	Median Household Income (2019, adjusted for owners)	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs		
			Average Sale Price Single-detached $1,027,506	Average Sale Price Townhouse $571,215	Average Sale Price Apartment $413,855
Couples without children	$106,853	$2,671	56%	34%	26%
Couples with children	$151,357	$3,784	40%	24%	18%
Lone-parent families	$73,174	$1,829	82%	50%	38%
Individuals not in Census families	$45,134	$1,128	134%	81%	61%

Most families would be spending well above the 30% affordability threshold if they were to purchase a home at the average sale price in 2019. Single-income households (i.e., individuals not in Census families or lone-parent families) who are earning the median income would need to spend more than 50% of their income on shelter costs to afford the average price of most housing types.

It is important to remember that these incomes are median incomes, which means that half of households in the Township are likely making less than the incomes used in this analysis.

4.2.2 Co-op Housing

2019 data from the Co-operative Housing Federation of BC indicates there are 284 co-op housing units in the Township. Most (244) of these are manufactured homes in the Pioneer Park Co-operative Housing Association and the remainder (40) are a mix of two, three, and four-bedroom units in the Walnut Grove Housing Co-operative.

4.2.3 Key Takeaways: Ownership Market

- Despite dramatic price increases for all residential property types over the past 10 years (single-detached dwellings increased by 98%, townhouses by 85%, and apartments by 94%), homeownership remains relatively more affordable in Langley compared to the GVREB's Metro Vancouver region.
- Average sale price for apartments in Langley more than doubled in the past five years; this could indicate increased demand for this type of dwelling.

- Despite being more affordable compared to GVREB's Metro Vancouver region (for townhouses, apartments, and single-detached homes not including acreages), many homeowners still face large affordability gaps. In particular, to afford the average single-detached home in 2019, most households would face income gaps of more than $1,200 per month. Single-income earners, like lone-parent families and individuals not in Census families, would need to spend 38% or more of their income to afford an apartment at the average price.

4.3 Rental Market

The rental market can be divided into the primary rental market, consisting of purpose-built rental units and the secondary rental market, consisting of all other rental units such as secondary suites, strata apartments, and entire single-detached dwellings offered for rent. There are also non-market rental units, such as shelter beds and **subsidized housing** for individuals and families facing housing challenges (including women and children fleeing domestic violence), and non-market rental supports, such as rent assistance.

4.3.1 Primary Rental Market

Data from CMHC is available for primary rental market units; the same quality and extent of data is not available for secondary rental market units. Although this section provides some insights, the following data cannot be considered representative of the full local context of rental housing needs and opportunities.

In 2016, there were 272 primary rental units in the Township, serving approximately 4% of renter households.[14] This is a much smaller proportion compared to the regional average. In Metro Vancouver in 2016, there were enough primary rental units to serve approximately 31% of renter households.[15]

In 2019, there were 735 primary rental units in the Township, representing approximately 0.6% of all 110,735 primary rental units in Metro Vancouver. For comparison, in 2016, the share of renter households in the Township represented approximately 2.1% of all renter households in the region.

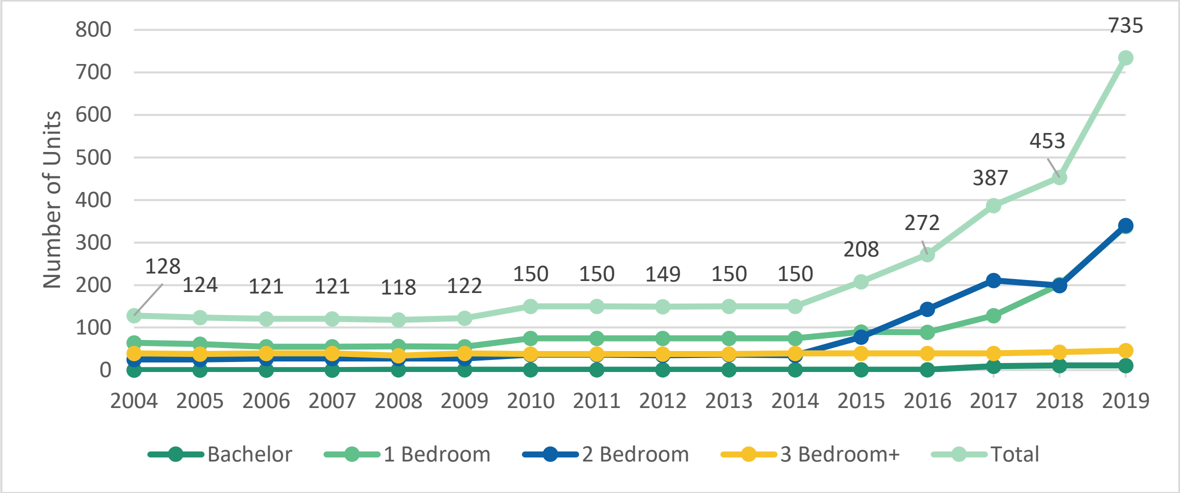
Most primary rental market development has occurred since 2014 (Figure 38). There were approximately 60 units added in each of 2015, 2016, and 2018. In 2017, there were 115 units added. In 2019, there were 282 primary rental units added, an increase of 62% compared to 2018. This aligns with the large number of multi-family units completed between 2015 and 2019, including peaks in 2017 and 2019 (see Section 4.1).

Since 2015, there has been development of all unit sizes. The largest increases were seen in the number of one and two-bedroom units. There was only one primary rental bachelor unit in the Township until 2017; as of 2019 there were 11 units.

[14] Estimate based on 2016 data from Statistics Canada Census Profile and CMHC: 7,340 renter households and 272 primary rental units.

[15] Estimate based on 2016 data from Statistics Canada Census Profile and CMHC: 348,700 renter households and 107,867 primary rental units.

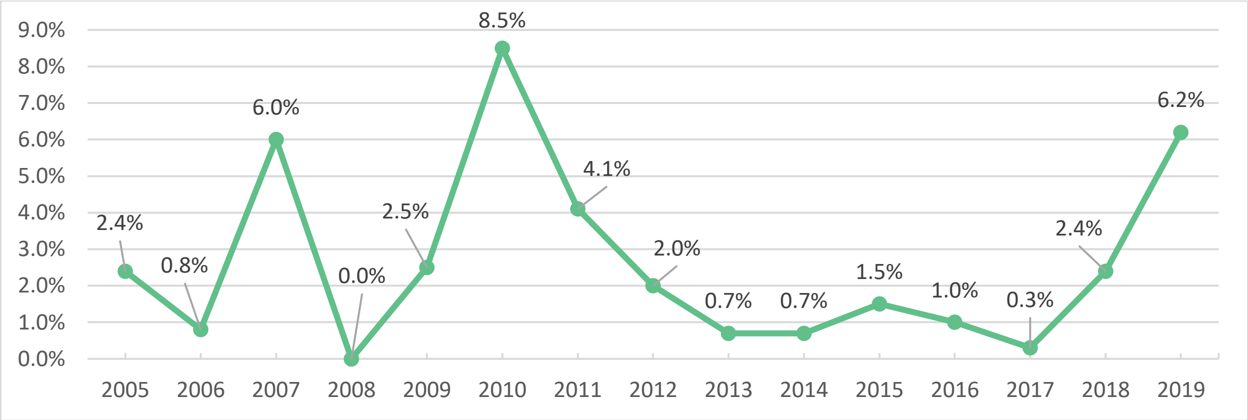
Figure 38. Primary Rental Units by Unit Type and Overall, Langley Township, 2005 to 2019



Source: CMHC Rental Market Survey, 2020

Since 2005, the Township's vacancy rate peaked in 2010 at 8.5% (Figure 39). Between 2012 and 2018, the vacancy rate remained below 3% before rising to 6.2% in 2019. A vacancy rate between 3% and 7% is considered healthy. The recent spike may be attributed to a large influx of new units developed in the community and is likely not indicative of long-term vacancy rates.

Figure 39. Vacancy Rate of Primary Rental Market, Langley Township, 2005 to 2019



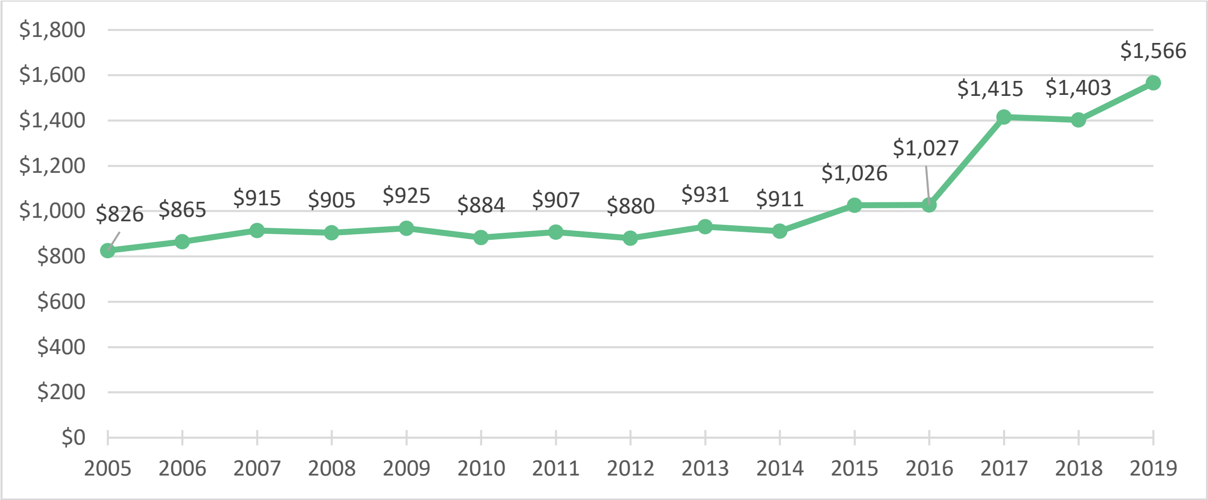
Source: CMHC Rental Market Survey, 2020 and Metro Vancouver, 2019

Note: Due to data availability, data for 2015 and 2016 is Langley Township and City

Average rents for primary rental units in the Township have increased almost 90% over the past 15 years (Figure 40). Peak rents were seen in 2019 ($1,566). The most significant increase was in the past five years: 72% since 2014. Between 2005 and 2014, there was a 10% increase.

There is insufficient data to display a breakdown of rents by unit type; data is not considered statistically reliable for bachelor units or units with three or more bedrooms, likely due to an insufficient number of these types of primary market rental units.

Figure 40. Average Rental Rates for Primary Rental Units (across all unit types), Langley Township, 2005 to 2019 [16]



Source: CMHC Rental Market Survey, 2020 and Metro Vancouver, 2019

Note: Due to data availability, data for 2016 is Langley Township and City

According to CMHC forecasts, the rental market in Metro Vancouver, including Langley Township, is expected to be more impacted than the ownership market due to COVID-19. Closed borders will likely slow the amount of young immigrants, who are typically renters. Job loss could also lead to additional vacancies for the rental market, as those who rent are more likely to face job insecurity. Coupled with recent increases in purpose-built rental development, vacancy rates could rise in the short-term as supply increases and demand decreases. Any such spike is likely to be short-lived as demand for rental continues to grow in the medium-term.[17]

4.3.2 Secondary Rental Market

In 2016, there were more than 7,000 renter households, or 96% of renter households, relying on the secondary market.[18] This is a much larger proportion compared to the regional average. In Metro Vancouver in 2016, there were approximately 240,800 renter households, or 69% of renter households, relying on the secondary market.[19]

A large share of Township renter households live in secondary suites; as of January 2020, there were 2,819 licensed secondary suites in the community. As of June 2020, there were approximately 202 active **short-term vacation rentals** in the Township.[20] COVID-19 may affect

[16] Average rents are used rather than median to reflect Metro Vancouver standards. According to Metro Vancouver, this approach aligns with the Housing Data Book and discussions with housing planners in the region over the past decade.

[17] From the CMHC Housing Market Outlook, Summer 2020.

[18] Estimate based on 2016 data from Statistics Canada Census Profile and CMHC: 7,340 renter households and 272 primary rental units.

[19] Estimate based on 2016 data from Statistics Canada Census Profile and CMHC: 348,700 renter households and 107,867 primary rental units.

[20] AirDNA, 2020.

the short-term vacation rental market; data from June was a decline from March 2020, when there were 235 active rentals recorded.

Vacancy rate and average rent data is not available for the secondary rental market in the Township.

4.3.3 Rental Gaps Analysis

A gaps analysis was prepared to understand how primary market rents relate to renter incomes in the Township. As with the homeownership affordability gap analysis, several assumptions and adjustments were required, including:

- Income data is based on the 2016 Census and has been adjusted to 2019 levels based on historical income growth from 2006 to 2016. This allows for more direct comparison with the most recent available median shelter costs (2019).
- Incomes have also been adjusted to account for the difference between median incomes for owner households compared to renter households. In the 2016 Census, median owner household incomes were 110% of the overall median, while median renter household incomes were 60% of the overall median.
- This analysis adds $43 per month for utilities and $36.50 per month for tenant insurance.[21]
- Rents are based on median rent data from 2019 CMHC Rental Housing Survey for primary rental units only. Data for primary rental apartments with three or more bedrooms was suppressed to protect confidentiality and/or considered not statistically reliable. There is no primary rental data for other dwelling types.

This analysis highlights where there are gaps between median incomes and median rental costs. It should be recognized that individual circumstances and secondary rental market rates may vary significantly.

Green indicates the household is spending less than 30% of their income on shelter costs; orange is spending 30% to 49% of their income on shelter costs; red is spending 50% or more on shelter costs. Where the table states “N/A”, this means the housing unit is unsuitable for the family or household type (i.e., not enough bedrooms).

[21] Based on estimates provided by BC Hydro and the Township.

Table 4. Affordability Gap Analysis for Renters, Township of Langley Primary Rental Market, 2019

Household Type	Median Household Income (2019, adjusted for renters)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Average 1-Bedroom Apartment $1,417[22]	Average 2-Bedroom Apartment $1,887	Average All Rental Unit Types $1,646
Couples without children	$58,476	$1,462	$45	-$425	-$184
Couples with children	$82,831	$2,071	N/A	$184	$425
Lone-parent families	$40,045	$1,001	N/A	-$885	-$644
Individuals not in Census families	$24,700	$617	-$799	-$1,269	-$1,028

Based on median incomes and average primary market rental rates, household types with dual incomes (i.e. couples without and with children) are spending close to or less than 30% on housing. Smaller units (i.e., 1-bedroom apartments) are likely affordable for couples without children, while 2-bedroom and overall average units are likely affordable for couples with children, who generally have the highest household incomes.

Single-income households, such as lone-parent families and non-Census families (i.e., individuals living alone) likely face affordability gaps of $600 or more when accessing rental housing. To afford average shelter costs for a 1-bedroom apartment in the Township, a household would need a minimum income of $55,800. For a 2-bedroom, the income required would be $74,600.

To be considered affordable, housing costs must be less than 30% of total before-tax household income. The following table estimates the proportion of total before-tax household income different types of renter households are spending on shelter costs.

[22] These are monthly shelter costs, which include average rents as well as estimated costs for utilities and tenant insurance.

Table 5. Affordability Indicator for Renters, Township of Langley Primary Rental Market, 2019

Household Type	Median Household Income (2019, adjusted for renters)	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs		
			Average 1-Bedroom Apartment $1,417	Average 2-Bedroom Apartment $1,887	Average All Rental Unit Types $1,646
Couples without children	$58,476	$1,462	29%	38%	33%
Couples with children	$82,831	$2,071	N/A	27%	24%
Lone-parent families	$40,045	$1,001	N/A	56%	49%
Individuals not in Census families	$24,700	$617	68%	91%	79%

Individuals not in Census families likely experience the largest challenges. Rent and associated costs (e.g., utilities, insurance) consume 68% or more of before-tax median incomes for all rental unit types used in this analysis. Individuals may be able to reduce this by living with a roommate.

Lone-parent families would also likely need to spend well past the affordability threshold to access rental housing large enough to be suitable for their household composition (i.e., with enough bedrooms).

It is important to remember that these incomes are median incomes, which means that half of households in the Township are likely making less than the incomes used in this analysis. This includes households in **Core Housing Need**. While this is described in more detail in Section 5.2, these households are generally living in challenging conditions while also being unable to afford alternative housing in the Township. They are considered in need of housing such as primary rental units. Generally, these households make lower incomes than the median for their household type and likely face larger income gaps than are presented in this analysis. For reference, the incomes of these households are provided in Appendix E.

4.3.4 Subsidized, Shelter, and Other Non-Market Unit Supports

In 2016, 590 renter households in the Township self-identified as living in subsidized housing. This represents 8.1% of renter households and 1.4% of all households, compared to 12.5% of renter households and 3.9% of all households in Metro Vancouver as a whole.[23]

[23] Census, 2016

More detailed data on non-market units by service allocation group for Langley is provided by BC Housing. At the end of March 2019, there were 2,484 subsidized, shelter, and other housing units receiving financial supports units in Langley (Table 6).

Table 6. Non-Market Units by Service Allocation Group and Subgroup (Number and Proportion), Langley, March 2019[24]

Service Allocation Group	Service Allocation Subgroup	Units	Percent of Total
Rent Assistance in Private Market	Rent Assist Families	309	12.4%
	Rent Assist Seniors	816	32.9%
	Group Subtotal	**1,125**	**45.3%**
Independent Social Housing	Low Income Families	228	9.2%
	Low Income Seniors	377	15.2%
	Group Subtotal	**605**	**24.4%**
Transitional Supported and Assisted Living	Frail Seniors	317	12.8%
	Special Needs	126	5.1%
	Women and Children Fleeing Violence	22	0.9%
	Group Subtotal	**465**	**18.7%**
Emergency Shelter and Housing for the Homeless	Homeless Housed	118	4.8%
	Homeless Rent Supplements	141	5.7%
	Homeless Shelters	30	1.2%
	Group Subtotal	**289**	**11.6%**
Total		**2,484**	**100.0%**

Source: BC Housing, 2019

[24] Includes BC Housing units and units where BC Housing has a financial relationship. Since March 2019, another 49 units of supportive housing for individuals experiencing homelessness have become operational.

The most common type of non-market support in Langley is rent assistance in the private market. Generally, these units are supported through the Rental Assistance Program (RAP) or Shelter Aid for Elderly Renters (SAFER). The RAP is a rent supplement program for eligible, low-income, working families. SAFER is a rent supplement for seniors with low to moderate incomes. Both programs provide monthly case payments to help with rental costs.[25] In Langley, there are 309 RAP units for families and 816 SAFER units for seniors.

There are 605 independent social housing units for low income families and seniors, and 465 transitional supported and assisted living units for frail seniors, individuals with special needs, and women and children fleeing violence.[26] It is noted that the 22 units for women and children fleeing violence are temporary emergency accommodations; there are no second stage housing units in Langley.[27] There are four housing resource beds for youth in Langley.

Based on BC Housing's listings for Langley, it is estimated that approximately 30% of the independent social housing units and transitional supported and assisted living units are located in the Township. Based on these estimates, such units represent less than 1% of the Township's total number of households, compared to the region as whole where such units represent about 3.5% of the total number of households. As of 2019, there were 296 individuals in Langley on the BC Housing waitlist to access social housing.[28]

There are 289 emergency shelter and housing for the homeless units, consisting of shelter beds, rent supplements, or other housing supports.[29] This includes emergency shelter beds in the Gateway of Hope in the City of Langley, the only emergency shelter in Langley for people experiencing homelessness. This shelter has 62 beds, plus 15 extreme weather response beds between November 1 and March 31.[30] The Gateway of Hope reported 477 turnaways in 2019, down from 1,062 turnaways in 2018.[31]

25 BC Housing, 2019.

26 Frail seniors' units are for individuals 65 years of age and older who cannot live independently and need access to housing with on-going supports and services. Special needs units are for individuals who need access to affordable housing with support services, including adults with mental and/or physical disabilities or youth.

27 Second stage housing supports women who have left abusive relationships to live safely and independently typically for 6 - 18 months.

28 Metro Vancouver Housing Data Book, 2019.

29 Homeless housed units are for individuals who are at the risk of homelessness, or formerly homeless for a period of at least 30 days and up to two or three years, and includes the provision of on- or off-site support services to help individuals move towards independence and self-sufficiency. Homeless rent supplements units shown represent an estimate of rent supplements given monthly based on available funding.

30 Homelessness Service Association of BC, 2019.

31 Data provided by the Gateway of Hope.

New Non-Market Developments in the Township

There are two new non-market developments in the Township, which are not yet reflected in the numbers for Langley provided above.

Creek Stone Place

Creek Stone Place is a 49-unit supportive housing project funded by BC Housing and operated by Stepping Stone Community Services Society (a local non-profit). This project was completed in fall 2019 and has been fully operational since the end of October 2019.

Emmaus Place

Emmaus Place is an 82-unit affordable rental development with 70 units for seniors and 12 units for families. This development is a partnership between Shepherd of the Valley Lutheran Church's Housing Society and Catalyst, on land provided by the church. Development is ongoing, with the project expected to open in early 2021.

4.3.5 Key Takeaways: Rental Market

- There has been a significant increase in the development of primary rental market units since 2014. However, the proportion of renter households living in primary rental market units in the Township was much lower compared to the regional average in 2016 (4% versus 31%). Vacancy rates for the primary rental market were less than 3% between 2012 and 2018, before starting to rise in 2019. Average rents for these units increased almost 90% over the past 15 years.
- Single-income households, such as lone-parent families and non-Census families (i.e., living alone) face affordability gaps of $600 or more for suitable rental housing.
- As a proportion of all households, the Township has less non-market housing units than the region as a whole (approximately 1% versus 3.5%).
- There were 300 individuals and families on the waitlist to access non-market supports as of 2019.
- The number of emergency shelter beds for individuals experiencing homelessness does not meet demand, and there is no second stage housing in Langley for women who have left an abusive relationship.

5.0 Housing Need

In Canada, there are three standards widely used as indicators of housing need:

- Adequacy: To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- Affordability: To be considered affordable, housing costs must be less than 30% of total before-tax household income.[32]
- Suitability: To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to NOS requirements.

These standards provide a measure that can be used to assess current housing needs and challenges, monitor changes over time, and consider differences between communities. It is important to remember that while these indicators provide important data, they do not consider other housing needs, which may be important or necessary for some groups. For example, there is no standard for accessibility measured in the Census.

This section presents data on these housing standards broken out by tenure (i.e., for owner and renter households). These tabulations are not available through the Standard Census Profiles. They are part of the Custom Census datasets organized by the Ministry of Municipal Affairs and Housing and only count the population in private households, which is less than the total population of the Township. While this causes slight inconsistencies with other data presented in this report, it offers valuable information on the different needs of owner and renter households.

The sub-section "Equity Considerations", offers a deeper dive into the data for certain population groups who may be systemically disadvantaged and may face higher rates of housing need.

5.1 Housing Standards

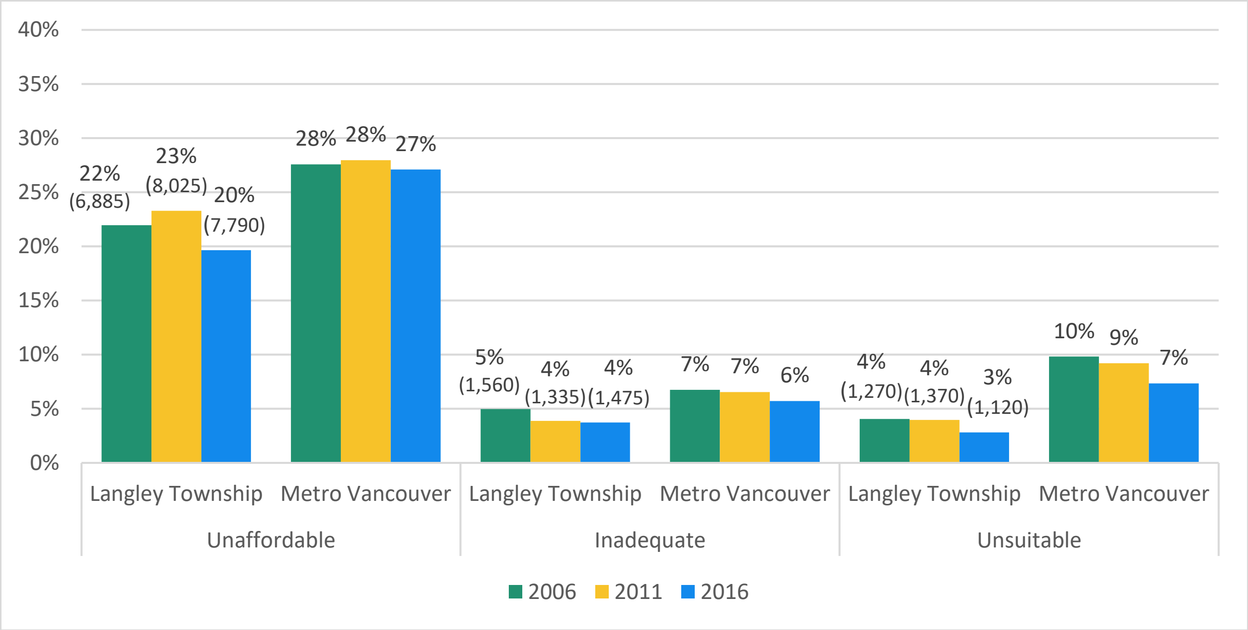
In 2016, there were 10,385 households, or 27% of all households in the Township that did not meet one or more of the indicator standards for adequacy, suitability, or affordability (i.e., were reported to be inadequate, unsuitable, and/or unaffordable).

Housing affordability was the most significant challenge: in 2016, 7,790 households reported spending 30% or more of their income on shelter costs in the Township, representing 20% of all households (Figure 41). For comparison, in Metro Vancouver, 27% of all households were reported as unaffordable in 2016.

The proportion of households in the Township falling below the affordability standard decreased by 2% between 2006 and 2016. The proportions of households falling below the adequacy and suitability standards each decreased by 1% over this time (Figure 41).

[32] Shelter costs are defined by CMHC as the total monthly shelter cost paid by the household for their dwelling. For renters, shelter costs are assumed to include rent and any payments for electricity, fuel, water, and other municipal services. For owners, shelter costs are assumed to include mortgage payments (principal and interest), property taxes, and any strata fees, along with payments for electricity, fuel, water, and other municipal services. For more detail, please see the Glossary in Appendix A.

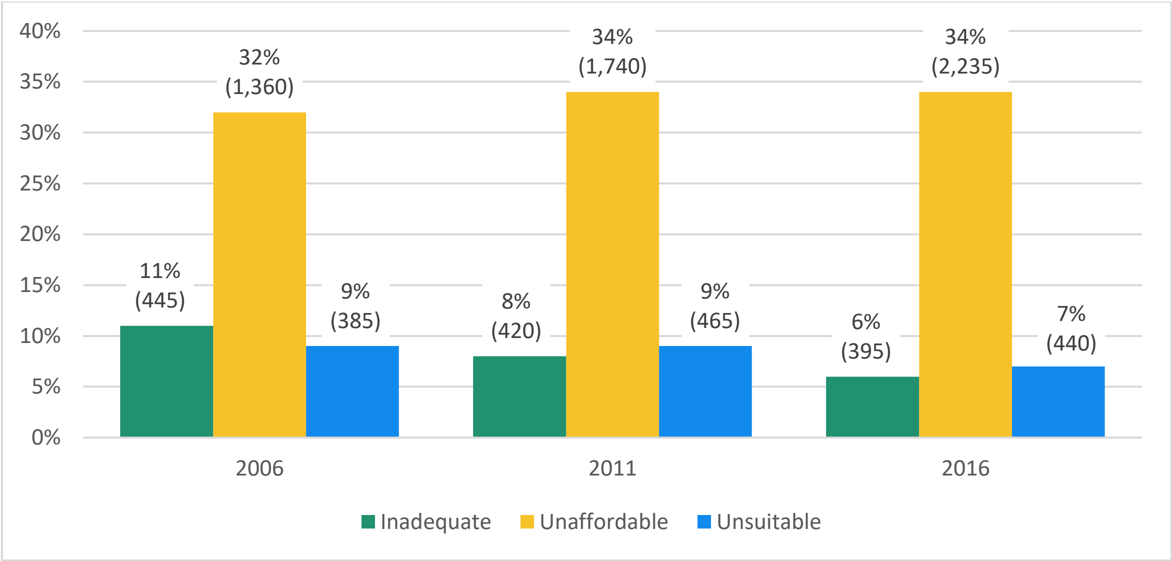
Figure 41. Housing Standards (Proportion and Township Number), 2006 to 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Between 2006 and 2016, the proportion of renter households falling below the adequacy and suitability standards decreased, while the proportion falling below the affordability standard increased slightly (Figure 42). In 2016, there were 2,235 renter households, or 34% of all renter households, falling below the affordability standard (i.e., spending 30% or more of their income on shelter costs), compared to 1,740 (34%) in 2011 and 1,360 (32%) in 2006. While the proportion of renter households experiencing affordability issues remained similar, due to the increase in the number of renter households, the overall number experiencing affordability issues grew. Between 2006 and 2016, the number of renter households falling below the affordability standard increased by 875, or by 64%.

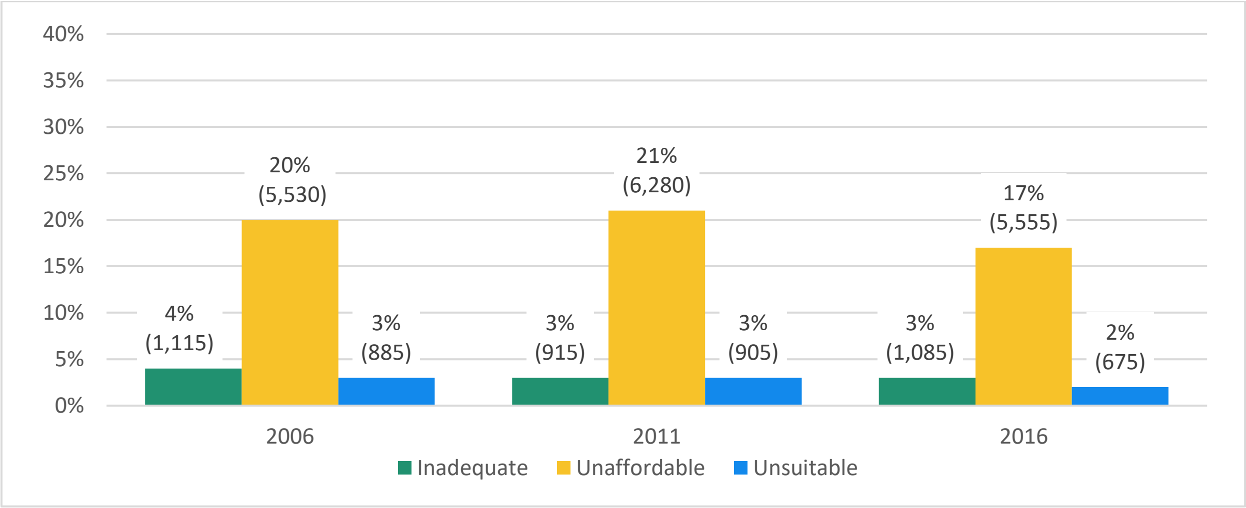
Figure 42. Renter Households Falling Below Indicators (Proportion of Tenure and Number), Langley Township, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

In absolute terms, there were more owner than renter households in the Township falling below the affordability standard across all three Censuses (Figure 43). However, the proportions of owner households that fell below the affordability standard were lower than the proportions of renter households that fell below this standard. Unlike renter households, the proportion of owner households falling below the affordability standard peaked to 21% in 2011, then declined to 17% (5,555) in 2016.

Figure 43. Owner Households Falling Below Indicators (Proportion and Number), Langley Township, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

The Township has custom data tabulations from Statistics Canada, which provide more detail on households falling below housing standards in 2016, including:

- Number and proportion of households by age of primary maintainer, tenure, and household type
- Average incomes of households by age of primary maintainer, tenure, and household type

These tables highlight specific population groups that are facing challenges in accessing affordable, suitable, and adequate housing. Most commonly, individuals not in Census families who were renting their home were falling below the housing standards, with especially high rates for households led by seniors. These households also had some of the lowest incomes. These tables are provided in Appendix E.

Engagement Highlight

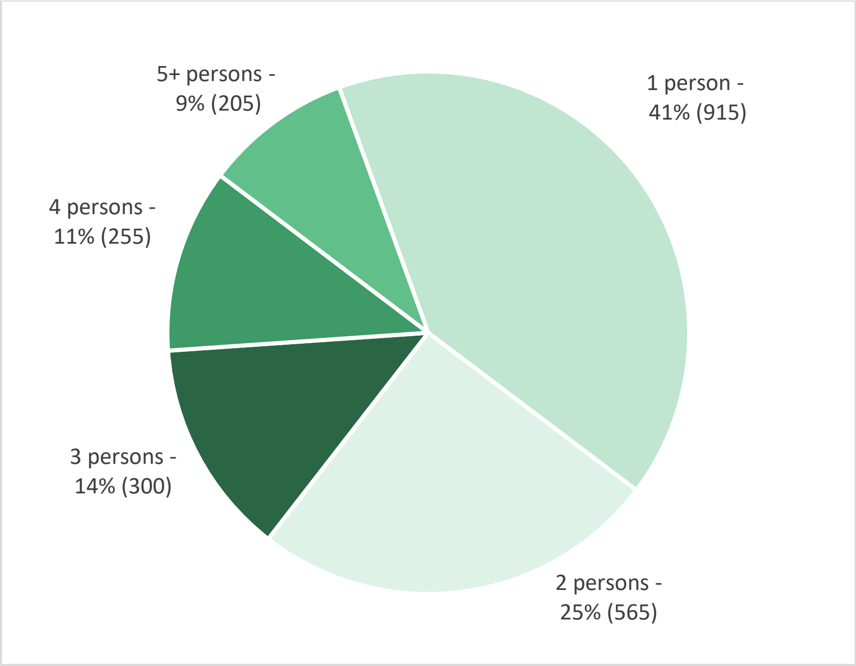
Housing unaffordability was the most frequently mentioned housing challenge. Key findings of the Social Sustainability Strategy engagement process (2018 and 2019) also highlighted housing affordability as a top priority for action in the Township. With the rapid increase in housing costs throughout the Township and the region as a whole, accessing suitable and affordable housing is becoming a challenge for low and even middle-income earners. It was also noted that the lack of affordable housing is having a detrimental impact on other social issues, like the well-being of children, youth, and seniors and the general health of community members. Increasing the number of subsidized, non-market, and market rental housing units was commonly identified as a solution to improve affordability.

5.1.1 Close-Up on Affordability

Data compiled by Metro Vancouver on housing indicators provides additional details about the size of households falling below housing standards. A close-up on affordability is presented here, as more households in the Township are falling below the affordability standard compared to other standards.

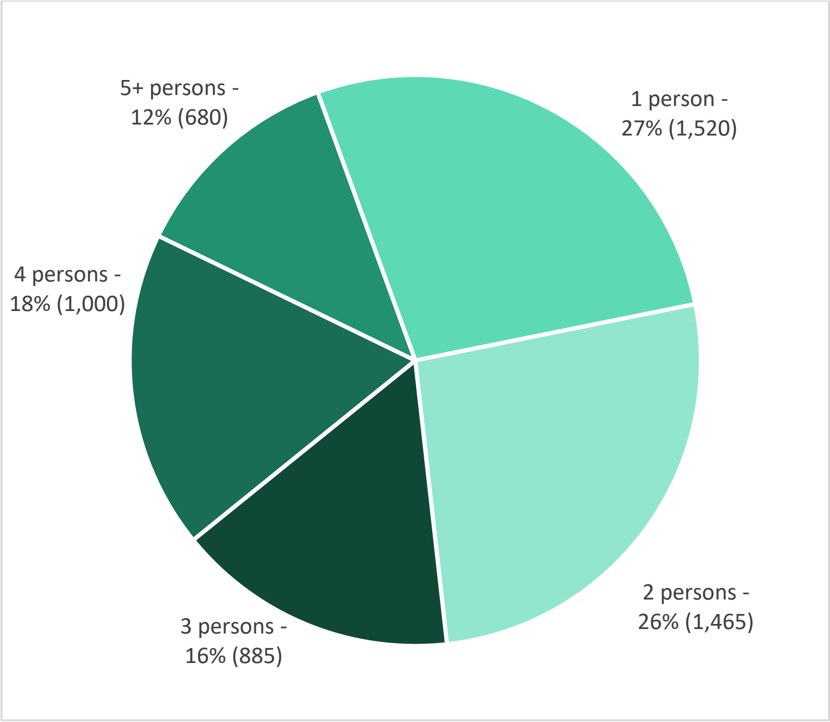
In 2016, 41% of renter (Figure 44) and 27% of owner (Figure 45) households falling below the affordability standard were one-person households (915 and 1,520, respectively).

Figure 44. Renter Households Falling Below the Affordability Standard by Household Size (Proportion and Number), Langley Township, 2016



Source: Metro Vancouver dataset prepared for the Township using Statistics Canada custom data

Figure 45. Owner Households Falling Below the Affordability Standard by Household Size (Proportion and Number), Langley Township, 2016



Source: Metro Vancouver dataset prepared for the Township using Statistics Canada custom data

5.2 Core Housing Need

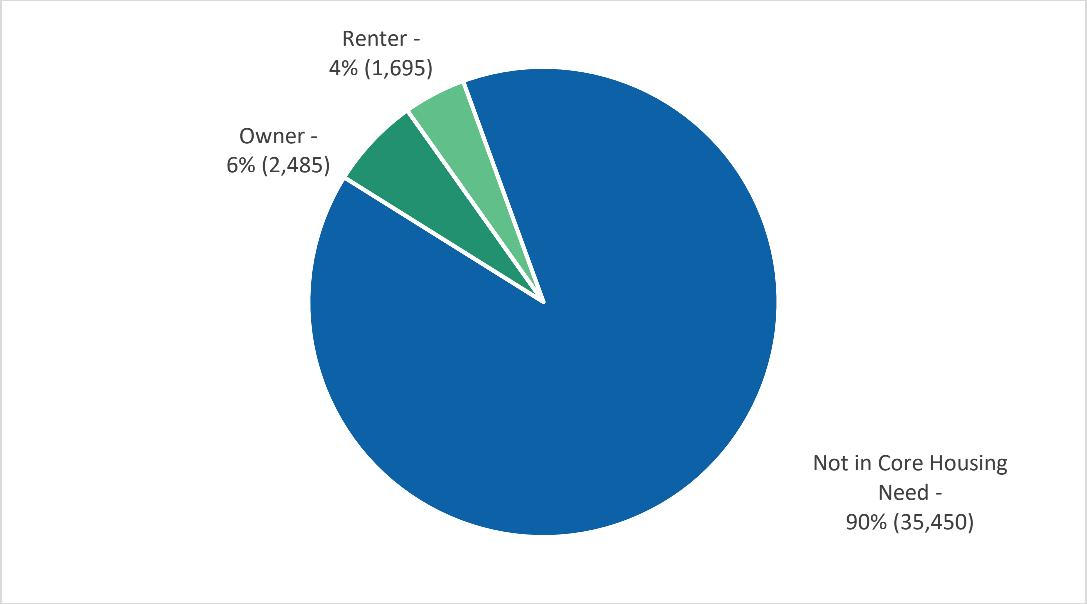
A household in Core Housing Need is currently living in housing that fails to meet one or more housing standards *and* would have to spend 30% or more of their total before-tax household income to pay the median rent of alternative, acceptable local housing.

This is widely accepted to be an underrepresentation of housing need for several reasons:

- Certain household types are not included in the measure, such as students and those paying more than 100% of their income towards housing (i.e., relying on borrowing or other means).
- Affordability is calculated based on primary market rental rates, which represent a small proportion of rental stock and may not be indicative of actual rent being paid.
- Vacancy rate is not accounted for; low vacancy rates can greatly affect access to and cost of housing.
- The data is from the 2016 Census, since which time most communities have seen a significant increase in the cost of local housing, without an equivalent increase in incomes. The current rental rates are much higher than 2016, which means more households will likely fall into Core Housing Need.
- The rate of Core Housing Need may increase due to the economic impacts of COVID-19.

In 2016, there were 4,180 households in Core Housing Need, representing 11% of all households in the Township, compared to 18% in Metro Vancouver as a whole. 4% of Township households were renter households in Core Housing Need and 6% were owner households in Core Housing Need (Figure 46).

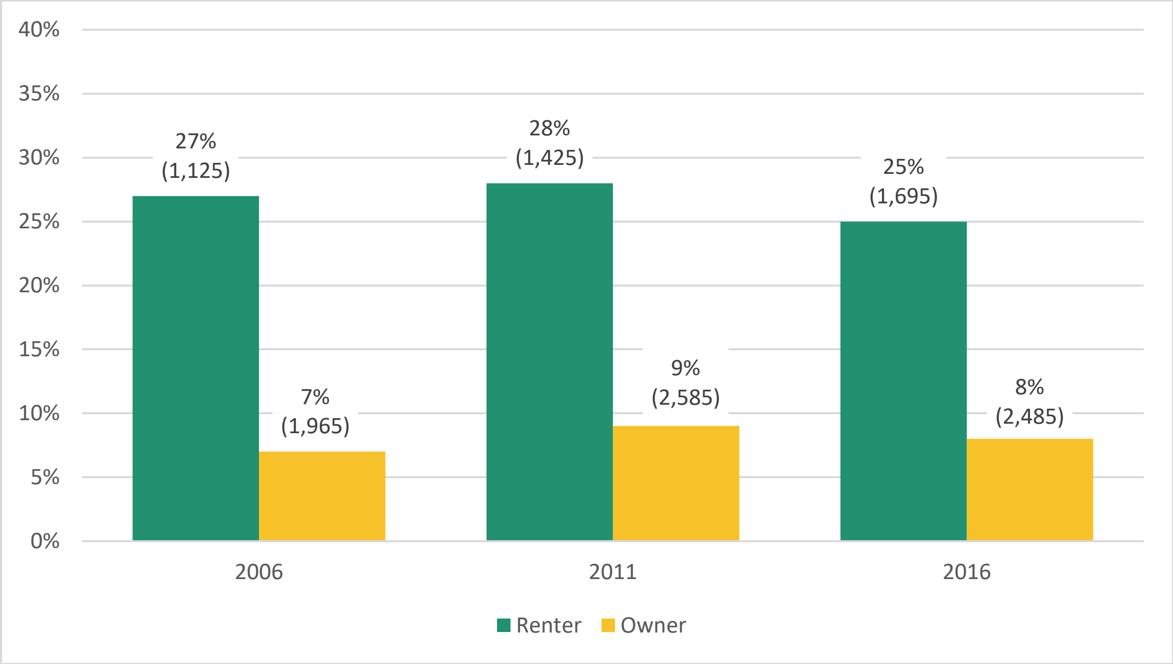
Figure 46. Renter and Owner Households in Core Housing Need (Proportion of all Households and Number), Langley Township, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Across the last three Census periods, there were higher numbers of owner households in Core Housing Need, while there were higher proportions of renter households in Core Housing Need (Figure 47). More than one-quarter of all renter households in the Township were in Core Housing Need in 2006, 2011, and 2016, compared to less than 10% of owner households. For both owner and renter households, the proportion of households in Core Housing Need peaked in 2011 then declined in 2016. However, for renter households, the absolute number of households in Core Housing Need increased by 270 between 2011 and 2016.

Figure 47. Proportion of Renter and Owner Households in Core Housing Need, Langley Township, 2006 to 2016

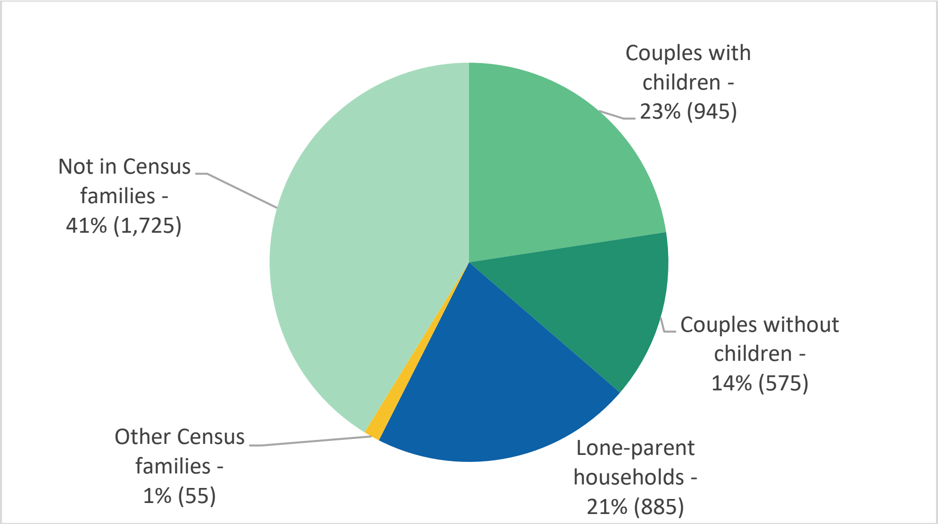


Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5.2.1 Core Housing Need by Household Type

In 2016, the largest proportion of Township households in Core Housing Need were non-Census family households, such as individuals living alone or with roommates (Figure 48). 1,725 households were this type, representing 41% of all households in Core Housing Need. Households with children represented 44% of households in Core Housing Need, including 23% couples with children (945 households) and 21% lone-parent households (885 households).

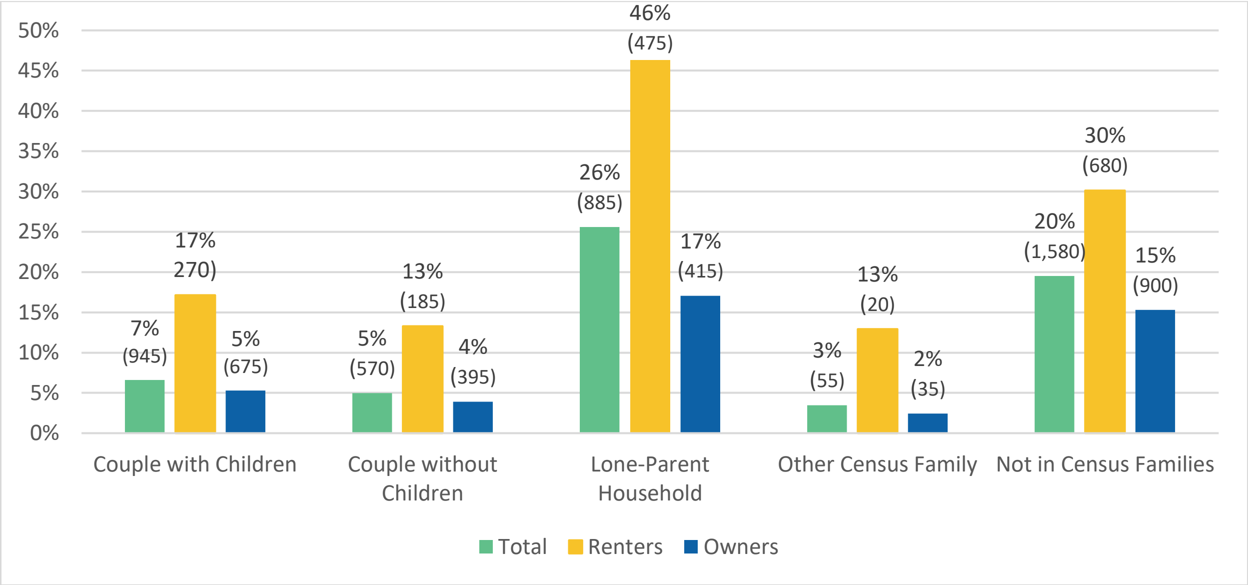
Figure 48. Households in Core Housing Need by Household Type, (Proportion and Number), Langley Township, 2016



Source: 2016 Census, Statistics Canada (Custom Tabulation retrieved from Community Data Program)

The rate of Core Housing Need was highest among lone-parent and non-Census family households, especially those who rented. 26% of all lone-parent households (885 households) and 20% of all non-Census family households were in Core Housing Need in 2016 (1,580 households) (Figure 49). Nearly half (46%) of all lone-parent *renter* households were in Core Housing Need in 2016 (475 households). This was closely followed by non-Census family *renter* households: 30% of these households were in Core Housing Need in 2016 (680 households).

Figure 49. Households of Each Housing Type who are in Core Housing Need Overall and by Tenure (Proportion and Number), Langley Township, 2016

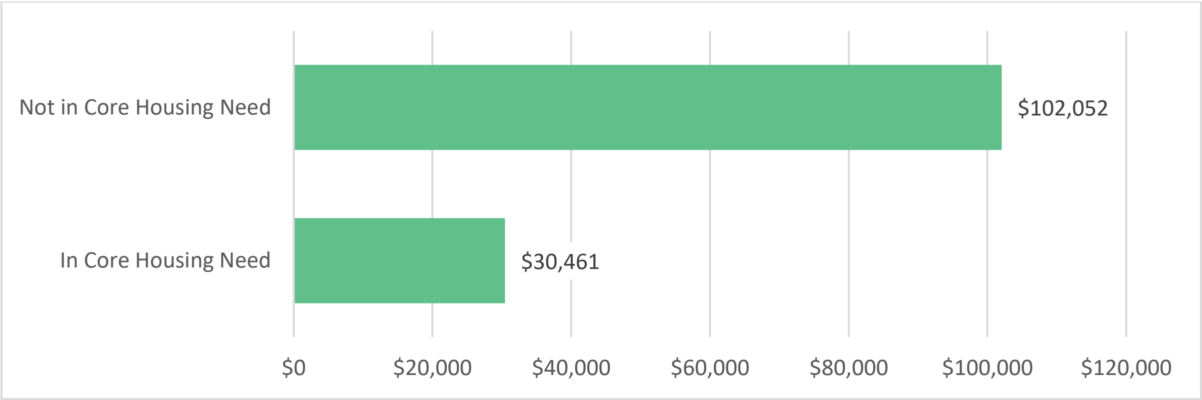


Source: 2016 Census, Statistics Canada (custom tabulation provided by CMHC)

5.2.2 Core Housing Need and Income

In 2016, the median income of households in Core Housing Need was approximately 30% that of households not in Core Housing Need (Figure 50).

Figure 50. Median Before-Tax Household Incomes of Households in and not in Core Housing Need, Langley Township, 2016



Source: 2016 Census, Statistics Canada (Custom Tabulation retrieved from Community Data Program)

The Township has custom data tables from Statistics Canada, which provide more detail on households in Core Housing Need, including:

- Number and proportion of households by age of primary maintainer, tenure, and household type
- Average income for households in Core Housing Need by age of primary maintainer, tenure, and household type

This data shows that the rates of Core Housing Need were particularly high for lone-parent families and non-Census families. These tables are provided in Appendix E.

Table 7 provides the average incomes of households in Core Housing Need by the type of household and tenure in 2016. Non-family households in Core Housing Need had substantially lower incomes than all other housing types, followed by couples without children.

Table 7. Average Incomes of Households in Core Housing Need, Langley Township, 2016

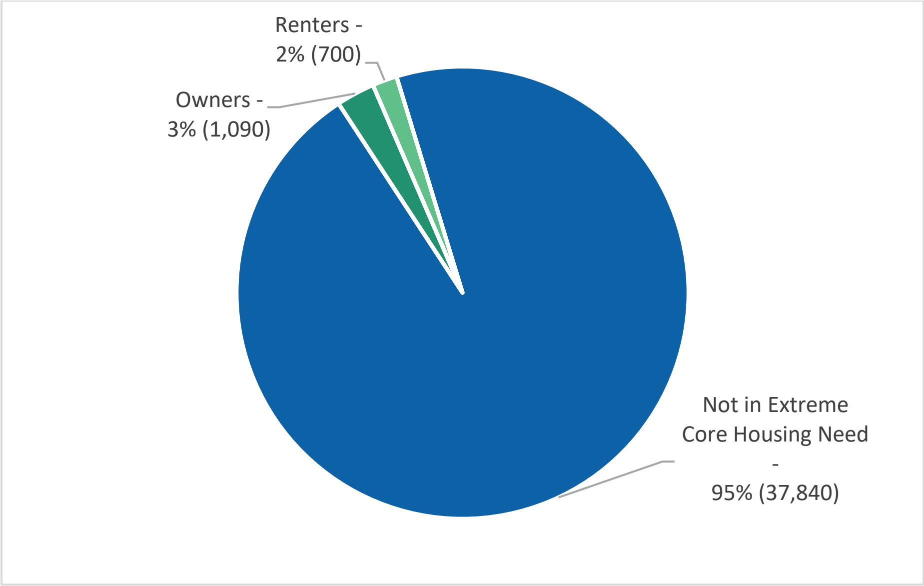
Tenure	Household Type					
	All Types	Couple without children	Couple family with children	Lone-parent family	Other Census family	Non-Census family
Owner	*$33,192*	$29,715	$44,011	$40,789	$42,102	$23,497
Renter	*$30,406*	$30,645	$41,640	$34,817	n/a	$23,057
Overall	*$32,061*	*$30,082*	*$43,334*	*$37,602*	*$44,065*	*$23,305*

Source: 2016 Census, Statistics Canada (Custom Tabulation retrieved from Community Data Program)

5.2.3 Extreme Core Housing Need

A household in Extreme Core Housing Need meets the definition of Core Housing Need and currently spends *50%* or more of their income on housing. In 2016, 1,790 households in the Township were in Extreme Core Housing Need, representing 5% of all households, compared to 7.5% of households in Metro Vancouver as a whole. 3% of households in the Township were owner households in Extreme Core Housing Need (1,090 households), and 2% of households in the Township were renter households in Extreme Core Housing Need (700 households) (Figure 51).

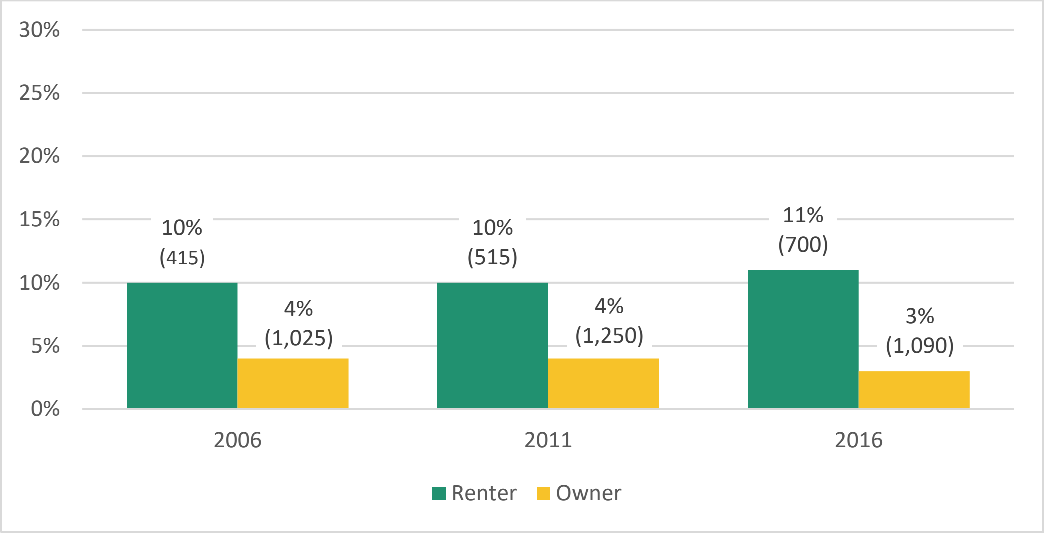
Figure 51. Renter and Owner Households in Extreme Core Housing Need (Proportion of all Households and Number), Langley Township, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Across the last three Census periods, there were higher absolute numbers of owner households in Extreme Core Housing Need compared to renter households. However, the proportion of renter households in Extreme Core Housing Need was higher: 10 – 11% of renter households were in Extreme Core Housing Need, compared to 3 – 4% of owner households. The proportion and number of renter households in Extreme Core Housing Need has increased, while the proportion and number of owner households has decreased since 2011 (Figure 52).

Figure 52. Proportion of Renter and Owner Households in Extreme Core Housing Need, Langley Township, 2006 to 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5.3 Homelessness

Homeless count data is only available for the Township of Langley and Langley City combined ("Langley").[33] Data related to homelessness is based on point-in-time counts conducted in March 2017 and 2014. Although these counts provide valuable data and can suggest trends, they are widely understood to underrepresent actual numbers of individuals experiencing homelessness, as they typically only capture individuals who are accessing shelters and services or available for interviews on the street during the day of the count. Individuals who decline to be interviewed or who are not interviewed during the 24-hour period are not counted. Point-in-time counts are also recognized to be inadequate in capturing hidden homelessness, and do not measure housing vulnerability. This has been recognized to undercount certain vulnerable populations, including youth, women, and Indigenous households.

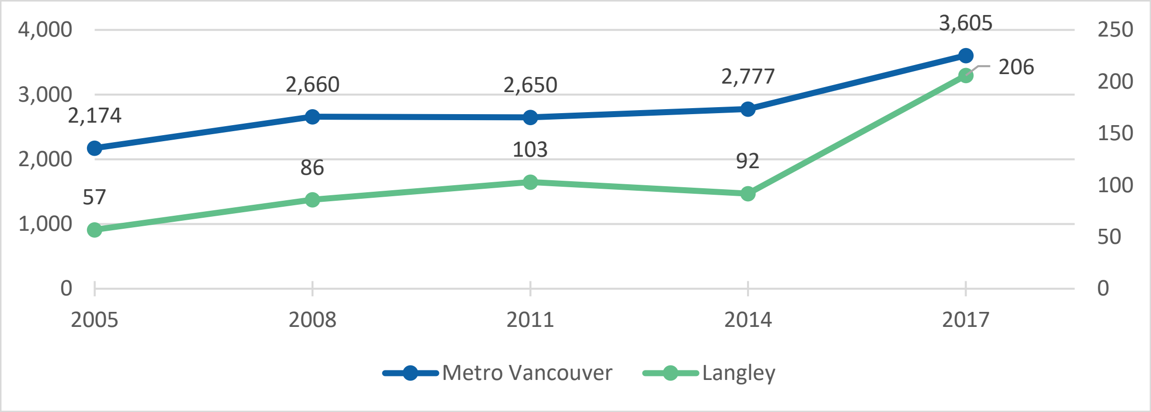
The number of individuals experiencing homelessness has increased over recent years. In March 2017, there were 206 individuals who identified themselves as experiencing homelessness in Langley, representing approximately 6% of the homeless population in Metro Vancouver (Figure 53). Between the past two homeless counts (i.e., 2014 to 2017), Langley experienced an increase of 114 individuals experiencing homelessness, or 124%. In Metro Vancouver as a whole, there was an increase of 828 individuals, or 30%.

[33] Data is from the 2017 and 2014 Homeless Counts in Metro Vancouver prepared for the Metro Vancouver Homelessness Partnering Strategy Community Entity.

2017 Final Report is available at http://www.metrovancouver.org/services/regional-planning/homelessness/HomelessnessPublications/2017MetroVancouverHomelessCount.pdf.

2014 Final Report is available at https://stophomelessness.ca/wp-content/uploads/2014/07/Results-of-the-2014-Metro-Vancouver-Homeless-Count.pdf

Figure 53. People Experiencing Homelessness, 2005 to 2017.



Source: Metro Vancouver Homelessness Partnering Strategy Community Entity, 2017

The 2017 Point-in-Time Count identified more sheltered than unsheltered individuals: 127 people reported having shelter (62% of individuals counted in Langley), while 79 reported that they did not have shelter (38%). All accompanied children in Langley were identified as having shelter. In comparison, in Metro Vancouver as a whole, 71% of people who identified as homeless in Metro Vancouver reported having shelter, while 29% reported that they did not have shelter.

Engagement Highlight

Engagement findings highlighted the fact that not all types of homelessness and housing insecurity are visible. Some community members are one pay cheque away from losing their homes, some may have jobs but can't find housing due to the high cost and low vacancy rates. For those who are working a low wage job, initial access to housing – such as being able to afford the cost of a damage deposit – can be a challenge.

5.3.1 Age Profile and Trends

The regional share of young people (i.e., under the age of 25) found to be experiencing homelessness in Langley increased between 2014 and 2017. In 2017, 50 young people were counted in Langley, representing 13% of all unhoused youth counted in Metro Vancouver as a whole. This included 19 children aged 0 to 19 in the company of one or more parent(s) or guardian(s) who were identified as being homeless ("accompanied children"). In 2014, there were 20 young people counted in Langley, representing 5% of all youth counted in Metro Vancouver as a whole. This included 1 child. For comparison, in Metro Vancouver as a whole, there were fewer young people found to be experiencing homelessness in 2017 (386 people, or 16% of all individuals counted) than in 2014 (410, 20%).

It is noted that the 2017 homeless count took place before the 2018 opening of the Langley Youth Hub, which provides housing supports for young people.

In Langley, there were 24 older adults (aged 55+) who were found to be experiencing homelessness in 2017, representing 5% of older adults counted as experiencing homelessness in Metro Vancouver. This was an increase from 2014, when there were 14 older adults counted, representing 4% of older adults counted in Metro Vancouver. This is consistent with regional trends. In 2017, there were 556 older adults counted in Metro Vancouver as a whole (21% of all individuals counted), compared to 371 (18%) in 2014.

Engagement Highlight

Engagement findings highlighted the need for more youth-oriented affordable housing options. In particular, youth aging out of foster care experience challenges in accessing housing in the Township. Without affordable rental options, many youth find themselves in a vulnerable situation where they might go unhoused or return to an unhealthy or dangerous family environment from which they had previously been removed.

5.3.2 Indigenous People

The Township is located on the overlapping traditional territories of the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations and has an Indigenous population of over 4,000, comprised of First Nations, Métis, and Inuit people from across Canada.

In Langley, 37 people who participated in the Homeless Count self-identified as Indigenous / Aboriginal, representing 5% of all Indigenous individuals counted in Metro Vancouver as a whole. Across Metro Vancouver, Indigenous people have been and remain over-represented in the Homeless Counts. In 2017, 746 people, or 34% of all individuals who participated in the count in the region self-identified as Indigenous / Aboriginal, the highest proportion reported in counts to-date. For comparison, in the general population of the region, 3% self-identified as Indigenous / Aboriginal in the 2016 Census.

5.3.3 Length of Time Homeless

Homeless Count data regarding the length of time individuals have been experiencing homeless is reported at the regional level. Between 2005 and 2017, the proportion of respondents in Metro Vancouver considered to be long-term homeless (i.e., homeless for one year or more) increased from 35% to 51%.

Engagement Highlight

Individuals with lived experience of homelessness emphasized the importance of supports that prevent homelessness, such as employment services. "**Housing first**" was recognized as a good approach for helping people transition out of homelessness. Housing first is a recovery-oriented approach that centers on quickly moving people experiencing homelessness into housing and then providing additional supports and services as needed. The underlying principle of housing first is that people are better able to move forward with their lives if they are housed first.

Support services for individuals experiencing homelessness are also important in providing pathways out of homelessness. Things like access to personal hygiene services such as bathrooms, showers, toilets, and places to clean clothes, are necessary for individuals to be able to then access housing and employment. Without the ability to maintain one's physical appearance, those who are unhoused struggle to be seen as viable candidates to prospective landlords or employers.

We also heard that there is no cookie cutter solution for everyone experiencing housing insecurity in the Township, as there are multiple experiences of being homeless. It was shared that not everyone who is unhoused necessarily has complex needs and may not need the same level of service as those with substance use or mental health challenges. It is not appropriate to label all those who are unhoused as being one group; diverse services are needed to support a diverse population.

5.4 Key Takeaways: Housing Indicators, Core Housing Need, and Homelessness

- In 2016, there were 10,385 households, representing 27% of all households in the Township, which did not meet one or more of the standards for adequacy, suitability, and / or affordability.
    - Housing affordability was the most significant challenge: in 2016, 7,790 households reported spending 30% or more of their income on shelter costs in the Township, representing 20% of all households.
- In 2016, there were 4,180 households in Core Housing Need, approximately 11% of all households in the Township.
    - About 60% of these households (2,485) were owners and 40% were renters (1,695).
    - The number of renter households in Core Housing Need *increased* by 270 (from 1,425 to 1,695) between 2011 and 2016, while the number of owner households *declined* by 100 (from 2,585 to 2,485).
    - Renters in the Township were more than three times as likely to be in Core Housing Need in 2016 (25% of renters versus 8% of owners).
    - In 2016, households in Core Housing Need were most likely to be non-Census family households, such as individuals living alone or with roommate(s): there were 1,725 households of this type. This was followed by couples with children (945) and lone-parent (885) households.

- Households in Core Housing Need reported a median before-tax income of $30,461 compared to $102,052 for households not in Core Housing Need.
- The rate of Core Housing Need may increase due to the economic impacts of COVID-19.

» In 2016, 1,790 households in the Township were in Extreme Core Housing Need, representing 5% of all households. This included 700 renter and 1,090 owner households.

» Langley experienced an increase of 114 individuals experiencing homelessness, or 124% between the past two homeless counts (i.e., 2014 to 2017). This is much higher compared to the overall regional increase of 30%.

- While the number of young people experiencing homelessness in Metro Vancouver decreased between the past two homeless counts, the number experiencing homelessness in Langley increased. Langley experienced an increase of 30 young people found to be experiencing homeless (from 20 young people in 2014 to 50 in 2017), or 150%. For comparison, the number of young people experiencing homelessness in the region decreased by 24 people, or 6%. It is noted that the 2017 homeless count took place before the 2018 opening of the Langley Youth Hub, which provides housing supports for young people. However, engagement activities still highlighted the need for youth housing options.

5.5 Deep Dive into Equity Considerations

> Equity-seeking groups are populations that face significant collective challenges in participating in society. This marginalization could be created by attitudinal, historic, social and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, and sexual orientation, among other characteristics.

This section offers a deeper dive into housing data for some equity-seeking groups, to highlight their housing needs. Equity is about "the fair distribution of opportunities, power, and resources to meet the needs of all people, regardless of age, ability, gender, culture, or background."[34] Equity-seeking groups may face extra barriers in accessing affordable, suitable, and adequate housing and are disproportionately likely to be in Core Housing Need. Considering equity can help ensure these groups benefit from housing policies, programs, services, or initiatives, which they may otherwise be excluded from,[35] and can have ongoing benefits for community health and wellbeing.

Data on Core Housing Need specific to some equity-seeking groups is available from CMHC based on the 2006, 2011, and 2016 Censuses and 2011 National Household Survey. This section presents data on Core Housing Need for Indigenous households, households maintained by seniors, households with at least one person with an **activity limitation**, and immigrant households. While there are many other equity-seeking groups, this report is limited to available data and findings from engagement. [36]

Engagement Highlight

CMHC data provides insight into Core Housing Need for some, but not all, vulnerable groups. Engagement activities brought to light the vulnerabilities of particular groups in the Township of Langley, for which there is less data available. This includes the needs of youth aging out of care and women and children fleeing violence. For example, youth aging out of care are particularly vulnerable to housing insecurity and homelessness due to a lack of affordable and safe rental options in the Township and few supports for the transition out of care to independent living. In 2016, the National Youth Homelessness Survey found that 58% of Canadian youth experiencing homelessness had reported some type of involvement with child protection services over their lifetime.

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[34] From the PlanH Healthy Housing Action Guide, available at: https://planh.ca/sites/default/files/tools-resources/healthyhousing_guide_web_v1.0.pdf

[35] PlanH Healthy Housing Action Guide.

[36] From The Homeless Hub, available at: https://www.homelesshub.ca/resource/child-welfare-and-youth-homelessness-canada-proposal-action-0

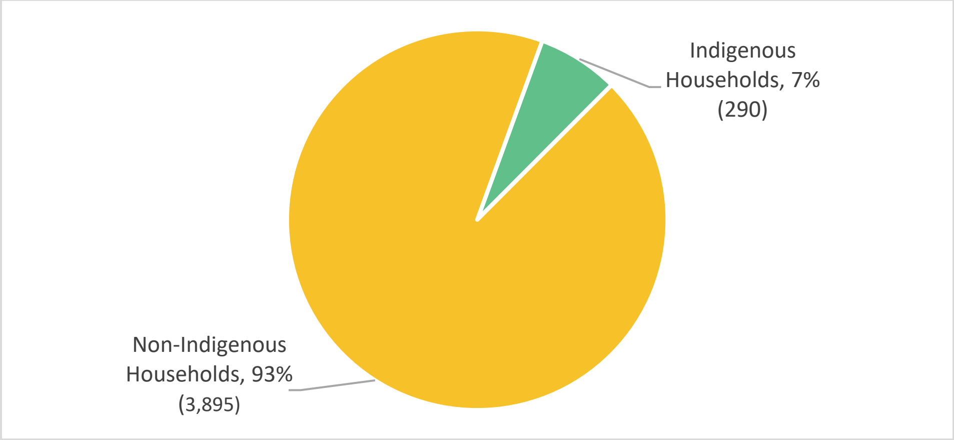
5.5.1 Indigenous Households[37]

Indigenous groups have faced systemic discrimination since Canada was colonized. Today, more than 70% of the Indigenous population of BC lives off-reserve, in communities throughout the province. Indigenous people are disproportionately represented among the homeless population in Metro Vancouver and over the last three Census periods, the number of Indigenous households in Core Housing Need grew.[38] Racial discrimination can affect the ability of Indigenous people to access affordable, suitable, and adequate housing.[39] Recognizing these trends, improving Indigenous housing conditions and working with Indigenous communities to build culturally-appropriate housing was recognized as a priority in both the Federal and Provincial housing strategies.[40]

Approximately 4% of the Township's population, or 4,310 people, self-identified as "Indigenous" in the 2016 Census. Representatives from Indigenous organizations who provided input into this report suggested that more affordable, culturally-appropriate, and diverse housing options and services are needed in order to support Indigenous community members.

Data from the 2016 Census shows that 7% of all households in Core Housing Need, or 290 households, identified as Indigenous households (Figure 54).

Figure 54. Households in Core Housing Need by Indigenous and non-Indigenous Identity, (Proportion and Number), Langley Township, 2016



Source: CMHC (based on 2016 Census)

[37] In the past, the term "Aboriginal" was used to refer to the original peoples of North America and their descendants, including First Nations, Inuit, and Métis in Canada, such as in data from CMHC and Statistics Canada. More recently, the term "Indigenous" is increasingly used instead, such as in the United Nations Declaration on the Rights of Indigenous Peoples.

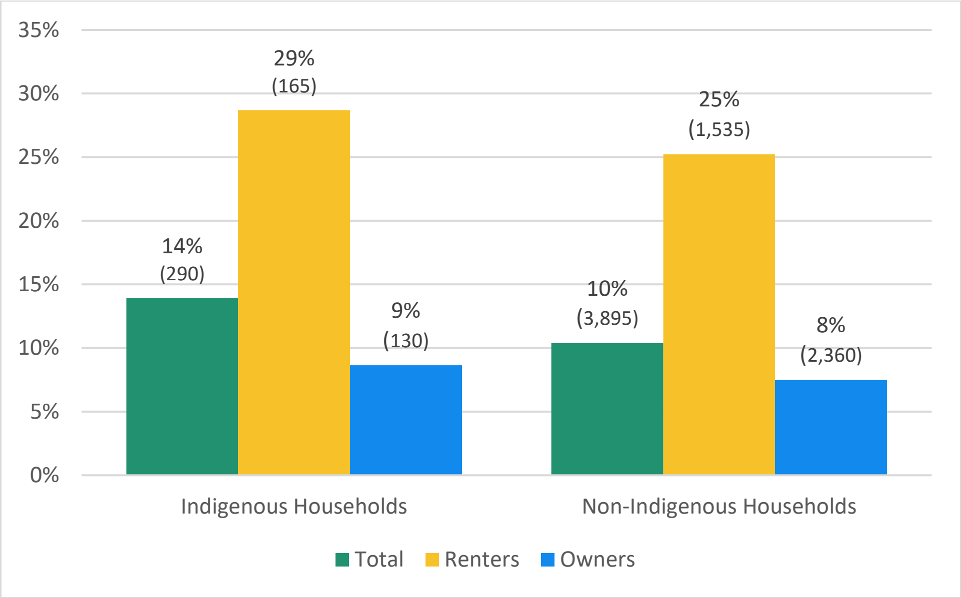
[38] For more information on homelessness and Indigenous identity in Metro Vancouver see: http://www.metrovancouver.org/services/regional-planning/homelessness/HomelessnessPublications/2017MetroVancouverHomelessCount.pdf

[39] From the Province of BC's Human Rights in BC, available at: https://www2.gov.bc.ca/assets/gov/law-crime-and-justice/human-rights/human-rights-protection/racial-discrimination.pdf

[40] From the Province of BC's Homes for BC, available at: https://www.bcbudget.gov.bc.ca/2018/homesbc/2018_homes_for_bc.pdf

The following chart shows the proportion of Indigenous households who were in Core Housing Need in 2016, broken down by tenure and compared to non-Indigenous households. There were 14% of Indigenous households in Core Housing Need, compared to 10% of non-Indigenous households. 29% of Indigenous renter households were in Core Housing Need, representing 165 households, compared to 25% of non-Indigenous renter households.

Figure 55. Rate of Core Housing Need in Indigenous Households for all Households and by Tenure, (Proportion and Number), Langley Township, 2016



Source: CMHC (based on 2016 Census)

Engagement Highlight

Engagement findings highlighted the need for culturally appropriate housing options and support services for Indigenous community members. Indigenous community members often face systemic discrimination and additional barriers to accessing affordable, suitable, safe, and adequate housing. They are often unable to qualify for bank loans and financial supports and are therefore excluded from homeownership opportunities. Because of this, more affordable rental housing options are needed for community members and families who are at risk of homelessness. It was suggested that more opportunities for multi-generational housing are needed. Indigenous youth and Elders, for instance, may benefit from shared housing opportunities.

For those looking for substance use services, there are no culturally appropriate healing centres available in the local area to support their recovery needs and no sweat lodges or other traditional healing activities.

5.5.2 Senior Households

Seniors may face barriers in their everyday lives, as services, facilities, infrastructure, and programs may not be designed for all ages. Ageism can result in seniors being treated as if they are invisible, have nothing to contribute, and/or are incompetent, among other forms.[41]

An age-friendly community is a place where policies, programs, infrastructure, and services are designed to meet the needs of people at all stages of life. The Township of Langley was officially recognized as an age-friendly community in 2015 by the BC Seniors' Healthy Living Secretariat, based on the work completed for the Age-friendly Strategy.

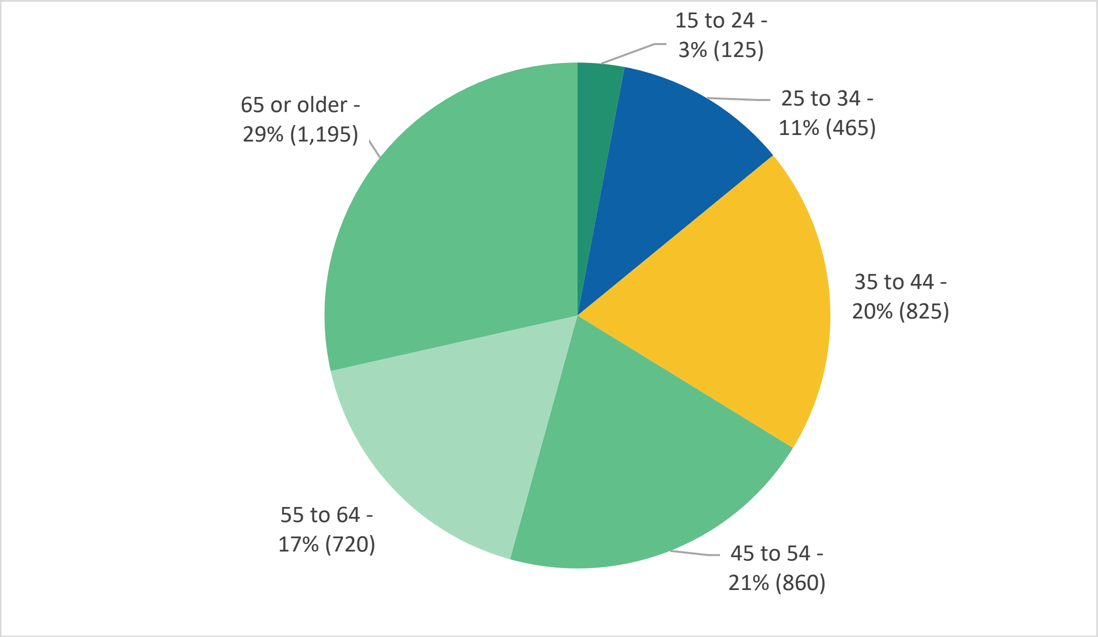
Many households with primary maintainers who are seniors (i.e., those 65 or older) require housing that is accessible or adaptable for changing mobility needs and affordable on fixed retirement or pension incomes. They may face additional challenges finding housing that meets these needs and is also suitable and adequate for their household. As mentioned earlier, there is no standard for accessibility measured in the Census, which can make it challenging to track and address seniors' housing needs.

In 2016, there were more than 18,500 seniors living in private and collective homes in the Township, representing almost 16% of the total population. Key informants who participated in focus groups and interviews have suggested that seniors within the Township lack options for downsizing from larger single-detached homes that are no longer accessible to them or that they are unable to maintain.

In 2016, the largest proportion of Township households in Core Housing Need had primary maintainers aged 65 or older: 29%, or 1,195 households (Figure 56).

[41] From Seniors First BC, available at http://seniorsfirstbc.ca/for-professionals/staff-training/ageism-age-friendly-legal-services-workplace/

Figure 56. Households in Core Housing Need by Age of Primary Maintainer, (Proportion and Number), Langley Township, 2016

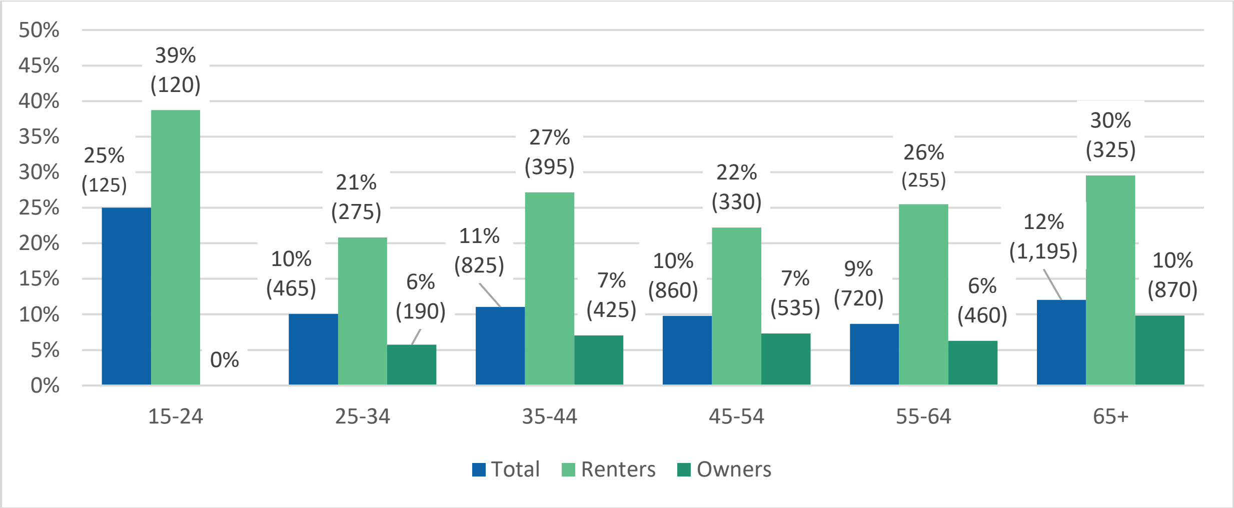


Source: CMHC (based on 2016 Census)

The following graph shows a breakdown of the households in Core Housing Need by age of primary maintainer and tenure. In 2016, there were 1,195 senior-led households in Core Housing Need, representing 12% of all senior-led households in the Township. The highest rate of Core Housing Need by age of primary maintainer was for households with maintainers between the ages of 15 and 24: 25% of all households with maintainers of this age were in Core Housing Need in 2016. However, the absolute number was much lower (125), as this age group is less likely to be leading a household.

Renter households were more likely to be in Core Housing Need than owners; this trend is consistent across the age groups in 2016 data, as well. 30% of senior-led renter households were in Core Housing Need in 2016 (325 households). While only 10% of all senior-led owner households were in Core Housing Need, this represented 870 households (Figure 57).

Figure 57. Rate of Core Housing Need by Age of Primary Maintainer for all Households and by Tenure, (Proportion and Number), Langley Township, 2016



Source: CMHC (based on 2016 Census)

5.5.3 Households with at Least One Person with an Activity Limitation

People whose everyday activities are limited due to a long-term condition or health-related problem are considered to have an activity limitation.[42] People with activity limitations may experience barriers to full participation in society, such as physical challenges navigating infrastructure, services, and facilities that were not designed to be accessible.

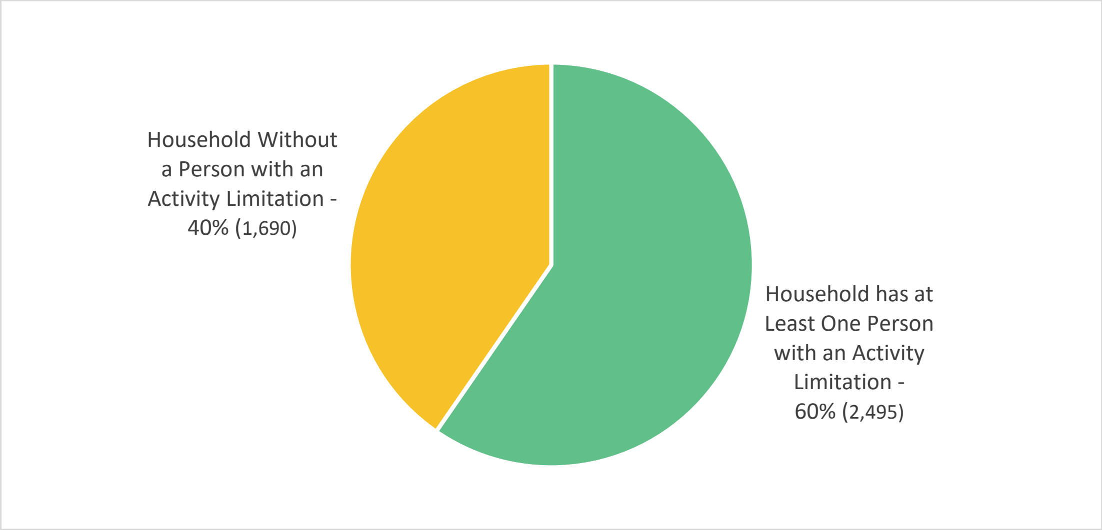
Households comprised of one or more people with an activity limitation may require housing that is accessible or adaptable for different mobility needs. People with activity limitations may have lower income, related to barriers in the workplace. They may face additional challenges finding housing that is affordable, suitable, and adequate. As mentioned earlier, there is no standard for accessibility measured in the Census, which can make it challenging to track and address related housing needs.

In the Township, engagement findings identified the need for more affordable and accessible housing options for those with mobility limitations. Those who receive Canada Pension Plan or Persons with Disabilities supports have very few affordable options available to them and their families.

In 2016, there were nearly 2,500 households in Core Housing Need with at least one person with an activity limitation, compared to 1,690 households in Core Housing Need without. When looking at all households in Core Housing Need in the Township, 60% had at least one person with an activity limitation (Figure 58).

[42] Activity limitation refers to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.

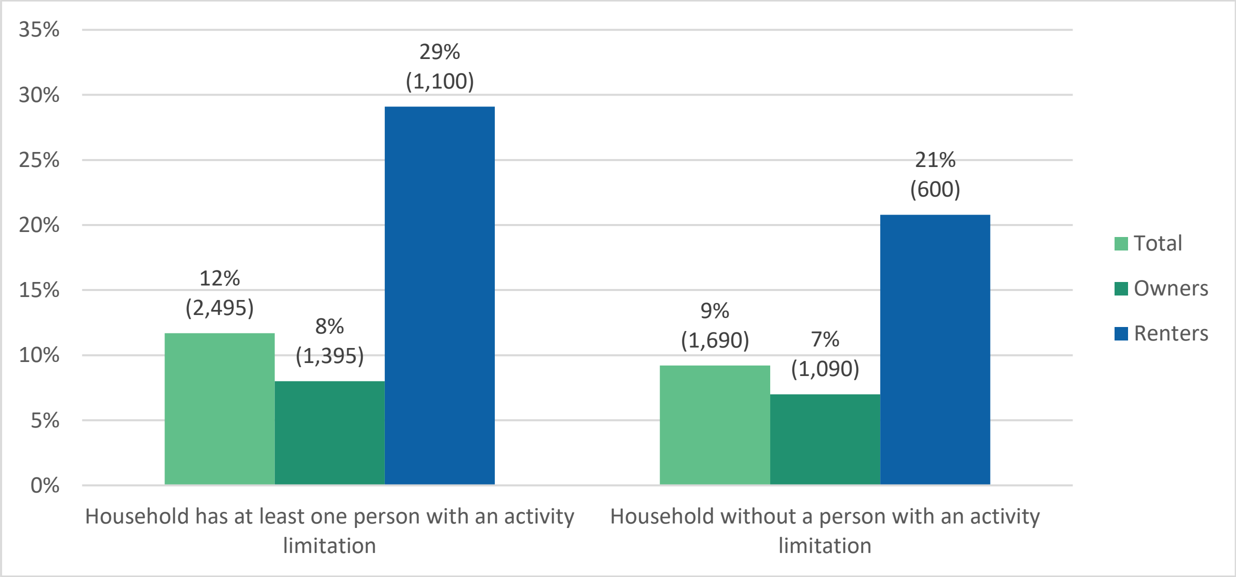
Figure 58. Households in Core Housing Need by Those With or Without an Activity Limitation, (Proportion and Number), Langley Township, 2016



Source: CMHC (based on 2016 Census)

12% of households with at least one person with an activity limitation were in Core Housing Need, compared to 9% of households without. Renter and owner households with at least one person with an activity limitation were similarly likely to be in Core Housing Need: 29% of renter households and 8% of owner households with at least one person with an activity limitation were in Core Housing Need (Figure 59).

Figure 59. Rate of Core Housing Need in Households with at Least One Person with an Activity Limitation for all Households and by Tenure, (Proportion and Number), Langley Township, 2016



Source: CMHC (based on 2016 Census)

Engagement Highlight

Engagement findings highlighted the need for more diverse and accessible housing (and transportation) options to support those with diverse abilities. Key informants identified the need for housing to be looked at from the perspective of accessibility, with greater standards applied to both new builds and older homes, such as through development requirements or by encouraging accessible upgrades when renovating. Those living with a disability or **activity limitation** should also be engaged at the design stage of new construction, to provide expertise on developing accessible housing.

5.5.4 Immigrant Households

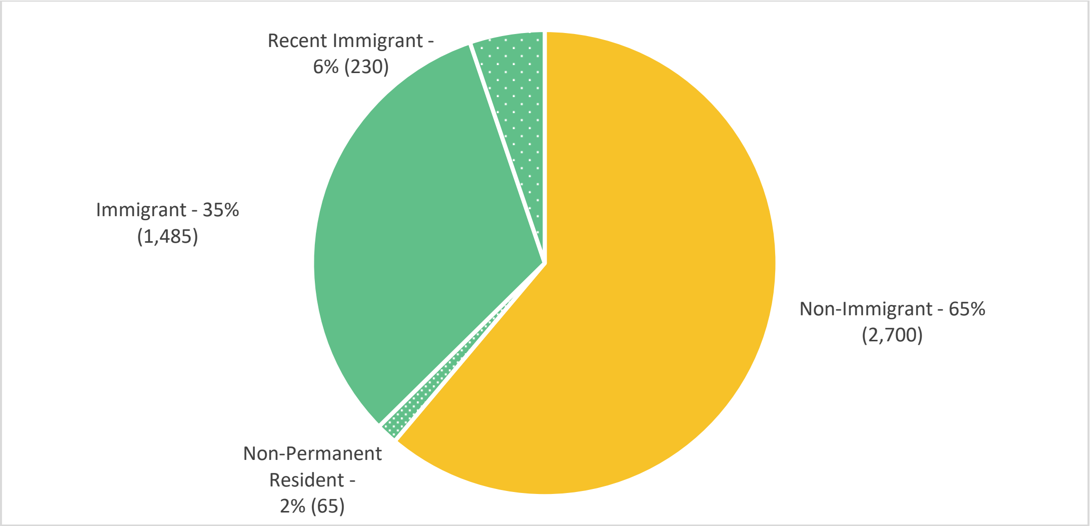
Immigrants may face discrimination and racism, especially those who are visible minorities. Many experience challenges finding employment, learning English, adapting to a new culture and society, dealing with financial constraints, and finding suitable housing.[43]

In 2016, approximately 19% of the Township's population was comprised of immigrants. Also in 2016, approximately 35% of the Township's households in Core Housing Need were immigrant households (1,485 households). This included 230 recent immigrant households and 65 non-permanent resident households (Figure 60).

Immigrant households include all households led by a person who was, or ever had been, a landed immigrant or permanent resident as of 2016. Immigrant households are further broken down into non-permanent residents and recent immigrants. Recent immigrants include immigrants for the five years preceding the Census. Here, this includes anyone who landed in Canada between Jan 1, 2011 and May 10, 2016.

[43] From the Canadian Commission for UNESCO's Toolkit for Inclusive Municipalities, available at: https://en.ccunesco.ca/-/media/Files/Unesco/Resources/2019/08/CIMToolkitNewComers.pdf

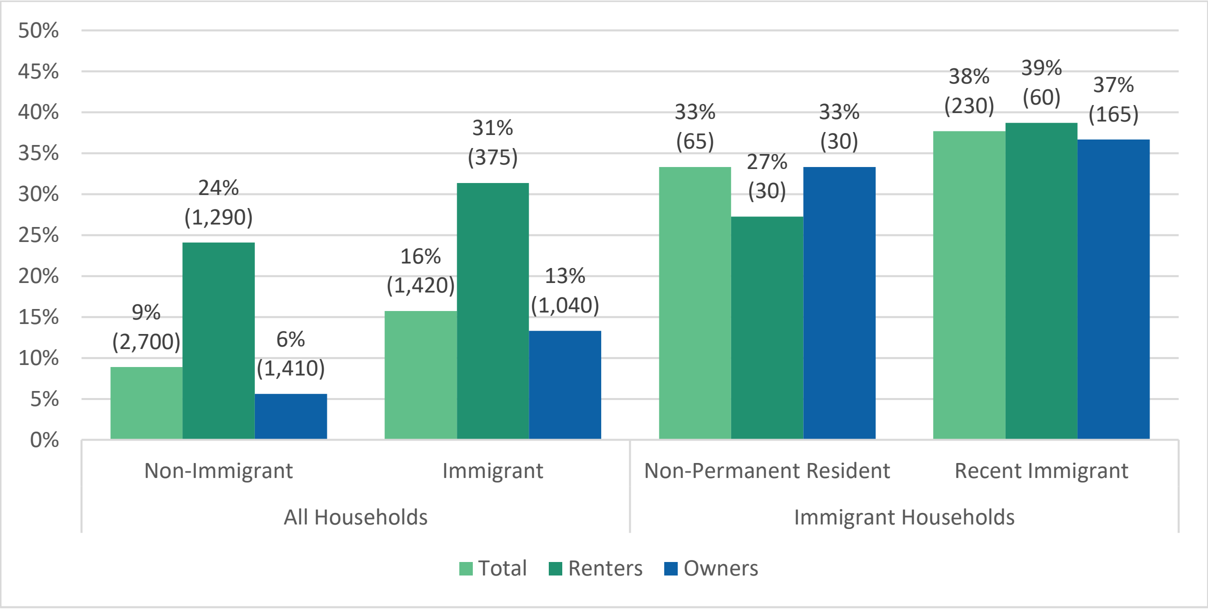
Figure 60. Households in Core Housing Need by Immigration Status, (Proportion and Number), Langley Township, 2016



Source: CMHC (based on 2016 Census)

Immigrant households, especially non-permanent residents and recent immigrants, were more likely to be in Core Housing Need in the Township in 2016, compared to non-immigrant households. 38% of all recent immigrant households and 33% of non-permanent resident households were in Core Housing Need, compared to 9% of non-immigrant households (Figure 61). While immigrant renter households were more likely to be in Core Housing Need, there was a higher number of immigrant owner households in Core Housing Need (1,040).

Figure 61. Core Housing Need by Immigration Status for all Households and by Tenure, (Proportion and Number), Langley Township, 2016



Source: CMHC (based on 2016 Census)

Engagement findings have suggested that compared to non-immigrant households, non-permanent residents and recent immigrants may face additional housing challenges due to larger household family sizes. Cenus data confirms that non-permanent resident, and recent immigrant households are on average, larger than non-immigrant households (Table 8).

Table 8. Persons per Household by Immigration Status, 2016

	Number of Households	Population	Persons per Household
All Households	39,630	115,835	2.9
Non-immigrant	30,415	91,920	3.0
Non-permanent resident	195	1,415	7.3
Immigrant	9,020	22,495	2.5
Recent immigrants (landed 2011-2016)	610	2,615	4.3

Source: CMHC (based on 2016 Census) and Statistics Canada Census Program, Census Profile 2016

5.5.5 Key Takeaways: Equity Considerations

- In 2016, equity-seeking groups, including Indigenous households, senior households, households with at least one person with an activity limitation, and immigrant households reported higher rates of Core Housing Need compared to other household types in the Township.
- In 2016 in the Township, 14% of Indigenous households were in Core Housing Need, compared to 10% of non-Indigenous households.
- In 2016 in the Township, 30% of renter households led by seniors were in Core Housing Need, compared to 10% of owner households led by seniors. Related to high rates of homeownership in the Township, in absolute terms, this was 325 renter households and 870 owner households.
- In 2016 in the Township, there were 1,100 renter households in Core Housing Need who had at least one person with an activity limitation and 1,395 owner households. Together, this represented 60% of all households in Core Housing Need.
- In 2016 in the Township, 375 immigrant renter households and 1,040 immigrant owner households were in Core Housing Need. In total, 37% of recent immigrant households were found to be in Core Housing Need, compared to 9% of non-immigrant households.
- Engagement activities identified women fleeing violence and youth aging out of care as additional equity-seeking groups struggling to access and maintain housing in the Township.

6.0 Population and Household Projections

The following section presents population and household projections prepared using Statistics Canada Census Program data and Metro Vancouver projections. The Metro Vancouver projections data is prepared by the Regional Planning and Housing Services branch using an age cohort model. The projections demonstrate that the overall trend for the Township over the next five years, from 2020 to 2025, is growth.

Although projections are a useful tool to estimate community trends, it is important to remember that projection details should be used with caution. In reality, population and household changes in a community are highly dependent on demographic changes, preferences, and available housing stock. In particular, future community growth will be largely driven by the housing types and sizes that the Township approves for development.

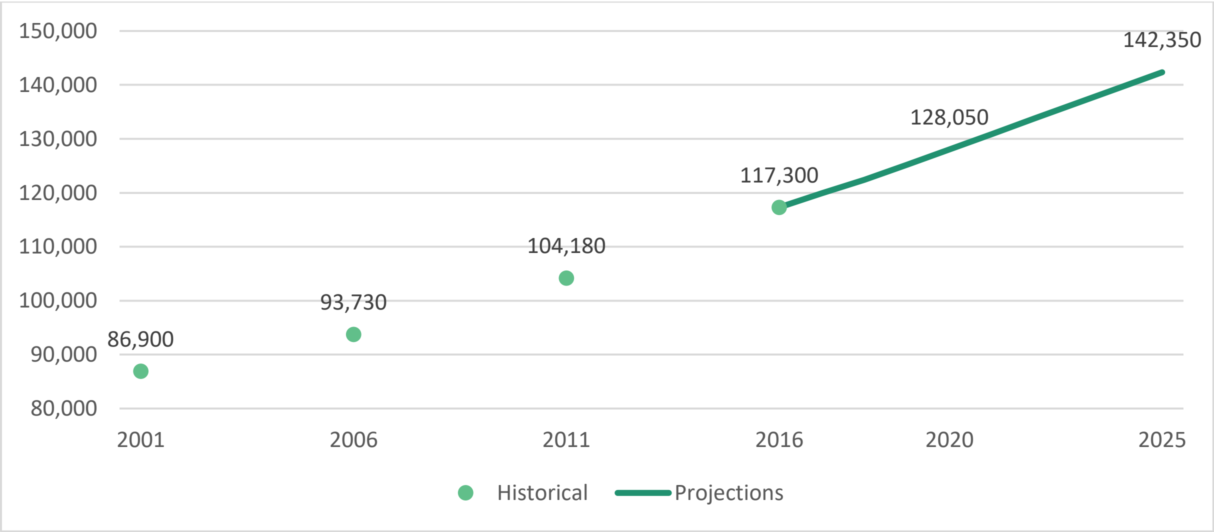
It is also important to remember that any population, household, and related data figures presented for 2020 are estimates, as there has not been a mandatory population count since the 2016 Census.

6.1 Population Projections

The population of the Township is estimated to be 128,050 in 2020, a growth of 9% from the last Census count in 2016 (Figure 62). Between 2020 and 2025, projections indicate the population could increase by 14,300 individuals, representing an increase of approximately 11%. By 2025, there could be more than 142,350 people living in the Township.

However, estimates based on the Township's building permit data suggest that recent population growth has been larger than projected growth, with a population of approximately 134,920 estimated for 2020. If the high growth trend shown in this data continues to hold consistent over the next five years, population growth in the Township may exceed the population and household projections presented in this report.

Figure 62. Projected Population, 2016 to 2025



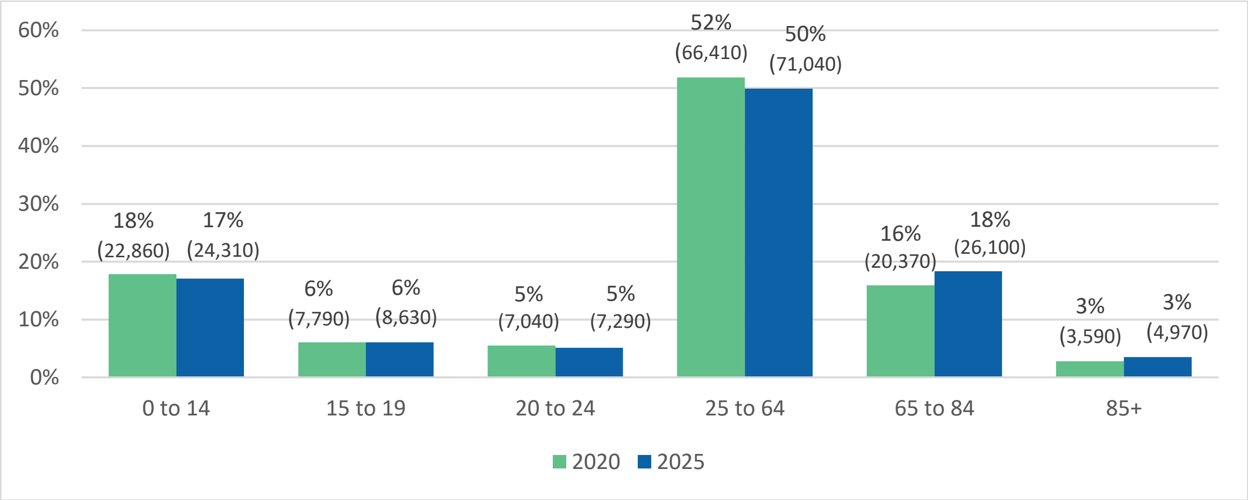
Source: Custom projections derived from Statistics Canada Census Program Data and Metro Vancouver 2019 Housing Needs Reports data

It is possible that population growth within the next two years could slow due to relaxed in-migration as a result of the COVID-19 pandemic. This could also affect the total number of new households.[44]

6.2 Projected Age Composition

The proportion of people falling within senior age groups is projected to increase over the next five years, while the proportion of other age groups is projected to remain similar or decline (Figure 63). At the same time, due to overall population growth, the number of people falling within all age groups is projected to increase. The median age in the Township is projected to increase from 41 to 44 years old.

Figure 63. Projected Population by Age Groups (Proportion and Number), Langley Township, 2020 to 2025



Source: Custom projections derived from Statistics Canada Census Program Data and Metro Vancouver 2019 Housing Needs Reports data

Dependency Ratio

The demographic dependency ratio measures the size of the "dependent" population (0-19 and 65+ years) in relation to the "working age" population (20-64 years) who theoretically provide social and economic support. Based on the projected age composition for the Township, it is estimated that there will be 79 dependents for every 100 working age adults in 2025. This is an increase from the 67 dependents for every 100 working age adults in 2016 and the estimated 75 dependents for every 100 working age adults in 2020.

[44] From the CMHC Housing Market Outlook, Summer 2020.

With an increasing proportion of seniors, the proportion of households maintained by seniors is also expected to increase, while the proportion maintained by those of working age is expected to decrease.

Engagement Highlight

Seniors who wish to downsize from larger single-detached homes have limited options available to them within the Township and this need for smaller units will increase over time. While there are housing options available in apartments and townhouses, the layout of these housing types may not be suitable for their accessibility needs or preferred in terms of livability. The limited options available may mean seniors are in situations where they are over-housed and unable to maintain their current home. It may also mean housing options suitable for younger families are not entering the market due to the current occupants' inability to downsize.

6.3 Projected Households, Sizes, and Tenures

Over the next five years, the number of households in the Township are projected to increase by 6,260.[45] Assuming historic household tenure trends remain consistent, the Township could see an increase of 5,310 owner households and 950 renter households between 2020 and 2025 (Table 9).[46]

Table 9. Projected Households by Tenure, Langley Township, 2020 to 2025

	2020	2025	Change from 2020 to 2025
Total	46,920	53,180	6,260
Owner	38,850	44,160	5,310
Renter	8,260	9,020	950

Source: Custom projections derived from Statistics Canada Census Program Data and Metro Vancouver 2019 Housing Needs Reports data

Over the next five years, the average household size is projected to decrease slightly. In 2016, it was 2.8 persons per household. By 2025, it is projected to be approximately 2.7 persons per

[45] Household projections are determined by multiplying the projected population within age groups by the headship rates for that age group. Headship rates are the proportion of individuals within a given age group who are the head of their household. Headship rates are based on 2016 Census data and, for the purposes of the household projections, are held constant.

[46] This is a significant assumption; in reality the tenure breakdown will be highly dependent on demographic changes, economic shifts including effects from COVID-19, housing prices, preferences, and available housing stock, such as new rental opportunities in both the primary and secondary markets.

household, compared to the projected 2.5 persons per household in Metro Vancouver as a whole.[47]

6.4 Projected Unit Sizes Needed

To estimate the number of housing units by unit size (i.e. number of bedrooms) needed over the next five years, the projected growth in households (by household type) is applied to the assumed distribution in unit sizes required by each household type.

As shown in Table 10, family households are projected to grow by 4,245 and non-family households are projected to grow by 2,015 between 2020 and 2025.[48]

Table 10. Projected Household Growth by Household Type, Langley Township, 2020 to 2025

Household Type	Household Growth		
	Total Households 2020	**Total Households 2025**	**Change 2020 – 2025**
Couple without Children	12,950	15,160	2,210
Couple with Children	14,265	15,380	1,115
Lone-parent family	3,705	4,105	400
Other Census Family	4,790	5,310	520
Non-Census Family	11,205	13,220	2,015
Total	46,915	53,175	6,260

Source: Custom projection method based on NOS and 2016 Census (Custom Tabulation retrieved from Community Data Program)

Table 11 shows the assumed distribution of unit sizes required by each household type.[49] It is noted that these are the *minimum* number of bedrooms required, based on NOS. Some households may choose to live in a larger unit that exceeds these minimum standards.

[47] This projection is determined by dividing by the total projected population by the projected number of households in 2025.

[48] Household projections by household type are determined by multiplying the projected population within age groups by the headship rates for each household type within that age group. The headship rates are based on 2016 Census data and, for the purposes of the household projections by household type, are held constant.

[49] The assumed distribution of unit sizes is based on NOS and 2016 Census data on the number of persons per household by household type (see Appendix E). For households with children, one bedroom was assumed per child. For other census family households, half of the 4-person households were assumed to be comprised of two couples.

Table 11. Assumed Unit Size Requirements by Household Type, Langley Township

Household Type	Unit Size Required		
	Studio or 1-Bedroom	2-Bedroom	3+-Bedroom
Couple without children	100%	0%	0%
Couple with children[50]	0%	36%	64%
Lone-parent family	0%	58%	42%
Other Census family[51]	0%	32%	68%
Non-Census-family	88%	9%	2%

Source: Custom projection method based on NOS and 2016 Census (Custom Tabulation retrieved from Community Data Program)

Based on the projections in Table 11 and assumptions in Table 12, it is estimated that a mix of unit sizes will be needed to accommodate the projected population growth over the next five years (see Table 12).

Table 12. Anticipated Housing Units Required by Number of Bedrooms, Langley Township, 2020 to 2025

Number of Bedrooms	Unit Growth
	2020 - 2025
Studio and 1 Bedroom	3,990
2 Bedroom	990
3+ Bedroom	1,280
Total	6,260

Source: Custom projection method based on NOS and 2016 Census (Custom Tabulation retrieved from Community Data Program)

As stated above, the unit size requirements reflect the minimum number of bedrooms needed based on NOS. Some households may want to live in a larger unit that exceeds these minimum standards.

[50] Assumes one bedroom per child.

[51] Assumes half of 4-person other Census family households are comprised of two couples.

As mentioned previously, COVID-19 could affect overall population growth (of which in-migration is an important factor). At the same time, macro-economic changes could potentially result in slight decreases in the pace of development in 2020, which could affect the number and type of housing units created and other projections presented in this report. Though there is still a high level of uncertainty, development is expected to pick up in 2021.[52]

6.5 Key Takeaways: Population and Household Projections

- In all cases, projections require a number of significant assumptions to be made and should only be used to discern general trends. In reality, a number of demographic, economic, market, and other conditions will affect future housing conditions.
- The projections show that the Township is expected to continue growing. Projections suggest there could be about 14,300 new people and 6,260 new households in the Township by 2025. These numbers could be conservative; estimates based on the Township's building permit data suggest that recent population growth has been larger than projected growth.
- Approximately half of this population growth is expected in the population aged 65 years or older.
- The average household size is projected to shrink slightly; however it is expected to remain larger than the current Metro Vancouver average (2.7 versus 2.5).
- Over the next five years, assuming the patterns of households remain consistent over time, the Township could see 5,310 additional owner households and 950 renter households. This may be a conservative estimate of renter households, as past Census data shows that the number of renter households increased at a faster rate compared to owner households between 2006 and 2016.
- Over the next five years, the Township is anticipated to need 3,990 new studio or one-bedroom housing units, 990 two-bedroom units, and 1,280 three or more bedroom units.

[52] From the CMHC Housing Market Outlook, Summer 2020.

7.0 Summary

This section summarizes the key trends and areas of local need based on an overall analysis of the information in this report. It also summarizes the number and type of housing units anticipated over the next five years.

7.1 Key Trends

The Township is Growing and Urbanizing

» Between 2006 and 2016, the Township's population grew by 25%, while the population of Metro Vancouver region grew by 16%. Population projections indicate this rate of growth in the Township will be sustained for at least the next five years.

» Single detached dwellings currently comprise the majority of the Township's housing stock (52%), but multi-family development is increasingly out-pacing single-detached development. 56% of new dwelling units in 2015 were multi-family, and 79% were multi-family in 2019.

The Population is Aging and Becoming More Culturally Diverse

» Like most communities across Canada, the proportion of the seniors population (people aged 65 years and over) is growing. Between 2006 and 2016, the proportion of seniors increased from 11% to 16%, and this trend is projected to continue. At the same time, due to overall population growth, the number of people in all age groups is projected to grow for at least the next five years. Compared to Metro Vancouver, the Township has a greater share of children and youth (ages 0 to 19) (25% versus 21%) and a smaller share of population aged 20 to 64 (60% versus 64%).

» In 2006, about 9,300 individuals identified as visible minorities, representing 9% of the population. This figure more than doubled in 2016 to 21,605 individuals identifying as visible minorities, representing 19% of the population. As population growth in the region is primarily driven by immigration, the Township's population is expected to become more culturally diverse.

Housing Affordability is Worsening

» Increases in housing costs are out-pacing increases in household income. Over the past 10 years, average sale prices have increased by 98% for single-detached dwellings, 85% for townhouses, and 94% for apartments in Langley, while rental rates for the primary market have increased by roughly 90% in the Township. Median before-tax household income, on the other hand, increased by roughly 10% over the same period. Homelessness has more than doubled in the last decade.

» COVID-19 is expected to result in housing price declines over the next two years before beginning to recover in late 2022. Similarly, vacancy rates in the rental market are expected to rise in the short-term, which may lead to decreased rental rates. Any spike in vacancy is likely to be short-lived as demand for rental continues to grow in the medium-term. As these shifts are being driven, in part, by decreased household incomes, these short-term price declines may not lead to greater affordability.

7.2 Housing Units Required

Based on the projections and assumptions detailed in Section 6.0, it is estimated that 6,260 additional housing units will be needed over the next five years (Table 13).

Table 13. Anticipated Housing Units Required by Number of Bedrooms, Langley Township, 2020 to 2025

Number of Bedrooms	Unit Growth
	2020 - 2025
Studio and 1 Bedroom	3,990
2 Bedroom	990
3+ Bedroom	1,280
Total	6,260

Source: Custom projection method based on NOS and 2016 Census (Custom Tabulation retrieved from Community Data Program)

The unit size requirements reflect the minimum number of bedrooms needed based on NOS. Some households may want to live in a larger unit that exceeds these minimum standards.

7.3 Key Areas of Local Need

The Provincial Housing Needs Regulation requires that housing needs reports include a statement about current and anticipated needs for:

- Affordable housing
- Rental housing
- Special needs housing
- Housing for seniors
- Housing for families
- The number of beds in shelters for individuals experiencing homelessness and the number of housing units for individuals at risk of experiencing homelessness

As indicated by the findings summarized in the following subsections, there are current and anticipated needs in all of these areas.

7.3.1 Affordable Housing

- Homeownership costs are lower in the Township than Metro Vancouver as a whole, but many households would likely face affordability gaps in the ownership market. To afford a typical single-detached home, which is the most common type of housing in the Township, households could face income gaps of over $1,200 per month (based on median household incomes). The cost to own a townhouse or apartment may even be out of reach for many households, particularly lone-parent family and non-census family households.
- Compared to the ownership market, affordability improves in the rental market, but many households still face affordability gaps. Affordability is likely especially challenging for single-income households like lone-parent families and individuals living alone, who may need to spend 49% or more of their monthly income on shelter costs. Low vacancy rates in the primary rental market likely contribute to affordability challenges in the rental market.
- 10,385 households, or 27% of all households in the Township, do not meet one or more of the housing adequacy, suitability, or affordability standards (i.e., were reported to be inadequate, unsuitable, and/or unaffordable). Housing affordability is the most significant challenge: 7,790 households report spending 30% or more of their income on shelter costs in the Township, representing 20% of all households.
- There are approximately 4,180 households in Core Housing Need, representing approximately 11% of all households in the Township. Core Housing Need is particularly acute for single-income households – over 25% of lone-parent family households and nearly 20% of non-census family households are in Core Housing Need.
- Equity-seeking groups are more deeply affected by affordability challenges. Households led by Indigenous people, seniors, immigrants, and individuals with activity limitations had higher rates of Core Housing Need than the rate for all households.
- It is estimated that less than 1% of all housing units in the Township are non-market units, compared to the region as whole where non-market units represent about 3.5% of all units.[53]
- There are 296 individuals in Langley on the BC Housing waitlist to access social housing.
- Engagement findings indicate the need for more affordable housing options, especially near public transit.

[53] Non-market units here refer to independent social housing units and transitional supported and assisted living units as defined by BC Housing (see Section 4.3.4).

Affordable Housing Units Required

Based on the number and types of households currently experiencing affordability challenges, it is estimated that 3,225 studio or one-bedroom, 1,704 two-bedroom, and 2,010 three or more bedroom units that provide a greater level of affordability are needed.[54]

7.3.2 Rental Housing

- 17% of households in the Township are renter households, compared to the regional average of 36%. The number of renter households in the Township is projected to increase by 950 between 2020 and 2025.
- The number of primary rental units in the Township has increased over the past few years, but the majority of renter households are in the secondary market. About 96% of Township renters rely on the secondary market, compared to 69% in Metro Vancouver as a whole.
- The vacancy rate in the primary rental market remained below 3% between 2012 and 2018, before rising to 6.2% in 2019. The recent spike may be attributable to a large supply of new units recently developed in the community and is likely not indicative of a longer-term trend.
- 25% of renter households are in Core Housing Need, compared to 8% of owner households.
- Engagement findings indicate the need for more rental housing options, especially near public transit, and near Trinity Western University and Kwantlen Polytechnic University to accommodate students.

7.3.3 Special Needs Housing

- There are 126 **special needs housing** units in Langley. Special needs units are for individuals who need access to affordable housing with support services, including adults with mental and/or physical disabilities or youth.
- There are 22 temporary emergency units for women and children fleeing violence in Langley. There are no second stage housing units in Langley that support women who have left abusive relationships to live safely and independently (typically for 6 - 18 months).
- Engagement with key local stakeholders and community serving organizations indicated the need for additional special needs housing and housing for women and children fleeing violence. Service providers indicated that they maintain waitlists for accessible housing units, as well as first and second stage housing options for women and children fleeing violence and have had to turn away vulnerable community members who may be seeking housing support. They attributed this to a lack of available housing options, including affordable market housing options.

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[54] The number of households "experiencing affordability challenges" is based on the midpoint between the number of households below housing standards and the number of households in Core Housing Need. The estimated number of bedrooms required is based on the NOS and the assumptions detailed in Section 6.4. As housing affordability is a relative concept based on housing costs and household income, the type of "affordable housing unit required" will vary depending on the household, and could include market or non-market housing. Appendix E includes tables with the average income of households below housing standards and households in Core Housing Need.

7.3.4 Housing for Seniors

- As a share of the total population, the proportion of seniors (ages 65 and over) increased from 11% to 16% between 2006 and 2016. It is projected that 22% of the population will be seniors in 2025.
- 12% of senior-led households are in Core Housing Need, compared to 10% of non-senior-led households. 30% of renter households led by seniors were in Core Housing Need.
- As the population ages, there may be increased need for long-term supportive housing and independent housing that meets the needs of those with activity limitations. There is no standard for accessibility measured in the Census, which can make it challenging to track and address housing needs for those with mobility limitations.
- Engagement findings indicate that seniors who wish to downsize from larger single-detached homes have limited options available to them within the Township, and this need for smaller units will increase over time. While there are smaller housing options available in apartments and townhouses, these housing types may not be suitable for their accessibility needs or preferred in terms of livability.

7.3.5 Housing for Families

- Compared to the region, the Township has a larger proportion of family households and households with children. It is projected that family households (with or without children) will represent 68% of total household growth over the next five years, and households with children will represent about 24% of total household growth.
- 59% of the households in Core Housing Need are family households. Affordability challenges are particularly acute for lone-parent family households, as 26% of these households are in Core Housing Need.
- Engagement findings indicate that there is increasing demand for alternative forms of housing that support multi-generational living and increased affordability.

7.3.6 Housing for Those Experiencing or at Risk of Homelessness

- There are 206 people experiencing homelessness in Langley. The number of people experiencing homelessness increased by 124% between the 2014 and 2017 Metro Vancouver Homeless Counts, compared to the increase of 30% in the region as a whole.
- Unlike regional trends, the proportion of young people (i.e., under the age of 25) experiencing homelessness in Langley increased between 2014 and 2017.
- There are 338 supportive housing units, shelter beds, and other supports for individuals experiencing homelessness in Langley. This includes Creek Stone Place, a new supportive housing development for individuals experiencing homelessness opened in the Township in October 2019. The Gateway of Hope in Langley City, the only emergency shelter in Langley for people experiencing homelessness, reported 477 turnaways in 2019.
- Engagement findings suggest that a variety of interventions are required for those experiencing housing insecurity in the Township, but "**housing first**" approaches and support services are an important part of the solution. In addition, more affordable housing options are needed to prevent homelessness and support individuals to transition out of homelessness.

APPENDIX A

Glossary

Activity limitation: Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.

Adequate housing standard: "Adequate housing is reported by their residents as not requiring any major repairs."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Affordable housing standard: "[Housing with] **shelter costs** equal to less than 30% of total before-tax **household income**."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Apartment: Any building divided into not less than three **dwelling units** each of which is occupied or intended to be occupied as a permanent home of one family, but excludes **townhouses**.

Census family: Census families include couples with and without children, and a single parent with children living in the same **dwelling**. Grandchildren living with grandparents (and without a parent) would also count as a **census family**.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm

Coach house: An accessory **dwelling unit** which is located only within the second storey of the garage on a lot.

https://webfiles.tol.ca/Bylaws/Zoning%20Bylaws//Zoning%20Bylaw%20Section%20100%20Administration%20(No.%202500).pdf

Core Housing Need: A **household** is said to be in '**Core Housing Need**' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Some additional restrictions apply.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Dwelling: A set of living quarters with its own entrance, which can be accessed without passing through another dwelling.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements004-eng.cfm

Dwelling unit: "One or more habitable rooms occupied as residential accommodation by one family and containing or providing for only one set of cooking and/or laundry facilities located within a **single-detached** or multi-family zone."

https://webfiles.tol.ca/Bylaws/Zoning%20Bylaws//Zoning%20Bylaw%20Section%20100%20Administration%20(No.%202500).pdf

Full-time equivalent: "Student **full-time equivalents** (FTEs) are used to measure enrolment at public post-secondary institutions. A student taking a full-time course load counts as one FTE, while a student taking a part-time course load counts as less than one FTE."

https://www2.gov.bc.ca/gov/content/education-training/post-secondary-education/data-research/enrolment-data

Headship rate: The proportion of individuals of a given age group who are **primary household maintainers**.

Household: “An individual or group of persons who occupy the same **dwelling** and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group such as a **census family**, two or more families sharing a dwelling, a group of unrelated persons, or an individual living alone.”

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage007-eng.cfm

Household income: The sum of **incomes** for all **household** members.

Household type: “The differentiation of **households** on the basis of whether they are **census family** households or non-**census family** households.”

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm

Housing First: A recovery-oriented approach to ending homelessness that centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed. The basic underlying principle of **Housing First** is that people are better able to move forward with their lives if they are first housed. This is as true for people experiencing homelessness and those with mental health and addictions issues as it is for anyone. Housing is provided first and then supports are provided including physical and mental health, education, employment, substance abuse, and community connections.

https://www.homelesshub.ca/solutions/housing-accommodation-and-supports/housing-first

Income: For the purposes of this report, unless otherwise indicated, **income** refers to “total **income**” which is before-tax and includes specific **income** sources. These specific **income** sources typically include employment **income**, **income** from dividends, interest, GICs, and mutual funds, **income** from pensions, other regular cash **income**, and government sources (EI, OAS, CPP, etc.). These **income** sources typically do not include capital gains, gifts, and inter-**household** transfers, etc.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm

Labour force: The **Labour force** includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the **Labour force** is the sum of employed and unemployed individuals. Individuals not in the **Labour force** would include those who are retired.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm

Movable dwelling: A single dwelling capable of being moved to a new location on short notice, such as a manufactured home.

https://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=144257&CVD=144258&CLV=0&MLV=2&D=1

National Occupancy Standard (NOS): National standard for the number of bedrooms required to suitably house different combinations of inhabitants. NOS require “one bedroom for each cohabiting adult couple; unattached household member 18 years of age and over; same-sex pair of children under age 18; and additional boy or girl in the family, unless there are two opposite sex children under 5 years of age, in which case they are expected to share a bedroom. A household of one individual can occupy a bachelor unit (i.e. a unit with no bedroom).”

https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731

Non-Census-family households: Households which do not include a **census family**. "**Non-census-family households** are either one person living alone or a group of two or more persons who live together but do not constitute a **census family**." Most **non-Census-family households** are individuals living alone.

https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053

Other family or other Census family: A **household** in which two or more census families (with or without additional persons) occupy the same private **dwelling**, or in which one **census family** occupies the **dwelling** with additional unrelated persons.

https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053

Participation rate: The **participation rate** is the proportion of all individuals aged 15 and over who are in the **labour force**.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm

Primary household maintainer: The first person in the household identified as someone who pays the rent or the mortgage, or the taxes, or the electricity bill, and so on, for the dwelling. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm

Rent Assistance in Private Market: Rent supplements or cash payments to help eligible lower **income households** rent in the private market, such as through the Rental Assistance Program or Shelter Aid for Elderly Renters (SAFER) program.

https://www.bchousing.org/housing-assistance/rental-assistance

Rowhouse: One of three or more **dwellings** joined side by side and includes **townhouses**. Statistics Canada does not distinguish between **rowhouses** and **townhouses** in their structural categories; both are termed **rowhouses**. As **townhouses** are more common in the Township, this report uses the term "**townhouse**" instead.

https://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=144257&CVD=144258&CLV=0&MLV=2&D=1

Second Stage Housing: "**Second stage housing** supports women who have left abusive relationships make plans for independent living. Usually a private, secure, low-cost **apartment** or **townhouse** unit where they can live safely and independently typically for 6 - 18 months. Staff are available to provide emotional support, safety planning and referrals."

https://www.bchousing.org/housing-assistance/women-fleeing-violence/womens-transition-housing-supports

Semi-detached house: One of two **dwellings** attached side by side (or back to back).

https://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=144257&CVD=144258&CLV=0&MLV=2&D=1

Seniors: Individuals aged 65 and over.

Shelter cost: Total monthly shelter expenses paid by **households** that own or rent their **dwelling**. "**Shelter costs** for owner **households** include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter **households**, **shelter costs** include, where applicable, the rent and the costs of electricity, heat, water and other municipal services."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm

Short-term vacation rental: A privately owned **dwelling** or portion of a privately owned **dwelling** listed for rental or rented "on a short-term basis via an intermediary digital platform" such as Airbnb or VRBO.

https://www150.statcan.gc.ca/n1/en/pub/13-605-x/2019001/article/00001-eng.pdf?st=ZFvcu3uF

Single-detached: A **dwelling** not attached to any other **dwelling** or structure (except its own garage or shed). [It] has open space on all sides and has no dwellings either above it or below it. A manufactured home fixed permanently to a foundation is also classified as a **single-detached** house." May also be referred to as single-family.

https://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=144257&CVD=144258&CLV=0&MLV=2&D=1

Special needs housing: In this report, refers to housing for people needing support services, including adults with mental and/or physical disabilities or youth.

Subsidized housing: "Refers to whether a renter **household** lives in a **dwelling** that is subsidized. **Subsidized housing** includes rent geared to **income**, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm

Suitable housing standard: "[Housing that] has enough bedrooms for the size and composition of resident **households** according to NOS requirements." "Enough bedrooms based on NOS requirements means one bedroom for: each cohabiting adult couple; unattached **household** member 18 years of age and over; same-sex pair of children under age 18; and additional boy or girl in the family, unless there are two opposite sex children under 5 years of age, in which case they are expected to share a bedroom. A **household** of one individual can occupy a bachelor unit (i.e. a unit with no bedroom)."

https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731

Supportive living: Housing with on-site supports and services to residents who cannot live independently.

https://www.bchousing.org/glossary

Townhouse: see **rowhouse**.

Transitional living: Housing for residents for between 30 days and three years, [which] aims to transition individuals to long-term, permanent housing.

https://www.bchousing.org/glossary

Unit in a flat or duplex: Refers to one of two dwellings located one above the other and primarily refers to **single-detached** dwellings with secondary suites (the main space of the **single-detached** home counts as one unit, while the secondary suite counts as another).

APPENDIX B

Provincially Required Data

3(1)(a)(i) Total Population in Private Households

	2006	2011	2016
Population	92,915	103,145	115,835

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ii),(iii) Average and Median Age in Private Households

	2006	2011	2016
Average	37.4	38.8	39.7
Median	39.1	40.1	40.6

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(iv) Age Group Distribution in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	92,915	100%	103,140	100%	115,830	100%
0 to 14 years	18,145	20%	19,350	19%	21,560	19%
15 to 19 years	7,415	8%	7,830	8%	7,645	7%
20 to 24 years	5,685	6%	6,205	6%	6,725	6%
25 to 64 years	50,870	55%	56,620	55%	62,485	54%
65 to 84 years	9,565	10%	11,980	12%	15,685	14%
85 years and over	1,235	1%	1,145	1%	1,745	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(v) Private Households

	2006	2011	2016
Households	33,335	37,235	41,985

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vi) Average Private Household Size

	2006	2011	2016
Average household size	2.8	2.8	2.8

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vii) Private Households by Size

	2006		2011		2016	
	#	%	#	%	#	%
Total	33,335	100%	37,235	100%	41,985	100%
1-person	6,365	19%	7,385	20%	8,500	20%
2-person	11,020	33%	12,305	33%	14,050	33%
3-person	5,440	16%	6,220	17%	6,930	17%
4-person	6,345	19%	6,960	19%	7,480	18%
5-or-more-person	4,155	12%	4,365	12%	5,020	12%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(viii) Private Households by Tenure

	2006		2011		2016	
	#	%	#	%	#	%
Total	33,335	100%	37,235	100%	41,985	100%
Owner	28,675	86%	31,545	85%	34,640	83%
Renter	4,660	14%	5,695	15%	7,340	17%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	4,640	100%	5,630	100%	7,290	100%
Renter households in subsidized housing	N/A	N/A	450	8%	590	8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	91,840	102,110	114,595
Mover	13,455	12,275	16,235
Migrant	7,390	6,535	8,995
Non-migrant	6,065	5,745	7,235
Non-mover	78,375	89,830	98,360

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2011	2016
Growth (#)	10,230	12,690
Percentage Growth (%)	11.0%	12.3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2019
Students	8,925

*Includes Trinity Western University (private institution) and Kwantlen Polytechnic University (City of Langley)
Source: Trinity Western University and Kwantlen Polytechnic University

3(1)(d) Number of Individuals Experiencing Homelessness

	2006	2011	2016
Individuals experiencing homelessness	103	92	206

*Includes Langley City and Township of Langley
Source: 2011, 2014, and 2017 Metro Vancouver Homeless Count Reports

3(2)(a) Anticipated Population

	2019	2020	2021	2022	2023	2024	2025
Anticipated population	125,185	128,050	130,886	133,794	136,664	139,509	142,350

Source: Derived from Metro Vancouver Population Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (per year)

	2019	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	2,802	2,865	2,836	2,908	2,870	2,845	2,841
Anticipated percentage growth (%)	2.3%	2.3%	2.2%	2.2%	2.1%	2.1%	2.0%

Source: Derived from Metro Vancouver Population Projections, and Statistics Canada Census Program Data

3(2)(c),(d)

Anticipated Average and Median Age

	2019	2020	2021	2022	2023	2024	2025
Anticipated average age	40.9	41.2	41.5	41.8	42.1	42.4	42.7
Anticipated median age	42	42	42	43	43	43	44

Source: Derived from Metro Vancouver Population Projections, and Statistics Canada Census Program Data

3(2)(e)

Anticipated Age Group Distribution

	2019		2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	125,185	100%	128,050	100%	130,886	100%	133,794	100%	136,664	100%	139,509	100%	142,350	100%
0 to 14 years	22,536	18%	22,860	18%	23,148	18%	23,421	18%	23,758	17%	24,014	17%	24,314	17%
15 to 19 years	7,714	6%	7,786	6%	7,918	6%	8,209	6%	8,309	6%	8,491	6%	8,631	6%
20 to 24 years	6,941	6%	7,035	5%	7,041	5%	7,051	5%	7,129	5%	7,229	5%	7,292	5%
25 to 64 years	65,383	52%	66,407	52%	67,424	52%	68,357	51%	69,266	51%	70,175	50%	71,043	50%
65 to 84 years	19,270	15%	20,369	16%	21,522	16%	22,647	17%	23,846	17%	24,945	18%	26,102	18%
85 years and over	3,341	3%	3,593	3%	3,833	3%	4,109	3%	4,356	3%	4,655	3%	4,968	3%

Source: Derived from Metro Vancouver Population Projections, and Statistics Canada Census Program Data

3(2)(f)

Anticipated Households

	2019	2020	2021	2022	2023	2024	2025
Anticipated households	45,624	46,916	48,203	49,460	50,715	51,938	53,179

Source: Derived from Metro Vancouver Population Projections, and Statistics Canada Census Program Data

3(2)(g)

Anticipated Average Household Size

	2019	2020	2021	2022	2023	2024	2025
Anticipated average household size	2.7	2.7	2.7	2.7	2.7	2.7	2.7

Source: Derived from Metro Vancouver Population Projections, and Statistics Canada Census Program Data

4(a),(b)

Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	$98,699	$99,840	$107,658
Median	$82,613	$83,519	$90,815

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	33,335	100%	37,240	100%	41,980	100%
$0-$4,999	630	2%	865	2%	605	1%
$5,000-$9,999	410	1%	470	1%	310	1%
$10,000-$14,999	370	1%	645	2%	525	1%
$15,000-$19,999	950	3%	1,035	3%	870	2%
$20,000-$24,999	1,120	3%	975	3%	1,250	3%
$25,000-$29,999	915	3%	980	3%	1,075	3%
$30,000-$34,999	1,165	3%	1,500	4%	1,310	3%
$35,000-$39,999	1,120	3%	1,350	4%	1,345	3%
$40,000-$44,999	1,285	4%	1,185	3%	1,340	3%
$45,000-$49,999	1,260	4%	1,345	4%	1,415	3%
$50,000-$59,999	2,385	7%	2,430	7%	2,760	7%
$60,000-$69,999	2,215	7%	2,690	7%	2,785	7%
$70,000-$79,999	2,285	7%	2,285	6%	2,765	7%
$80,000-$89,999	2,230	7%	2,370	6%	2,400	6%
$90,000-$99,999	1,885	6%	2,085	6%	2,505	6%
$100,000-$124,999	4,600	14%	4,865	13%	5,555	13%
$125,000-$149,999	3,155	9%	3,495	9%	4,250	10%
$150,000-$199,999	3,145	9%	3,885	10%	4,960	12%
$200,000 and over	2,205	7%	2,790	7%	3,965	9%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	4,660	100%	5,690	100%	7,345	100%
$0-$4,999	205	4%	270	5%	240	3%
$5,000-$9,999	130	3%	150	3%	135	2%
$10,000-$14,999	150	3%	305	5%	225	3%
$15,000-$19,999	405	9%	300	5%	380	5%
$20,000-$24,999	330	7%	275	5%	405	6%
$25,000-$29,999	185	4%	215	4%	410	6%
$30,000-$34,999	250	5%	380	7%	380	5%
$35,000-$39,999	185	4%	315	6%	365	5%
$40,000-$44,999	230	5%	295	5%	375	5%
$45,000-$49,999	305	7%	280	5%	400	5%
$50,000-$59,999	410	9%	435	8%	725	10%
$60,000-$69,999	360	8%	365	6%	695	9%
$70,000-$79,999	290	6%	350	6%	470	6%
$80,000-$89,999	215	5%	365	6%	360	5%
$90,000-$99,999	175	4%	265	5%	405	6%
$100,000-$124,999	425	9%	460	8%	600	8%
$125,000-$149,999	185	4%	235	4%	345	5%
$150,000-$199,999	110	2%	305	5%	275	4%
$200,000 and over	105	2%	130	2%	160	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	28,675	100%	31,545	100%	34,640	100%
$0-$4,999	425	1%	595	2%	365	1%
$5,000-$9,999	275	1%	325	1%	170	0%
$10,000-$14,999	220	1%	340	1%	295	1%
$15,000-$19,999	550	2%	730	2%	490	1%
$20,000-$24,999	790	3%	705	2%	845	2%
$25,000-$29,999	730	3%	760	2%	665	2%
$30,000-$34,999	910	3%	1,120	4%	935	3%
$35,000-$39,999	930	3%	1,035	3%	975	3%
$40,000-$44,999	1,055	4%	895	3%	970	3%
$45,000-$49,999	960	3%	1,065	3%	1,010	3%
$50,000-$59,999	1,975	7%	1,995	6%	2,035	6%
$60,000-$69,999	1,850	6%	2,325	7%	2,095	6%
$70,000-$79,999	1,995	7%	1,935	6%	2,290	7%
$80,000-$89,999	2,015	7%	2,010	6%	2,040	6%
$90,000-$99,999	1,710	6%	1,820	6%	2,105	6%
$100,000-$124,999	4,175	15%	4,405	14%	4,950	14%
$125,000-$149,999	2,960	10%	3,255	10%	3,905	11%
$150,000-$199,999	3,035	11%	3,575	11%	4,685	14%
$200,000 and over	2,105	7%	2,655	8%	3,810	11%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	98,699	99,840	107,658
Owner	104,849	105,649	116,448
Renter	60,848	67,644	66,193
Median	82,613	83,519	90,815
Owner	88,274	89,584	100,065
Renter	49,413	51,428	54,761

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	52,980	58,540	63,410

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	52,980	100%	58,535	100%	63,410	100%
All Categories	52,620	99%	57,470	98%	62,615	99%
11 Agriculture, forestry, fishing and hunting	2,115	4%	1,955	3%	2,020	3%
21 Mining, quarrying, and oil and gas extraction	315	1%	180	0%	230	0%
22 Utilities	280	1%	340	1%	390	1%
23 Construction	5,100	10%	5,985	10%	7,050	11%
31-33 Manufacturing	5,145	10%	4,570	8%	4,815	8%
41 Wholesale trade	3,295	6%	3,735	6%	3,445	5%
44-45 Retail trade	6,245	12%	6,695	11%	7,175	11%
48-49 Transportation and warehousing	3,235	6%	3,370	6%	3,550	6%
51 Information and cultural industries	1,095	2%	1,135	2%	1,255	2%
52 Finance and insurance	1,835	3%	2,095	4%	2,400	4%
53 Real estate and rental and leasing	1,050	2%	1,285	2%	1,150	2%
54 Professional, scientific and technical services	3,140	6%	3,050	5%	4,115	6%
55 Management of companies and enterprises	110	0%	50	0%	170	0%
56 Administrative and support, waste management and remediation services	1,915	4%	2,025	3%	2,470	4%
61 Educational services	3,800	7%	4,170	7%	4,735	7%
62 Health care and social assistance	4,485	8%	5,355	9%	5,955	9%
71 Arts, entertainment and recreation	1,165	2%	1,135	2%	1,400	2%
72 Accommodation and food services	2,870	5%	3,775	6%	4,070	6%
81 Other services (except public administration)	3,040	6%	2,875	5%	2,995	5%
91 Public administration	2,395	5%	3,685	6%	3,220	5%
Not Applicable	365	1%	1,065	2%	790	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households

	2016
Housing units	41,980

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	41,980	100%
Single-detached house	21,690	52%
Apartment in a building that has five or more storeys	1,110	3%
Other attached dwelling	17,570	42%
Semi-detached house	915	2%
Row house	7,450	18%
Apartment or flat in a duplex	5,850	14%
Apartment in a building that has fewer than five storeys	3,270	8%
Other single-attached house	80	0%
Movable dwelling	1,615	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	41,980
No-bedroom	70
1-bedroom	2,810
2-bedroom	8,845
3-bedroom	14,025
4-or-more-bedroom	16,225

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	41,985	100%
1960 or earlier	2,020	5%
1961-1980	9,615	23%
1981-1990	7,065	17%
1991-2000	9,155	22%
2001-2010	8,505	20%
2011-2016	5,615	13%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	590

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i)

Average and Median Assessed Housing Values

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	$1,667,116	$459,955	$514,347	$508,078	$484,730	$517,823	$519,719	$523,923	$530,301	$545,926	$588,761	$795,028	$889,156	$1,059,444	$932,527
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: BC Assessment
*Median values are not available

6(1)(f)(ii)

Average and Median Assessed Housing Values by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type															
Single Detatched	$389,834	$469,742	$526,385	$525,248	$502,055	$547,438	$550,149	$555,774	$564,850	$591,787	$649,593	$890,467	$1,016,561	$1,088,432	$1,031,032
Dwelling with Suite	$398,712	$472,673	$534,083	$543,050	$531,799	$584,866	$591,493	$601,767	$614,055	$646,658	$706,474	$954,368	$1,066,143	$1,139,188	$1,091,375
Duplex, Triplex, Fourplex, etc.	$356,577	$428,740	$468,959	$457,730	$440,329	$473,322	$472,731	$482,623	$491,931	$514,586	$527,263	$713,968	$773,648	$836,026	$829,853
Row Housing	$240,816	$282,707	$300,477	$299,888	$294,709	$318,150	$316,329	$321,199	$321,981	$329,438	$340,281	$472,718	$560,022	$653,653	$575,329
Apartment	$226,299	$263,190	$289,616	$288,951	$209,782	$223,839	$225,580	$227,235	$227,014	$231,583	$246,587	$298,740	$376,113	$454,768	$427,428
Manufactured Home	$62,690	$84,909	$101,474	$99,477	$97,606	$98,453	$100,078	$90,976	$91,494	$89,619	$99,865	$110,964	$143,572	$164,774	$184,512
Seasonal Dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other*	$566,470	$653,133	$689,798	$700,802	$746,812	$764,767	$767,329	$767,375	$767,862	$774,978	$925,061	$1,273,235	$1,528,530	$1,469,346	$1,521,694
2 Acres or More (Single Detatched, Duplex)	$714,301	$990,747	$1,122,087	$1,068,521	$989,270	$1,011,539	$1,051,243	$1,094,978	$1,129,185	$1,142,470	$1,230,255	$1,698,702	$2,210,931	$2,476,919	$2,349,430
2 Acres or More (Manufactured Home)	$537,245	$785,199	$925,867	$825,241	$757,429	$584,025	$619,167	$630,647	$737,291	$766,899	$840,583	$1,164,555	$1,637,886	$2,139,221	$2,211,720
Median Assessed Value by Structural Type															
Single Detatched															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment								N/A							
Manufactured Home															
Seasonal Dwelling															
Other*															
2 Acres or More (Single Detatched, Duplex)															
2 Acres or More (Manufactured Home)															

Source: BC Assessment
*"Other" includes properties subject to section 19(8) of the Assessment Act.
**Median values are not available

6(1)(f)(iii)

Average and Median Assessed Housing Values by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms															
0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	$324,184	$467,788	$529,543	$513,843	$418,260	$369,508	$324,712	$305,009	$280,533	$277,750	$286,509	$347,579	$439,022	$499,286	$456,689
2	$231,894	$307,207	$349,462	$336,926	$315,484	$327,837	$332,843	$336,319	$344,804	$349,057	$371,159	$481,456	$609,529	$670,407	$630,214
3+	$385,959	$475,702	$530,805	$524,814	$502,199	$538,955	$542,646	$549,077	$558,355	$577,715	$625,507	$850,817	$934,261	$1,145,192	$991,559
Median Assessed Value by Number of Bedrooms															
0															
1															
2								N/A							
3+															

Source: BC Assessment
*Median values are not available

6(1)(g)(i)

Average and Median Housing Sale Prices

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	$344,898	$446,262	$490,752	$508,638	$454,179	$487,268	$488,494	$489,653	$497,466	$519,658	$556,042	$750,373	$814,034	$922,214	$813,483
Median								N/A							

Source: BC Assessment

*Median values are not available

6(1)(g)(ii)

Average and Median Housing Sale Prices by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Structure Type															
Single Detached	$366,297	$448,851	$524,060	$554,383	$521,025	$565,611	$570,101	$583,810	$595,299	$614,501	$683,565	$908,938	$1,059,881	$1,211,798	$1,083,328
Dwelling with Suite	$402,089	$485,195	$492,981	$549,781	$528,466	$531,290	$466,563	$554,547	$573,011	$618,399	$725,927	$924,084	$1,017,186	$1,123,924	$1,159,967
Duplex, Triplex, Fourplex, etc.	$452,500	$558,182	$351,651	$493,099	$411,225	$366,000	$412,500	$567,500	$471,077	$382,333	$531,366	$658,836	$873,333	$748,677	$772,391
Row Housing	$257,067	$291,176	$326,942	$325,823	$309,334	$342,531	$334,979	$343,931	$345,407	$355,862	$358,591	$444,542	$554,049	$614,553	$596,516
Apartment	$227,013	$252,622	$286,676	$300,341	$240,119	$248,633	$241,820	$262,628	$253,399	$267,806	$281,963	$299,461	$356,285	$403,265	$458,075
Manufactured Home	$94,322	$86,649	$169,795	$97,900	$91,547	$100,652	$94,178	$87,994	$89,750	$172,922	$109,870	$128,993	$185,430	$171,027	$191,166
Seasonal Dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other*	$785,000	$727,765	$912,500	$3,200,000	$752,500	$911,667	$870,000	N/A	$1,683,333	$1,793,333	$2,066,000	$2,693,333	$4,025,000	$1,800,000	$1,480,000
2 Acres or More (Single Detached, Duplex)	N/A	$1,163,156	N/A	N/A	N/A	N/A	$1,151,405	$1,191,780	$1,311,996	$1,363,773	$1,417,612	$2,016,933	$2,750,248	$3,433,410	$2,809,499
2 Acres or More (Manufactured Home)	N/A	$544,444	N/A	N/A	N/A	N/A	$632,000	$680,725	$585,000	N/A	$1,268,000	$2,206,555	$1,847,167	$4,612,500	$2,930,000
Median Sales Price by Structure Type															
Single Detached															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment								N/A							
Manufactured Home															
Seasonal Dwelling															
Other*															
2 Acres or More (Single Detached, Duplex)															
2 Acres or More (Manufactured Home)															

Source: BC Assessment

*"Other" includes properties subject to section 19(8) of the Assessment Act.

**Median values are not available

6(1)(g)(iii)

Average and Median Housing Sale Prices by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms															
0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	$449,145	$372,080	$324,789	$638,881	$261,448	$277,808	$253,339	$237,516	$235,005	$246,845	$256,727	$401,508	$345,694	$373,504	$363,614
2	$304,508	$314,995	$399,481	$270,093	$300,026	$329,036	$330,021	$348,001	$359,347	$333,610	$345,948	$467,643	$556,693	$561,098	$591,093
3+	$347,466	$458,469	$499,889	$527,196	$477,674	$506,183	$512,142	$531,250	$544,978	$574,431	$614,367	$811,677	$892,564	$1,092,668	$900,243
Median Sales Price by Number of Bedrooms															
0															
1								N/A							
2															
3+															

Source: BC Assessment

*Median values are not available

6(1)(h)(i) Average and Median Monthly Rent

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	$826	$865	$915	$905	$925	$884	$907	$880	$931	$911	$1,026	N/A	$1,415	$1,403	$1,566
Median	$890	$900	$925	$950	$975	$925	$950	$925	$950	$935	$900	N/A	$1,494	$1,445	$1,573

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom								N/A							
1-bedroom	$735	$784	$843	$862	N/A	$782	$809	$783	$810	$793	$832	$884	$1,074	$1,175	$1,337
2-bedroom	$893	$980	$1,096	$1,068	N/A	$947	$997	$921	$955	$948	$1,291	N/A	$1,728	$1,644	$1,807
3-bedroom +								N/A							
Median															
No-bedroom								N/A							
1-bedroom	$837	$900	$980	$1,016	N/A	$710	$725	$750	$925	$725	$750	$920	$1,150	$1,258	$1,450
2-bedroom	$962	$1,078	$1,170	$1,200	N/A	$1,000	$1,100	$1,000	$1,050	$1,000	$1,450	N/A	$1,841	$1,750	$1,893
3-bedroom +								N/A							

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	2.4	0.8	6.0	0.0	2.5	8.5	4.1	2.0	0.7	0.7	N/A	N/A	0.3	2.4	6.2
No-bedroom							N/A								0.0
1-bedroom	3.3	1.8	0.0	0.0	3.6	7.7	5.4	1.3	N/A	1.3	0.0	N/A	0.7	1.5	4.4
2-bedroom	0.0	0.0	N/A	0.0	N/A	2.5	5.7	0.0	N/A	0.0	N/A	N/A	N/A	2.5	7.8
3-bedroom +								N/A							

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market

	2019
Primary rental market	735
Secondary rental market	7,000*
Short-term rental market	195

Source: CMHC Primary Rental Market Survey, AirDNA, Census

*Estimate based on the total number of renter households (per the 2016 Census) minus the number of primary rental units

6(1)(l) Units in Housing Cooperatives

	2016
Units in housing cooperatives	284

Source: Co-operative Housing Federation of BC (CHF BC)

6(1)(m)(i) Housing Units Demolished

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Number of units demolished	74	83	93	109	97	102	117	134	138	179	169

Source: Township of Langley Building Statistics

6(1)(m)(ii) Housing Units Demolished by Structure Type

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
Multi-family	0	0	0	4	2	0	0	0	0	0	0
Secondary Suite	0	0	1	0	0	0	0	0	0	0	1
Single Detatched	63	68	78	88	81	81	96	110	122	152	146
Mobile homes	11	15	14	17	14	21	21	24	16	27	22

Source: Township of Langley Building Statistics

6(1)(m)(iii) Housing Units Demolished by Tenure

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
Owner											
Renter						N/A					
Other (Band Housing)											

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
No-bedroom											
1-bedroom											
2-bedroom						N/A					
3-bedroom											
4-or-more-bedroom											

6(1)(n)(i) Housing Units Substantially Completed

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing units completed	934	947	1,351	1,075	1,209	1,384	1,735	1,718	1,940	1,191	2,792

Source: Township of Langley Building Statistics

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
Multi-family	512	400	626	545	717	643	977	873	1,216	591	2,215
Secondary suites	139	131	259	195	186	425	455	375	340	303	278
Single Detatched	283	416	466	335	306	290	271	436	346	254	261
Mobile homes	-	-	-	-	-	26	32	34	38	43	38

Source: Township of Langley Building Statistics
*For 2009-2013, mobile homes were reported as single detatched homes

6(1)(n)(iii) Housing Units Substantially Completed by Tenure

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
Owner										
Renter										
Other (Band Housing)										

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-bedroom										
4-or-more-bedroom										

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	2019
Number of beds	1,116

Source:Trinity Western University

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness*

	2019
Beds for individuals experiencing homelessness	289
Beds for individuals at risk of experiencing homelessness	-

Source: BC Housing *Includes beds with a financial relationship to BC Housing in Township and City

6(3)(a) New Homes Registered

	2016	2017	2018
New homes registered	1,628	1,668	2,532

Source: BC Housing *Includes Township and City

6(3)(b) New Homes Registered by Strucutre Type

	2016	2017	2018
New homes registered			
Single-detached house	510	259	330
Multi-unit house	961	1,153	2,103

Source: BC Housing *Includes Township and City

6(3)(c) New Purpose-Built Rental Homes Registered

	2016	2017	2018
New purpose-built rental homes registered	157	256	99

Source: BC Housing *Includes Township and City

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	31,375	100%	100%	34,450	100%	100%	39,630	100%	100%
Owner	27,185	87%	100%	29,385	85%	100%	32,965	83%	100%
Renter	4,190	13%	100%	5,065	15%	100%	6,665	17%	100%
Total households in unaffordable housing	6,885	22%	22%	8,025	23%	23%	7,790	20%	20%
Owner	5,530	18%	20%	6,280	18%	21%	5,555	14%	17%
Renter	1,360	4%	32%	1,740	5%	34%	2,235	6%	34%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	31,375	100%	100%	34,450	100%	100%	39,630	100%	100%
Owner	27,185	87%	100%	29,385	85%	100%	32,965	83%	100%
Renter	4,190	13%	100%	5,065	15%	100%	6,665	17%	100%
Total households in inadequate housing	1,560	5%	5%	1,335	4%	4%	1,475	4%	4%
Owner	1,115	4%	4%	915	3%	3%	1,085	3%	3%
Renter	445	1%	11%	420	1%	8%	395	1%	6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	31,375	100%	100%	34,450	100%	100%	39,630	100%	100%
Owner	27,185	87%	100%	29,385	85%	100%	32,965	83%	100%
Renter	4,190	13%	100%	5,065	15%	100%	6,665	17%	100%
Total households in unsuitable housing	1,270	4%	4%	1,370	4%	4%	1,120	3%	3%
Owner	885	3%	3%	905	3%	3%	675	2%	2%
Renter	385	1%	9%	465	1%	9%	440	1%	7%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2006	2011	2016
Unemployment rate	3.5%	6.1%	4.4%
Participation rate	70.8%	69.9%	67.3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	45,825	100%
Commute within census subdivision (CSD)	16,275	36%
Commute to different CSD within census division (CD)	25,835	56%
Commute to different CD within BC	3,510	8%
Commute to different province	200	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	31,375	100%	100%	34,450	100%	100%	39,630	100%	100%
Owner	27,185	87%	100%	29,385	85%	100%	32,965	83%	100%
Renter	4,190	13%	100%	5,065	15%	100%	6,660	17%	100%
Total in core housing need	3,095	10%	10%	4,015	12%	12%	4,185	11%	11%
Owner	1,965	6%	7%	2,585	8%	9%	2,485	6%	8%
Renter	1,125	4%	27%	1,425	4%	28%	1,695	4%	25%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	31,375	100%	100%	34,450	100%	100%	39,630	100%	100%
Owner	27,185	87%	100%	29,385	85%	100%	32,965	83%	100%
Renter	4,190	13%	100%	5,065	15%	100%	6,660	17%	100%
Total in extreme core housing need	1,445	5%	5%	1,770	5%	5%	1,795	5%	5%
Owner	1,025	3%	4%	1,250	4%	4%	1,090	3%	3%
Renter	415	1%	10%	515	1%	10%	700	2%	11%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

APPENDIX C

Summary Form

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Township of Langley

REGIONAL DISTRICT: Metro Vancouver

DATE OF REPORT COMPLETION: October 2020 **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION

Neighbouring municipalities and electoral areas:
City of Langley, City of Surrey, City of Abbotsford, City of Pitt Meadows, City of Maple Ridge

Neighbouring First Nations:
Kwantlen First Nation, Katzie First Nation, Matsqui First Nation

POPULATION

Population: 117,285 (2016, all households)		**Change since** 2006 **:**	25 %
***Projected* population in 5 years:** 142,350		**Projected change:**	(2020-2025) 11 %
Number of households: 41,985 (2016, private households)		**Change since** 2006 **:**	26 %
***Projected* number of households in 5 years:** 53,180		**Projected change:**	(2020-2025) 13 %
Average household size: 2.8 (2016)			
***Projected* average household size in 5 years:** 2.7			
Median age (local): 40.6 (2016)	**Median age (RD):** 40.9 (2016)	**Median age (BC):** 43.0 (2016)	
Projected median age in 5 years: 44			
Seniors 65+ (local): (2016) 16 %	**Seniors 65+ (RD):** (2016) 16 %	**Seniors 65+ (BC):**	(2016) 18 %
***Projected* seniors 65+ in 5 years:**			21 %
Owner households: (2016) 83 %		**Renter households:**	(2016) 17 %
Renter households in subsidized housing:			(2016) 8 %

INCOME

Median household income	Local	Regional District	BC
All households (2016, private)	$ 90,815	$ 72,585	$ 69,979
Renter households (2016, private)	$ 54,761	$ 48,959	$ 45,848
Owner households (2016, private)	$ 100,065	$ 90,278	$ 84,333

1

ECONOMY		
	Participation rate: (2016, private households) 67.3 **%**	**Unemployment rate:** (2016, private households) 4.4 **%**
	Major local industries: Retail trade, construction, health care and social assistance, manufacturing, and educational services	

HOUSING		
	Median assessed housing values: $ 932,527 (2020, avg)	**Median housing sale price: $** 813,483 (2020, avg)
	Median monthly rent: $ 1,566 (2019)	**Rental vacancy rate:** (2019) 6.2 **%**
	Housing units - total: 41,980 (2016)	**Housing units – subsidized:** 590
	Annual registered new homes - total: 2,532 (2018)	**Annual registered new homes - rental:** 99 (2018)
	Households below *affordability* standards (spending 30%+ of income on shelter):	(2016) 20 **%**
	Households below *adequacy* standards (in dwellings requiring major repairs):	(2016) 4 **%**
	Households below *suitability* standards (in overcrowded dwellings):	(2016) 3 **%**

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   The Township's OCP identifies housing affordability as a major challenge. Policies recognize that changing demographics, affordability, and land availability will have impacts on the character and form of housing that will be needed and links housing to compact complete communities. The Metro Vancouver RGS focuses on ensuring an adequate supply of housing to meet future demand, while providing diverse and affordable housing choices.

2. **Any community consultation undertaken during development of the housing needs report:**

   Community members were invited to participate through digital storytelling, as well as a focus group for people with lived experience of housing insecurity and / or homelessness. The housing needs report also drew on the results from an extensive community consultation program for the preparation of the Township's Social Sustainability Strategy.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Consultation with stakeholders included focus groups for the development community, non-profits and related service providers, and real estate community. In addition, key informant interviews were used to consult with other local organizations, institutions, and service providers.

4. **Any consultation undertaken with First Nations:**

   Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations were invited to provide input into the housing needs report, with a representative from Kwantlen First Nation participating in a key informant interview. In addition, Indigenous organizations were engaged. The Lower Fraser Valley Aboriginal Society participated in a key informant interview, while the Waceya Métis Society participated in the focus group for non-profits and related service providers.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	-	(combined with 1 bedroom)
1 bedroom	-	3,990
2 bedrooms	-	990
3+ bedrooms	-	1,280
Total	-	6,260

Comments:

The above estimates are based on projected growth in households by household type, combined with an assumed distribution of unit sizes needed for each household type.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	33,335	100	37,235	100	41,985	100
Of which are in core housing need	3,090	9	4,010	11	4,180	10
Of which are owner households	1,965	6	2,585	7	2,485	6
Of which are renter households	1,125	3	1,425	4	1,695	4

Comments:

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	33,335	100	37,235	100	41,985	100
Of which are in extreme core housing need	1,440	4	1,765	5	1,790	4
Of which are owner households	1,025	3	1,250	3	1,090	3
Of which are renter households	415	1	515	1	700	2

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

   While more affordable than the region, affordability is an issue for many in the Township. To afford a single-detached home at the average price, most households face income gaps of more than $1,200. Single-income households would need to spend 38% or more of their income to own any housing type, and 49% or more on suitable rental housing.

2. **Rental housing:**

   96% of renters are relying on the secondary market and vacancy rates in the primary market have historically been low. Renter households are three times more likely to be in core housing need than owner households. More rental options are needed, especially affordable options for students, seniors, and those at risk of homelessness.

3. **Special needs housing:**

   There are 126 special needs housing units in Langley plus 22 temporary emergency units for women and children fleeing violence. There are no second stage housing units in Langley. Local service providers maintain waitlists for special needs housing and housing options for women and children fleeing violence.

4. **Housing for seniors:**

   As the population ages, there may be increased need for long-term supportive housing and independent housing that meets the needs of those with activity limitations. Engagement findings suggest that seniors looking to downsize from single-family homes may have limited options.

5. **Housing for families:**

   59% of the households in Core Housing Need are family households. Affordability challenges are particularly acute for lone-parent family households, as 26% of these households are in Core Housing Need. Engagement findings suggest there is demand for alternative forms of housing that support multi-generational living and increased affordability.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   There were 206 individuals experiencing homelessness in Langley in 2017, an increase of 124% from the 2014 homeless count. The proportion of young people experiencing homelessness has increased. While Langley has 338 supportive living units, Gateway of Hope is the only emergency shelter and reported 477 turnaways in 2019.

7. **Any other population groups with specific housing needs identified in the report:**

   Equity-seeking households, including Indigenous households, immigrant households, and households with an activity limitation, are more likely to be in core housing need. Approximately 1 in 5 non-family households is in core housing need.

Were there any other key issues identified through the process of developing your housing needs report?

APPENDIX D

Engagement Summary Report

Township of Langley Housing Needs Report

Engagement Summary Report

June 10, 2020

Submitted to the Township of Langley
Prepared by Urban Matters CCC

Introduction

Project Overview

The Township of Langley (the Township) is among the fastest growing communities in Metro Vancouver. Like many communities in the region, the Township has been facing increasing housing pressures due to its growing population, changing market conditions, and shifting demographics. To better understand the current and future housing needs of its population, the Township has undertaken a Housing Needs Report process. Housing Needs Reports are mandated by the Province of BC and are intended to provide valuable information that will be used to inform future actions on housing and community planning.

As part of this process, the Township completed a broad range of community engagement activities including focus groups and key informant interviews. Project engagement was informed by previous engagement undertaken by the Township as part of their Social Sustainability Strategy development process which included an online survey, stakeholder workshops, and youth workshops. The purpose of community engagement was to dig deeper into the local realities of housing needs, strengths, challenges, and opportunities as they are experienced by community members in the Township. Through engagement, the Township was able to:

- Gain insight and depth on the initial findings from the quantitative data analysis
- Collect ideas from engagement participants about housing needs, challenges, and opportunities
- Provide opportunities for the public to learn about the process and share their personal experiences and observations about housing needs

This document provides an overview of the engagement process and findings. Engagement was guided by a project-specific Communications and Engagement Strategy and was designed to be inclusive and equitable with the goals of reaching community members from all walks of life, in keeping with the Township's Public Engagement Strategy and Charter.

Engagement Process

Engagement began in late February 2020 and was finalized in early April 2020.

Equity and Inclusion

Principles of inclusion and equity guided each of the engagement opportunities. The intent of the various engagement methods was to learn about housing needs of individuals of all ages and life circumstances, with a particular focus on community members who are struggling or unable to meet their housing needs independently or through options available in the housing market.

Engagement methods and materials were developed with equity and inclusion in mind.

Accessibility

The locations of all in-person meetings were intended to be accessible for people with wheelchairs, strollers or mobility aids. Additionally, the engagement team did its best to provide multiple ways for community members and key informants to share their housing experiences, including online through digital storytelling platforms, and over the phone through an interview. Staff at a community organization supported the delivery of a focus group with individuals with lived experience of homelessness and housing insecurity, at a location that was comfortable and accessible to them.

Engagement and Communication Methods

Stakeholder Focus Groups

The focus group method was chosen to gain insight and depth of understanding about the preliminary quantitative findings. Focus group participants were invited based on their knowledge and experience, and were grouped by themes to generate informed discussion and feedback.

Focus groups for the development community and non-profit agencies / related service providers were held at Fire Hall #6 in late February. A focus group for the real estate community was held online in early April, in response to requirements for social distancing as a result of the COVID-19 pandemic. Each focus group session began with a brief presentation outlining the project process and objectives, followed by initial data findings. A facilitated group discussion then took place.

Participants were asked the following questions related to the assets, opportunities, strengths, and challenges with housing in the Township:

- *In terms of housing, what are Langley's strengths?*
- *Over the past five and ten years, what changes have you observed in the Township's housing market/need?*
- *What housing gaps are you observing?*
- *What housing or related service needs are not being met?*
- *What barriers and or/challenges exist for new housing development in the Township?*
- *What opportunities exist for addressing housing issues in the Township?*
- *Where and how can the Township increase opportunities for the provision of housing in the community?*
- *What suggestions do you have for creating more housing options?*

Development Community	Non-profit and Related Service Providers	Real Estate Community
• Fifth Avenue • McElhanney • Quadra Homes • Qualico • Urban Development Institute • Vesta	• Encompass Support Services Society • Fraser Health Authority • Gateway of Hope – The Salvation Army • Inclusion Langley Society • Jackman Manor • Langley Collaborative Homelessness Action Table • Langley Community Services Society • Langley Pos-Abilities	• Local realtors • Members of the Fraser Valley Real Estate Board Government Relations Committee

	• Langley Seniors Community Action Table • Lookout Housing + Health Society • Nest Housing Society • Stepping Stone Community Services Society • Triple A Senior Housing Society • Waceya Métis Society	

People with Lived Experience Focus Group
A focus group for people with lived experience of homelessness and housing insecurity was held at Creek Stone Place, in late February in partnership with Stepping Stone Community Services Society. Unlike the other focus groups, this session consisted of group discussion only; no quantitative data findings were presented. The purpose of this session was to gather information and feedback on housing needs. Participants were asked the following questions:

- *What are your experiences of being without housing, or unstably housed in the Township of Langley?*
- *What types of services (supports / shelter / housing) do you access?*
- *What do you need that you can't find / access?*
- *What could help you move out of homelessness?*

Key Informant Interviews
Seven interviews were conducted with the purpose of collecting information from key informants with specialized knowledge of the housing sector and / or housing needs of specific demographic groups within the Township, including organizations that could not attend the focus group session. Key informants were asked to identify how housing challenges impact their organization's programming and whether there are strategies or opportunities for the Township to address these challenges.

Organizations that participated included:

- Kwantlen Polytechnic University
- Trinity Western University
- Greater Langley Chamber of Commerce
- Kwantlen First Nation
- Lower Fraser Valley Aboriginal Society
- Ishtar Women's Resource Society
- Langley Pos-abilities

Social Sustainability Strategy Development Engagement Findings
In 2018 and 2019 the Township undertook numerous engagement activities in order to inform the development of a Social Sustainability Strategy. As part of the Strategy's engagement program, 45 engagement activities were held that reached over 1,500 residents and stakeholders and involved 58

local organizations. The work done through the development of the Strategy has informed the Housing Needs Report process and the key findings from this earlier engagement are included in the following section of this report.

Digital Storytelling

A digital storytelling platform was created on the Township of Langley's webpage and was open for community submissions from March 10, 2020 to April 5, 2020. Through the platform community members were asked to share their experiences of accessing and maintaining housing within the Township. Submissions were entered into a prize draw for one of five available 10-visit recreation passes.

This engagement opportunity was promoted through:

- The Township's website as a "Latest News" post at tol.ca/housingneeds
- Facebook
- Twitter
- The Township Page in the Langley Advance Times
- The Aldergrove Star online edition

Three submissions were received through the digital storytelling platform. The timing of this engagement activity was closely followed by the on-set of the COVID-19 pandemic. It is likely that community members needs and attention were shifted to more present issues and that capacity for feedback was directed elsewhere. Pandemic response also necessitated that the Township redirect attention and promotional activities to COVID-19 relevant information.

Summary of Engagement Findings

Information gathered from each engagement method has been summarized to create key themes for housing needs and opportunities in the community. This summary includes key findings from the Social Sustainability Strategy engagement process which identified housing to be a top priority for action.

General Findings

There is a lot of easily developable land / space available in the Township.

Key informants and community members shared that a positive characteristic of the Township is that there is lot of developable land within the community. Most is privately owned, but the availability facilitates new housing development.

Communities have unique identities, diversity, and strong community spirit.

Communities and neighbourhoods within the Township have their own unique and attractive characteristics. There was agreement that overall, the Township is fortunate to have a large variety of good quality facilities and schools spread out across the Township and no one community is less desirable than another based on the services that are available. Communities are also seen as having their own unique identities, which appeal to a variety of people and provide diversity while also fostering strong community spirit.

Collaboration is happening between community organizations, developers, and the Township, with opportunities to do more.

Many focus group and interview participants were encouraged by the Township's willingness to collaborate and work towards positive housing solutions together. Participants wanted to encourage the Township to continue to support opportunities for partnership and collaboration, particularly to access funding opportunities available through both the provincial and federal levels of government. Many organizations would like to work with the Township to find solutions together and encouraged the Township to continue the good community-to-community work they have facilitated, particularly with surrounding First Nations. Examples of potential partnership opportunities included working together with local educational institutions to find solutions for student housing needs and partnering with local disabilities advocates and people with lived experience to seek input on new housing developments.

In order to support further partnership opportunities, it was suggested that the Township explore options related to municipal land that is currently available within the community and connect with partners to explore how this land can be made available affordably. Organizations would like to have the Township at the table early when opportunities do arise and move alongside the Township through affordable development processes.

Unaffordability is challenging for many community members.

Although the Township is still relatively affordable compared to other areas of Metro Vancouver, many community members are struggling to find appropriate and affordable housing options. This was reiterated through both the Housing Needs Report and Social Sustainability Strategy engagement processes. Despite several recent initiatives and projects that respond to housing affordability issues, the lack of affordable housing options for community members with lower income levels, including seniors and families, is still a pressing challenge. There is a sense that even middle-income households are struggling to access housing that is both suitable and affordable. Many would like to continue to see an increase in subsidized, non-market, and market rental housing in the Township. This is particularly important for supporting vulnerable populations.

There is a lack of housing diversity in the Township

It was felt that there is a lack of housing diversity in the Township, specifically the prevalence of single-family homes, and a lack of integrated developments, with mixed tenures and supportive housing options located in the same buildings or same area. Although new developments are introducing a broader range of housing types to the Township, which is creating more housing options for community members with diverse needs and income levels, there is still a need to do more.

There is an increasing demand for alternative forms of housing that support multi-generational living, increase affordability, and encourage mixed-market housing opportunities.

Within the housing market, there appears to be greater demand for secondary suite, laneway home, and garden suite opportunities in a variety of housing forms, including single-family homes and townhouses. These types of housing options are self-contained separate dwelling units that allow for gentle forms of density, support multi-generational living, and increase rental opportunities. Focus group and interview participants highlighted the need for housing options that can provide supplementary income to homeowners by allowing for rental income, or support multi-generational housing opportunities. For example older homeowners are able to provide housing for younger family members who may be looking to save until they themselves could enter the housing market. As affordability worsens in other areas of Metro Vancouver, families are looking for more affordable housing options within the region, including in the Township where housing is considered to be comparatively affordable for those who are in a position to enter the housing market.

Both the development process and development regulations can be challenging and do not always encourage affordable development options or a diversity of housing types.
Engagement activities identified feelings of frustration about the development process within the Township, especially regarding the time to complete the development application process and the cost of development fees. It was felt that the development application process could be streamlined to help better meet development demand and reduce the time costs associated with the process. Current development regulations, particularly parking requirements, were seen as challenging for those who are seeking to develop more innovative models of housing.

Transportation and housing need to be linked.
Community members, focus group, and interview participants highlighted the need for more affordable housing options that are located close to reliable public transit networks, as well as an overall need for public transit opportunities to be expanded. It is recognized that access to transit improves quality of life, encourages more walkable communities and supports a variety of population groups such as seniors who no longer drive, lower income families who may not own a car, individuals with varying abilities, students, and youth. Without reliable transportation, housing cannot be considered accessible.

More rental options are needed.
It is challenging to find rental options within the Township and there appears to be a high demand for more purpose-built rental opportunities. In particular, the need for more affordable rental options for students and seniors was highlighted. Engagement participants suggested that opportunities to encourage the development of smaller units should be explored. Smaller units for single individuals, such as 1-bedrooms or bachelor units are difficult to find, but could support the needs of different priority groups, such as a student or senior living alone. Additionally, focus group and interview participants highlighted a need for the Township to explore more incentives for the development of affordable housing options, as well as minimum requirements for development of priority types of housing (i.e. affordable, rental and smaller unit types).

Seniors are looking to downsize but have limited options.
Seniors who wish to downsize from larger single-family homes have limited options available to them within the Township. While there are housing options available in apartments and townhouses, the layout of these housing types may not be suitable for their accessibility needs or preferred in terms of livability. The limited options available mean that seniors may be in situations where they may be over-housed and unable to maintain their current home.

Those with diverse abilities need diverse and accessible housing and transportation options.
The need for more accessible housing options linked to transportation networks was highlighted throughout the engagement activities. Housing should be looked at from the perspective of accessibility, with greater standards applied to both new builds and older homes, such as through development requirements or by encouraging accessible upgrades when renovating. Those living with a disability should also be engaged at the design stage of new construction, to provide expertise on developing accessible housing.

Rising insurance costs for stratas are making strata units less affordable for all

Focus group and interview participants discussed the issue of rising strata insurance costs and the effect this is having on the affordability of multi-family housing. It was suggested the insurance costs are passed onto homeowners through strata fees, and make strata ownership options less affordable. This could be even more challenging for those with fixed incomes, such as seniors or people receiving assistance payments. Some participants suggested there is already a low supply of strata units relative to other housing types in the Township and expressed concern that developers might become reluctant to build strata units due to marketability challenges resulting from rising strata rates.

The Township is generally family friendly.

The prevalence of single-family homes and townhouses, as well as access to good schools and community amenities throughout most neighbourhoods, make the Township a good place to live for most families. However, for families who have lower incomes, single-parents, or families looking for affordable rental options, living in the Township is much more challenging.

There are few options for those who are unhoused.

The Township lacks emergency shelter and supportive housing options for community members who are unhoused. It is also very challenging for those who have been or currently are homeless, to access housing within the private rental market. The requirement to pay a damage deposit or provide first and last months rent can be a large barrier. There may also be stigma amongst private landlords to provide housing to an individual who has previously been homeless. Additionally, without regular access to personal facilities, such as showers or laundry, it can be challenging for unhoused individuals to present themselves well to prospective landlords.

More culturally appropriate housing options and support services are needed for Indigenous community members.

> The Township is located on the overlapping traditional territories of the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations and has an Indigenous population of over four thousand, comprised of First Nations, Métis, and Inuit people from across Canada.

Indigenous community members often face systemic discrimination and additional barriers to accessing affordable, suitable, safe, and adequate housing. Indigenous community members are often unable to qualify for bank loans and financial supports and are therefore excluded from home ownership opportunities. Because of this, more affordable rental housing options are needed for Indigenous community members and families who are at risk of homelessness. In particular, Indigenous youth who are aging out of care, Indigenous women who are fleeing violence, Elders and single-fathers have few options available to them. More opportunities for multi-generational housing are also needed; Indigenous youth and Elders, for instance, may benefit from shared housing opportunities.

For those looking for substance use services, there are no culturally appropriate healing centres, sweat lodges, or other traditional healing activities available in the local area to support their recovery needs.

Women and children fleeing violence often struggle to stay in the Township.

Women fleeing violence have very limited housing options available to them within the Township. Although there are a few transitional housing options available, women and their children are unable to find options once they are ready to leave transitional housing because they are unable to find affordable housing options to move in to. Lack of affordable housing options leads to spaces within transitional housing being occupied for longer periods of time. Subsequently, additional women and children looking to access transitional housing are turned away because spaces are occupied. This leaves women who are trying to flee violent situations - and their children - in dangerous situations. Because emergency housing options are not available for them to access, they may be forced to remain in dangerous situations.

Youth aging out of care are vulnerable to homelessness .

Youth aging out of foster care experience gaps in accessing housing in the Township. Without appropriate, affordable rental options, many youth find themselves in a vulnerable situation where they might go unhoused or return to an unhealthy or dangerous family environment from which they had previously been removed.

Students may be struggling within the rental market.

Both KPU and TWU have campuses located within the Township. KPU does not provide student housing on campus and TWU only has housing available for undergraduate level students. Students from both TWU and KPU are struggling to find smaller affordable housing options close to campus or located close to transit. Particularly, the need for more studio or 1-bedroom style housing units was identified.

Newcomers may be struggling to find appropriate housing options.

Engagement activities have suggested that compared to non-immigrant households, non-permanent residents and recent immigrants may face additional housing challenges due to larger household family sizes and a need for affordable housing options that can accommodate their needs. They may also face discrimination and racism, especially those who are visible minorities. Many experience challenges finding employment, learning English, adapting to a new culture and society, dealing with financial constraints, and finding suitable housing.

Key Themes from Individuals with Lived Experience

Out of the need for equity, information gathered from those with lived experience of homelessness and housing insecurity is highlighted separately from feedback gathered from other engagement participants. It is important to prioritize the voices of those who are most in need of housing in the community, and who may not have other avenues of offering input to decision-makers.

We Need Individualized Solutions and Diverse Housing Options.

There is no cookie cutter solution for everyone experiencing housing insecurity in the Township, as there are multiple experiences of being homeless. It was shared that not everyone who is unhoused necessarily has complex needs and may not need the same level of service as those with substance use or mental health challenges. It is not appropriate to label all those who are unhoused as being one group and diverse services are needed to support a diverse population.

Support services beyond housing are fundamental to prevent and support transitions out of homelessness.

Support services are just as important as housing. Things like access to personal hygiene services such as bathrooms, showers, toilets, and places to clean clothes, are necessary for individuals to be able to then access housing, employment, and more. Without the ability to maintain one’s physical appearance, those who are unhoused struggle to be seen as viable candidates to prospective landlords or employers. Access to these services are an important aspect of supporting one’s ability to become housed. Those with lived experience share that they currently use public facilities and services available at the Gateway of Hope.

Accessing prevention supports, like advocacy, employment help, and channels to speak to local politicians are also important services.

Prioritize Housing First.
Individuals with lived experience emphasized the importance of supports that prevent homelessness and prioritize housing first. The first step of housing individuals is key. In addition to having more housing like Creek Stone Place, having a centralized access point for rental assistance programs, and spaces where individuals can keep their personal belongings and pets, were also identified as helpful supports to accessing permanent housing.

'Housing First' is a recovery-oriented approach to ending homelessness that centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed. The basic underlying principle of Housing First is that people are better able to move forward with their lives if they are first housed. This is as true for people experiencing homelessness and those with mental health and addictions issues as it is for anyone. Housing is provided first and then supports are provided including physical and mental health, education, employment, substance abuse and community connections. – The Homeless Hub

Not all housing insecurity is visible.
Not all types of homelessness and housing insecurity are visible. Some community members are one pay cheque away from losing their homes, some may have jobs but cannot find housing due to high costs and low vacancy rates. In particular, for those who are working a low wage job, initial access to housing, such as being able to afford the cost of a damage deposit, can be a challenge.

Appendix A: Key Findings from the Social Sustainability Strategy Development Engagement Process (2018 and 2019)

July 2018 - Phase 1 and 2 Engagement Summary Report Findings[1]

Current strengths and challenges:

Housing variety: New developments are introducing a broader range of housing types to the Township, which is creating more housing options for community members with diverse needs and income levels. There are concerns about the rapid pace of development in the Township, while some are also concerned about the amount of higher density developments in some areas.

Housing affordability: Despite several recent initiatives and projects that respond to housing affordability issues, the lack of affordable housing options for community members with lower income levels, including seniors and families, is a pressing challenge. There is a sense even middle-income households are struggling to access housing that is both suitable and affordable. Many would like to see an increase in subsidized, non-market, and market rental housing in the Township.

Homelessness: Although several agencies and places in Langley, such as the Gateway of Hope and Langley Youth Hub, offer support for community members who are currently experiencing or at-risk of homelessness, many feel that homelessness is a growing and pressing challenge both within the Township and throughout the region. Some believe there is a lack of shelter and support for people who are homeless, while others believe these supports are contributing to the presence of homelessness in the Township.

Priorities for action:

Housing: Housing, particularly affordability of housing, emerged as one of the top priorities for action. It was noted the lack of affordable housing is having a detrimental impact on other social issues, like the well-being of children, youth, and seniors, and the general health of community members. Increasing the number of subsidized, non-market, and market rental housing units was commonly identified as a strategy to improve affordability.

August 2019 - Phase 3 Engagement Summary Report Findings report[2]

Housing related suggestions / feedback from community members included:

- Expand dwelling types and sizes (use tools to support creative housing options, allow detached accessory dwelling units and tiny homes, restrict home size, and build homes with less expensive finishes)
- Increase housing supply (allow higher densities and expedite new developments)
- Address the needs of different population groups (build more housing for lower-income families, seniors, students, and women who have experienced violence)
- Develop more rental housing (encourage manufactured home parks, promote legal secondary suites, and incentivize or require new developments to include rental units)

[1] https://webfiles.tol.ca/CommDev/Phase%201%20and%202%20Engagement%20Summary.pdf

[2] https://webfiles.tol.ca/CommDev/Phase%203%20Engagement%20Summary%20(SSS).pdf

- Protect and retain existing rental housing (protect existing affordable rental housing, including manufactured home parks, and eliminate short-term rentals)
- Increase non-market and subsidized housing (develop more affordable housing, including mixed-income housing, through inclusionary zoning, tax incentives, donating public land, supporting non-profit housing providers, and advocacy)
- Address other housing costs (build more energy efficient housing and reduce property taxes)
- Provide emergency shelter, supportive housing, and other supports for people experiencing homelessness (increase shelter space for youth, raise awareness about the Youth Hub, build a shelter and transition house for women and children at risk of violence, develop more supportive housing, including temporary modular housing, increase homelessness supports and access to washrooms, and expand extreme weather response shelters)
- Destigmatize homelessness (address misinformation and raise awareness about homelessness, including the housing first approach)
- Take action on housing demand (restrict foreign ownership, require housing to be occupied, control rent rates, increase rental assistance, and provide access to rent banks)
- Enhance partnerships, coordination, and planning (spark a closer relationship with BC Housing, work with post-secondary institutions to provide housing, hire a municipal housing coordinator, and research local housing needs across the housing continuum)
- Consider links to broader community planning issues (protect the natural environment, mitigate and adapt to climate change, provide infrastructure in advance of development, develop compact, walkable neighbourhoods with ample community space, and ensure high quality design that reflects the uniqueness of different communities)

Appendix B: Key Informant Interviews Questions

1. Can you please tell us:
   - About your organization
   - Where you operate (do you operate in the Township?)
   - About your role
   - What types of housing or housing-related programs your organization offers
   - What other services does your organization provide
   - Who you serve
2. Are there any housing needs that are not being met in the community? Are there specific groups you see facing more housing challenges?
   - Seniors
   - Families
   - Renters
   - Individuals with disabilities
   - Women and children
3. Have there been any changes in housing needs or demand over recent years (e.g. 5 years)?
4. Are any of the housing challenges you identified impacting your ability to deliver programming? E.g., students not being able to find housing, recruitment of new staff, etc. *This question is particularly relevant for stakeholders who are not in the housing sector per se but affected by it – e.g., educational institutions.*
5. Are there any challenges or opportunities you see to build and operate new housing in the Township of Langley?
6. What innovations, strategies or best practices would you encourage in Langley for addressing housing?
7. Any other observations?

Appendix C: Focus Group Summary Notes

In terms of housing, what are Langley's strengths?

- There is lots of available land for development
  - Large supply of undeveloped land (not in ALR) to accommodate growth, mostly level properties which are easy to develop
- The Township is collaborative with proposals that are put forward
- Market is comparatively affordable
  - Compared to 15 minutes to the west – two working people still are able to move up in the market
  - There are price points at which people can buy
- Nice place to live – lovely neighbourhoods, parks, facilities, rec centres, increasing employment
- Diversity and uniqueness of neighbourhoods
- Strong micro-communities – people like to be in Walnut Grove, Ft. Langley, etc.
- Neighbourhoods are appealing
- Well-culturally mixed populations
- We have lots of activities, facilities, parks, and some of the best for the population in the region (e.g., multiple rinks, fields, etc.), although maybe lacking some arts facilities (e.g., theatre / cultural / performance space)
- Strong employment ratio for jobs within the Township
- People are moving to the Township because they are being priced out of markets elsewhere
- The housing that we have is more suitable for families – more accessible price points for townhouses, single family homes, etc.
- More conducive to families compared to other regional centre
- Opportunity to build homes around new transit – Township seems really keen on transit coming here
- Future potential for more transit-oriented development
- Variety of housing is a strength relative to neighbouring communities (i.e., we have more townhomes)
- Schools are good and are a consistent quality across the Township
- We are well-positioned geographically - off of Highway 1 and for commute to Vancouver
- Commercial services are exceptional for the population
- Collaboration among organizations and all levels of government is very good
- Developers seem to be more interested in developing affordable housing
- Langley Township benefits from having a social planner
- There is good engagement and efforts to engage with the public about development, transparency
- We are learning from past developments – what could we do differently? What are the opportunities to learn?
- Collaborative community – strong communication between organization and partners to support each other
- Work and live in the community – invested in it
- There are lots of great and engaged non-profit organizations

- We are building more rental stock than we previously have
- More recognition of housing needs at the community and political level
- Ground-oriented row home development – well developed product / prototype in Township

Over the past five and ten years, what changes have you observed in the Township's housing market?

- Gone from single-family housing to more multi-family
    - Because of price and neighbourhood plans that encourage more multi-family
    - Older 10-15-year-old neighbourhoods and plans that still suggest single-family dwellings, may be outdated
    - There is still a high demand for single-family homes on the greenbelt
- A single-family home is still the dream of most home buyers
- In the past 5 years, seen suites being built in almost all new homes (at least 90%)
    - If people could suite a row house or duplex, that would be a game changer
    - Bank will put the income of the suite towards the mortgage, which helps people get in to the housing market
- We can maintain the dream of home ownership while still providing increased density – look at more diverse options like quadplexes, triplexes, etc.
- Looking at doing suites in more multi-family – e.g., condos with a lock-off
- Suites being rented out in the homes are being rented out for full market price
- Parking is a problem – need to have the parking spaces
    - E.g., Clayton development needed wider roads, more parking
- Changes in demand for secondary suites, lock off units, etc., but parking requirements are making it challenging to develop these – but don't want another Clayton, which created a Kits-style development in Langley with narrow roads, street parking, not enough parking
    - Could make lots bigger to accommodate off-street parking but then becomes less affordable
- Steps, approvals, etc. are eroding the affordability and ability to provide affordable housing
- Every additional cost from the Township and time required to move through the development approval process is an additional cost to the housing
- Increasing cultural diversity in buyers
- Dramatic rise in the availability of multi-family / condo options vs. single family
- People cannot afford to buy in Burnaby, New West, Vancouver, so they move out to Surrey, Langley, Fraser Valley
    - Also for rural setting – raise family outside of dense urban core
- Seen shift in criteria / expectations of younger buyers – even though it's the suburbs, they often share one car and require transit options
    - This has been recent, didn't see this as much in 2010
    - They like Willoughby Town Centre and option to walk if they choose
- Most can't afford single family now, so shift in market to more multi-family
    - Townhouses are more affordable and more available in Langley, so people moving out there
- 10 years ago, couldn't sell a condo – lots of supply
    - Now, trend has flipped
- Shift in attention to Aldergrove

- Now is on a different path, revitalizing
- Related to affordability and facilities that draw families to the area

What are some housing challenges / gaps / demands / barriers you are observing in the Township?

- Diverse forms of density
  - Coach house off townhouses, rowhouses
  - Smaller single-family rancher style but these are not affordable to build because of the cost of land
- Most municipalities are not meeting their projected housing needs provided by Metro Vancouver
- Supply issue
- Lack of staff – not enough people to handle the volume and complexity of development applications
- DAPR report (Development Approvals Process Report) created by the Province describes key challenges experienced in the development process
- How watercourses are defined is now challenging as well – requires developers to work around, get provincial approvals, purchase additional land to compensate
  - Municipalities have opportunity to step in and create watercourse protection that is more development-friendly
- Bureaucratic layers add time
- Inconsistent or conflicting policies across departments, levels of governments in local governments (not just in the Township)
- Demand for front-loaded detached single-family homes
  - Front-loaded lot might be larger, more expensive upfront but cheaper to develop because you don't have to develop a lane behind (Surrey even asking for sidewalks in the lanes)
  - Less active street fronts, less desirable
  - Access for pedestrians behind houses is expensive to develop and can be unsafe
- Not enough purpose-built rental buildings in the Township – massive shortfall
  - Need to build purpose-built rental mixed in with everything else rather than doing full zones
    - Integrated tenures rather than creating low-income zones
- Perception about people in rental units
  - Renter misconception
  - Public doesn't want rental or non-market houses in their neighbourhoods (e.g., Aldergrove)
  - Langley City doesn't require public information meeting for rental buildings – can get a development permit in 3 months – put rental application in front of City and they approve it
- Problem with public input – we give too much weight to a few vocal dissenters
  - Of course, we have to listen to the public, let them have their say, but sometimes we do have to stand up and provide what is needed for a functioning community
- Political will can get things done
- Don't need to discuss tenure at public presentations – it's about the use, not the user
- Have to dig into the opposition – focused opposition from a few vocal individuals

- Have to take into account the people who don't come out to the public events – if they don't come out, it means they don't care / they're fine with it
- Multi-generational homes
- More options overall for boomers who want to downsize
- Supply is not targeting those born between 1946 and 1959
- Economy of land makes it challenging to deliver what people want
- Pocket neighbourhoods are a good idea
- There are creative ideas that could help meet these needs and get people out of the massive single-family homes, which could free up some land to be developed
- Chilliwack has done a good job of creating seniors'-oriented developments, areas for mobile homes, etc. which can be challenging in other areas re: land costs
  - This could be appealing for those who want to be in a rancher-type scenario
  - Popular for those who are looking to downsize
- Community-based design instead of isolated home ownership
  - This is hard to sell on a large scale
  - When looking at strata documents, if there are a lot of complaints or something, indicates health of (building's) community
- Proposed laneway housing development in Murrayville – looking at other communities that do laneway, even for a simple laneway with enough access for firetrucks, utilities, etc.
  - See as different than coach houses
- Strata is becoming onerous
- Opportunity in Brookswood with big lots (1/4 acre)
  - Can have granny flats, ground-level, student housing etc.
- Opportunity to improve utilities and services as well, with the need to hook up new laneway etc.
- Gently densify
- Upsurge in people wanting to move back into mobile home parks
  - Related to unpredictable, rising strata fees
  - Like tiny homes
- As all costs go up, the increases are passed along to renters
- Property tax is too high for many seniors
- Refugee – 1 child vs many – only 1 child tax benefit – diverse abilities
- Refugee Seniors – language, cultural barriers, don't want to ask for help
- Low rental availability - landlords can be picky
- Large families struggle to access rental housing
- Challenge finding accessible homes which impacts seniors and people w/ disabilities
- Adults with developmental disabilities don't have housing options and struggle with transportation
- Transportation is a matter of quality of life
- Can't talk about accessible / housing without talking about transportation
- Affordability of housing in general
- Are people aware of the supports that are available?
- School connected to housing – they are becoming so full – opportunity for Township to plan
- Need to focus on building sustainable communities
- Breakdown for extended family

- Fear of over development in Willoughby – zoning issues
- Parking associated with rental housing needs to be worked into phasing plan
- Need more walkable communities
- Affordability and supply are barriers = causes competition
- Lack of support – need low-barrier housing – supports for mental health and addictions
- Need more supportive housing
- Vacancy rate + availability – competition means vulnerable populations miss out (discrimination) – like those transitioning out of care
- Accessibility (to services, supports) i.e., transportation
- Substandard unsuitable conditions, landlords take advantage – low vacancy = terrified to complain
- Accessing emergency winter shelter because no heat
- Need student housing + senior housing, both groups are looking for the same form of housing in many cases and could be put together
- Seniors mixed with housing first = neither group is receiving the support services they need – landlord is not the support system
- MIXED people, MIXED incomes, MIXED!
- Need full service not just give units and walk away – need to think beyond immediate need
- Funding, shelter beds
- Supportive housing for youth (8-10 beds) – short term stabilization
- Need more mixed income communities so low income can benefit from amenities afforded by high income
- NIMBY-ism
- Affordability
- Transportation barriers – we are still an auto-oriented community
- No system in place to support people to keep their housing – no way to identify people that are at risk of losing housing
- Housing waitlists are long (BC Housing, FHA, Ishtar)
- No way to let new homeless people know about services and supports – how do they find help?
- Hard for homeless to access private rental housing – relegated to non-traditional forms of housing (hotels, trailers/ RVs)
- Hard for seniors to access rental housing, can be perceived to be higher maintenance
- Vacancy rate is so low, landlords can pick and choose tenants
- No rentals for people with disability, welfare; landlords putting this on ads
- Many landlords are reliant on tenants that can pay rent – secondary suite landlords for instance can't help people with higher support needs
- Would like to see more substantial supportive housing
- Senior government solutions are often at the emergency / crisis part of the continuum (e.g. new navigation centers)
- Security of tenure in secondary rental market – harder to house people in Langley; many Langley households don't need the rental income from secondary suites
- Emerging insurance costs for strata

What opportunities do you think exist for addressing housing issues in the Township?

- Collaboration with different levels of housing providers and government – work together to create complementary policy

- Have an organization that stick handles everything to make sure it lines up – this would save time and money
- More empowerment to staff. If there is political will, empower staff or management to support projects that come in that align with it even if they are seen as risky
- Purpose-built rentals
    - Rarely economically feasible on their own – Willoughby Walk worked well because got the land for cheap and perfect storm
    - No margin right now once the cost of land and layers are navigated
    - Increase in purpose-built rental recently is converting development permits secured before the market slowed, then built and couldn't sell condos on market, so converted development permits to rental units
    - Traditional development model doesn't allow for purpose-built rental
- 1.5% vacancy rate – creating opportunities for purpose-built rental
- Land lift policy – shouldn't apply to purpose-built rental buildings
- More helpful to have clear policies that you stick to than negotiate every decision – good to know the goal posts in advance
- If you want certain types of housing, incentivize it
- Density bonusing isn't always the answer – not enough incentives to make rentals move forward
- Want to know as much as possible about the land before you develop
- Surrey Land Lift Policy
- Need all in-stream applications to be grandfathered in, rather than just the processes that have been underway for 1-year
- Form-based design, more flexibility, creativity
- Laneways (e.g., for Brookswood, Ft. Langley) – incremental, organic growth and don't have to deal with as much new infrastructure, servicing etc.
    - Helps improve resilience
- Transportation in and amongst the Township and also to get to other communities
    - Journeys can be long and tedious
    - The easier it is to travel the Township (internal or external), the more attractive it is for prospective residents
- Complete communities
- Three Special Study Areas in the ALR in Langley – right on the edge of full services / development but in the ALR
    - Identified by Metro Vancouver as potential to come out of ALR at some point
    - Opportunity for Township to pursue and a take leadership role
    - Would be good to connect with Abbotsford for lessons learned
    - First, would need to assess value and validity
    - Rather than doing piecemeal (property by property), this should be done by the Township
- Township has more ALR land than other communities in Metro Vancouver area
- If you don't have proper housing on agricultural land, you are not going to have farmers and new a generation of agricultural activity
- Langley should have a bigger voice re: ALR and development in ALR land.

- Focus on sustainable community design
- Identify the location of new schools and develop around them
- Look at bylaws with common sense – support multi-generational housing – take it on a one-by-one basis
- Organizations in the Township are currently running a rent home sharing programs – matching people 100 individuals with developmental disabilities with rental opportunities
- Using our space for housing
- Mobile home parks are important
- Seniors shared home opportunities to combat isolation etc.
- Tiny home villages – complete with services, amenities, etc. – like a co-op but a village – like vets' cities in the U.S.
- Process for homeowners adding suites or lock-offs etc. too onerous – inspections and forms etc.
- Regulations preventing / making it difficult for families / homeowners to divide / develop on their own property to house grandmas, adult kids, etc. – incentives for homeowners – legalizing is money and taxes go up
- Build more community and pride in housing more people living together
- Reduce bureaucracy
- Allow suites, laneway homes, lock offs etc. in more forms (e.g. Granny Suites)
- Incentivize and make it more affordable
- Access federal funding to build – collaborate with town to provide land and service providers
- Need transit to access supermarkets, services, education, employment, etc.
- Transit in general
- Disperse services and facilities and schools
- Accessible schools (getting to school)
- Tiny house villages
- Inclusionary zoning policy: could Metro Vancouver Housing manage the units
- Look for opportunities with Metro Vancouver Housing
- Construction cost challenges: Township of Langley could look to reduce development costs for affordable projects
- Affordable housing reserve fund for housing initiatives – project grants
- Township can use regulatory powers and incentives to make affordable projects viable
- Township can provide leadership in supportive non-market / affordable housing

Lived Experience Focus Group

What are your experiences of being without housing, or unstably housed in the Township of Langley?

- Evicted without reason
- Misconceptions about people
- Fences around to keep people out – could be more welcoming, better designed
- Township of Langley is mostly single-family housing – rental / multi-family are mostly for seniors
- Wages / payments too low – incomes need to increase
- More people are coming to the Township
- Ideas on integrating rent / tenures / families so everyone is part of the community
- Help people stay in their community and integrate

- Avoid standalone facilities
- Homelessness is different for everyone
- Downtown Eastside have market + rental + supportive in same building – respect everyone's rights
- Everyone is different – if don't have mental health issues, shouldn't have to live with those who do – there is funding for addictions / mental health only
- Multiple experiences being homeless
- Living arrangements / landlords take advantage of low income people
- Developers could provide BC Housing with units in their developments
- Cookie cutter is not the answer
- Increase in population

What types of services – supports / shelter / housing – do you access?

- Bathrooms and showers – mobile – Gateway only allows 2x per week
- Advocacy for individuals – what are each person's needs? – working with people as individual tenants
- Public washrooms are very important – how can you access housing when you can't clean up
- Place to clean your clothes
- Homelessness prevention supports are needed
- Using community assets is important
- Employment opportunities, access to work
- Channels to talk to local politicians
- Respectful supports for seniors and vets

What do you need that you can't find / access?

- Need spaces for personal belongings and pets
- Non-luxury housing (like for regular families)
- Need to be able to live in my own community
- Need more green spaces
- Access to local services that suit our needs
- Services for everyone
- Youth aging out of care
- Women fleeing domestic violence

What could help you move out of homelessness?

- Provide preventative supports and prioritize housing
- One pay cheque from being homeless – have jobs but can't find housing (vacancy and cost) – recognize other types of homelessness
- Will always be there
- HOUSING FIRST
- More developments like this – Creek Stone
- Match people with housing – profiling like matching older and younger in Europe

- Centralized person / application for all rental assistance
- Dividing up single-family homes – co-op housing, group homes
- Give us something to do
- Damage deposit / down payment create barriers to initially access housing
- Stepping stones like modular units – housing first
    - People living there can be profiled, matched, get assistance and move on so another can move in
    - Approach like: Where are you going to stay until we can figure out what you need?
- Mobile, temporary units
- Teach people business / finance / life skills

Other Ideas

- Homeownership out of reach for most of this generation → this is new for Canada, more common in the rest of the world.

APPENDIX E

Supplementary Data

This Appendix contains additional data tables, which have informed the Housing Needs Report. Unless otherwise stated, all tables are for the Township of Langley from the 2016 Census by Statistics Canada (Custom Tabulation from the Community Data Program).

Note: Due to rounding performed by Statistics Canada, row and column totals may not always add up

Household Type

Household Type by Size

Household Type	Household Size					
	Total	1 person	2 persons	3 persons	4 persons	5 or more persons
Totals	41,985	8,450	14,100	6,945	7,480	5,010
Census family households	32,410	0	13,200	6,785	7,430	4,990
One-census-family households without additional persons	28,030	0	13,200	5,910	6,395	2,525
One couple census family without other persons in the household	24,745	0	11,310	4,830	6,150	2,450
Without children	11,310	0	11,310	0	0	0
With children	13,430	0	0	4,830	6,150	2,455
One lone-parent census family without other persons in the household	3,285	0	1,890	1,075	245	75
With a male lone-parent	745	0	460	215	60	5
With a female lone-parent	2,535	0	1,430	865	185	65
Other census family households	4,380	0	0	875	1,035	2,470
Non-census-family households	9,570	8,455	895	155	50	15

Source: Census 2016, Statistics Canada (Custom Table from Community Data Program)

Households Falling Below the Indicators

Households below housing standards (2016)

Age of Primary Maintainer	Tenure	Household Type					
		All Types	Couple family without children	Couple family with children	Lone-parent family	Multiple-family	Non-family
15 to 29 years	Owner	285	45	55	20	0	155
	Renter	335	35	55	40	0	200
	Total	**620**	**85**	**105**	**65**	**0**	**350**
30 to 44 years	Owner	2,145	210	1,250	240	95	345
	Renter	910	60	320	325	0	185
	Total	**3,055**	**280**	**1,565**	**565**	**110**	**535**
45 to 64 years	Owner	3,055	585	1,200	445	115	705
	Renter	995	125	260	225	45	340
	Total	**4,050**	**715**	**1,460**	**670**	**165**	**1,050**
65 years and over	Owner	1,490	545	105	115	50	670
	Renter	535	125	0	20	0	380
	Total	**2,025**	**660**	**110**	**140**	**65**	**1,055**
All age groups	Owner	6,965	1,395	2,605	825	270	1,875
	Renter	2,780	340	640	620	70	1,115
	Total	**9,750**	**1,730**	**3,245**	**1,440**	**340**	**2,985**

Note: Due to rounding performed by Statistics Canada, row and column totals may not always add up. Due to data limitations, the values in this table and the two tables below only include households that were tested for Core Housing Need.

Source: 2016 Census, Statistics Canada (Custom Tabulation retrieved from Community Data Program)

Percent of households below housing standards (2016)

Age of Primary Maintainer	Tenure	Household Type					
		All Types	Couple family without children	Couple family with children	Lone-parent family	Multiple-family	Non-family
15 to 29 years	Owner	22.0%	9.3%	16.7%	57.1%	0.0%	36.9%
	Renter	37.9%	12.7%	50.0%	72.7%	0.0%	46.0%
	Total	28.4%	11.1%	23.9%	72.2%	0.0%	40.9%
30 to 44 years	Owner	26.1%	18.9%	23.4%	42.1%	29.2%	39.4%
	Renter	41.6%	20.0%	37.4%	68.4%	0.0%	35.2%
	Total	29.3%	19.8%	25.3%	53.8%	30.1%	38.4%
45 to 64 years	Owner	20.9%	14.4%	18.8%	33.2%	15.8%	33.6%
	Renter	40.1%	26.9%	44.4%	51.7%	50.0%	37.8%
	Total	23.7%	15.8%	20.9%	37.7%	20.1%	35.0%
65 years and over	Owner	16.9%	12.3%	16.3%	23.5%	14.1%	23.0%
	Renter	48.4%	35.7%	0.0%	33.3%	0.0%	58.9%
	Total	20.4%	13.8%	16.3%	25.5%	17.1%	29.6%
All age groups	Owner	21.1%	13.8%	20.5%	33.9%	18.8%	29.7%
	Renter	41.7%	24.3%	40.6%	60.5%	45.2%	44.4%
	Total	24.6%	15.1%	22.7%	41.6%	21.4%	33.9%

Source: 2016 Census, Statistics Canada (Custom Tabulation retrieved from Community Data Program)

Average income of households below housing standards (2016)

Age of Primary Maintainer	Tenure	Household Type					
		All Types	Couple family without children	Couple family with children	Lone-parent family	Multiple-family	Non-family
15 to 29 years	Owner	$62,522	$89,074	$77,454	$44,604	n/a	$51,436
	Renter	$40,817	$33,928	$52,949	$38,784	n/a	$37,712
	Total	$50,639	$64,170	$65,527	$40,867	n/a	$43,628
30 to 44 years	Owner	$87,290	$91,964	$94,175	$62,514	$158,906	$57,205
	Renter	$52,683	$50,948	$67,326	$45,390	n/a	$33,812
	Total	$76,996	$82,793	$88,710	$52,662	$158,811	$49,038
45 to 64 years	Owner	$80,679	$77,523	$96,130	$68,305	$169,303	$49,896
	Renter	$58,489	$63,714	$83,808	$55,105	$124,933	$30,721
	Total	$75,222	$75,166	$93,944	$63,874	$157,076	$43,641
65 years and over	Owner	$53,433	$54,646	$104,300	$97,490	$134,271	$30,665
	Renter	$40,944	$51,370	n/a	$39,695	n/a	$36,492
	Total	$50,112	$54,340	$100,176	$87,480	$127,084	$32,786
All age groups	Owner	$76,163	$71,187	$95,138	$69,955	$157,488	$44,504
	Renter	$51,040	$54,077	$72,674	$48,234	$125,067	$34,492
	Total	$68,993	$67,752	$90,720	$60,642	$150,762	$40,776

Source: 2016 Census, Statistics Canada (Custom Tabulation retrieved from Community Data Program)

Core Housing Need

Households in Core Housing Need, Langley Township, 2016

Age of Primary Maintainer	Tenure	Household Type					
		All Types	Couple family without children	Couple family with children	Lone-parent family	Multiple-family	Non-family
15 to 29 years	Owner	60	0	0	20	0	30
	Renter	215	40	30	35	0	115
	Total	280	35	45	55	0	145
30 to 44 years	Owner	565	30	290	125	0	110
	Renter	565	25	140	270	0	130
	Total	1,130	60	425	395	0	240
45 to 64 years	Owner	990	120	345	220	0	295
	Renter	585	60	100	150	20	260
	Total	1,580	190	440	370	30	550
65 years and over	Owner	870	240	30	45	0	540
	Renter	325	55	0	25	0	250
	Total	1,195	290	35	70	0	790
All age groups	Owner	2,490	390	675	415	35	970
	Renter	1,700	180	270	475	20	750
	Total	4,185	575	945	885	55	1,725

Source: Census 2016, Statistics Canada (Custom Table from Community Data Program)

Percent of households in Core Housing Need, Langley Township, 2016

Age of Primary Maintainer	Tenure	Household Type					
		All Types	Couple family without children	Couple family with children	Lone-parent family	Multiple-family	Non-family
15 to 29 years	Owner	4.6%	0.0%	0.0%	57.1%	0.0%	7.1%
	Renter	24.3%	14.5%	27.3%	63.6%	0.0%	26.4%
	Total	12.8%	4.6%	10.2%	61.1%	0.0%	17.0%
30 to 44 years	Owner	6.9%	2.7%	5.4%	21.9%	0.0%	12.6%
	Renter	25.8%	8.3%	16.4%	56.8%	0.0%	24.8%
	Total	10.8%	4.2%	6.9%	37.6%	0.0%	17.2%
45 to 64 years	Owner	6.8%	3.0%	5.4%	16.4%	0.0%	14.0%
	Renter	23.6%	12.9%	17.1%	34.5%	22.2%	28.9%
	Total	9.2%	4.2%	6.3%	20.8%	3.7%	18.3%
65 years and over	Owner	9.9%	5.4%	4.7%	9.2%	0.0%	18.5%
	Renter	29.4%	15.7%	0.0%	41.7%	0.0%	38.8%
	Total	12.0%	6.1%	5.2%	12.7%	0.0%	22.2%
All age groups	Owner	7.6%	3.9%	5.3%	17.0%	2.4%	15.4%
	Renter	25.5%	12.9%	17.1%	46.3%	12.9%	29.9%
	Total	10.6%	5.0%	6.6%	25.6%	3.5%	19.6%

Source: 2016 Census, Statistics Canada (Custom Tabulation retrieved from Community Data Program)

Average income of households in Core Housing Need, Langley Township, 2016

Age of Primary Maintainer	Tenure	Household Type					
		All Types	Couple family without children	Couple family with children	Lone-parent family	Multiple-family	Non-family
15 to 29 years	Owner	$33,767	n/a	n/a	n/a	n/a	$28,455
	Renter	$31,826	$30,738	$40,326	$30,438	n/a	$30,406
	Total	$32,251	$29,438	$38,508	$34,853	n/a	$29,985
30 to 44 years	Owner	$38,995	$27,477	$43,904	$40,433	n/a	$27,226
	Renter	$32,752	$29,893	$42,446	$33,781	n/a	$20,448
	Total	$35,858	$29,784	$43,437	$35,903	n/a	$23,528
45 to 64 years	Owner	$35,143	$28,973	$44,213	$41,155	n/a	$22,072
	Renter	$29,749	$29,625	$40,636	$37,505	n/a	$19,902
	Total	$33,140	$29,778	$43,426	$39,680	$44,792	$21,051
65 years and over	Owner	$27,170	$30,442	$46,418	$39,263	n/a	$23,225
	Renter	$26,536	$32,682	n/a	n/a	n/a	$24,353
	Total	$26,997	$30,535	$46,889	$38,451	n/a	$23,582
All age groups	Owner	$33,192	$29,715	$44,011	$40,789	$42,102	$23,497
	Renter	$30,406	$30,645	$41,640	$34,817	n/a	$23,057
	Total	$32,061	$30,082	$43,334	$37,602	$44,065	$23,305

Source: 2016 Census, Statistics Canada (Custom Tabulation retrieved from Community Data Program)

Housing Stock

Number of bedrooms for all households by structure type, Langley Township, 2016

	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
Total - Structural type of dwelling	70	2,815	8,845	14,025	16,230
Single-detached house	15	350	1,555	7,870	11,890
Apartment in a building that has five or more storeys	10	345	670	80	10
Other attached dwelling	35	1,915	5,565	5,765	4,285
Semi-detached house	0	25	290	515	90
Rowhouse	0	130	2,140	4,095	1,090
Apartment or flat in a duplex	20	650	1,210	1,005	2,975
Apartment in a building that has fewer than five storeys	20	1,085	1,910	140	115
Other single-attached house	0	25	20	15	15
Movable dwelling	15	205	1,050	310	45

Source: Census 2016, Statistics Canada (Custom Table from Community Data Program)

Bedrooms as share of structural dwelling type, Langley Township

	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Total - Structural type of dwelling	0%	7%	21%	33%	39%
Single-detached house	0%	2%	7%	36%	55%
Apartment	1%	33%	59%	5%	3%
Semi-detached house	0%	3%	32%	56%	10%
Rowhouse	0%	2%	29%	55%	15%
Apartment or flat in a duplex	0%	11%	21%	17%	51%
Other single-attached house	0%	33%	27%	20%	20%
Movable dwelling	1%	13%	65%	19%	3%

Source: Census 2016, Statistics Canada (Custom Table from Community Data Program)