



ELECTORAL AREAS INTERIM HOUSING NEEDS REPORT ADDENDUM

Fraser Valley Regional District

November 2024



Table of Contents

Explanatory Note.....3

Legislative Requirements4

 Statement on Transportation Infrastructure4

 Actions to Reduce Housing Need.....5

Next Steps6

Calculation Tables.....7

 Electoral Area A8

 Electoral Area B..... 14

 Electoral Area C.....20

 Electoral Area D.....26

 Electoral Area E.....32

 Electoral Area F.....38

 Electoral Area G.....44

 Electoral Area H.....50

Explanatory Note:

This 2024 Interim Housing Needs Report is prepared in accordance with the requirements of the *Housing Needs Report Regulation* and the *Local Government Act*. This Interim Report is an addendum to the *2021 Electoral Areas Housing Needs Report*, it is not intended to serve as a comprehensive update. This Interim Report includes the following information:

- » The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation utilizing 2021 Census data.
- » A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.
- » A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

Calculations within the existing 2021 Electoral Areas Housing Needs Report continue to utilize 2006, 2011, and 2016 Census data.

A future comprehensive update to the Electoral Areas Housing Needs Report will be conducted in accordance with the requirements of the *Housing Needs Report Regulation* and be received by the FVRD Board by December 31, 2028. This 2028 update will result in alignment with Census update cycles.

Legislative Requirements

Statement on the need for housing in close proximity to transportation infrastructure.

Transportation infrastructure within FVRD Electoral Areas is largely under the jurisdiction of the Ministry of Transportation and Infrastructure. However, FVRD has prioritized improving alternative forms of transportation infrastructure within the Electoral Areas through the following strategic documents:

Regional Growth Strategy—Fraser Valley Future 2050

The Regional Growth Strategy (RGS) supports official community plans and zoning bylaws that integrate land uses with transit service and active transportation routes, and encourage infill, redevelopment, densification, and mixed-use as a means of creating more compact development patterns and housing affordability, particularly around downtown cores and neighbourhood centres.

FVRD recognizes that new and existing housing development in the Electoral Areas must be supported by transportation infrastructure that facilitates alternative forms of transportation.

Active Transportation Network Plan (DRAFT)

In 2024, the FVRD has taken steps to broaden alternative forms of transportation within the Electoral Areas through the Active Transportation Network Plan (ATNP). This Plan identifies gaps and establishes priorities for improving transportation infrastructure that supports walking, bicycling, and public transit. The ATNP focuses on providing safe connections within communities in the Electoral Areas, linking housing to key community destinations.

The goals of the ATNP will be realized through integration into Official Community Plans, Neighbourhood Plans, the Zoning Bylaw, and the Subdivision and Development Servicing Bylaw.

Legislative Requirements

Description of actions taken to reduce housing needs since 2021 Housing Needs Report.

Since the FVRD Board received the 2021 Housing Needs Report for the Electoral Areas, the following actions have been undertaken to reduce housing need:

EA	Action	Status
All	Adoption of a Regional Zoning Bylaw <ul style="list-style-type: none"> Consolidation of 9 zoning bylaws and streamlining of zoning regulations for clarity and ease of use 	Completed in 2022
A, B, C, D, G, H	Implementation of Accessory Dwelling Unit (ADU) Policy through Zoning Bylaw amendments <ul style="list-style-type: none"> 1246 properties permitted ADUs 	Completed in 2023
C, D, F, H	Approved subdivisions June 2021– September 2024 <ul style="list-style-type: none"> Creation of 89 new residential lots 	Ongoing
C (Hemlock), C (Lake Errock & Harrison Mills)	Official Community Plan Updates <ul style="list-style-type: none"> Land use designations to align with housing unit and typology needs 	Adopted (Hemlock); Ongoing (Lake Errock and Harrison Mills)
C (Lake Errock), H (Lindell Beach)	Information campaign to residents (Mail-out) <ul style="list-style-type: none"> Short term rental prohibition per existing zoning regulations 	2021, 2023 and 2024
A, B	Complete Community Study <ul style="list-style-type: none"> Identify opportunities to establish appropriate housing based on identified need 	Ongoing to 2025
F	Groundwater Capacity Risk Assessment <ul style="list-style-type: none"> Consider effective density thresholds and risk to aquifers 	Ongoing to 2025

Next Steps

As the FVRD undertakes Official Community Plan reviews and updates, the 2024 Interim Housing Needs Report in conjunction with the 2021 Housing Needs Report will be used as a reference and guide for the following:

- » understanding existing gaps in housing supply
- » developing policy to encourage the appropriate housing typologies to meaningfully address supply gaps and area specific needs
- » ensuring that land use designations provide the capacity to supply the required number of housing units over the proceeding 20 years

**CALCULATION TABLES
FOR 5 AND 20 YEAR HOUSING NEEDS:
ELECTORAL AREAS A-H**

ELECTORAL AREA A

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- *A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Fraser Valley A RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	210	150	185	185
Renters	25	75	70	75

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Fraser Valley A RDA (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	0	0.00%	0.00%
Renters	0	0.00%	0	0.00%	10	14.29%	0	0.00%	3.57%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Fraser Valley A RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	185	0.00%	0.00
Renters	75	3.57%	2.68
Total New Units to Meet ECHN - 20 years			2.68

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Fraser Valley A RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
317,670	475	0.15%	2,262	3.38
Total New Units to Homelessness Needs - 20 years				3.38

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Fraser Valley A RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	10	0
25 to 34 years	25	0
35 to 44 years	45	10
45 to 54 years	60	0
55 to 64 years	40	10
65 to 74 years	35	0
75 years and over	0	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Fraser Valley A RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	0
25 to 34 years	15	0
35 to 44 years	20	10
45 to 54 years	20	10
55 to 64 years	50	15
65 to 74 years	45	25
75 to 84 years	25	10
85 years and over	0	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

EXPORT

Fraser Valley A RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	35	45	20	30
	20 to 24 years	10		10	
25 to 34 years	25 to 29 years	25	40	20	35
	30 to 34 years	15		15	
35 to 44 years	35 to 39 years	65	115	25	50
	40 to 44 years	50		25	
45 to 54 years	45 to 49 years	25	85	10	35
	50 to 54 years	60		25	
55 to 64 years	55 to 59 years	50	75	60	95
	60 to 64 years	25		35	
65 to 74 years	65 to 69 years	15	45	55	115
	70 to 74 years	30		60	
75 years and over	75 to 79 years	0	0	40	50
	80 to 84 years	0		10	
	85 years and over	0		0	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

EXPORT

Fraser Valley A RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	10	0	45	22.22%	0.00%
25 to 34 years	25	0	40	62.50%	0.00%
35 to 44 years	45	10	115	39.13%	8.70%
45 to 54 years	60	0	85	70.59%	0.00%
55 to 64 years	40	10	75	53.33%	13.33%
65 to 74 years	35	0	45	77.78%	0.00%
75 years and over	0	0	0	n/a	n/a

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

EXPORT

Fraser Valley A RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	22.22%	0.00%	30	6.67	0.00
25 to 34 years	62.50%	0.00%	35	21.88	0.00
35 to 44 years	39.13%	8.70%	50	19.57	4.35
45 to 54 years	70.59%	0.00%	35	24.71	0.00
55 to 64 years	53.33%	13.33%	95	50.67	12.67
65 to 74 years	77.78%	0.00%	115	89.44	0.00
75 years and over	n/a	n/a	50	0.00	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

EXPORT

Fraser Valley A RDA (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	6.67	0.00	0	0	6.67	0.00	6.67
25 to 34 years	21.88	0.00	15	0	6.88	0.00	6.88
35 to 44 years	19.57	4.35	20	10	-0.43	-5.65	0.00
45 to 54 years	24.71	0.00	20	10	4.71	-10.00	0.00
55 to 64 years	50.67	12.67	50	15	0.67	-2.33	0.00
65 to 74 years	89.44	0.00	45	25	44.44	-25.00	19.44
75 years and over	0.00	0.00	25	10	-25.00	-10.00	0.00
Total New Units to Meet Suppressed Housing Need – 20 years							32.99

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

EXPORT

Fraser Valley A RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

EXPORT

Fraser Valley A RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	50.24%	265	398.13	133.13
Total New Units to Meet Household Growth Needs – 20 years				133.13

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

EXPORT

Fraser Valley A RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	75	77.32
Local Vacancy Rate	1.40%	98.60%		76.06
Total New Units to Achieve 3% Vacancy Rate – 20 years				1.25

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Fraser Valley A RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	2.68
B. Persons Experiencing Homelessness	3.38
C. Suppressed Household Formation	32.99
E. Rental Vacancy Rate Adjustment	1.25
Total	40.30
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Fraser Valley A RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0.67	2.68
B. Persons Experiencing Homelessness	1.69	3.38
C. Suppressed Household Formation	8.25	32.99
D. Anticipated Growth	41.21	133.13
E. Rental Vacancy Rate Adjustment	0.31	1.25
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	52	
Total New Units - 20 years		173

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



**Housing Assessment
Resource Tools
(HART)**



**Licker
Geospatial
Consulting**

ELECTORAL AREA B

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- *A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Fraser Valley B RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	315	310	290	295
Renters	60	15	80	80

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Fraser Valley B RDA (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	0	0.00%	0.00%
Renters	0	0.00%	0	0.00%	15	18.75%	15	18.75%	9.38%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Fraser Valley B RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	295	0.00%	0.00
Renters	80	9.38%	7.50
Total New Units to Meet ECHN - 20 years			7.50

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Fraser Valley B RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
317,670	780	0.25%	2,262	5.55
Total New Units to Homelessness Needs - 20 years				5.55

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Fraser Valley B RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	0	0
25 to 34 years	0	10
35 to 44 years	90	0
45 to 54 years	50	25
55 to 64 years	80	20
65 to 74 years	45	0
75 years and over	45	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Fraser Valley B RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	0
25 to 34 years	10	0
35 to 44 years	20	20
45 to 54 years	40	0
55 to 64 years	125	30
65 to 74 years	55	10
75 to 84 years	30	10
85 years and over	15	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

EXPORT

Fraser Valley B RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	40	40	30	40
	20 to 24 years	0		10	
25 to 34 years	25 to 29 years	10	30	35	55
	30 to 34 years	20		20	
35 to 44 years	35 to 39 years	50	105	30	70
	40 to 44 years	55		40	
45 to 54 years	45 to 49 years	115	160	35	90
	50 to 54 years	45		55	
55 to 64 years	55 to 59 years	75	160	95	225
	60 to 64 years	85		130	
65 to 74 years	65 to 69 years	85	100	45	105
	70 to 74 years	15		60	
75 years and over	75 to 79 years	50	60	35	75
	80 to 84 years	10		25	
	85 years and over	0		15	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

EXPORT

Fraser Valley B RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	0	40	0.00%	0.00%
25 to 34 years	0	10	30	0.00%	33.33%
35 to 44 years	90	0	105	85.71%	0.00%
45 to 54 years	50	25	160	31.25%	15.62%
55 to 64 years	80	20	160	50.00%	12.50%
65 to 74 years	45	0	100	45.00%	0.00%
75 years and over	45	0	60	75.00%	0.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

EXPORT

Fraser Valley B RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	0.00%	40	0.00	0.00
25 to 34 years	0.00%	33.33%	55	0.00	18.33
35 to 44 years	85.71%	0.00%	70	60.00	0.00
45 to 54 years	31.25%	15.62%	90	28.12	14.06
55 to 64 years	50.00%	12.50%	225	112.50	28.12
65 to 74 years	45.00%	0.00%	105	47.25	0.00
75 years and over	75.00%	0.00%	75	56.25	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

EXPORT

Fraser Valley B RDA (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	0.00	0	0	0.00	0.00	0.00
25 to 34 years	0.00	18.33	10	0	-10.00	18.33	8.33
35 to 44 years	60.00	0.00	20	20	40.00	-20.00	20.00
45 to 54 years	28.12	14.06	40	0	-11.88	14.06	2.19
55 to 64 years	112.50	28.12	125	30	-12.50	-1.88	0.00
65 to 74 years	47.25	0.00	55	10	-7.75	-10.00	0.00
75 years and over	56.25	0.00	45	10	11.25	-10.00	1.25
Total New Units to Meet Suppressed Housing Need – 20 years							31.77

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

EXPORT

Fraser Valley B RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

EXPORT

Fraser Valley B RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	50.24%	375	563.39	188.39
Total New Units to Meet Household Growth Needs – 20 years				188.39

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

EXPORT

Fraser Valley B RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	80	82.47
Local Vacancy Rate	1.40%	98.60%		81.14
Total New Units to Achieve 3% Vacancy Rate – 20 years				1.34

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Fraser Valley B RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	7.50
B. Persons Experiencing Homelessness	5.55
C. Suppressed Household Formation	31.77
E. Rental Vacancy Rate Adjustment	1.34
Total	46.16
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Fraser Valley B RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	1.88	7.50
B. Persons Experiencing Homelessness	2.78	5.55
C. Suppressed Household Formation	7.94	31.77
D. Anticipated Growth	58.32	188.39
E. Rental Vacancy Rate Adjustment	0.34	1.34
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	71	
Total New Units - 20 years		235

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



**Housing Assessment
Resource Tools
(HART)**



**Licker
Geospatial
Consulting**

ELECTORAL AREA C

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- *A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Fraser Valley C RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	370	405	430	510
Renters	90	0	35	35

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Fraser Valley C RDA (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	0	0.00%	0.00%
Renters	15	16.67%	0	n/a	10	28.57%	0	0.00%	15.08%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Fraser Valley C RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	510	0.00%	0.00
Renters	35	15.08%	5.28
Total New Units to Meet ECHN - 20 years			5.28

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Fraser Valley C RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
317,670	1,115	0.35%	2,262	7.94
Total New Units to Homelessness Needs - 20 years				7.94

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Fraser Valley C RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	0	0
25 to 34 years	25	0
35 to 44 years	30	30
45 to 54 years	95	40
55 to 64 years	100	20
65 to 74 years	85	0
75 years and over	25	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Fraser Valley C RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	0
25 to 34 years	15	10
35 to 44 years	40	0
45 to 54 years	75	0
55 to 64 years	140	0
65 to 74 years	185	10
75 to 84 years	55	10
85 years and over	0	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

EXPORT

Fraser Valley C RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	30	65	25	40
	20 to 24 years	35		15	
25 to 34 years	25 to 29 years	0	40	15	55
	30 to 34 years	40		40	
35 to 44 years	35 to 39 years	60	135	45	85
	40 to 44 years	75		40	
45 to 54 years	45 to 49 years	65	235	45	125
	50 to 54 years	170		80	
55 to 64 years	55 to 59 years	110	185	120	285
	60 to 64 years	75		165	
65 to 74 years	65 to 69 years	65	110	125	320
	70 to 74 years	45		195	
75 years and over	75 to 79 years	10	40	50	90
	80 to 84 years	30		40	
	85 years and over	0		0	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

EXPORT

Fraser Valley C RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	0	65	0.00%	0.00%
25 to 34 years	25	0	40	62.50%	0.00%
35 to 44 years	30	30	135	22.22%	22.22%
45 to 54 years	95	40	235	40.43%	17.02%
55 to 64 years	100	20	185	54.05%	10.81%
65 to 74 years	85	0	110	77.27%	0.00%
75 years and over	25	0	40	62.50%	0.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

EXPORT

Fraser Valley C RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	0.00%	40	0.00	0.00
25 to 34 years	62.50%	0.00%	55	34.38	0.00
35 to 44 years	22.22%	22.22%	85	18.89	18.89
45 to 54 years	40.43%	17.02%	125	50.53	21.28
55 to 64 years	54.05%	10.81%	285	154.05	30.81
65 to 74 years	77.27%	0.00%	320	247.27	0.00
75 years and over	62.50%	0.00%	90	56.25	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

EXPORT

Fraser Valley C RDA (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	0.00	0	0	0.00	0.00	0.00
25 to 34 years	34.38	0.00	15	10	19.38	-10.00	9.38
35 to 44 years	18.89	18.89	40	0	-21.11	18.89	0.00
45 to 54 years	50.53	21.28	75	0	-24.47	21.28	0.00
55 to 64 years	154.05	30.81	140	0	14.05	30.81	44.86
65 to 74 years	247.27	0.00	185	10	62.27	-10.00	52.27
75 years and over	56.25	0.00	55	10	1.25	-10.00	0.00
Total New Units to Meet Suppressed Housing Need – 20 years							106.51

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

EXPORT

Fraser Valley C RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

EXPORT

Fraser Valley C RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	50.24%	545	818.80	273.80
Total New Units to Meet Household Growth Needs – 20 years				273.80

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

EXPORT

Fraser Valley C RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	35	36.08
Local Vacancy Rate	1.40%	98.60%		35.50
Total New Units to Achieve 3% Vacancy Rate – 20 years				0.59

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Fraser Valley C RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	5.28
B. Persons Experiencing Homelessness	7.94
C. Suppressed Household Formation	106.51
E. Rental Vacancy Rate Adjustment	0.59
Total	120.32
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Fraser Valley C RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	1.32	5.28
B. Persons Experiencing Homelessness	3.97	7.94
C. Suppressed Household Formation	26.63	106.51
D. Anticipated Growth	84.76	273.80
E. Rental Vacancy Rate Adjustment	0.15	0.59
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	117	
Total New Units - 20 years		394

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



**Housing Assessment
Resource Tools
(HART)**



**Licker
Geospatial
Consulting**

ELECTORAL AREA D

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- *A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Fraser Valley D RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	425	455	485	630
Renters	45	20	40	65

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Fraser Valley D RDA (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	0	0.00%	0.00%
Renters	10	22.22%	0	0.00%	0	0.00%	0	0.00%	5.56%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Fraser Valley D RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	630	0.00%	0.00
Renters	65	5.56%	3.61
Total New Units to Meet ECHN - 20 years			3.61

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Fraser Valley D RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
317,670	2,000	0.63%	2,262	14.24
Total New Units to Homelessness Needs - 20 years				14.24

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Fraser Valley D RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	0	0
25 to 34 years	60	10
35 to 44 years	95	20
45 to 54 years	105	10
55 to 64 years	85	0
65 to 74 years	45	10
75 years and over	35	10

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Fraser Valley D RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	0
25 to 34 years	45	20
35 to 44 years	100	0
45 to 54 years	105	10
55 to 64 years	160	0
65 to 74 years	145	30
75 to 84 years	55	0
85 years and over	15	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

EXPORT

Fraser Valley D RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	80	145	150	260
	20 to 24 years	65		110	
25 to 34 years	25 to 29 years	95	150	100	175
	30 to 34 years	55		75	
35 to 44 years	35 to 39 years	70	200	120	240
	40 to 44 years	130		120	
45 to 54 years	45 to 49 years	95	170	100	255
	50 to 54 years	75		155	
55 to 64 years	55 to 59 years	110	185	170	315
	60 to 64 years	75		145	
65 to 74 years	65 to 69 years	40	70	205	310
	70 to 74 years	30		105	
75 years and over	75 to 79 years	25	65	65	110
	80 to 84 years	20		30	
	85 years and over	20		15	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

EXPORT

Fraser Valley D RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	0	145	0.00%	0.00%
25 to 34 years	60	10	150	40.00%	6.67%
35 to 44 years	95	20	200	47.50%	10.00%
45 to 54 years	105	10	170	61.76%	5.88%
55 to 64 years	85	0	185	45.95%	0.00%
65 to 74 years	45	10	70	64.29%	14.29%
75 years and over	35	10	65	53.85%	15.38%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

EXPORT

Fraser Valley D RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	0.00%	260	0.00	0.00
25 to 34 years	40.00%	6.67%	175	70.00	11.67
35 to 44 years	47.50%	10.00%	240	114.00	24.00
45 to 54 years	61.76%	5.88%	255	157.50	15.00
55 to 64 years	45.95%	0.00%	315	144.73	0.00
65 to 74 years	64.29%	14.29%	310	199.29	44.29
75 years and over	53.85%	15.38%	110	59.23	16.92

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

EXPORT

Fraser Valley D RDA (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	0.00	0	0	0.00	0.00	0.00
25 to 34 years	70.00	11.67	45	20	25.00	-8.33	16.67
35 to 44 years	114.00	24.00	100	0	14.00	24.00	38.00
45 to 54 years	157.50	15.00	105	10	52.50	5.00	57.50
55 to 64 years	144.73	0.00	160	0	-15.27	0.00	0.00
65 to 74 years	199.29	44.29	145	30	54.29	14.29	68.57
75 years and over	59.23	16.92	70	0	-10.77	16.92	6.15
Total New Units to Meet Suppressed Housing Need – 20 years							186.89

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

EXPORT

Fraser Valley D RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

EXPORT

Fraser Valley D RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	50.24%	685	1,029.13	344.13
Total New Units to Meet Household Growth Needs – 20 years				344.13

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

EXPORT

Fraser Valley D RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	65	67.01
Local Vacancy Rate	1.40%	98.60%		65.92
Total New Units to Achieve 3% Vacancy Rate – 20 years				1.09

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Fraser Valley D RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	3.61
B. Persons Experiencing Homelessness	14.24
C. Suppressed Household Formation	186.89
E. Rental Vacancy Rate Adjustment	1.09
Total	205.83
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Fraser Valley D RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0.90	3.61
B. Persons Experiencing Homelessness	7.12	14.24
C. Suppressed Household Formation	46.72	186.89
D. Anticipated Growth	106.53	344.13
E. Rental Vacancy Rate Adjustment	0.27	1.09
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	162	
Total New Units - 20 years		550

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



**Housing Assessment
Resource Tools
(HART)**



**Licker
Geospatial
Consulting**

ELECTORAL AREA E

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- *A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Fraser Valley E RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	1,225	1,260	600	645
Renters	215	160	50	25

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Fraser Valley E RDA (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	30	4.65%	4.65%
Renters	40	18.60%	0	0.00%	10	20.00%	0	0.00%	9.65%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Fraser Valley E RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	645	4.65%	30.00
Renters	25	9.65%	2.41
Total New Units to Meet ECHN - 20 years			32.41

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Fraser Valley E RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
317,670	1,460	0.46%	2,262	10.40
Total New Units to Homelessness Needs - 20 years				10.40

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Fraser Valley E RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	10	30
25 to 34 years	50	30
35 to 44 years	185	30
45 to 54 years	300	75
55 to 64 years	300	40
65 to 74 years	210	10
75 years and over	175	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Fraser Valley E RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	0
25 to 34 years	25	0
35 to 44 years	60	0
45 to 54 years	115	0
55 to 64 years	165	10
65 to 74 years	160	0
75 to 84 years	85	0
85 years and over	35	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

EXPORT

Fraser Valley E RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	240	370	65	110
	20 to 24 years	130		45	
25 to 34 years	25 to 29 years	50	200	65	120
	30 to 34 years	150		55	
35 to 44 years	35 to 39 years	165	420	50	125
	40 to 44 years	255		75	
45 to 54 years	45 to 49 years	315	650	90	230
	50 to 54 years	335		140	
55 to 64 years	55 to 59 years	325	585	130	300
	60 to 64 years	260		170	
65 to 74 years	65 to 69 years	135	335	125	250
	70 to 74 years	200		125	
75 years and over	75 to 79 years	140	250	70	155
	80 to 84 years	35		50	
	85 years and over	75		35	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

EXPORT

Fraser Valley E RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	10	30	370	2.70%	8.11%
25 to 34 years	50	30	200	25.00%	15.00%
35 to 44 years	185	30	420	44.05%	7.14%
45 to 54 years	300	75	650	46.15%	11.54%
55 to 64 years	300	40	585	51.28%	6.84%
65 to 74 years	210	10	335	62.69%	2.99%
75 years and over	175	0	250	70.00%	0.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

EXPORT

Fraser Valley E RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	2.70%	8.11%	110	2.97	8.92
25 to 34 years	25.00%	15.00%	120	30.00	18.00
35 to 44 years	44.05%	7.14%	125	55.06	8.93
45 to 54 years	46.15%	11.54%	230	106.15	26.54
55 to 64 years	51.28%	6.84%	300	153.85	20.51
65 to 74 years	62.69%	2.99%	250	156.72	7.46
75 years and over	70.00%	0.00%	155	108.50	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

EXPORT

Fraser Valley E RDA (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	2.97	8.92	0	0	2.97	8.92	11.89
25 to 34 years	30.00	18.00	25	0	5.00	18.00	23.00
35 to 44 years	55.06	8.93	60	0	-4.94	8.93	3.99
45 to 54 years	106.15	26.54	115	0	-8.85	26.54	17.69
55 to 64 years	153.85	20.51	165	10	-11.15	10.51	0.00
65 to 74 years	156.72	7.46	160	0	-3.28	7.46	4.18
75 years and over	108.50	0.00	120	0	-11.50	0.00	0.00
Total New Units to Meet Suppressed Housing Need – 20 years							60.75

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

EXPORT

Fraser Valley E RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

EXPORT

Fraser Valley E RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	50.24%	670	1,006.59	336.59
Total New Units to Meet Household Growth Needs – 20 years				336.59

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

EXPORT

Fraser Valley E RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	25	25.77
Local Vacancy Rate	1.40%	98.60%		25.35
Total New Units to Achieve 3% Vacancy Rate – 20 years				0.42

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Fraser Valley E RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	32.41
B. Persons Experiencing Homelessness	10.40
C. Suppressed Household Formation	60.75
E. Rental Vacancy Rate Adjustment	0.42
Total	103.98
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Fraser Valley E RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	8.10	32.41
B. Persons Experiencing Homelessness	5.20	10.40
C. Suppressed Household Formation	15.19	60.75
D. Anticipated Growth	104.19	336.59
E. Rental Vacancy Rate Adjustment	0.10	0.42
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	133	
Total New Units - 20 years		441

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



**Housing Assessment
Resource Tools
(HART)**



**Licker
Geospatial
Consulting**

ELECTORAL AREA F

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- *A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Fraser Valley F RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	410	440	415	460
Renters	115	70	120	100

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Fraser Valley F RDA (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	25	5.43%	5.43%
Renters	25	21.74%	0	0.00%	20	16.67%	0	0.00%	9.60%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Fraser Valley F RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	460	5.43%	25.00
Renters	100	9.60%	9.60
Total New Units to Meet ECHN - 20 years			34.60

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Fraser Valley F RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
317,670	1,380	0.43%	2,262	9.83
Total New Units to Homelessness Needs - 20 years				9.83

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Fraser Valley F RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	0	10
25 to 34 years	10	45
35 to 44 years	85	40
45 to 54 years	105	15
55 to 64 years	90	10
65 to 74 years	85	0
75 years and over	35	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Fraser Valley F RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	0
25 to 34 years	40	25
35 to 44 years	55	30
45 to 54 years	110	20
55 to 64 years	115	25
65 to 74 years	100	0
75 to 84 years	25	0
85 years and over	15	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

EXPORT

Fraser Valley F RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	85	120	65	120
	20 to 24 years	35		55	
25 to 34 years	25 to 29 years	35	130	85	155
	30 to 34 years	95		70	
35 to 44 years	35 to 39 years	125	255	65	130
	40 to 44 years	130		65	
45 to 54 years	45 to 49 years	90	190	130	250
	50 to 54 years	100		120	
55 to 64 years	55 to 59 years	115	160	130	235
	60 to 64 years	45		105	
65 to 74 years	65 to 69 years	75	145	75	175
	70 to 74 years	70		100	
75 years and over	75 to 79 years	30	65	35	80
	80 to 84 years	20		20	
	85 years and over	15		25	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

EXPORT

Fraser Valley F RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	10	120	0.00%	8.33%
25 to 34 years	10	45	130	7.69%	34.62%
35 to 44 years	85	40	255	33.33%	15.69%
45 to 54 years	105	15	190	55.26%	7.89%
55 to 64 years	90	10	160	56.25%	6.25%
65 to 74 years	85	0	145	58.62%	0.00%
75 years and over	35	0	65	53.85%	0.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

EXPORT

Fraser Valley F RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	8.33%	120	0.00	10.00
25 to 34 years	7.69%	34.62%	155	11.92	53.65
35 to 44 years	33.33%	15.69%	130	43.33	20.39
45 to 54 years	55.26%	7.89%	250	138.16	19.74
55 to 64 years	56.25%	6.25%	235	132.19	14.69
65 to 74 years	58.62%	0.00%	175	102.59	0.00
75 years and over	53.85%	0.00%	80	43.08	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

EXPORT

Fraser Valley F RDA (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	10.00	0	0	0.00	10.00	10.00
25 to 34 years	11.92	53.65	40	25	-28.08	28.65	0.58
35 to 44 years	43.33	20.39	55	30	-11.67	-9.61	0.00
45 to 54 years	138.16	19.74	110	20	28.16	-0.26	27.89
55 to 64 years	132.19	14.69	115	25	17.19	-10.31	6.88
65 to 74 years	102.59	0.00	100	0	2.59	0.00	2.59
75 years and over	43.08	0.00	40	0	3.08	0.00	3.08
Total New Units to Meet Suppressed Housing Need – 20 years							51.01

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

EXPORT

Fraser Valley F RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

EXPORT

Fraser Valley F RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	50.24%	565	848.84	283.84
Total New Units to Meet Household Growth Needs – 20 years				283.84

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

EXPORT

Fraser Valley F RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	100	103.09
Local Vacancy Rate	1.40%	98.60%		101.42
Total New Units to Achieve 3% Vacancy Rate – 20 years				1.67

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Fraser Valley F RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	34.60
B. Persons Experiencing Homelessness	9.83
C. Suppressed Household Formation	51.01
E. Rental Vacancy Rate Adjustment	1.67
Total	97.11
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Fraser Valley F RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	8.65	34.60
B. Persons Experiencing Homelessness	4.91	9.83
C. Suppressed Household Formation	12.75	51.01
D. Anticipated Growth	87.87	283.84
E. Rental Vacancy Rate Adjustment	0.42	1.67
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	115	
Total New Units - 20 years		381

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



**Housing Assessment
Resource Tools
(HART)**



**Licker
Geospatial
Consulting**

ELECTORAL AREA G

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- *A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Fraser Valley G RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	585	515	510	525
Renters	165	185	225	145

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Fraser Valley G RDA (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	0	0.00%	0.00%
Renters	25	15.15%	0	0.00%	15	6.67%	0	0.00%	5.45%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Fraser Valley G RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	525	0.00%	0.00
Renters	145	5.45%	7.91
Total New Units to Meet ECHN - 20 years			7.91

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Fraser Valley G RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
317,670	1,690	0.53%	2,262	12.03
Total New Units to Homelessness Needs - 20 years				12.03

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Fraser Valley G RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	0	0
25 to 34 years	70	25
35 to 44 years	95	55
45 to 54 years	195	50
55 to 64 years	100	10
65 to 74 years	75	10
75 years and over	55	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Fraser Valley G RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	0
25 to 34 years	25	25
35 to 44 years	60	35
45 to 54 years	120	30
55 to 64 years	140	40
65 to 74 years	105	20
75 to 84 years	55	0
85 years and over	15	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

EXPORT

Fraser Valley G RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	125	250	105	195
	20 to 24 years	125		90	
25 to 34 years	25 to 29 years	100	235	75	160
	30 to 34 years	135		85	
35 to 44 years	35 to 39 years	105	290	100	195
	40 to 44 years	185		95	
45 to 54 years	45 to 49 years	215	360	105	230
	50 to 54 years	145		125	
55 to 64 years	55 to 59 years	105	205	185	340
	60 to 64 years	100		155	
65 to 74 years	65 to 69 years	55	160	110	200
	70 to 74 years	105		90	
75 years and over	75 to 79 years	25	115	70	110
	80 to 84 years	70		15	
	85 years and over	20		25	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

EXPORT

Fraser Valley G RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	0	250	0.00%	0.00%
25 to 34 years	70	25	235	29.79%	10.64%
35 to 44 years	95	55	290	32.76%	18.97%
45 to 54 years	195	50	360	54.17%	13.89%
55 to 64 years	100	10	205	48.78%	4.88%
65 to 74 years	75	10	160	46.88%	6.25%
75 years and over	55	0	115	47.83%	0.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

EXPORT

Fraser Valley G RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	0.00%	195	0.00	0.00
25 to 34 years	29.79%	10.64%	160	47.66	17.02
35 to 44 years	32.76%	18.97%	195	63.88	36.98
45 to 54 years	54.17%	13.89%	230	124.58	31.94
55 to 64 years	48.78%	4.88%	340	165.85	16.59
65 to 74 years	46.88%	6.25%	200	93.75	12.50
75 years and over	47.83%	0.00%	110	52.61	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

EXPORT

Fraser Valley G RDA (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	0.00	0	0	0.00	0.00	0.00
25 to 34 years	47.66	17.02	25	25	22.66	-7.98	14.68
35 to 44 years	63.88	36.98	60	35	3.88	1.98	5.86
45 to 54 years	124.58	31.94	120	30	4.58	1.94	6.53
55 to 64 years	165.85	16.59	140	40	25.85	-23.41	2.44
65 to 74 years	93.75	12.50	105	20	-11.25	-7.50	0.00
75 years and over	52.61	0.00	70	0	-17.39	0.00	0.00
Total New Units to Meet Suppressed Housing Need – 20 years							29.51

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

EXPORT

Fraser Valley G RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

EXPORT

Fraser Valley G RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	50.24%	670	1,006.59	336.59
Total New Units to Meet Household Growth Needs – 20 years				336.59

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

EXPORT

Fraser Valley G RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	145	149.48
Local Vacancy Rate	1.40%	98.60%		147.06
Total New Units to Achieve 3% Vacancy Rate – 20 years				2.43

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Fraser Valley G RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	7.91
B. Persons Experiencing Homelessness	12.03
C. Suppressed Household Formation	29.51
E. Rental Vacancy Rate Adjustment	2.43
Total	51.88
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Fraser Valley G RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	1.98	7.91
B. Persons Experiencing Homelessness	6.02	12.03
C. Suppressed Household Formation	7.38	29.51
D. Anticipated Growth	104.19	336.59
E. Rental Vacancy Rate Adjustment	0.61	2.43
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	120	
Total New Units - 20 years		388

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



**Housing Assessment
Resource Tools
(HART)**



**Licker
Geospatial
Consulting**

ELECTORAL AREA H

Component A: Extreme core housing need calculation

Table 1a

Fraser Valley H RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	1,225	1,260	720	1,040
Renters	215	160	140	115

Table 1b

Fraser Valley H RDA (CSD, BC)									
	2006		2011		2016		2021		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	Average ECHN Rate
Owners with a mortgage	n/a		n/a		n/a		0	0	0.00%
Renters	40	18.60%	0	0	15	10.71%	0	0	7.33%

Table 2

Fraser Valley H RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	1040	n/a	n/a
Owners with a mortgage		0.00%	0
Renters	115	7.33%	8.43
Total New Units to Meet ECHN - 20 years			8.43

Component B: Housing units and homelessness

Table 3

Fraser Valley H RDA (CSD, BC)				
	Local Population			
Regional Population	#	% of region	Regional PEH	Proportional Local PEH
317,670	2,425	0.76%	2,262	17.27

Total New Units to Homelessness Needs - 20 years	17.27
--	-------

Component C: Housing units and suppressed household formation

Table 4a

Fraser Valley H RDA (CSD, BC)		
	2006 Households	
Age - Primary Household Maintainer 2006 Categories	Owner	Renter
Under 25 years	10	30
25 to 34 years	50	30
35 to 44 years	185	30
45 to 54 years	300	75
55 to 64 years	300	40
65 to 74 years	210	10
75 years and over	175	0

Table 4b

Fraser Valley H RDA (CSD, BC)		
	2021 Households	
Age - Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	0	0
25 to 34 years	40	30
35 to 44 years	75	35
45 to 54 years	125	25
55 to 64 years	350	15
65 to 74 years	300	10
75 to 84 years	120	0
85 years and over	25	0

Table 5

Fraser Valley H RDA (CSD, BC)					
		2006		2021	
Age Categories - Household Maintainers	Age Categories - Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	240	370	85	145
	20 to 24 years	130		60	
25 to 34 years	25 to 29 years	50	200	75	195
	30 to 34 years	150		120	
35 to 44 years	35 to 39 years	165	420	115	250
	40 to 44 years	255		135	
45 to 54 years	45 to 49 years	315	650	120	270
	50 to 54 years	335		150	
55 to 64 years	55 to 59 years	325	585	275	610
	60 to 64 years	260		335	
65 to 74 years	65 to 69 years	135	335	270	495
	70 to 74 years	200		225	
75 years and over	75 to 79 years	140	250	110	205
	80 to 84 years	35		70	
	85 years and over	75		25	

Table 6

Fraser Valley H RDA (CSD, BC)					
	2006 Households		2006 Population	2006 Headship Rate	
Age Categories - Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	10	30	370	2.70%	8.11%
25 to 34 years	50	30	200	25.00%	15.00%
35 to 44 years	185	30	420	44.05%	7.14%
45 to 54 years	300	75	650	46.15%	11.54%
55 to 64 years	300	40	585	51.28%	6.84%
65 to 74 years	210	10	335	62.69%	2.99%
75 years and over	175	0	250	70.00%	0.00%

Table 7

Fraser Valley H RDA (CSD, BC)					
	2006 Headship Rate		2021 Population	2021 Potential Households	
Age Categories - Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	2.70%	8.11%	145	3.92	11.76
25 to 34 years	25.00%	15.00%	195	48.75	29.25
35 to 44 years	44.05%	7.14%	250	110.12	17.86
45 to 54 years	46.15%	11.54%	270	124.62	31.15
55 to 64 years	51.28%	6.84%	610	312.82	41.71
65 to 74 years	62.69%	2.99%	495	310.30	14.78
75 years and over	70.00%	0.00%	205	143.50	0.00

Table 8

Fraser Valley H RDA (CSD, BC)							
	2021 Potential Households		2021 Households		2021 Suppressed Households		
Age Categories - Household Maintainers	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	3.92	11.76	0.00	0.00	3.92	11.76	15.68
25 to 34 years	48.75	29.25	40.00	30.00	8.75	-0.75	8.00
35 to 44 years	110.12	17.86	75.00	35.00	35.12	-17.14	17.98
45 to 54 years	124.62	31.15	125.00	25.00	-0.38	6.15	5.77
55 to 64 years	312.82	41.71	350.00	15.00	-37.18	26.71	0.00
65 to 74 years	310.30	14.78	300.00	10.00	10.30	4.78	15.07
75 years and over	143.50	0.00	145.00	0.00	-1.50	0.00	0.00
Total New Units to Meet Suppressed Housing Need - 20 years							62.50

Component D: Housing units and anticipated household growth

Table 9

Fraser Valley H RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 10

Fraser Valley H RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	50.24%	1155	1,735.25	580.25
Total New Units to Meet Household Growth Needs - 20 years				580.25

Component E: Housing units and rental vacancy rate

Table 11

Fraser Valley H RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	115	118.56
Local Vacancy Rate	1.40%	98.60%		116.63
Total New Units to Achieve 3% Vacancy Rate - 20 years				1.92

Component F: Housing units and demand (the “demand buffer”)

Table 12

Fraser Valley H RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	8.43
B. Persons Experiencing Homelessness	17.27

C. Suppressed Household Formation	62.50
E. Rental Vacancy Rate Adjustment	1.92
Total	90.12

Demand Factor	0
Total New Units to Address Demand Buffer - 20 years	0

Total 5-year and 20-year housing need
Table 13

Fraser Valley H RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	2.11	8.43
B. Persons Experiencing Homelessness	8.63	17.27
C. Suppressed Household Formation	15.62	62.50
D. Anticipated Growth	179.62	580.25
E. Rental Vacancy Rate Adjustment	0.48	1.92
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	206	
Total New Units - 20 years		670