Ministry of Housing and Municipal Affairs
Planning and Land Use Management Branch
PLUM@gov.bc.ca

Dear Jessica Brooks:

RE: Canada Community Building Fund Housing Requirements: Needs Assessment Questionnaire

The information provided in this questionnaire is being sent to fulfill reporting requirements for federal funding under the Canada Community-Building Fund.

Content, unless otherwise indicated, has been sourced from the following reports:

- 2022 Housing Needs Report
- 2023 Housing Needs Report Census Update – Report to Council-in-Committee
- Housing Needs Report 2024 Update

The next comprehensive update to the Housing Needs Report is planned for 2027/2028 following the release of 2026 Census data, which will provide updated information.

Please don't hesitate to reach out to the City with any questions you might have by contacting CommunityPlanning@Coquitlam.ca.

Sincerely,

Peer-Daniel Scheer
Manager, Housing & Social Policy

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We acknowledge with gratitude and respect that the name Coquitlam was derived from the hən̓q̓əmin̓əm̓ (HUN-kuh-MEE-num) word kʷikʷəƛ̓əm (kwee-KWET-lum) meaning "Red Fish Up the River". The City is honoured to be located on the kʷikʷəƛ̓əm traditional and ancestral lands, including those parts that were historically shared with the q̓icə̓y̓ (kat-zee), and other Coast Salish Peoples.

Contents

Questionnaire Response

1 Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, transportation, and migration. Please include any long-term housing challenges the community has faced.

Coquitlam was incorporated as a district municipality on July 25, 1891, and the Corporation of the District of Fraser Mills (a company town that developed to support the workers of the Fraser Mills sawmill industry) was incorporated in 1913. In 1971, Coquitlam and Fraser Mills amalgamated, and on June 18, 1992 the City of Coquitlam was incorporated. Its story is one of rapid growth and change from a rural farming and natural resources-based industry town, to bedroom community, to connected high density urban centre. The opening of Translink's SkyTrain Evergreen Extension in 2018 further solidified City Centre's future as a major nexus of the region's northeast, and redefined Coquitlam as a desirable and more affordable suburb of Vancouver, contributing to increased population growth and urbanization.

As elsewhere in the region, population growth, economic pressures, and housing market conditions have further intensified affordability and housing supply challenges.

Within this context, Coquitlam has made significant progress in facilitating housing supply, but the gap between housing needs and available resources continues to grow. Addressing these challenges – and particularly the delivery of affordable housing, including below-market rental, non-market housing, and housing with support services – will continue to require greater investment and involvement from senior levels of government.

2 Please detail the existing municipal housing policy and regulatory context, including approved housing strategies, action plans and policies within Official Community Plans (OCPs).

Coquitlam has taken a proactive leadership role in addressing housing needs by introducing its Housing Affordability Strategy (HAS) in 2015, including a Rental Incentives (Density Bonus) Program in 2017 – well ahead of any provincial requirements. As detailed in Table 1 below, Coquitlam has made good progress in encouraging the development of rental housing with 1,708 units completed between 2021 – 2024.

Table 1: Number of Market, Below-and/or Non-Market Rental Unit Completions and in Progress (Internal data as of December 2024), (See Housing Needs Report 2024 Update, pg.5)

Project Status	Affordability Level	2021	2022	2023	2024	Total	Total Rental Units
Completed	Market Rental	302	275	110	492	1,179	1,708
	Below- / Non-Market Rental	6	185	164	174	529	
Building Permit Issued	Market Rental	269	985	652	202	2,108	2,721
	Below- / Non-Market Rental	166	289	52	106	613	
Building Permit Review	Market Rental	1,009	536	444	736	2,725	3,274
	Below- / Non-Market Rental	272	111	126	40	549	
Approved by Council	Market Rental	559	819	553	1,810	3,741	5,107
	Below- / Non-Market Rental	196	150	778	242	1,366	
Development Permit (Review)	Market Rental	422	1,302	1,684	774	4,182	5,958
	Below- / Non-Market Rental	449	256	819	252	1,776	

Housing policies in the OCP have prioritized development in proximity to rapid transit for the last decade – a trend that is expected to continue into the future. The current policy context can be found in Section 4 of the City's Official Community Plan.

Informed by the recently approved 2024 Legislated Interim Update addendum to the 2022 Housing Needs Report, an interim update to the Official Community Plan is currently underway, targeting the legislated deadline of December 31, 2025. The interim update will carry forward OCP policies that aim to support a healthy, compact and complete community by enabling a range of diverse and affordable housing options that address the needs of residents of different ages, incomes, abilities, and household structures.

A summary of policy actions and regulatory context is provided below.

Enhancing City Policies and Processes to Support Housing

Note: Some of the following projects marked with an *asterisk* are currently under review and are likely to be updated in response to recent provincial housing-related legislative changes.

Description of Action	Timing
Encouraged higher-density development and diverse housing types and tenures in transit-oriented areas such as Burquitlam-Lougheed and City Centre.	since 2015*

Continued to implement the 2015 Housing Affordability Strategy—leveraging support for the creation of three or more bedroom market rental units.	since 2017
Introduced rental incentives to encourage the construction of more purpose-built rental housing, including below-market and non-market units.	since 2017*
Provided density incentives for purpose-built rental housing Priority Unit Types including below-market, non-market, accessible and three plus bedroom units.	since 2017*
Implemented the Development Application Portal and Development Application Process Review focusing on streamlining processes, increasing the use of automation and enhancing customer service throughout the development and building permit review and approvals processes.	since 2018
Adopted the Housing Choices Program in 2011, and updated it in 2019, supporting small-scale, ground-oriented housing in Southwest Coquitlam's low-density areas.	2011 – 2024*
Adopted the City Centre Area Plan that includes policy direction to support family friendly neighbourhoods through a range of housing types.	2020
Expanded the range of housing types in Southwest Coquitlam, fostering compact, complete communities and supporting sustainable transportation options.	2020 – 2024*
Implemented a Tenant Relocation Policy to mitigate the impact on tenants affected by redevelopment.	Nov 2021*
Adopted a Child Care Incentive Policy to implement actions related to creating new child care spaces through the development application process.	Sept 2022*
Deepened affordability for below-market units by updating affordability requirements from 20% to 25% below fair market value.	July 2023
Supported more diverse housing options through the introduction of lock-off suites in low- and medium-density zones.	July 2023
Initiated the Rental Incentives Program Review to evaluate and expand rental incentives for affordable and purpose-built rental housing in medium and high density zones.	April 2024*
Adopted the Transit-Oriented Areas bylaw and revised parking regulations to align with Provincial legislation.	July 2024*
Adopted a Priority Review Policy to support eligible non-profit housing projects through faster application processing.	October 2025
Adopted the interim Affordable Housing Reserve Fund (AHRF) Policy to streamline and maximize the impact of AHRF funding to support non-market housing.	December 2025*

Presented a draft Housing Unit Mix Policy to Council as part of the Rental Incentives Program Review.	December 2025*

3 How have population changes in your community impacted your housing market?

Housing Market Overall

Coquitlam's 2024 Legislated Housing Needs Interim Update estimates the total number of housing units needed, driven primarily by population growth and the significant undersupply of specific housing types to date. Between 2006 and 2021, Coquitlam's population grew from about 114,500 to nearly 148,600. By 2026, the city is forecast to reach 177,500 residents, based on BC Stats projections. However, this estimate is unlikely to be reached due to the limitations of policy-driven projections, which often fail to account for real market conditions, economic shifts, and development timelines. Figure 1 below, illustrates projected population growth alongside the projected housing units needed leading up to 2041. The average household size is expected to gradually decline, from an assumed 2.7 persons per unit in 2021 to 2.65 by 2026, and 2.59 by 2041, indicating a trend toward smaller households over the next two decades.

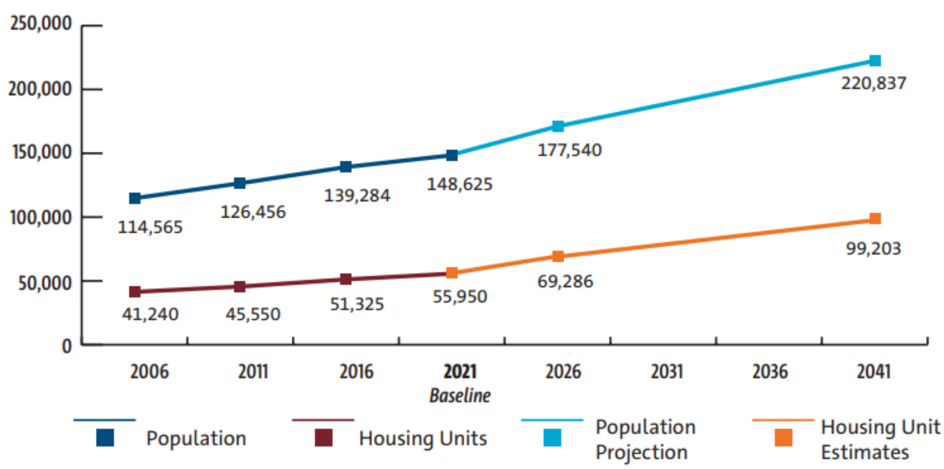


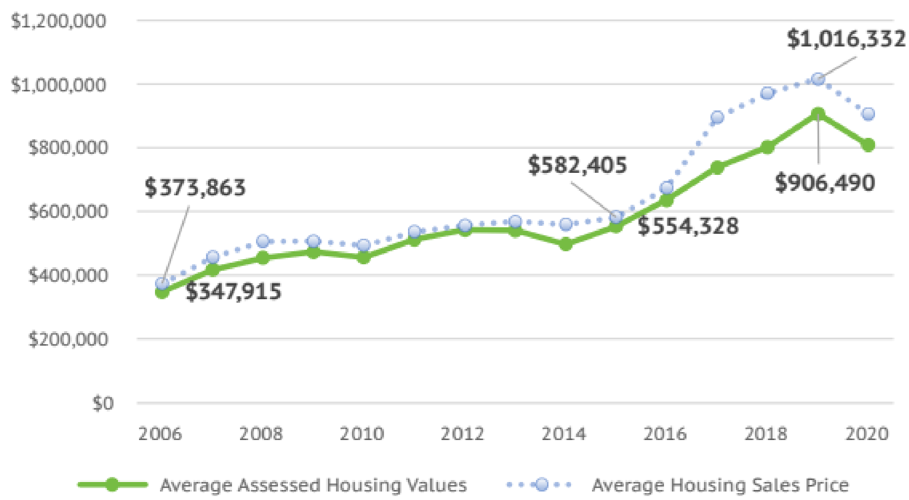
Figure 1: Population Growth Projections as per BC Stats and Estimated Housing Units as per BC HNR Methodology, (See [Housing Needs Report 2024 Update], pg.9)

By 2041, the City's population is projected to reach 220,837, requiring an estimated 43,253 new housing units:

- 73% (31,500 units) of this need comes from new households as the population grows
- 27% (11,750 units) is to address the current housing shortage, including:
    - 3,350 homes for people in extreme core housing need
    - 640 homes for those experiencing homelessness

Housing Affordability
Although average monthly household shelter costs increased significantly between 2016 and 2021 for both owners and renters in Coquitlam (owners +21% and renters +32%), the percentage of households that spent 30% or more of their income on housing declined from 32% in 2016 to 29% in 2021. This decline is explained by higher incomes, in part attributed to Covid-19 support programs that provided temporary relief for many households. In 2021, 24.3% of owner households and 40.1% of renter households in Coquitlam spent 30% or more of income on shelter costs.

From 2006 to 2020 average assessed values across all housing types increased by more than $530,000 or 142%. Assessed housing values in the city peaked in 2019 at $1,016,300. Increases were greatest between 2015 to 2019 with a 5-year growth rate of 55% from $580,000 to more than $900,000. Average housing sales prices and assessed values have stayed on par over time with sales values historically slightly exceeding assessed prices. Figure 2 below highlights how the average assessed housing value and average housing sales price have inflated through 2006 to 2020.



Source: BC Assessment

Figure 2: Average Assessed Housing Values and Sales Prices, City of Coquitlam, 2006-2020, (See 2022 Housing Needs Report, pg. 74)

Rental Housing

Of the 55,590 households in Coquitlam, 69% (38,790) were owned and 31% (17,155) were rented in 2021, continuing a trend of increasing percentage of rental households, in comparison to owner households. From 2006 to 2021, the number of renter households in Coquitlam increased from 10,340 to 17,155, representing an increase of 65.9%. Owner households increased at a slower rate, from 30,900 in 2006 to 38,790 in 2021, representing an increase of 25.5%.

Core housing need in Coquitlam, where housing does not meet one or more of the three standards of adequacy, suitability or affordability, remains far more extensive among renters compared to owners. While renter households represent fewer than 1/3 of households in Coquitlam, they account for more than 1/2 of households in core housing need. In 2021, 5,215 renter households (30.4% of total renter households) and 4,189 owner households (10.8% of total owner households) were in core housing need.

Housing for Families

Although the population of children aged 0-14 years in Coquitlam grew by less than 1% between 2016 and 2021, this age group still makes up 15% of Coquitlam's population (22,395 children aged 0-14). Between 2016 and 2021, there was little change in the percentage of households by household size. In 2021, three or more person households remained the most common household size in Coquitlam, making up 45% of all households (one-person households accounted for 23% and two-person households accounted for 32%). Demographic trends in Coquitlam confirm that the significant need for homes that are larger and affordable to family households, as identified in the Housing Needs Report, is ongoing.

4 How have employment and labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on less predictable sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?

Residents' most common labour force occupations are retail trade (12%), professional, scientific and technical services (10%), health care and social assistance (10%), construction (8%) and accommodation and food services (8%). In comparison to the Metro Vancouver region, the City of Coquitlam has a higher proportion of construction and retail trade labour forces, 3% and 2% higher respectively. Metro Vancouver outnumbers City of Coquitlam labour force ratios in areas of healthcare and social assistance, professional, scientific and technical services, and accommodation and food services.

Coquitlam has historically served employment centres like Vancouver, and has more heavily relied on car-dependent commutes to the urban core. In recent decades the City has been urbanizing and attracting increased service-oriented opportunities as it is transitioning from a suburban, lower-density community to a larger, urbanizing city in its own right. These changes have impacted both housing supply and demand.

5 Please describe the housing needs and challenges of priority populations in your community, specifically for the 13 groups identified by CMHC: women and their children fleeing domestic violence; women-led households (especially single mothers); seniors 65+; young adults aged 18-29; Indigenous peoples; people with physical health or mobility challenges; people with developmental disabilities; people dealing with mental health and addiction issues; veterans; 2SLGBTQIA+; racialized groups; recent immigrants (including refugees); and people experiencing homelessness.

Women and Children Fleeing Domestic Violence

The City of Coquitlam does not currently have any Transition Houses. The neighbouring City of Port Coquitlam is home to Joy's Place, a Transition House and second stage home with 15 beds for women and children who have experienced violence or are at risk of experiencing violence. Transition houses provide women a temporary place to stay, support services, referrals and assistance in planning next steps, whereas Second Stage Housing provides a transition into time-limited, longer-term housing.

18 units of transitional housing are under development application in Coquitlam in partnership with a non-profit housing provider.

Women-led Households (especially single mothers)
Gender-based analysis was not a specific focus of the Housing Needs Report. However, data on lone-parent households was collected indicating that these households experience a high percentage of core housing need in Coquitlam. This is particularly relevant for women-led households, as the vast majority of lone-parent households are headed by women.

Results from the HNR show that 1,680 (34%) lone-parent households are in core housing need. This is likely due to affordability challenges that arise from being single income earners as the median income of lone-parent households was $50,531 in 2016. For comparison, couples with children had a median household income of $112,251 which is 2.2 times more than the median household income of lone-parent households.

Lone-parent families are not able to afford more than a 1-bedroom unit without spending more than 50% of their income on rent. This indicates a strong need for supports for single parents and their children to afford market rents.

Seniors
The population of seniors aged 65+years in Coquitlam grew by more than 25% between 2016 and 2021; seniors now make up 16% of Coquitlam’s population (24,270 seniors aged 65+).

The proportion of people within senior age groups is projected to increase over the next decade, while the proportion of younger age groups is projected to remain similar or decline. At the same time, due to overall population growth, the number of people in all age groups is projected to increase. As seniors will make up 19% of the population – up from 15.2% in 2021, the median age in the City of Coquitlam is projected to increase from 40.8 to 42.8 years old from 2021 to 2031.

Senior-led households (age 65 or above) represent the largest group of new households in the next 10 years with 43.5% (7,983) of new households. In 2021 this age group was projected to head 24% of private households – which will increase to 28% in 2031.

This population growth confirms the ongoing need for housing for seniors who will require support, and for affordable seniors housing to address the large percentage of seniors in core housing need, as identified in the Housing Needs Report.

Youth and Young Adults Aged 15 to 24

Thirty percent of people under the age of 24 make up the city's population. It is estimated that 551 households with the age of the primary household maintainer between the ages of 15 to 24 were in core housing need in Coquitlam in 2021. There are no shelter or Housing First housing options available exclusively to youth.

Indigenous Peoples

The City of Coquitlam is located on the territory of the kʷikʷəƛ̓əm (Kwikwetlem)(Kwee-kwet-lem) First Nation and lies within the shared traditional territories of the Tsleil-Waututh(Slay-wa-tuth), Katzie(Kate-zee), xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh Úxwumixw (Squamish), and Quay Quayt(Key-Kite) First Nation. There is one Kwikwetlem reservation within City of Coquitlam municipal boundaries.

Of those living within the bounds of the municipality (off-reserve) 3,100 people, or 2.2% of the population, self-identified as having an Indigenous identity, which is similar to the overall share in Metro Vancouver. Of the 3,100 people that identified as Indigenous, the largest ratio (54%) (1,660 people) identified as First Nations, followed by 41% (1,265 people), identified as Métis.

As in other communities, the number of people who identify as Indigenous is higher among those experiencing homelessness than in the population overall. In the 2020 Homeless Count, 22% of respondents in the Tri-Cities identified as Indigenous.

Recent Immigrants (including refugees)

Recent immigrants and non-permanent residents experienced the highest rate of core housing need in 2016, representing 45% (960 households) and 40% (240 households) of immigrant and non-permanent resident households respectively. While these groups only make up a small absolute number of households in need, the large relative share points to challenges arising from being a recent immigrant or living under a temporary immigration status.

People Experiencing Homelessness

The true number of people experiencing homelessness in Coquitlam cannot be easily determined, as many people experiencing homelessness do not appear in available statistics such as the tri-annual homelessness count or shelter data. However, based on the regional Homeless Count, the minimum number of people experiencing homelessness in the Tri-City area, including Coquitlam, Port Coquitlam, and Port Moody, was 86 people in 2020 and 160 in 2023 (as per Pg. 13 of the 2024 Housing Needs Report update).

The needs of those experiencing homelessness are varied. While some individuals require low-income housing, others need supports to achieve and maintain their housing stability. Those experiencing homelessness while living with ongoing mental health and substance use challenges need housing with services and supports.

Note that no distinct information is available for the following groups of people based on the City's Housing Needs Report that are requested through this survey: people with physical health or mobility challenges; people with developmental disabilities; people dealing with mental health and addiction issues; veterans; 2SLGBTQIA+; racialized groups.

6 How has your community engaged with priority populations? Please provide an overview of the methodology and assumptions used to conduct engagement with priority groups. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.

Principles of inclusion and equity guided the engagement opportunities that helped inform the Housing Needs Report. The intent of engagement 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. Refinements to the engagement process were made by asking: "Who will benefit from this process, and how – and who might not benefit from it, and why?"

Stakeholder interviews were conducted with Douglas College post-secondary institution and affiliated student unions. The purpose of the interviews was to provide insight into the housing needs and challenges of students living in Coquitlam.

Six interviews were conducted with individuals with lived experience of housing vulnerability who are typically underrepresented in traditional engagement. Interviews were conducted with individuals with experience of homelessness, long-term immigrant experience, student perspective, experience being on low-income and receiving financial assistance, young families looking to enter the housing market, seniors looking to downsize accommodations, lone-parent households, and those looking to age in place.

Additionally, a focus group was conducted with the Universal Access-Ability Advisory Committee who were able to provide insight into the housing challenges and needs of residents with disabilities and/or physical or mental health challenges.

7 Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).

The following information is not included in the Housing Needs report in the same format.

Homelessness in the Tri-Cities has risen sharply in recent years, with an 86% increase since 2020 and 2023 when 160 individuals were recorded as unhoused. Several factors are contributing to this trend.

The ongoing lack of affordable and appropriate housing is a key driver, as rising rents and limited availability of non-market housing have made it increasingly difficult for low-income individuals and families to secure stable accommodations. Individuals relying on social assistance or disability benefits face especially large affordability gaps leaving them at risk of homelessness.

Compounding these challenges are gaps in mental health and addiction services, which make it difficult for individuals with complex needs to maintain housing stability. People discharged from hospitals, correctional facilities, or care institutions without adequate housing plans or supports are at increased risk of homelessness. Additionally, the region's growing population, including individuals migrating from higher-cost urban centres like Vancouver in search of affordability, has placed further strain on already limited affordable rental housing and support services. The shortage of emergency shelters and transitional housing in the Tri-Cities means that many people experiencing homelessness have few, if any, safe places to go. Together, these conditions have created a crisis that requires coordinated, cross-sectoral responses.

8 Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, transitional beds available). If possible, please indicate whether capacity levels are commensurate with need.

The following information was updated and is not included in the Housing Needs report in the same format.

There are 42 shelter units and beds as well as 30 transitional housing units available on an ongoing basis to those at risk of or experiencing homelessness in Coquitlam. An additional 25 beds or mats are typically made available on a seasonal basis in the winter.

The Province's closure of the expansion shelter at the SureStay Hotel has resulted in the loss of approximately 20 to 35 beds. Further, there has been a reduction in the duration of the Winter Shelter program in the 2024-2025 season from 6 months down to 4 months, due to lack of space to host the winter shelter program. As of October 2025 there was no winter shelter planned for the 2025-2026 season.

The number of people estimated to be experiencing absolute homelessness in Tri-Cities on any given night is estimated to exceed the shelter capacity, with permanent shelter spaces at capacity on an ongoing basis.

Needs are varied among people at risk of or experiencing homelessness, with some requiring subsidized low-income housing and others needing supports to achieve and maintain housing stability. Unfortunately, people cannot transition out of shelters due to a lack of affordable housing options of any kind, including housing with supports.

Shelter data and stakeholder feedback indicates that the number of seniors experiencing homelessness has been increasing.

9 Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNR.

The Housing Needs Report explored the needs of students. Over 60% of the surveyed students enrolled at Douglas College in Coquitlam lived with their parents or relatives. Of those students who looked for rental housing, over half experienced difficulty finding a place to rent within an acceptable distance to campus. Table 2 below illustrates the housing context for Douglas College students.

Table 2: Douglas College Student Survey, Question 6: "Where do you currently live?" 2018, (See 2022 Housing Needs Report, pg. 31)

Housing Situation	Coquitlam Campus	New West. Campus
In an off-campus rental property	26% (174)	38% (505)
In my parents' home or relatives home	64% (420)	51% (677)
In a property I own	7% (49)	3% (45)
In a homestay (living with a local family)	2% (10)	5% (66)
Other	1% (8)	3% (33)
Total Counts	661	1,326

10 How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?

The following information was drawn from the 2024 CMHC Market Rental Survey and is not included in the Housing Needs report.

Coquitlam has changed from a suburban to a more urbanized community with a focus on higher density development along transit nodes. Older rental stock built in the 1960s and 1970s is gradually being replaced with higher density new rental housing resulting in higher median market rents. Macroeconomic factors including lack of rental supply and continued under-supply of larger family-friendly rental units has exerted pressure on market rents in Coquitlam and throughout Metro Vancouver.

Table 3: Average Market Rent by Unit Type in Tri-Cities per CMHC Rental Market Survey, October 2024

	2020	2021	2022	2023	2024
Studio	1,000	1,190	1,248	1,491	1,783
1BR	1,217	1,294	1,343	1,594	1,653
2BR	1,477	1,555	1,636	1,984	2,172
3BR+	N/A	2,138	N/A	2,529	2,644
Total	1,341	1,431	1,451	1,745	1,916

Table 3 above shows the average market rents by unit type in the Tri-Cities. Key findings regarding average rents in the Tri-Cities for all unit types between 2020 and 2024 include the following:

- Studios had the greatest increase by 78% from $1,000 to $1,783
- 1 bedroom units rose by 36% from $1,217 to $1,653
- 2 bedroom units increased by 47% from $1,477 to $2,172

Table 4: Average Market Rent for all Unit Types in Tri-Cities per CMHC Rental Market Survey, October 2024

Year	Average Rent	% Annual Change

2024	$1,990	11.6%
2023	$1,782	13.9%
2022	$1,564	4.7%
2021	$1,493	7.2%
2020	$1,395	N/A

Table 4 above shows the average market rent prices for all unit types in the Tri-Cities. From 2020 to 2024, average rents in the Tri-Cities rose sharply by 42% climbing from $1,395 to $1,990. The largest increase occurred in 2023 (+13.9%) and 2024 (+11.6%) indicating the affordability challenges have been intensifying over the last couple of years. This is also likely attributed to the increase in rental stock with newer, more expensive units driving up average market rents in the area.

11 How have vacancy rates changed over time? What factors have influenced this change?

The following information was updated with more recent 2020 – 2024 CMHC data incl Table 5 below than what was provided in the 2022 Housing Needs Report.

According to the Canada Mortgage and Housing Corporation (CMHC) Fall 2024 Rental Market Survey, the purpose-built rental apartment vacancy rate in Coquitlam was 0.2%, indicating an extremely tight rental market. This low vacancy rate suggests that demand for rental housing significantly exceeds supply, contributing to affordability challenges and limited housing options for renters in the community.

Prior to 2020, the City's recent rental vacancy rates tended to be higher than the Metro Vancouver average, as noted in the Housing Needs Report. More recent data included in Table 5 below reveals changes to this context. Regionally, a spike in regional vacancy rates occurred in 2020 due to the COVID-19 pandemic; impacts may have been felt later in Coquitlam, with a corresponding spike in 2021. However, since 2022, the City's rental vacancy rates have generally been in line with the Metro Vancouver average, and well below what is considered a healthy rental vacancy rate of between 3% and 5%.

Table 5: Average Vacancy Rate for all Unit Types in Tri-Cities compared to Metro Vancouver, CMHC Rental Market Reports, 2020 - 2024

Year	Tricities Average Vacancy Rate	Metro Vancouver Average Vacancy Rate
2024	2.0%	1.6%
2023	0.5%	0.9%
2022	0.7%	0.9%
2021	2.8%	1.2%
2020	1.7%	2.6%

Figure 3: City of Coquitlam Vacancy Rates Compared to Metro Vancouver, (See Housing Needs Report, pg. 63)

12 How have trends in core housing need changed over time between both tenant and owner-occupied households?

Based on the 2023 Housing Needs Report Census Update – Report to Council-in-Committee, core housing need in Coquitlam, where housing does not meet one or more of the three standards of adequacy, suitability or affordability, remains far more extensive among renters compared to owners. While renter households represent fewer than 1/3 of households in Coquitlam, they account for more than 1/2 of households in core housing need.

In 2021, 5,215 renter households (9% of total households) were in core housing need compared to 4,545 renter households (9% of total households) in 2016. While the percentage of renters in core housing need held steady, due to population growth there was an increase of 670 renter households in core housing need between 2016 and 2021. In contrast, the percentage of owners in core housing need declined with 4,189 owner households (7% of total households) in core housing need in 2021, compared to 3,935 owner households

(8% of total households) in 2016 – although similarly to renters, the overall number increased due to population growth.

Table 6: Number and Proportion of Households in Core Housing Need by Tenure, 2016 & 2021 (See Housing Needs Report Update pg. 8)

	2016		2021	
	#	%	#	%
All households	47,685	100	55,950	100
Of which are in core housing need	8,475	17	8,825	16
Of which are owner households	3,935	8	4,189	7
Of which are renter households	4,545	9	5,215	9

13 In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.

According to Canada Mortgage and Housing Corporation (CMHC) data, Coquitlam has averaged 1,864 annual unit completions over the past four years (2021-2024), peaking at 2,148 completions in 2024 for a total of 7,457 units completed.

Figure 4: Coquitlam's Progress from January 1, 2021 to December 31, 2024 (See [2024 Housing Needs Report]() Update, pg. 4)

Guided by the Housing Affordability Strategy, the City has made strong progress in expanding its supply of dedicated rental housing through proactive policies, partnerships and investments. The last Housing Needs Report was completed in 2021. Over 1,700 rental units (market and non-market) have been completed between 2021 and 2024, including 529 below- or non-market units (31%). As shown in the Table 5 below from the [Interim Housing Needs Report Update]() (pg.5) another 613 below- or non-market rental units are currently under construction, with a significant number also progressing through the review and application stages. Additionally, 2,108 units of market rental housing are under construction.

Table 5: Number of Market, Below-and/or Non-Market Rental Unit Completions and in Progress (Internal Data as of December 2024), (See [Housing Needs Report](), pg.5)

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Building Permit Review	Market Rental	1,009	536	444	736	2,725	3,274
	Below- / Non-Market Rental	272	111	126	40	549	
Approved by Council	Market Rental	559	819	553	1,810	3,741	5,107
	Below- / Non-Market Rental	196	150	778	242	1,366	
Development Permit (Review)	Market Rental	422	1,302	1,684	774	4,182	5,958
	Below- / Non-Market Rental	449	256	819	252	1,776	

The City tracks, but has not recently publicized data on the demolition of affordable units for low and very low-income households specifically. The majority (72%) of the City's purpose-built rental stock (2,681 out of 3,700 units) have been constructed prior to 1980. Many of these units are nearing the end of their economic life span and may present opportunities for redevelopment. Rental housing within Transit-Oriented Areas (TOA) may be at an even higher risk to redevelop, given the new development as of right (minimum building heights and densities) available to these sites as a result of the new provincial legislation. Only 13% of non-market housing (282 out of 2,261 units) was built after 1980, with 23% (523 out of 2,261 units) built in the last 10 years.

With Coquitlam's rental housing stock aging and new development opportunities within TOA, there may be a trend in increased redevelopment and a corresponding loss in units that are attainable for low and very low income households. This underscores the importance of a strong Tenant Relocation Policy to ensure that affordable units are replaced and that municipal tenant protections are upheld.

14 Please describe available affordable and community housing options and needs/gaps currently in your community.

The following information is not included in the Housing Needs report in the same format.

As part of the ongoing 2024-2025 Rental Incentive Program review under the Housing Accelerator Fund, staff completed an update to the Rental Housing Inventory. The inventory draws from internal City data and encompasses purpose-built market rental, below- and non-market rental housing across the city, including the Transit-Oriented Areas (TOA) as defined by the Province.

To compile the existing inventory, staff has classified primary rental housing or purpose built rental into the following categories:

- PURPOSE-BUILT RENTAL (might include both market and below market rental) means a building that is purposely designed and built to provide a rental form of accommodation. It might be subject to a housing agreement or a registered covenant that requires that the dwelling units only be rented, and not individually sold or transferred, during the life of the building.
- NON-MARKET HOUSING means self-contained, independent, living dwelling units targeted to low and moderate income households, such as co-operatives, seniors and family non-profit projects.
- MIXED-TENURE HOUSING means a multi-use, multi-purpose buildings that may have a combination of strata, purpose-built rental, non-market housing, and commercial/rental units (only purpose-rental, non-market housing, including below-market rentals, are represented in the inventory, not strata).

In total there are 112 properties comprising 6,455 rental units in Coquitlam. As detailed in Table 6 below, purpose-built rentals constitute the majority of the City's primary rental stock, totaling 3,700 units across 70 properties, representing 57% of the total primary rental inventory. Non-market housing follows with over 2,200 units, including 761 co-operative housing units. Mixed tenure housing accounts for 494 units, all of which were built within the last four years.

New rental stock built within the past four years, as well as current and future developments, will primarily be located in high-rise mixed tenure housing near SkyTrain stations.

Table 6: Coquitlam Rental Housing Inventory by Category (2024)

Rental Category	**Properties**	**Units**	**Percentage**
PURPOSE-BUILT RENTAL	70	3,700	57.3%
NON-MARKET HOUSING - non-profit housing - co-op housing - seniors housing	38	2,261	35.0%
MIXED TENURE HOUSING - purpose-built rental - non-market housing	4	494	7.7%
Total	112	6,455	100.0%

By 2041, the city's population is projected to reach 220,837, requiring an estimated 43,253 new housing units. Seventy-three 73% (31,500 units) of this need comes from new households as the population grows, and 27% (11,750 units) is to address the current housing shortage, including 3,350 homes for people in extreme core housing need and 640 homes for those experiencing homelessness.

While most of the housing need arises from population growth, the under-supply of affordable housing is a critical issue. Affordable housing for priority populations is noted in the Housing Needs Report. For example, there is a need for affordable seniors housing to address the large percentage of seniors in core housing need, and demographic trends in Coquitlam confirm a significant need for affordable family-sized housing units.

Coquitlam has long been a leader in supporting affordable housing development, using tools that are within our municipal toolbox. However, senior government funding is needed to enable the delivery of affordable housing units at a scale that can respond to identified needs. For example, the Provincial Housing Target Order issued to Coquitlam identifies the need for 2,252 below-market units. This would require provincial funding at scale, at an estimated $1.2 billion in capital funding alone, as identified by City staff.

a) Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?

As of 2021, Coquitlam's housing inventory includes 603 seniors' care facility beds that are privately operated. These include assisted living, long-term care homes, residential treatment centres and group homes. All of these options are provided through private health care systems.

b) Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?

The City does not have the resources to provide rent supplements; however, a total of 1,040 households in the Tri-Cities private rental market receive rent supplements through BC Housing. Also noted, SHARE Community Services runs a local rent bank.

Through the Affordable Housing Reserve Fund (AHRF), the City provides grants to non-profit housing providers to deliver non-market housing projects. To date, more than $19 million has been disbursed from this fund to support the development of 893 affordable housing units in the community.

The AHRF has been funded through revenues generated through Density Bonus. Provincial housing legislation has required a complete reform of the City's development finance framework, including Density Bonus. These changes put the City's ability to continue its current system of financial support toward non-market housing in question as a future funding mechanism for the AHRF has not yet been identified.

c) Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?

The City is home to 30 units of transitional and supportive housing at 3030 Gordon for people who previously experienced homelessness. Projects at Crown

Lake and Como Lake Gardens include another 43 units to support people at risk of homelessness.

There are only very limited transitional and supportive housing resources in the community. People cannot transition throughout the housing continuum as there are no options to move out of the shelter or out of existing transitional/supportive housing into the community. Illegal, unsafe or unhealthy housing is the only option that is affordable at times.

15 This final section aims to determine how your community anticipates using the results and findings captured in the HNR to inform long-term planning, as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.

a) How will this HNR inform your OCP, housing policies and/or actions going forward? For example, if the HNR identifies specific needs in your community across the housing spectrum – such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit – how could actions and changes in policy and planning help address those needs?

The findings from the Housing Needs Report will serve as an evidence base to guide updates to Coquitlam's Official Community Plan (OCP), housing policies, and implementation strategies. The HNR's identification of housing gaps - such as the need for more affordable rental housing, units suitable for larger households, and greater diversity in housing forms - will focus policy development on those housing gap areas as well as inform updates to implementation tools, such as the zoning bylaw. In particular, the City is exploring opportunities to increase the supply of developer provided affordable and family-friendly units in transit-oriented areas. The City will also continue to advocate to senior government partners for increased capital contributions to increase the supply of non-market housing.

b) How will data collected through the HNR help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?

Coquitlam has been committed to Metro Vancouver's Regional Growth Strategy (Metro 2050), with a specific focus on accommodating the majority of growth within Urban Centres and Frequent Transit Development Areas. In line with this regional approach, the City is applying Metro Vancouver's population projections methodology to inform financial planning and core infrastructure and amenity delivery, ensuring that future capital investments are aligned with anticipated housing and population needs. Coordination with regional partners will continue to ensure alignment on methodologies used to project growth and housing demand, helping to support a consistent and collaborative approach across jurisdictions. The HNR data will be used alongside these projections to guide integrated land use, housing, and infrastructure planning that responds to evolving needs and supports a complete and livable community.

The City is also undertaking a comprehensive build-out analysis tool that will identify areas likely to develop to support anticipated population growth. This tool will use various factors including development potential (OCP land uses, development restrictions), infrastructure capacity, existing uses and improvements to identify likely areas for future development and support phasing of planned neighbourhood development. Combined, these tools may help to strategically guide infrastructure planning and investment in the City to support sustainable long-term growth.

c) Based on the findings of this HNR, and particularly the projected housing needs, please describe any infrastructure gaps that may potentially limit the ability of your community to support forecasted growth unless they are addressed, or that could facilitate more complete and resilient communities. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure. Communities are encouraged to illustrate how infrastructure gaps impact their housing systems and growth. Examples of types of enabling infrastructure may include:

i) Public Transit
ii) Water/Wastewater Systems
iii) Roads and Bridges
iv) Schools, Parks, Community or Recreational Centres
v) Broadband Service and Access
vi) Climate Risks/Impacts

Staff are actively and continuously evaluating the impacts of growth on Coquitlam's infrastructure systems as part of ongoing planning and capital investment processes. This work includes regularly updating our development-related funding programs —most notably, our Development Cost Charges (DCC) and the City's new Amenity Cost Charge (ACC) program to reflect forecasted infrastructure and amenity needs, to ensure a balanced and stable rate structure over time.

DCCs collected in Coquitlam provide funds for transportation improvements, parkland acquisition and development of specific park improvements, utility expansion (water, sewer and drainage), fire protection facilities, and police facilities The City's ACC program helps fund growth-related amenities such as community and recreation centres, libraries, cultural and community spaces, and park amenities that are not eligible for funding through DCCs. These mechanisms are critical to supporting alignment in anticipated residential and employment development with the infrastructure and amenities required to support complete communities.

However, the introduction of, and transition to the new development finance system has put additional strain on the City's ability to fund its future growth-related capital needs. Because of its prescriptive nature, the new legislation is rigid, time consuming and lacks flexibility when compared to the previous development finance system, specifically the density bonus program. Increased financial uncertainty resulting from the lack of clear and fulsome transitional guidance (related to in-stream protection, etc.) is further compounded by the introduction of changes such as the new DCC and ACC instalments requirement wherein 75% of the payment is received after 4 years compared to fully at the development permit stage under the previous system. The City is also navigating wider market challenges which will impact its ability to collect development revenues and ultimately fund growth related capital and may result in deferred projects or increased borrowing and associated finance costs. Provincial legislative requirements to implement Small-Scale Multi-Unit Housing also have potential implications related to infrastructure. Uptake of SMMUH is expected to be uncertain and variable making it difficult to reliably predict how many units will be built or when. This uncertainty will impact infrastructure planning; additional planning work and modeling will be required.

Additionally, as one of the fastest-growing municipalities in the region, Coquitlam is experiencing the strain of rapid growth on infrastructure and amenities that are outside its purview as a municipality. Classrooms are overcrowded, access to health care is limited by the absence of a local hospital and long wait times, and transit coverage must keep pace with increasing demand. Without foundational investments by the senior governments, the benefits of new housing risk being undermined by an absence of critical infrastructure and amenities.

Coquitlam has identified a portion of the targeted provincial and federal investments in critical infrastructure and amenities needed to support the anticipated scale and pace of housing growth. These include:

- **Health-care** – Coquitlam is the only municipality in the Province with a population greater than 150,000 that does not have a hospital within municipal boundaries. These is also a shortage of doctors and other medical professionals in the community, plus long ER wait times and short-staffing at Eagle Ridge Hospital.
- **Schools** – Over $1.1 billion in capital costs are required to meet the needs of Coquitlam students. This includes the need for schools in new neighbourhoods such as Northeast Coquitlam Middle School and Partington Creek Elementary School and a myriad of renovations, additions and seismic replacements at schools that already no longer meet their neighbourhood need.
- **Transit** – Over ~$1.2 billion in regional transit capital funding and estimated $70 million in annual operating funding is required to support Coquitlam's share of TransLink's Access for Everyone Plan.
- **Transportation** – Funding commitments are also required for significant investments in regional transportation projects including the Brunette and Pitt River Interchanges. At least $620 million is needed for the Brunette Interchange Project. The Brunette Interchange is the primary interchange for residents and emergency vehicles to get to Royal Columbian Hospital. It also provides cyclists and pedestrians with access to Braid SkyTrain Station.
- **Child-care** – An estimated 6,700 new child care spaces are needed to address current population needs alone, at an estimated minimum of $228 million in construction costs.

The above list details some of the amenity and infrastructure needs to support the development of complete, livable communities but should not be viewed as a comprehensive list. Coquitlam continues to undertake work on advancing solutions related to infrastructure and amenities, and would welcome the opportunity to respond to any additional information requests or to collaborate on potential solutions.