

Additional Information on Regional Housing Needs

This document supplements the *Regional Housing Needs Report* (HNR) with additional data. **Section 1** outlines affordability and bedroom requirements to address unmet housing needs for low- to moderate-income households over the next five years. **Section 2** highlights urban Indigenous housing needs using data from the Aboriginal Housing Management Association (AHMA).



Section 1. Affordability and Bedroom Breakdown

A portion of the total housing need is affordable rental housing for low- to moderate-income households not served by the private market. The HNR provided an initial estimate of housing need for households earning up to BC Housing's 2023 Housing Income Limits (HILs) (p. 19). These estimates were refined using additional data from the provincial government, including the methodology used in affordability guidelines for communities with Housing Target Orders. This allowed for consistent estimates of affordability and bedroom requirements aligned with HNR and Housing Target methodologies.

HOUSING
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A Roadmap to Implement
Metro 2050's Housing Goal

Two approaches were used to prepare a more detailed affordability breakdown:



Lower estimate

Assumes recent income trends continue, resulting in fewer low-income households over time. This aligns with the provincial HNR method and reflects changes seen between 2001 and 2021 census years.



Higher estimate

Assumes future demand reflects current income distribution should more affordable housing be available. Based on 2021 census data, this approach offers a more inclusive view of potential need. It aligns with the estimates on page 19 of the HNR, with slight differences due to more detailed income analysis.

These are order-of-magnitude estimates based on trends in core housing need, homelessness, household size, and income in Metro Vancouver.¹ They are intended to guide planning and monitoring of affordable housing delivery and will be refined over time. Table 1 shows the lower and higher range. Tables 2 and 3 provide greater detail on estimated level of affordability and bedroom count. See the [Affordable Housing Gap Analysis](#) for an estimate of the level of government investment required to achieve this scale of affordable housing.

Table 1. Affordable Rental Housing Units Needed, Metro Vancouver, 5-Year Need*

Household Income	Monthly Affordable Rent Range (30% of Household Income)	Lower Range	Higher Range
Under \$45,000	Up to \$1,125	16,000	38,000
<i>Shelter-rate units for people experiencing homelessness</i>		5,500	5,500
\$45,000 to \$58,000	\$1,125 to \$1,450	7,000	10,000
\$58,000 to \$72,000	\$1,450 to \$1,800	3,250	4,250
\$72,000 to \$86,000	\$1,800 to \$2,150	2,000	1,500
\$86,000 to \$107,500	\$2,150 to \$2,688	1,000	750
Total Affordable Rental Housing Need (5-Year Need)		29,250	54,500
PERCENTAGE OF TOTAL HOUSING NEED (5-YEAR NEED)**		13%	24%

* Figures have been rounded to the nearest 250 units.

** The Regional Housing Needs Report, which compiles the HNRs of all member jurisdictions, estimates that 230,456 dwellings are needed to address regional housing needs in the short term.


¹ More information on these trends can be found in the [Metro Vancouver Housing Data Book](#).

Table 2. Affordable Rental Housing Units Needed by Unit Size, Lower Range, Metro Vancouver, 5-Year Need*

Household Income	Monthly Affordable Rent Range	Studio / One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	 Lower Range Total
Under \$45,000	Up to \$1,125	13,750	1,250	750	250	16,000
<i>Shelter-rate units for people experiencing homelessness</i>		5,500				5,500
\$45,000 to \$58,000	\$1,125 to \$1,450	4,000	1,500	1,000	500	7,000
\$58,000 to \$72,000	\$1,450 to \$1,800		1,750	1,000	500	3,250
\$72,000 to \$86,000	\$1,800 to \$2,150			1,250	750	2,000
\$86,000 to \$107,500	\$2,150 to \$2,688				1,000	1,000
TOTAL AFFORDABLE RENTAL HOUSING NEED (5-YEAR NEED)		17,750	4,500	4,000	3,000	29,250

* Figures have been rounded to the nearest 250 units.

Table 3. Affordable Rental Housing Units Needed by Unit Size, Higher Range, Metro Vancouver, 5-Year Need*

Household Income	Monthly Affordable Rent Range	Studio / One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	 Higher Range Total
Under \$45,000	Up to \$1,125	26,750	6,250	3,250	1,750	38,000
<i>Shelter-rate units for people experiencing homelessness</i>		5,500				5,500
\$45,000 to \$58,000	\$1,125 to \$1,450	5,750	2,250	1,250	750	10,000
\$58,000 to \$72,000	\$1,450 to \$1,800		2,250	1,250	750	4,250
\$72,000 to \$86,000	\$1,800 to \$2,150			1,000	500	1,500
\$86,000 to \$107,500	\$2,150 to \$2,688				750	750
TOTAL AFFORDABLE RENTAL HOUSING NEED (5-YEAR NEED)		32,500	10,750	6,750	4,500	54,500

* Figures have been rounded to the nearest 250 units.

Section 2.

Urban Indigenous Housing Needs

The Aboriginal Housing Management Association (AHMA) has highlighted the lack of visibility of urban Indigenous housing challenges in research and policy. Urban Indigenous households in Metro Vancouver face disproportionately high rates of homelessness and core housing need and are more likely to live in overcrowded or substandard housing compared to other households.

To address data gaps and improve understanding of regional urban Indigenous housing needs, AHMA developed estimates of unmet affordable rental housing need for urban Indigenous households in Metro Vancouver (Table 4). These estimates follow the methodology used in the *British Columbia Urban, Rural and Northern Indigenous Housing Strategy*.

Urban Indigenous housing need is a subset of the affordable rental housing need outlined in **Section 1** of this supplemental document. It specifically reflects the need for affordable rental options for Indigenous households living in Metro Vancouver municipalities. Housing needs of Indigenous people living within First Nations communities are not included in these estimates. Metro Vancouver is continuing to engage local First Nations to better understand their housing needs within the regional context.

Table 4. Affordable Housing Solutions for Urban Indigenous Households, 2025 to 2034²

Types of Affordable Housing Needed	Units, 5-Year Need	Units, 10-Year Need
Supportive housing units	517	1,034
Non-market affordable rental units	1,708	3,415
TOTAL UNITS FOR URBAN INDIGENOUS HOUSEHOLDS	2,225	4,449

Beyond affordable rental housing, AHMA estimates that an additional 3,340 urban Indigenous households in Metro Vancouver will require rent assistance in the private market — or other affordable housing solutions — over the next 10 years. In addition, 209 households would benefit from affordable homeownership opportunities through models such as community land trusts and shared-equity mortgages.

For further information on understanding urban Indigenous housing needs, AHMA has prepared the [Indigenous Housing Needs Data Resource Library](#).

² These estimates are based on a 10-year timeline which differs from the timeframe used for the BC HNR Method to calculate overall housing need.