

2001 CENSUS BULLETIN #12 – SHELTER COSTS

Greater Vancouver’s Residents Continue to Spend Greater Share of Income for Shelter Costs

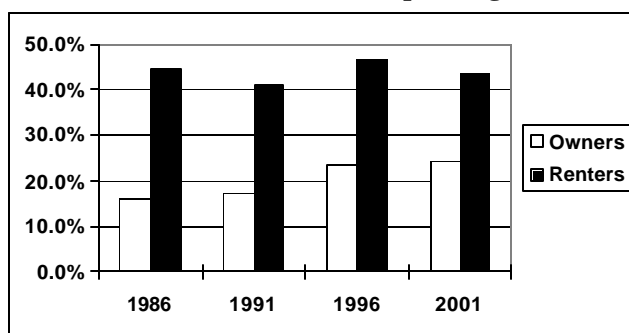
According to Statistics Canada 2001 Census figures, 31.4 % of all households¹ in the Greater Vancouver Regional District (Vancouver Census Metropolitan Area) spent 30 % or more of their income on housing (30 % is the standard threshold at which the need for affordable housing is defined). This is a slight decrease from the 1996 Census that shows 32.9 % of households spent 30 % or more of their income on housing, although still much higher than the 27.4 % figure from 1991 Census. This 2001 figure of 31.4 % represents 235,840 households in the region. Compared to other major metropolitan areas in Canada, Greater Vancouver residents are more likely to spend a high proportion of household income on shelter costs, and a significantly higher proportion than residents in Calgary and Edmonton.

Table 1. Households Spending 30% or More of Income on Shelter Costs for Select Metropolitan Areas, 2001

Census Metropolitan Area	Total Households ¹	shelter costs equal to 30% or more of household income	
Vancouver	750,245	235,840	31.4%
Toronto	1,625,980	472,890	29.1%
Montreal	1,411,835	368,765	26.1%
Edmonton	351,810	78,715	22.4%
Calgary	353,865	80,870	22.9%

In Greater Vancouver, the region’s 753,925 total households include two types of tenure – private ownership and renter households. A renter household is nearly twice as likely to be spending 30 % or more of household income on shelter than an owner household (42.8 per cent for renter households, compared to 23.9 per cent for owner households). While the percentage of renter households spending 30 % or more of household income on shelter costs has remained relatively constant over the past 15 years, the percentage of owner households has steadily been increasing. This indicates a growing number of home owners are experiencing affordability problems, although this statistic needs to be considered in the context of income differences between owners and renters.

Figure 1. Greater Vancouver Households Spending 30% or More of Income on Shelter, by Tenure



¹ Private Households With Household Income Greater than Zero, in Non-farm, Non-reserve Private Dwellings, for Census Metropolitan Areas and Census Agglomerations, 2001 Census - 20% Sample Data

Income Disparities Between Renters and Owners Contribute to Affordability Problems in Greater Vancouver.

HOUSEHOLDS SPENDING MORE THAN 50 PER CENT AND 70 PER CENT

Households spending more than 30 % of gross income on shelter costs are considered the standard threshold of affordable shelter. Statistics Canada also provides data on households spending more than 50 % and more than 70 % of their gross income on shelter costs. These households are considered to be living in housing that is not affordable and to be at risk of losing their existing housing and possibly at risk of becoming homeless. In Greater Vancouver, of the 42.8 % of **renters households** reporting a positive income in 2000 and paying more than 30 per cent for housing, 20.7 per cent of (60,940 households) were paying between 30 % and 49.9 % of gross income on rent; 8.3 % (24,530 households) reported spending between 50% and 69.9 %; and 13.8 % (40,475 households) spent more than 70 %.

In Greater Vancouver, of the 23.9 % of **owner households** reporting a positive income in 2000 and paying more than 30 % for housing, 14.3 % of (65,865 households) were paying between 30 % and 49.9 % of gross income on major payments for housing; 3.8 % (17,245 households) reported spending between 50 % and 69.9 %; and 5.8 % (26,785 households) spent more than 70 %. Although the incidence of owners paying more than 50 % of household income on shelter costs is high, the median household income for the owner household remains significantly higher than the household income for renter households.

Table 2. Proportion of Households Spending 30% or More of Household Income on Shelter Costs, Greater Vancouver Regional District, 1991 - 2001

Greater Vancouver Metropolitan Area	Rent less than 30% of household income	Rent 30% - 49.9% of household income	Rent 50% - 69.9% of household income	Rent more than 70% of household income
Renter Households (294,355)	56.2% (165,525)	20.7% (60,940)	8.3% (24,530)	13.8% (40,475)
Greater Vancouver Metropolitan Area	Owners major payments less than 30% of household income	Owners major payments 30% - 49.9% of household income	Owners major payments 50% - 69.9% of household income	Owners major payments over 70% of household income
Owner Households (459,570)	75.9% (348,885)	14.3% (65,865)	3.8% (17,245)	5.8% (26,785)

Source: Statistics Canada

Table 2 illustrates that renter households are nearly twice as likely as owner households to pay more than 30 % of their household income on shelter costs, and that this incidence increases sharply when households are paying more than 50 % and more than 70 %. For households paying more than 50 %, it is twice as likely that those households are renters, and for households paying more than 70 %, it is closer to three times as likely that those households are renters.

SHELTER COSTS AT THE MUNICIPAL LEVEL

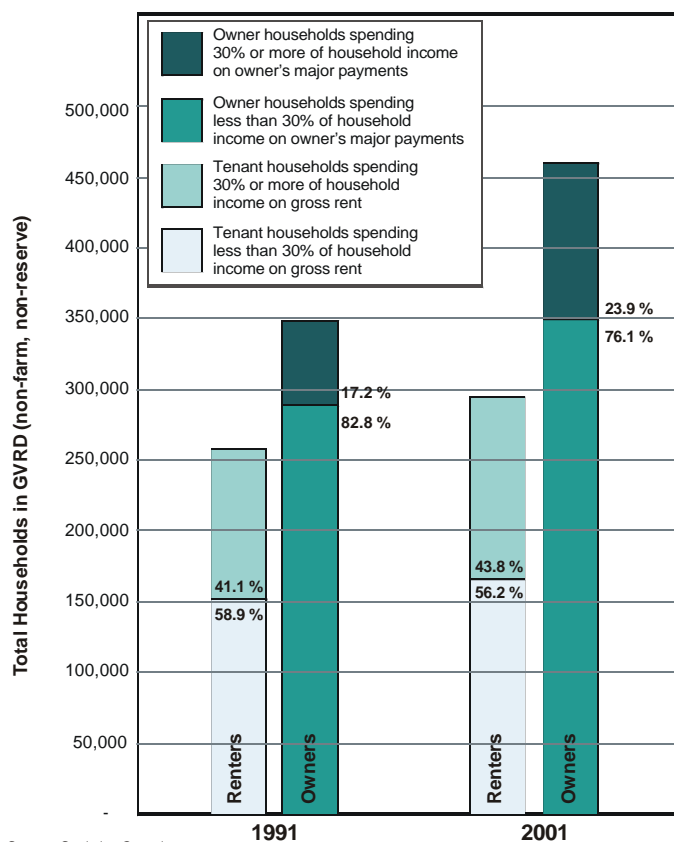
Table 3 provides the distribution of both renters and home owners, by per cent of income spent on shelter costs, by municipality. Vancouver (including UBC/UEL), Richmond and Coquitlam all had more than 10 % of **owner households** spending greater than 50 % of household income on shelter. Vancouver had the highest number (11,415) of owner occupied households paying more than 50 % of household income on shelter costs, followed by Surrey (7,910) and Richmond (4,925).

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With respect to **renter households**, Langley City, West Vancouver, and White Rock all had 25 % or more of renter households spending greater than 50 % of household income on shelter costs. Vancouver had the highest number (29,700) of renter households paying more than 50 % of household income on shelter costs, followed by Burnaby (7,435) and Surrey (7,300).

HOUSEHOLD INCOME AND SHELTER COSTS

Figure 2. Proportion of Households Spending 30% or More of Household Income on Shelter Costs, Greater Vancouver Regional District, 1991 - 2001



Source: Statistics Canada

In 1991, 41.1 % of **renter households** were spending 30 % or more of household income on shelter. By 2001, the percentage had increased to 43.8 %, representing 125,945 renter households.

The five years between the 1996 Census and the 2001 Census saw the average income in renter households increase 15.0 % from \$35,853 to \$41,230. During the same period, average gross rent in the region rose 8.0 % from \$754 to \$814.

Owner households saw a greater increase in the percentage of households spending 30 % or more of household income on shelter costs. In 2001, 23.9 % of owner occupied households were spending 30 % or more of household income on shelter costs, up from 17.2 % in 1991. This represents 109,895 owner households.

Between the 1996 Census and the 2001 Census, average household income for owner households rose 15.7 %, from \$66,537 to \$76,963. In 2001 the average major payment by an owner for housing was \$1,057, up 12.2 % from the 1996 average major payment of \$942.

The ability to pay for shelter is directly related to the household income. Table 4 shows that in Greater Vancouver households with higher incomes were more likely to be owner occupied and also less likely to spend higher percentage of household income on shelter costs. In short, there is an inverse relationship between household income and proportion of income spent on shelter – higher the income, the lesser the proportion of that income spent of shelter. Of the 332,240 **owner households** that reported an income greater than \$40,000, less than 2 % (6,540 households) spent greater than 50 % of household income on

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shelter costs. For the 121,805 **renter households** that reported an income greater than \$40,000, less than 1 % (845 households) spent greater than 50 % of household income on shelter costs. Households with lower incomes (between \$10,000 - \$40,000) were more likely to be renter households and more likely to spend higher percentage of household income on shelters costs. Of the 132,510 **renter households** that reported an income between \$10,000 and \$40,000, 24 % (32,150 households) spent greater than 50 % of household income on shelter costs. For the 113,195 **owner households** that reported an income between \$10,000 and \$40,000, 23 % (25,550 households) spent greater than 50 % of household income on shelter costs.

HOUSEHOLD INCOME AND HOUSEHOLD TYPE

The likelihood that a household will be spending more than 50 % of household income on shelter costs varies depending on the type of household (family composition). Households with children are more likely to be spending a large portion of household income on shelter, and especially if these are lone –parent households. 7 % of **single couples without children** spend greater than 50 % of household income on shelter; 11 % of **couples with children** spend greater than 50 % of household income on shelter; and 23 % of **lone parent families** spend greater than 50 % of household income on shelter.

**Table 5. Shelter Costs as a Proportion of Household Income, by Household Type
Greater Vancouver Regional District, 2001**

Household Type	Total - Households*	Shelter Costs as a proportion of household income				(percentage) 50% and over
		less than 30%	30 - 49.9%	50 - 69.9%	over 70%	
Total - All Household Types	753,925	514,410	126,805	41,775	67,260	14%
Single family household, couple without children	168,190	136,690	18,930	4,830	7,340	7%
Single family household, couple with children	240,590	174,790	37,965	10,400	16,010	11%
Single family household, lone parent family	71,315	39,460	15,470	6,275	9,915	23%
Multiple-family household	24,540	19,105	3,440	1,005	970	8%
Non-family household: One person only	210,845	119,750	44,455	16,810	28,495	21%
Non-family household: Two or more persons	38,450	24,610	6,545	2,445	4,525	18%

Source: Statistics Canada

The non-family households are also more likely to be spending a large portion of household income on shelter compared to the rest of the household types. Twenty-one per cent of **one person only households** spend greater than 50 per cent of household income on shelter while eighteen per cent of **two or more unrelated persons households (non-family)** spend greater than 50 per cent of household income on shelter. Table 6 shows the distribution of households by household type, by tenure, by per cent of income spent on shelter costs in Greater Vancouver. Again when tenure is included in the analysis, households of all types of family composition pay a greater proportion of their income on shelter when they are renters.

REGIONAL CONTEXT

Greater Vancouver continues to have the highest housing costs in Canada², with the median value of a single detached house of \$300,260 (as compared to \$269,651 in Toronto and \$189,871 in Calgary) and the median value of an apartment in a building five storeys or more being \$175,260 (as compared to \$160,208 in Toronto and \$140,231 in Calgary). Equally important is the fact that Greater Vancouver household incomes are lower than incomes in other metropolitan areas. Median income for owner households in Vancouver CMA in 2000 was \$63,301, as compared to \$75,541 in Toronto and \$70,513 in Calgary. For renter households, the median income in Vancouver CMA in 2000 was \$33,442, as compared to \$36,412 in Toronto and \$35,819 in Calgary.

² Source: Statistics Canada, 2001 Census .

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Between 1996 and 2001, housing affordability for the average greater Vancouver resident improved, if measured by household incomes outpacing the increase in housing costs. Furthermore the increase in home ownership in the region as compared to the increase in rental households indicates more households spending a high proportion of their income on housing were building equity, rather than having no return on money spent for shelter.

One of the objectives of the GVRD's *Livable Region Strategic Plan* is to seek a diversity of housing types, tenures and costs in each part of the region in balance with job distribution. The affordability of shelter and the supply and distribution of affordable housing across the region will continue to determine the success of this objective in providing Greater Vancouver residents with housing choice.

Table 3: Shelter Costs as a Proportion of Household Income, by Tenure, Greater Vancouver Regional District, 2001

Municipality	Total - Households*	Owner-occupied households*	Owners major payments as a proportion of household income								Average Owner Major Payments
			less than 30%	(%)	30 - 49.9%	(%)	50 - 69.9%	(%)	over 70%	(%)	
GVRD	753,925	459,570	348,885	76%	65,865	14%	17,245	4%	26,785	6%	\$ 1,057
Anmore / Belcarra	690	535	425	79%	45	8%	40	7%	20	4%	\$ 1,121
Burnaby	73,995	41,705	31,865	76%	5,540	13%	1,445	3%	2,745	7%	\$ 915
Coquitlam	40,215	28,360	21,445	76%	3,885	14%	1,050	4%	1,960	7%	\$ 1,050
Delta	32,650	25,890	20,845	81%	3,475	13%	660	3%	885	3%	\$ 1,081
Langley City	10,090	5,865	4,380	75%	1,040	18%	195	3%	245	4%	\$ 979
Langley Township	28,680	24,040	18,835	78%	3,320	14%	835	3%	1,015	4%	\$ 1,102
Maple Ridge	22,455	17,425	13,255	76%	2,800	16%	540	3%	825	5%	\$ 1,071
New Westminster	26,030	12,405	9,425	76%	1,900	15%	485	4%	575	5%	\$ 1,000
North Vancouver City	20,650	9,930	7,360	74%	1,545	16%	360	4%	645	6%	\$ 1,050
North Vancouver District	29,065	22,945	18,230	79%	2,875	13%	810	4%	1,000	4%	\$ 1,223
Pitt Meadows	5,200	3,985	3,175	80%	510	13%	120	3%	165	4%	\$ 1,029
Port Coquitlam	17,745	13,205	10,215	77%	1,960	15%	400	3%	625	5%	\$ 1,115
Port Moody	8,535	6,500	5,125	79%	910	14%	155	2%	310	5%	\$ 1,164
Richmond	56,675	40,165	29,480	73%	5,650	14%	1,755	4%	3,170	8%	\$ 962
Surrey	115,410	82,435	61,120	74%	13,270	16%	3,570	4%	4,340	5%	\$ 1,133
Vancouver	236,095	103,340	77,180	75%	14,500	14%	4,220	4%	7,195	7%	\$ 1,011
West Vancouver	16,340	12,490	9,965	80%	1,515	12%	320	3%	660	5%	\$ 1,332
White Rock	9,080	5,835	4,585	79%	815	14%	180	3%	260	4%	\$ 907
University Endowment Lands	2,630	1,150	850	74%	175	15%	35	3%	90	8%	\$ 1,071
Lions Bay / Bowen Island	1,660	1,350	1,075	80%	150	11%	70	5%	50	4%	\$ 1,259

Municipality	Total - Households*	Tenant-occupied Households*	Gross rent as a proportion of household income								Average Gross Rent
			less than 30%	(%)	30 - 49.9%	(%)	50 - 69.9%	(%)	over 70%	(%)	
GVRD	753,925	294,355	165,525	56%	60,940	21%	24,530	8%	40,475	14%	\$ 814
Anmore / Belcarra	690	155	120	77%	30	19%	-	0%	-	0%	\$ 1,136
Burnaby	73,995	32,295	17,890	55%	6,395	20%	2,600	8%	4,835	15%	\$ 790
Coquitlam	40,215	11,855	6,785	57%	2,335	20%	1,000	8%	1,585	13%	\$ 841
Delta	32,650	6,755	4,280	63%	1,420	21%	425	6%	620	9%	\$ 848
Langley City	10,090	4,225	2,220	53%	940	22%	385	9%	660	16%	\$ 721
Langley Township	28,680	4,640	2,765	60%	915	20%	345	7%	590	13%	\$ 909
Maple Ridge	22,455	5,035	2,725	54%	1,170	23%	500	10%	630	13%	\$ 783
New Westminster	26,030	13,625	8,185	60%	2,540	19%	1,260	9%	1,525	11%	\$ 664
North Vancouver City	20,650	10,720	6,385	60%	2,050	19%	825	8%	1,370	13%	\$ 830
North Vancouver District	29,065	6,115	3,570	58%	1,310	21%	450	7%	755	12%	\$ 1,027
Pitt Meadows	5,200	1,220	765	63%	265	22%	90	7%	100	8%	\$ 736
Port Coquitlam	17,745	4,540	2,495	55%	965	21%	425	9%	630	14%	\$ 812
Port Moody	8,535	2,045	1,370	67%	360	18%	110	5%	155	8%	\$ 846
Richmond	56,675	16,510	9,300	56%	3,245	20%	1,275	8%	2,495	15%	\$ 928
Surrey	115,410	32,970	18,450	56%	6,990	21%	2,690	8%	4,610	14%	\$ 791
Vancouver	236,095	132,755	73,790	56%	27,930	21%	11,255	8%	18,445	14%	\$ 796
West Vancouver	16,340	3,850	1,850	48%	960	25%	370	10%	650	17%	\$ 1,253
White Rock	9,080	3,240	1,670	52%	720	22%	385	12%	465	14%	\$ 844
University Endowment Lands	2,630	1,480	675	46%	340	23%	110	7%	320	22%	\$ 1,020
Lions Bay / Bowen Island	1,660	315	200	63%	60	19%	25	8%	25	8%	\$ 1,025

* Non-farm, Non-reserve, Non-band Private Households, Greater Vancouver Regional District, 2001 Census (20% Sample Data)

Table 4. Shelter Costs as a Proportion of Household Income, by Income Groups, Greater Vancouver Regional District, 2001

Income Group	Total - Households*	Owner-occupied households	Owners major payments as a proportion of household income				Average Owner Major Payments
			less than 30%	30 - 49.9%	50 - 69.9%	over 70%	
All Household Incomes	753,925	459,570	348,885	65,865	17,245	26,785	\$ 1,057
Less than \$10,000	54,185	14,145	500	935	985	10,935	\$ 905
\$10,000 - \$19,999	85,720	33,770	15,765	7,315	3,050	7,645	\$ 625
\$20,000 - \$29,999	76,660	37,000	22,830	5,770	3,730	4,665	\$ 705
\$30,000 - \$39,999	83,320	42,425	26,660	9,305	4,345	2,115	\$ 809
\$40,000 - \$49,999	77,030	44,410	28,945	11,950	2,775	730	\$ 912
\$50,000 - \$59,999	66,985	42,710	30,430	10,645	1,255	370	\$ 1,003
\$60,000 - \$69,999	59,685	41,010	32,180	8,150	530	155	\$ 1,063
\$70,000 - \$79,999	50,040	36,280	31,305	4,635	250	95	\$ 1,128
\$80,000 - \$99,999	76,890	60,970	55,975	4,745	180	60	\$ 1,228
\$100,000 - \$119,999	47,775	40,110	38,565	1,475	60	10	\$ 1,285
\$120,000 and over	75,630	66,750	65,725	955	70	-	\$ 1,460

Income Group	Total - Households*	Tenant-occupied households	Gross Rent as a proportion of household income				Average Gross Rent
			less than 30%	30 - 49.9%	50 - 69.9%	over 70%	
All Household Incomes	753,925	294,355	165,525	60,940	24,530	40,475	\$ 814
Less than \$10,000	54,185	40,035	1,740	3,405	3,900	28,110	633
\$10,000 - \$19,999	85,720	51,945	10,075	17,570	14,110	10,185	635
\$20,000 - \$29,999	76,660	39,670	13,800	20,120	4,145	1,605	737
\$30,000 - \$39,999	83,320	40,895	28,210	10,595	1,705	400	791
\$40,000 - \$49,999	77,030	32,625	27,055	5,035	405	125	854
\$50,000 - \$59,999	66,985	24,270	21,870	2,240	130	45	902
\$60,000 - \$69,999	59,685	18,680	17,675	935	50	-	942
\$70,000 - \$79,999	50,040	13,765	13,195	520	45	-	1004
\$80,000 - \$99,999	76,890	15,910	15,535	340	45	-	1072
\$100,000 - \$119,999	47,775	7,675	7,555	120	-	-	1177
\$120,000 and over	75,630	8,880	8,820	65	-	-	1396

Table 6. Shelter Costs as a Proportion of Household Income, by Household Type, Greater Vancouver Regional District, 2001

Household Type	Total - Households*	Owner-occupied households	Owners major payments as a proportion of household income				Average Owner Major Payments
			less than 30%	30 - 49.9%	50 - 69.9%	over 70%	
Total - All Household Types	753,925	459,570	348,885	65,865	17,245	26,785	\$ 1,057
Single family household, couple without children	168,190	118,390	100,740	11,170	2,735	3,640	\$ 918
Single family household, couple with children	240,590	183,680	139,020	27,550	7,025	9,750	\$ 1,303
Single family household, lone parent family	71,315	36,200	23,870	6,610	2,075	3,595	\$ 990
Multiple-family household	24,540	20,410	15,965	2,835	845	750	\$ 1,338
Non-family household: One person only	210,845	89,510	60,860	16,215	4,055	8,100	\$ 708
Non-family household: Two or more persons	38,450	11,390	8,425	1,485	500	945	\$ 1,019

Household Type	Total - Households*	Tenant-occupied households	Gross Rent as a proportion of household income				Average Gross Rent
			less than 30%	30 - 49.9%	50 - 69.9%	over 70%	
Total - All Household Types	753,925	294,355	165,525	60,940	24,530	40,475	\$ 814
Single family household, couple without children	168,190	49,805	35,950	7,760	2,095	3,700	\$ 880
Single family household, couple with children	240,590	56,905	35,770	10,415	3,375	6,260	\$ 1,005
Single family household, lone parent family	71,315	35,110	15,590	8,860	4,200	6,320	\$ 840
Multiple-family household	24,540	4,130	3,140	605	160	220	\$ 1,007
Non-family household: One person only	210,845	121,340	58,890	28,240	12,755	20,395	\$ 656
Non-family household: Two or more persons	38,450	27,060	16,185	5,060	1,945	3,580	\$ 938