

## By the Numbers: Provincial Housing Targets vs. Findings from the Housing Needs Report

### Background:

#### *Housing Needs Report:*

Since 2019, all municipalities in B.C., including Coquitlam, are required to prepare Housing Needs Reports that provide key data and statistics on current and projected population, households, economy, housing stock, and other community indicators.

In November 2023, the Province of British Columbia introduced new requirements for municipal Housing Needs Reports. The provincial changes aim to provide a consistent, province-wide picture of housing needs by requiring local governments to include new standardized data and analysis in their reports.

Coquitlam's 2024 [Legislated Interim Housing Needs Report](#) builds on the foundational work of its 2022 Housing Needs Report, which the City updated in 2023 to reflect the latest Census data.

Rather than a comprehensive reassessment, this legislated interim update serves as an addendum to the previous reports and focuses on three new provincially mandated components:

- **Standardized Housing Projections** – Estimates of how many homes Coquitlam will need in 5 and 20 years, based on demographic trends using provincial methodology.
- **Statement of Need Near Sustainable Transportation** – Identifies anticipated housing needs in areas well-served by transit and other sustainable transportation options.
- **Summary of City Actions** – Highlights steps Coquitlam has taken since 2021 to support housing needs.

While the City continues to take meaningful action within its municipal mandate, external factors such as population growth, economic pressures, and housing market conditions have worsened housing supply and affordability challenges. It's important to note that these broader market forces, which affect the delivery of housing, are beyond the City's control.

The next regular Housing Needs Report is due by December 31, 2028.



### *Provincial Housing Targets:*

In addition to changes to the Housing Needs Report, the provincial government has set ambitious housing targets for select municipalities as part of its strategy to address the housing crisis. Municipalities with issued housing target orders must enable the creation of housing by updating zoning bylaws, streamlining application processes, or by taking other steps and report on their progress every year.

In late May 2025, Coquitlam was added to the list of municipalities receiving target orders, though exact targets have not yet been set.

If a municipality does not meet their target and has not made satisfactory progress toward meeting its target, the Minister of Housing and Municipal Affairs may appoint an advisor to review the municipality's progress and issue a directive to require the municipality to enact or amend a bylaw or accept or reject a permit to help meet the target.

### **What is the difference between the two?**

Both housing needs and housing targets are based on the same methodology. However, modifications are made that reduce the target number compared to the total need.

	<b>Housing Needs Report</b>	<b>Housing Target Orders</b>
<b>Purpose</b>	Inform land use planning & policy	Set minimum supply targets for municipalities
<b>Binding?</b>	No – but updates are required every 5 years	Yes – mandatory under provincial legislation
<b>Scope of Projections</b>	Total housing units (regardless of tenure)	Total housing units as set targets with additional guidelines for affordable housing
<b>Calculation basis</b>	<a href="#">Legislated HNR Method</a> (housing undersupply + future growth)	Based on HNR method, but adjusted to account for local demand, resulting in targets reflecting 55-65% of HNR method projections

More information on Housing Target Orders can be found on the [BC Government's website](#).

### **A History of Housing Leadership**

Between 2021 and 2024, the City of Coquitlam has made significant progress in addressing housing needs through proactive policy, development facilitation and strong partnerships:

- 7,457 housing units completed, with an average of 1,864 units completed annually.
- 9,800 units approved and awaiting permits, providing a strong pipeline for future housing.
- 6,400 units under building permit review, ensuring steady progress in housing delivery.
- 12,000 building permits issued, reflecting Coquitlam's active support for development.
- 16,800 units currently in the development application stage, displaying the City's ongoing work to meet future demand.

### *Rental Housing Expansion*

- Over 1,700 purpose-built rental units completed between 2021 and 2024, including 529 below- or non-market units (31% of rental units)
- An additional 613 below-/non-market units under construction
- 5,107 purpose-built rental units approved by Council, showing a continued commitment to rental supply.

### **Affordable Housing Investment**

- Over \$19.3 million in grants disbursed from the City's Affordable Housing Reserve Fund (AHRF) between 2021-2024.
- Supported the delivery of 872 affordable housing units through AHRF contributions.
- Notable non-market projects include:
  - 164 units at Affordable Housing Societies' Robert Nicklin Place
  - 158 units with S.U.C.C.E.S.S. through land and funding partnerships
  - 290 units preserved at Garden Court and Tri-Branch Co-ops
  - 171 units in Malaspina Village Phase 1 redevelopment (Metro Vancouver Housing)
  - 68 units with VRS Communities



## **Policy Innovation and Partnerships**

- Secured \$25M from CMHC's Housing Accelerator Fund, with an action plan to meet provincial housing supply targets.
- Strengthened regional collaboration through the Tri-Cities Homelessness and Housing Task Group and shared shelter programs.
- Continued partnerships with BC Housing and non-profits for project delivery.
- Enhanced policy tools including:
  - Updated Tenant Relocation Policy and Child Care Incentives Policy
  - Adoption of Transit-Oriented Area bylaws and parking reforms
  - Launch of the Rental Incentives Program Review and expansion of housing options

## **Recognizing the Realities of Housing Development in Coquitlam**

The City of Coquitlam is committed to working with the Province on the shared objective of creating more housing that meets the needs of all residents. This is demonstrated by the fact that the City has consistently approved and permitted significant numbers of housing, including below- and non-market housing.

While the need for housing is significant, the need projections in Housing Needs Reports cannot serve as realistic targets for housing delivery as they do not reflect real-world constraints such as development timelines, labour shortages, market volatility or rising construction costs. These factors are largely outside of municipal control and significantly impact how and when new housing can be delivered.

Similarly, provincial housing targets can create unrealistic expectations about how quickly housing can be built and are not an accurate representation of the work local governments are doing to address housing, as they are based on occupancy rates – an aspect that municipalities have no control over. Local governments cannot force developers to build more or faster.

Coquitlam continues to advocate for collaboration with all levels of government to find solutions that recognize these on-the-ground realities and support municipalities in addressing housing needs.