

Methodology:

Results are based on an online study conducted from June 29 to July 1, 2022, among 804 adults in British Columbia.

The data has been statistically weighted according to Canadian census figures for age, gender and region in British Columbia.

The margin of error—which measures sample variability—is +/- 3.5 percentage points, nineteen times out of twenty.

BCGEU – Housing

Which of the following best describes your current housing situation?

- Just over three-in-ten respondents (31%) are homeowners whose residence has been paid for outright—including 46% of those aged 55 and over.
- Just under three-in-ten respondents (29%) are homeowners who are financing the purchase of their residence through a mortgage—including 36% of those aged 35-to-54.
- More than a third of respondents (35%) are renters in a privately owned rental—including 51% of those aged 18-to-34.

To respondents who are not homeowners – Do you believe homeownership is achievable for you?

- Half of respondents who are not homeowners (50%) do not believe homeownership is achievable to them—including 57% of those in the lowest income bracket.

Among those who are currently paying mortgage or rent – What percentage of your income do you currently spend on housing (either in the form of mortgage payments or rent)?

- Almost half of respondents who are currently paying mortgage or rent (48%) devote anywhere from 1% to 30% of their income towards housing.
- More than half of respondents who are currently paying mortgage or rent (52%) spend anywhere from 31% to 50% of their

income (40%) or more than 50% of their income (12%) on housing.

In order to address the issue of affordable housing, do you believe your federal government needs to do more, is doing enough, or needs to do less?

- More than three-in-four respondents (78%) want their federal government to do more to address the issue of affordable housing.

In order to address the issue of affordable housing, do you believe your provincial government needs to do more, is doing enough, or needs to do less?

- More than four-in-five respondents (81%) want their provincial government to do more to address the issue of affordable housing.

In order to address the issue of affordable housing, do you believe your municipal government needs to do more, is doing enough, or needs to do less?

- More than seven-in-ten respondents (73%) want their municipal government to do more to address the issue of affordable housing.

Currently B.C. tenancy law puts limits on how much a landlord can increase rent annually. While this policy applies to a continuous tenancy, it does not apply between tenancies. This means there is no limit on the amount of rent landlords can charge new tenants. Applying limits to rent increases to housing units, rather than individual tenancies is called vacancy control. Are you familiar with the policy of vacancy control?



- Fewer than half of respondents (45%) are familiar with the policy of vacancy control—including 57% of those in Northern BC.

From what you have seen, read, heard or experienced, do you support or oppose the policy of vacancy control as a measure to address rental housing affordability in British Columbia?

- More than three-in-five respondents (62%) support the policy of vacancy control, while one-in-five (20%) are opposed and 18% are undecided.

The current property taxation system in British Columbia does not fully capture increases to land values that result from nearby public infrastructure, such as transit stations. A land value capture tax captures a portion of these private gains, with a chance to use the revenues to fund projects like affordable housing. Are you familiar with a land value capture tax?

- Fewer than three-in-ten respondents (29%) are familiar with a land value capture tax—including 46% of those aged 35-to-54.

From what you have seen, read, heard or experienced, do you support or oppose a land value capture tax as a measure to address housing affordability in British Columbia?

- Fewer than half of respondents (47%) support a land value capture tax, while just over one-in-four (27%) are opposed and 26% are undecided.



Provincial and federal governments build non-market public housing in order to ensure affordable housing options for people that the private market does not serve. Are you familiar with this policy?

- More than half of respondents (54%) are familiar with this policy—including 61% of those aged 18-to-34.

From what you have seen, read, heard or experienced, do you support or oppose implementing stronger provincial and federal investments in non-market public housing as a measure to address housing affordability in B.C.?

- More than three-in-four respondents (76%) support stronger provincial and federal investments in non-market public housing, while just one-in-ten (10%) are opposed and 13% are undecided.

Some municipal governments in B.C. require a mandatory number of below-market rate housing units when properties are rezoned for development. This policy is sometimes referred to as inclusionary zoning. Are you familiar with the policy of inclusionary zoning?

- Fewer than two-in-five respondents (38%) are familiar with the policy of inclusionary zoning—including 43% of those in Metro Vancouver.

From what you have seen, read, heard or experienced, do you support implementing municipal inclusionary zoning policies as a



measure to address housing affordability in British Columbia?

- Two thirds of respondents (67%) support implementing municipal inclusionary zoning policies, while just 14% are opposed and 18% are undecided.

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