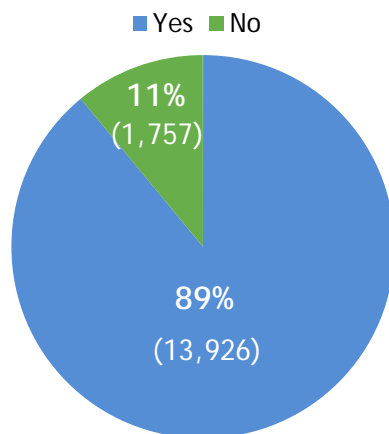


*Appendix B: 2016 Results of Talk Vancouver Survey on Empty Homes*

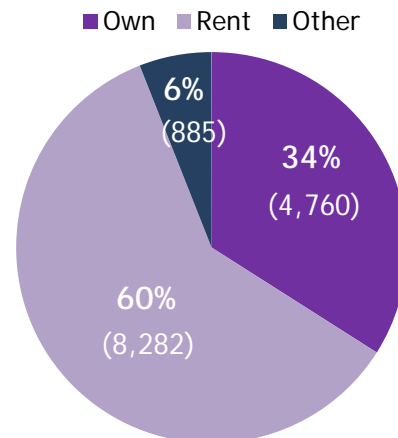
**Summary of Survey Results**

Over 15,000 people responded to the Talk Vancouver Survey on Empty Homes which ran from May 2 to May 16, 2016. The survey asked participants what they thought of the City taking action on empty homes and the specific tools available that could address this issue.

**Survey Respondents: Are you a resident of Vancouver?**



**Survey Respondents: Do you Rent or Own?**



There was clear indication that survey respondents agree that the number of empty homes in Vancouver is a problem with 91% (14,244 respondents) agreeing to this statement. A further 88% (12,759 respondents) agree that the City should advocate for senior government actions to reduce the number of empty homes in Vancouver.

The majority of respondents were in support of the following tools to address the issue of empty homes:

- Encourage the construction of homes that are most likely to be occupied, such as purpose built rental housing and townhomes.
  - Agree - 83% (12,951)
  - Disagree - 7% (1,061)
- Increase taxes on “Flipping” or re-selling homes in a short period of time.
  - Agree - 85% (13,471)
  - Disagree - 7% (1,126)

91% (12,257 respondents) agreed that higher taxes on empty homes should be targeted towards owners with very few economic ties to BC, such as owners who do not pay income taxes in BC. 84% (13,152 respondents) agreed that owners who occupy or rent out their home should receive an annual tax credit and pay less property tax than owners who leave their home empty.

## Detailed Survey Results

### Your Opinion about the City of Vancouver's Empty Homes Study and the Need for Government Action

What are your opinions about the following statements?

	The findings of the Vancouver Empty Homes Study are what I would have expected, based on my day-to-day experience in Vancouver.	The number of empty homes in Vancouver is a problem.	If the owner of a property wants to keep it empty, that's their right.	The City should advocate for senior government actions to reduce the number of empty homes in Vancouver
<b>Strongly Agree</b>	4189	10997	1034	9491
	27%	70%	7%	61%
<b>Agree</b>	5288	3247	2512	4268
	34%	21%	16%	27%
<b>Neutral</b>	2228	710	3006	1004
	14%	5%	19%	6%
<b>Disagree</b>	2613	431	5097	449
	17%	3%	33%	3%
<b>Strongly Disagree</b>	1364	298	4033	471
	9%	2%	26%	3%
<b>Did not answer</b>	1	0	1	0
	0%	0%	0%	0%

Over half of respondents (61% or 9,477 respondents) agreed or strongly agreed that the findings of the Vancouver Empty Homes Study are what they would have expected, based on their day-to-day experience in Vancouver. 26% (3,977 respondents) disagreed or strongly disagreed.

The vast majority of survey respondents (91% or 14,244 respondents) agreed or strongly agreed that the number of empty homes in Vancouver is a problem and 88% (13,759 respondents) agreed or strongly agreed that the City should advocate for senior government actions to reduce the number of empty homes.

A little over half of respondents (59% or 9,130 respondents) disagreed or strongly disagreed that it is the right of a property owner to keep their property empty.

What is your opinion about the following statement?

*The City and senior governments should encourage the construction of homes that are most likely to be occupied, such as purpose built rental housing and townhomes.*

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	15683	4760	8282	885	176	4918	5806	2428	1309	808	237
<b>Strongly Agree</b>	8076	1926	4859	420	81	2496	3031	1239	660	429	140
	51%	40%	59%	47%	46%	51%	52%	51%	50%	53%	59%
<b>Agree</b>	4875	1655	2357	282	60	1577	1795	777	396	215	55
	31%	35%	28%	32%	34%	32%	31%	32%	30%	27%	23%
<b>Neutral</b>	1671	655	707	110	26	558	596	231	144	90	25
	11%	14%	9%	12%	15%	11%	10%	10%	11%	11%	11%
<b>Disagree</b>	744	344	265	55	9	218	274	116	64	50	13
	5%	7%	3%	6%	5%	4%	5%	5%	5%	6%	5%
<b>Strongly Disagree</b>	317	180	94	18	0	69	110	65	45	24	4
	2%	4%	1%	2%	0%	1%	2%	3%	3%	3%	2%
<b>Merged: Strongly Agree OR Agree</b>	12951	3581	7216	702	141	4073	4826	2016	1056	644	195
	83%	75%	87%	79%	80%	83%	83%	83%	81%	80%	82%
<b>Merged: Disagree OR Strongly Disagree</b>	1061	524	359	73	9	287	384	181	109	74	17
	7%	11%	4%	8%	5%	6%	7%	7%	8%	9%	7%

The majority of survey respondents (83% or 12,951 respondents) agreed or strongly agreed that the City and senior governments should encourage the construction of homes that are most likely to be occupied, such as purpose built rental housing and townhomes.

This support was high amongst both owners (75% or 524 respondents) and renters (87% or 359 respondents) as well across all age groups (80% - 83% agreement levels).

What is your opinion about the following statement?

*New strata buildings should be prohibited from restricting rentals.*

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	15683	4760	8282	885	176	4918	5806	2428	1309	808	237
<b>Strongly Agree</b>	5697	1074	3753	302	54	2100	2209	767	347	169	51
	36%	23%	45%	34%	31%	43%	38%	32%	27%	21%	22%
<b>Agree</b>	4471	1229	2467	265	49	1508	1683	671	316	185	58
	29%	26%	30%	30%	28%	31%	29%	28%	24%	23%	24%
<b>Neutral</b>	2284	791	1016	163	45	694	812	344	219	126	44
	15%	17%	12%	18%	26%	14%	14%	14%	17%	16%	19%
<b>Disagree</b>	2079	1023	683	111	23	425	744	397	255	184	51
	13%	21%	8%	13%	13%	9%	13%	16%	19%	23%	22%
<b>Strongly Disagree</b>	1152	643	363	44	5	191	358	249	172	144	33
	7%	14%	4%	5%	3%	4%	6%	10%	13%	18%	14%
<b>Merged: Strongly Agree OR Agree</b>	10168	2303	6220	567	103	3608	3892	1438	663	354	109
	65%	48%	75%	64%	59%	73%	67%	59%	51%	44%	46%
<b>Merged: Disagree OR Strongly Disagree</b>	3231	1666	1046	155	28	616	1102	646	427	328	84
	21%	35%	13%	18%	16%	13%	19%	27%	33%	41%	35%

Over half of respondents (65% or 10,168 respondents) agreed or strongly agreed that new strata buildings should be prohibited from restricting rentals. This agreement was higher amongst renters (75% or 6,220 respondents) than owners (48% or 2,303 respondents).

Older age groups (60+) were more evenly split between agreement and disagreement than were younger age groups which were more weighted towards support of the statement.

What is your opinion about the following statement?

*Investors should be taxed for re-selling homes in a short period of time.*

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	15683	4760	8282	885	176	4918	5806	2428	1309	808	237
<b>Strongly Agree</b>	10815	3121	5970	609	88	3076	4156	1751	956	609	178
	69%	66%	72%	69%	50%	63%	72%	72%	73%	75%	75%
<b>Agree</b>	2656	837	1319	152	35	1007	895	394	170	118	37
	17%	18%	16%	17%	20%	20%	15%	16%	13%	15%	16%
<b>Neutral</b>	1086	300	584	73	32	460	369	111	75	29	10
	7%	6%	7%	8%	18%	9%	6%	5%	6%	4%	4%
<b>Disagree</b>	709	288	286	25	15	261	253	96	57	21	6
	5%	6%	3%	3%	9%	5%	4%	4%	4%	3%	3%
<b>Strongly Disagree</b>	417	214	123	26	6	114	133	76	51	31	6
	3%	4%	1%	3%	3%	2%	2%	3%	4%	4%	3%
<b>Merged: Strongly Agree OR Agree</b>	13471	3958	7289	761	123	4083	5051	2145	1126	727	215
	86%	83%	88%	86%	70%	83%	87%	88%	86%	90%	91%
<b>Merged: Disagree OR Strongly Disagree</b>	1126	502	409	51	21	375	386	172	108	52	12
	7%	11%	5%	6%	12%	8%	7%	7%	8%	6%	5%

The majority of respondents (86% or 13,471 respondents) agreed or strongly agreed that investors should be taxed for re-selling their homes in a short period of time. This level of support was consistent for both owners and renters as well as across all age groups.

The highest levels of support were amongst older age groups (60+) at around 90% of respondents.

What is your opinion on the following statements?

	Owners who occupy or rent out their home should receive an annual tax credit and pay less property tax than owners who leave their home empty.	The tax credit for occupied homes should be administered using an application process that is similar to what is currently in place for the homeowner grant.	Higher taxes on empty homes should not be applied to seniors, veterans, or persons with disabilities.	Higher taxes on empty homes should be targeted towards owners with very few economic ties to BC, such as owners who do not pay income taxes in BC.	Revenue generated from additional taxes on empty homes should be used to create affordable housing in the city that it was collected in.
Strongly Agree	8397	4032	3232	12831	10591
	54%	26%	21%	82%	68%
Agree	4755	5658	3334	1426	2948
	30%	36%	21%	9%	19%
Neutral	1212	4951	3177	585	1297
	8%	32%	20%	4%	8%
Disagree	789	637	3680	413	407
	5%	4%	23%	3%	3%
Strongly Disagree	530	405	2260	428	440
	3%	3%	14%	3%	3%

The highest level of support amongst respondents (91% or 14,257 respondents agree or strongly agree) was to target higher taxes on empty homes towards owners with very few economic ties to BC. 87% (13,539 respondents) agreed or strongly agreed that revenue generated from additional taxes on empty homes should be used to create affordable housing in the city that it was collected in.

84% (13,152 respondents) agreed or strongly agreed that owners who occupy or rent their home should receive an annual tax credit and pay less property tax than those who leave their home empty. 62% (9,690 respondents) agreed or strongly agreed that this tax credit should be administered using a similar process as the current homeowner grant.

Less than half of respondents (42% or 6,566 respondents) agreed that higher taxes on empty homes should not be applied to seniors, veterans or persons with disabilities.

The maximum amount of time that a home can be left empty before being subject to higher property taxes and becoming ineligible for the tax credit should be:

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	15683	4760	8282	885	176	4918	5806	2428	1309	808	237
<b>6 months</b>	9931	2721	5612	560	92	2947	3817	1590	823	505	157
	63%	57%	68%	63%	52%	60%	66%	65%	63%	63%	66%
<b>12 months</b>	4667	1465	2334	271	71	1693	1664	651	338	196	53
	30%	31%	28%	31%	40%	34%	29%	27%	26%	24%	22%
<b>24 months</b>	426	178	169	31	7	161	121	70	36	27	4
	3%	4%	2%	4%	4%	3%	2%	3%	3%	3%	2%
<b>Owners should not be charged additional taxes if they choose to leave their property empty.</b>	659	396	167	23	6	117	204	117	112	80	23
	4%	8%	2%	3%	3%	2%	4%	5%	9%	10%	10%

The majority of respondents (63% or 9,931 respondents) think that a home should be left empty for a maximum of 6 months before being subject to higher property taxes and becoming ineligible for the tax credit. Almost a third of respondents believe this length of time should be 12 months.

Slightly more renters than owners were in favour of the shortest time period of 6 months. Over half of all respondents in each age group were in favour of the 6 month period.

Are there any other ideas you want to share with us about empty homes and housing affordability overall?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	15683	4760	8282	885	176	4918	5806	2428	1309	808	237
<b>Answered</b>	7298	2293	3733	493	54	1894	2675	1265	763	502	145
	47%	48%	45%	56%	31%	39%	46%	52%	58%	62%	61%
<b>Did not answer</b>	8385	2467	4549	392	122	3024	3131	1163	546	306	92
	53%	52%	55%	44%	69%	61%	54%	48%	42%	38%	39%

A little under half (7,298) of all respondents provided additional ideas about empty homes and housing affordability in Vancouver. Their comments are summarized in the following section, "Idea Generation - Key Messages/Themes".

### About You

Are you a resident of Vancouver?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	15683	4760	8282	885	176	4918	5806	2428	1309	808	237
<b>Yes</b>	13926	4760	8281	885	151	4327	5188	2181	1161	700	217
	89%	100%	100%	100%	86%	88%	89%	90%	89%	87%	92%
<b>No</b>	1757	0	1	0	25	591	618	247	148	108	20
	11%	0%	0%	0%	14%	12%	11%	10%	11%	13%	8%

The majority of survey respondents (89% or 13,926 respondents) are residents of Vancouver. 30% (4,760 respondents) were owners and 53% (8,282 respondents) were renters.

Over half of respondents (68% or 10,724 respondents) were between the ages of 20 to 39.



Do you own or rent your home in Vancouver?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	13927	4760	8282	885	151	4327	5189	2181	1161	700	217
<b>Own</b>	4760	4760	0	0	57	592	1641	1085	723	503	159
	34%	100%	0%	0%	38%	14%	32%	50%	62%	72%	73%
<b>Rent</b>	8282	0	8282	0	64	3310	3322	988	382	167	48
	59%	0%	100%	0%	42%	76%	64%	45%	33%	24%	22%
<b>Other</b>	885	0	0	885	30	425	226	108	56	30	10
	6%	0%	0%	100%	20%	10%	4%	5%	5%	4%	5%

Of the respondents who live in Vancouver, 34% (4,760 respondents) own their home and 60% (8,282 respondents) rent. The majority of respondents aged 20 to 39 are renters. Ownership levels are higher for ages 50+.

Do you own more than one property in Vancouver?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	4760	4760	0	0	57	592	1641	1085	723	503	159
<b>Yes</b>	512	512	0	0	8	48	166	147	85	44	14
	11%	11%	0%	0%	14%	8%	10%	14%	12%	9%	9%
<b>No</b>	4248	4248	0	0	49	544	1475	938	638	459	145
	89%	89%	0%	0%	86%	92%	90%	86%	88%	91%	91%

Of the Vancouver resident owners, 11% (512 respondents) own more than one property in the city. The majority of resident owners, 89% (4,248 respondents) own only one property. Rates of ownership of multiple properties were highest among the age group 30 to 49 years.

Is this additional property (or properties) being rented out?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	512	512	0	0	8	48	166	147	85	44	14
<b>Yes</b>	444	444	0	0	7	38	148	127	73	39	12
	87%	87%	0%	0%	88%	79%	89%	86%	86%	89%	86%
<b>Some but not all</b>	20	20	0	0	0	3	4	7	4	2	0
	4%	4%	0%	0%	0%	6%	2%	5%	5%	5%	0%
<b>No</b>	47	47	0	0	1	7	14	13	7	3	2
	9%	9%	0%	0%	13%	15%	8%	9%	8%	7%	14%
<b>Did not answer</b>	1	1	0	0	0	0	0	0	1	0	0
	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%

The majority of respondents (87% or 444 respondents) who own more than one property are renting their additional property.

(Non-resident ownership) Do you own a property in Vancouver?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	1758	1	1	0	25	591	618	248	148	108	20
<b>Yes</b>	61	0	0	0	0	13	20	11	5	10	2
	3%	0%	0%	0%	0%	2%	3%	4%	3%	9%	10%
<b>No</b>	1697	1	1	0	25	578	598	237	143	98	18
	97%	100%	100%	0%	100%	98%	97%	96%	97%	91%	90%

The majority of respondents (97% or 1,679 respondents) who are not residents of Vancouver do not own a property in the city.

(Non-resident owner property rented) Is this property (or properties) rented?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	61	0	0	0	0	13	20	11	5	10	2
<b>Yes</b>	47	0	0	0	0	10	17	8	4	8	0
	77%	0%	0%	0%	0%	77%	85%	73%	80%	80%	0%
<b>Some but not all</b>	4	0	0	0	0	1	0	0	1	1	1
	7%	0%	0%	0%	0%	8%	0%	0%	20%	10%	50%
<b>No</b>	10	0	0	0	0	2	3	3	0	1	1
	16%	0%	0%	0%	0%	15%	15%	27%	0%	10%	50%

Of the respondents who are not residents of Vancouver and who own more than one property, 77% (47 respondents) are renting that property (or properties).

What is the postal code for your residence?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	13743	3719	7545	800	171	4737	5265	2025	948	484	113
<b>Downtown</b>	2129	548	1497	68	7	611	969	319	149	65	9
	15%	15%	20%	9%	4%	13%	18%	16%	16%	13%	8%
<b>North-East</b>	2417	660	1616	127	7	766	1083	381	125	50	5
	18%	18%	21%	16%	4%	16%	21%	19%	13%	10%	4%
<b>North-West</b>	1996	586	1300	94	29	612	792	296	158	85	24
	15%	16%	17%	12%	17%	13%	15%	15%	17%	18%	21%
<b>South-East</b>	1983	667	1161	144	20	663	746	363	120	57	14
	14%	18%	15%	18%	12%	14%	14%	18%	13%	12%	12%
<b>South-West</b>	1055	395	565	87	11	345	275	189	134	75	26
	8%	11%	7%	11%	6%	7%	5%	9%	14%	15%	23%
<b>Not found in Vancouver postal code database</b>	4163	863	1406	280	97	1740	1400	477	262	152	35
	30%	23%	19%	35%	57%	37%	27%	24%	28%	31%	31%

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	13743	3719	7545	800	171	4737	5265	2025	948	484	113
<b>West End</b>	1096	183	871	36	2	301	479	175	91	43	5
	8%	5%	12%	5%	1%	6%	9%	9%	10%	9%	4%
<b>False Creek</b>	1033	365	626	32	5	310	490	144	58	22	4
	8%	10%	8%	4%	3%	7%	9%	7%	6%	5%	4%
<b>Vancouver Broadway</b>	1629	452	1097	74	7	503	768	230	80	34	7
	12%	12%	15%	9%	4%	11%	15%	11%	8%	7%	6%
<b>Vancouver South</b>	1029	336	637	51	9	340	361	183	92	37	7
	7%	9%	8%	6%	5%	7%	7%	9%	10%	8%	6%
<b>Vancouver Kerrisdale</b>	583	258	259	63	7	182	122	102	88	61	21
	4%	7%	3%	8%	4%	4%	2%	5%	9%	13%	19%
<b>Vancouver Kitsilano</b>	1380	416	889	60	23	438	520	198	118	66	17
	10%	11%	12%	8%	13%	9%	10%	10%	12%	14%	15%
<b>Vancouver SE</b>	536	182	284	68	8	173	194	103	33	19	6
	4%	5%	4%	9%	5%	4%	4%	5%	3%	4%	5%
<b>Vancouver East</b>	1228	381	758	76	11	429	477	212	66	25	8
	9%	10%	10%	10%	6%	9%	9%	10%	7%	5%	7%
<b>Vancouver Port</b>	1066	283	718	60	2	321	454	201	60	25	3
	8%	8%	10%	8%	1%	7%	9%	10%	6%	5%	3%
<b>Not found in Vancouver postal code database</b>	4163	863	1406	280	97	1740	1400	477	262	152	35
	30%	23%	19%	35%	57%	37%	27%	24%	28%	31%	31%

Building type - what type of building do you live in?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	13743	3719	7545	800	171	4737	5265	2025	948	484	113
<b>Single, detached house</b>	4437	1412	1889	402	85	1565	1342	747	423	212	63
	32%	38%	25%	50%	50%	33%	25%	37%	45%	44%	56%
<b>Duplex or townhouse</b>	1682	571	645	131	39	488	669	288	127	59	12
	12%	15%	9%	16%	23%	10%	13%	14%	13%	12%	11%
<b>Apartment or condominium</b>	6905	1692	4500	190	35	2378	3009	901	370	178	34
	50%	45%	60%	24%	20%	50%	57%	44%	39%	37%	30%
<b>Other</b>	719	44	511	77	12	306	245	89	28	35	4
	5%	1%	7%	10%	7%	6%	5%	4%	3%	7%	4%

Half of survey respondents (6,905 respondents) live in an apartment or condominium, about one third (4,437 respondents) live in a single detached house and 12% (1,682 respondents) live in a duplex or townhouse.

Which of the following age groups do you fall into?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
<b>Total</b>	13743	3719	7545	800	171	4737	5265	2025	948	484	113
<b>19 and under</b>	171	54	62	30	171	0	0	0	0	0	0
	1%	1%	1%	4%	100%	0%	0%	0%	0%	0%	0%
<b>20-29 years</b>	4737	565	3186	408	0	4737	0	0	0	0	0
	34%	15%	42%	51%	0%	100%	0%	0%	0%	0%	0%
<b>30-39 years</b>	5265	1419	3037	211	0	0	5265	0	0	0	0
	38%	38%	40%	26%	0%	0%	100%	0%	0%	0%	0%
<b>40-49 years</b>	2025	858	852	86	0	0	0	2025	0	0	0
	15%	23%	11%	11%	0%	0%	0%	100%	0%	0%	0%
<b>50-59 years</b>	948	486	285	42	0	0	0	0	948	0	0
	7%	13%	4%	5%	0%	0%	0%	0%	100%	0%	0%
<b>60-69 years</b>	484	266	104	18	0	0	0	0	0	484	0
	4%	7%	1%	2%	0%	0%	0%	0%	0%	100%	0%

70+ years	113	71	19	5	0	0	0	0	0	0	113
	1%	2%	0%	1%	0%	0%	0%	0%	0%	0%	100%

Gender - do you identify as...?

	Total	Tenure			Age						
		Own	Rent	Other	19 and under	20-29	30-39	40-49	50-59	60-69	70+
Total	13743	3719	7545	800	171	4737	5265	2025	948	484	113
Male	5655	1537	3198	280	72	1930	2285	839	333	160	36
	41%	41%	42%	35%	42%	41%	43%	41%	35%	33%	32%
Female	7270	1948	3918	446	84	2534	2687	1048	548	299	70
	53%	52%	52%	56%	49%	53%	51%	52%	58%	62%	62%
Transgender	77	14	51	7	3	41	18	9	5	1	0
	1%	0%	1%	1%	2%	1%	0%	0%	1%	0%	0%
None of the above. I identify as	132	15	90	9	5	62	40	16	5	2	2
	1%	0%	1%	1%	3%	1%	1%	1%	1%	0%	2%
Prefer not to say	609	205	288	58	7	170	235	113	57	22	5
	4%	6%	4%	7%	4%	4%	4%	6%	6%	5%	4%

Idea Generation: Key Messages/Themes

7,298 people provided a response to the open ended question, "Are there any other ideas you want to share with us about empty homes and housing affordability overall?" Many of the respondents shared personal stories of the difficulties finding appropriate and affordable housing for a range of life circumstances in Vancouver. Others expressed anxiety around whether or not they and their children would be able to afford to stay in the city.

While many different ideas were presented on both specific actions to discourage empty homes in Vancouver, a number of specific themes emerged among the responses to this question.

Theme	Example comments from the survey
Limit and/or more closely regulate foreign investment and ownership in residential property in Vancouver.	<i>"I think that there should be a policy about limiting foreign investors purchasing real estate in Vancouver, especially when you have local residents not being able to afford rent or buying a place of their own."</i>

<p>About 30% of responses related to this theme. This theme referenced investment both from overseas and within Canada as an issue. A strong desire to enable affordable ownership and rental among people who live and work in Vancouver was expressed.</p>	<p><i>"With many families juggling multiple jobs just to be able to afford rents in the city, I would really like to see foreign owners pay extra tax as the money they are earning is not going back to the community they own property in."</i></p> <p><i>"Residency requirements should be considered as part of property ownership as they are in other jurisdictions (eg. Australia, New Zealand). Housing in Vancouver is being treated by non-resident buyers as an investment; but for those of us who live and work in the region it is a basic necessity -- one that is nigh impossible for first-time buyers and near unaffordable for renters."</i></p>
<p><b>Ensure that any tax penalties on vacant homes are well-targeted and consider implications for a wide range of life circumstances.</b></p> <p>About 12% of responses related to this theme. Respondents encouraged the City to explore other ways to create disincentives to leaving homes empty, such as an incremental tax on multiple residential properties.</p>	<p><i>"Exemptions from the proposed home vacancy tax penalties should not be based on a demographic class such as the elderly, veterans or disabled people but rather be based on financial ability. There are people in all those named classes who have the financial ability to pay higher taxes for leaving a home vacant, and they should be penalized for it."</i></p> <p><i>"When applying higher taxes on "empty" homes we have to be careful to allow owners with legitimate reasons such as short term absence for employment reasons, temporary absence due to illness etc. to be exempt from those tax increases."</i></p> <p><i>"Notwithstanding my response in favour of taxing empty homes, I'm equally concerned that any regulation that is implemented will become yet another bureaucratic mess that has no affect and that those it targets finds loop holes and avoid being taxed."</i></p>
<p><b>Focus on creating more rental and ownership housing that is truly affordable for residents requiring social housing and housing that is suitable for families.</b></p> <p>About 10% of responses related to this theme. A desire for more varied housing choice including co-operatives, townhomes and row housing was expressed as well as a need for more pet-friendly rental options.</p>	<p><i>"My fundamental concern is availability of affordable housing. The solution tends more toward building new housing rather than cracking down on perceived empty homes."</i></p> <p><i>"I would like to see more unique solutions that are targeted towards the changing demographics of our city. Examples include more co-housing spaces, co-ops, laneway houses, and other spaces that promote community-building and affordable rent."</i></p> <p><i>"We need to find a way to incentivize the development of bigger, affordable condos. I grew up in this city, and my partner and I are both professionals with a newborn baby and two small dogs. We'd like to have another baby soon. We are temporarily living in very cramped quarters with our parents because we struggle to find something that we can afford"</i></p>

	<p><i>that is more than 1 bedroom or over 800 square feet. If young families need to divorce themselves from the goal of purchasing single detached homes (and I'm fine with this ideological shift!) there needs to be an alternative that is workable for families: three bedroom condos that are pet friendly..."</i></p>
<p><b>Regulate the real estate industry to prevent house flipping and residential speculation.</b></p> <p>About 5% of responses related to this theme. Many respondents expressed the belief that a home should not be treated solely as an investment. There was also a desire to limit the opportunity for money laundering and other illegal activities.</p>	<p><i>"We need policies that help change the role of housing from "investments" to places where people live."</i></p> <p><i>"Outlaw agents talking home owners into quick sales for lower than market, and then selling to a buyer before the original deal closed, at a higher price. This allows the agent to drive up prices, and avoid paying sales tax, on second sale"</i></p> <p><i>"The government should create regulations for realtors and realty companies to stop flipping and the use of "dark money" to tie up houses and condos."</i></p> <p><i>"Taxing ALL investors is a must. Shelter should be a basic human right. When a single investor or investor group are making millions off of 2, 5, 10, or hundreds of homes, and others have no opportunity to buy or even rent, regulation is needed. Homes shouldn't be a business for the rich to get richer. MASSIVE taxes on flipping homes and real estate speculation is needed. It's an absolutely immoral form of investing."</i></p>
<p><b>The analysis of housing occupancy commissioned by the City of Vancouver was flawed and the results do not reflect the lived reality of Vancouverites.</b></p> <p>About 4% of responses related to this theme. Respondents referenced data limitations to suggest that the actual count of empty homes is higher. A belief that this issue has hit certain neighbourhoods harder than others was also expressed.</p>	<p><i>"The conclusions of the study are misleading. There are many more condos in existence since 2002, yet the percentage of empty remains the same. This indicates a serious situation the city should be working on much harder than it appears to be."</i></p> <p><i>"The survey stating that empty homes are at the same percentage as they have always been is flawed and did not capture the truth about this issue. I have lived in Vancouver for 59 years in the same neighborhood and it is obvious there has been a significant increase over the last 20 yrs."</i></p> <p><i>"I don't think that the study was a very good proxy (using hydro) because people go back and turn on their electricity to show that it is not empty. I think there is a very high proportion of empty single detached houses on the west side of Vancouver."</i></p>



<p><b>Better regulate and tax short term rental as they damage rental market availability for residents.</b></p> <p>About 4% of responses related to this theme. This theme also mentioned the impact on the sense of community in multi-unit buildings when a large portion of the units are used for short-term rentals.</p>	<p><i>"Enforce existing laws relating to short term rentals to help with the rental stock in the city. AirBnb, while great as a consumer, must adversely affect the rental stock."</i></p> <p><i>"I think short-term vacation rentals may be causing more of a problem than empty homes."</i></p> <p><i>"Property owners renting out entire units on airbnb and the like for continuous periods of time should be subject to regulation and taxed. I know of local investors who have bought units solely for the purpose of renting out on airbnb. They are paying no tax and taking away possible rental from residents."</i></p>
<p><b>This is not an issue the City should be involved in, it is a homeowners right to decide what to do with their home.</b></p> <p>About 2% of responses related to this theme. Respondents clarified that owners should pay their taxes and maintain their property, however regulation beyond that should not occur.</p>	<p><i>"Don't create another impossible to police bureaucracy. Example: Does a senior/disabled person who is an offshore investor qualify? Empty homes is an issue that the City should not be involved with. Build more spaces suitable to families. Build more parks for people living in condos. Make transit better and cheaper."</i></p> <p><i>"In Canada, no level of government should force a property owner to rent/lease their private property. If I am able to afford a second home, pay my taxes, and otherwise live as a responsible citizen, Government bodies should not purposefully find ways to penalize me to satisfy their political agendas."</i></p> <p><i>"If someone pays for a home they have the right to what they please with their own home. Taxes are high enough and City Hall should stay out of homeowners personal life decisions."</i></p>

## Survey Questions

### **Vancouver Empty Homes Opinion Survey**

**We want to know what you think of the City taking action on empty homes and the specific tools available that could address it.**

The City of Vancouver recently completed a study investigating empty homes in Vancouver. The research study looked at 225,000 homes and found that:

- The percentage of empty homes has remained steady since 2002 - about 4.8% for all housing types.
- A total of 10,800 homes were empty for a year or more.
- Of all the empty homes, 90% were condos.
- Empty single-family and duplex homes remained at around 1%, the same as 2002.
- Census data shows that the percentage of empty apartment and condos in Vancouver is about the same as other large Canadian cities.

For the full research report, click [here](#).

**Share your thoughts on empty homes in Vancouver in this short questionnaire. Click "next" to begin.**

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### **Your Opinion about the City of Vancouver's Empty Homes Study and the Need for Government Action**

With Vancouver's significant affordability challenges we're concerned about the impact of empty homes on the already limited supply of rental housing. Vancouver's rental vacancy rate is at a record low of 0.6%.

The City has limited tools to enforce actions to discourage empty homes, so partnerships and support from senior government are critical to the City's next steps.

**We want to hear from YOU.** Your opinion about the need for action is an important part of the request we will present to senior governments.

### **What are your opinions about the following statements?**

*Please drag each item to a category or click on the category header.*

- The research study findings are what I would have expected based on my day-to-day experience in Vancouver.  
(Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree)
- The number of empty homes in Vancouver is a problem.

(Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree)

- If the owner of a property wants to keep it empty, that's their right.  
(Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree)
- The City should advocate for Senior Government actions to reduce the number of empty homes in Vancouver.  
(Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree)

### **Your Opinion about Specific Tools to Address the Number of Empty Homes**

The City has conducted research with local housing, real estate and legal public policy experts into potential actions to decrease the number of empty homes. We would like your opinion on the various options discussed through our work.

#### ***Increase the Supply of Homes Most Likely to be Occupied***

The study showed that 90% of the identified empty homes were condos. Purpose built rental housing and townhouses are most likely to be occupied.

**What is your opinion about the following statement?**

**The City and senior governments should encourage the construction of homes that are most likely to be occupied, such as purpose built rental housing and townhomes.**  
(Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree)

#### ***Prohibiting Rental Restrictions in New Buildings***

Some condominium buildings have restrictions that prohibit owners from renting out their homes. This is one potential factor for why some condos are kept empty for long periods of time.

**What is your opinion about the following statement?**

**New strata buildings should be prohibited from restricting rentals.**  
(Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree)

#### ***Increase Taxes on “Flipping” Homes***

The re-selling of homes in a short period of time or “flipping” can reduce the potential for a home to be owner occupied or rented out.

**What is your opinion about the following statement?**

**Investors should be taxed for re-selling homes in a short period of time.**

(Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree)

***Higher Taxes on Empty Homes and Annual Tax Credits for Home Occupancy***

One proposal is to charge higher property taxes on empty homes. This could be implemented by charging additional taxes to all home owners, and those who occupy or rent out their homes can apply for a tax credit.

**What is your opinion on the following statements?**

		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Owners who occupy or rent out their home should receive an annual tax credit and pay less property tax than owners who leave their home empty.	<input type="radio"/>					
The tax credit for occupied homes should be administered using an application process that is similar to what is currently in place for the homeowner grant.	<input type="radio"/>					
Higher taxes on empty homes should not be applied to seniors, veterans, or persons with disabilities.	<input type="radio"/>					
Higher taxes on empty homes should be targeted towards owners with very few economic ties to BC, such as owners who do not pay income taxes in BC.	<input type="radio"/>					
Revenue generated from additional taxes on empty homes should be used to create affordable housing in the city that it was collected in.	<input type="radio"/>					

**The maximum amount of time that a home can be left empty before being subject to higher property taxes and becoming ineligible for the tax credit should be:**

- 6 months
- 12 months
- 24 months
- Owners should not be charged additional taxes if they choose to leave their property empty.

**Are there any other ideas you want to share with us about empty homes and housing affordability overall?**

*Please be as specific as possible.*

### **About You**

These last few questions help us determine how the feedback we receive represents the community. Individual responses are treated as anonymous and demographic information is always kept separate from personal identifiers.

**Are you a resident of Vancouver?**

**Do you own or rent your home in Vancouver?**

**What is the postal code for your residence?**

**What type of building do you live in?**

**Which one of the following age groups do you fall into?**

**Do you identify as...?**