

Vancouver Issues Survey

Today, we are asking Vancouver residents for their views on some different issues that have been in the news lately. Remember, there are no wrong or right answers -- we just want to get people's honest opinions about things.

1. First of all, could you please indicate which specific Metro Vancouver municipality you live in?

Burnaby
Coquitlam
Delta
Langley (district and city)
Maple Ridge
New Westminster
North Vancouver (district and city)
Pitt Meadows
Port Coquitlam
Port Moody
Richmond
Surrey
Vancouver
West Vancouver
White Rock
Other smaller municipality

Do not live in Metro Vancouver [Thank and Terminate]

2. Thinking of the issues currently facing Metro Vancouver, which one or two would you say are the most important? (Please choose your top two from the list below -- or you can type in a different issue if yours is not on this list.)

[Randomize items:]

Transportation/traffic/transit
Housing prices/affordability/real estate
Crime/Safety
Homelessness/poverty
The economy/Jobs
Environmental issues/pipelines
Leadership/Politics
Other, specify [Anchor]

3. We have some questions about the kind of transportation you use to get around the city.

How often do you yourself do each of the following:

Drive a car
Take public transit

Everyday/It's how you get around
Most days
2 – 3 times per week
Once a week
2 – 3 times per month
Maybe once a month
Less often than that
Never

4. And, approximately how long does your commute (to school or work) typically take on average? (If you both work and go to school, please answer for the one you do most frequently.)

Do not commute
Less than 15 minutes
15 to less than 30 minutes
30 to 45 minutes
45 minutes to an hour
Over an hour

5. Finally, we are interested in how people view the transportation situation overall -- in terms of how easy or hard it is to get around. Please provide your own rating for each of the following:

[Keep this order:]

Your own everyday transportation experience getting where you need to go
Transportation in general within your own community
Transportation in general within the Metro Vancouver region

1 - Very poor - painful to get around
2
3
4
5 - Very good - easy to get around

Housing Prices/Affordability

Now, let's change the subject to another issue that's received some attention lately here in the Vancouver area -- namely, real estate and housing. For the purposes of this survey when we

refer to "housing" or "homes" we are including detached houses, condos/townhouses and apartments.

6. Which of the following best describes the type of home you currently live in? Is it a:

- Detached house
- Condominium/Townhouse
- Apartment
- Other (please specify)

7. And which of the following best describes your current situation? Do you (and your spouse, if applicable):

- Own your current residence
- Rent your current residence
- Live with your parents or another family member (and don't pay rent)
- Neither own nor rent (some other arrangement)

Owning Questions (asked of owners only)

8. When did you first buy property in Metro Vancouver?

- Within the past year
- 2-5 years ago
- 6-10 years ago
- 10-15 years ago
- 15-25 years ago
- More than 25 years ago (i.e. before 1993)

9. Does your current residence have a mortgage on it?

- Yes, mortgage
- No, no mortgage

[if yes, mortgage:]

10. Thinking about your current experience with your mortgage in terms of how easy or difficult it is to make the payments and have enough money left over for everything else -- overall, would you say:

- You can manage the mortgage payments quite easily and still have money for everything else
- You can manage, but you have to watch spending on "extra's"
- Your mortgage makes things tight and curbs your lifestyle
- It's a real struggle to make ends meet due to your high mortgage payments

11. As you probably know, interest rates have been at historic lows these past few years. Suppose interest rates start rising again. Roughly speaking, how much of an increase in your own monthly mortgage payments do you think your household could handle before it started to get too tight? Would you say your household could fairly comfortably handle a monthly mortgage increase of:

- A few hundred dollars more per month
- Roughly \$500 more
- Up to \$1,000 more
- Up to \$2,000 more
- An increase of over \$2,000 per month
- No increase -- already stretched with current mortgage

[ASK EVERYONE]

12. How would you best describe current real estate market prices for each of the following:

- Your own home
- The typical price of a home in your community
- The typical price of a home in Metro Vancouver

- Maybe a bit low
- Reasonable overall
- High, but understandable given the area
- Unreasonably high
- Don't know

Non-owner questions:

[ASK RENTERS ONLY]

13. You've indicated you are renting your residence. How would you best describe each of the following:

- The amount of rent you currently pay
- Typical cost of rent in your community
- The typical cost of rent in Metro Vancouver

- Maybe a bit low
- Reasonable overall
- High, but understandable given the area
- Unreasonably high
- Don't know

[All non-owners:]

14. And how would you describe the current real estate market prices of the following:

The typical price of a home in your community
The typical price of a home in Metro Vancouver

Maybe a bit low
Reasonable overall
High, but understandable given the area
Unreasonably high
Don't know

[ASK ALL NON-OWNERS]

15. Which of the following statements most closely reflects your own situation when it comes to the possibility of home ownership? (Again, by "home" we're referring to a house or condo -- any residence type one would own.) Would you say you:

Are not interested in buying a home, maybe ever
Would like to buy a home eventually, but not yet
Would like to buy a home now, but can't afford it
Are in the market now, looking to purchase a home
Expect to inherit a home

Winners/Losers and Causes [Ask everyone:]

16. Overall, would you say current housing prices here are benefitting or hurting each of the following?

You (and your household, if applicable)
The community where you live
The Metro Vancouver region

Benefitting a lot
Benefitting somewhat
No real impact either way
Hurting somewhat
Hurting a lot

17. What do you hope to see happen to the real estate market here in Metro Vancouver over the next few years? Would you say you personally hope housing prices ...

Keep going up
Stay where they are
Fall slightly – say around 10%
Fall significantly – say by 30% or more

18. Vancouver real estate prices have been rising sharply over the past several years and are the highest in Canada. Which of the following factors do you think are the **main causes** of high housing prices in Vancouver?

(Choose up to 3 reasons from the list below, or type one if yours is not on the list.)

[Randomize items:]

Lack of housing units/Need to build more

Wealthy people investing in this real estate market

Foreigners investing in this real estate market

Condos and houses being left empty by investor-owners

Lack of government action on housing

Developers aren't building rental housing

Lack of available land for new construction

Low Interest rates

People want to live in Metro Vancouver because it's a desirable location

Other, specify:

Foreign Ownership Questions (for everyone):

19. There has been some discussion about the specific issue of foreign ownership of real estate in Vancouver and to what extent that is a factor in high housing costs here. What is your view on this? Would you say foreign ownership is:

Not a factor

A minor factor

One of a few major factors

The biggest factor driving up housing costs here

20. A variety of policies have been suggested or implemented to deal with this issue of high housing costs in Metro Vancouver. For each one listed below, regardless of whether it has been implemented or not, please indicate whether you support or oppose it.

[Keep in this order:]

Collect data on who property buyers are and where they are from

A speculation tax aimed at foreign and domestic homeowners who don't pay taxes in B.C.

A "vacancy tax" on investor-owned places that are not occupied

An extra property transfer tax on buyers from outside Canada

An extra property transfer tax on anyone who doesn't pay taxes in British Columbia

Limit the number and types of properties that can be purchased by buyers from outside Canada
A property tax increase of 0.2 per cent on homes assessed at more than \$3 million, rising to a 0.4 per cent increase on homes assessed at more than \$4 million
Limit the number and type of properties that can be purchased in British Columbia, by anyone (i.e. no individual or corporation may own more than one home in B.C.)

Strongly oppose
Oppose
Support
Strongly support

Agree/Disagree Bank

21. A number of different statements and arguments have been made about housing prices and related issues. Do you agree or disagree with each of the following statements.

[Everyone] [Randomize items:]

There is too much foreign ownership of real estate here

Focusing on foreign buyers as a cause of high housing prices has racist undertones

I'm seriously thinking of leaving Metro Vancouver because of the cost of owning a home here

I'm worried the next generation won't be able to afford to own a home in my community

It's just not realistic for young people to expect to own a house and a yard in Metro Vancouver

I don't care about the price of homes in Vancouver – I don't want to live anywhere else

The idea of holding a mortgage on a home worth more than a million dollars is terrifying

No matter what the government does, it won't be able to make housing here affordable

[OWNERS] [Randomize items:]

We have had to make real sacrifices to be able to buy in Metro Vancouver

I basically "hit the jackpot" by getting into the market at the right time

[NON-OWNERS] [Randomize items:]

If I buy a house someday, it won't be in Metro Vancouver because it's too expensive here

I'm not interested in paying the same price for a small one-bedroom condo here that would get me a house with a yard in other cities

People who bought into the market 10 years ago or earlier basically "hit the jackpot."

Strongly disagree
Moderately disagree
Moderately agree
Strongly agree

Priorities/Gov't Questions (for everyone:)

22. Thinking about the whole issue of housing prices here in the Metro Vancouver region, which of the following two broad statements most closely reflects your opinion?

[rotate options:]

Government should be more involved in the housing market in order to improve affordability.

Government should stay out of the housing market. The free market should determine prices.

23. Suppose you were completely in charge of deciding whether government should be more involved and what kinds of policies, if any, should be put in place. Overall, whose interests would you give the highest priority to?

[Rotate options:]

First-time buyers wanting to get into the market

Current homeowners wanting to protect the value of their investment

24. Overall, how satisfied are you with each of the following in terms of their overall approach to and handling of issues concerning the housing market here in the Metro Vancouver region?

[ROTATE ROWS]

Municipal governments in the region
The B.C. provincial government

Very dissatisfied
Moderately dissatisfied
Moderately satisfied
Very satisfied

25. And, thinking about the most recent BC provincial elections held May 2017 (and remembering that people are often busy and don't get a chance to vote), who did you vote for?

[RANDOMIZE PARTIES]

[ANCHOR]I didn't vote

BC Liberal Party

BC New Democratic Party

Green Party of British Columbia

[ANCHOR]Other/Independent