

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 14, 2015
FILE NO:
MEETING: Workshop
SUBJECT: Housing Action Plan Implementation Framework

I EXECUTIVE SUMMARY:

Staff presented an Implementation Framework to Council Workshop on July 20, 2015 with a recommendation for endorsement. The Implementation Framework contains selected actions that are recommended in the Housing Action Plan, which was endorsed September 30, 2014. Endorsement of the Implementation Plan was deferred, due to questions regarding specific proposed implementation actions, with the following resolution:

That consideration of endorsement of the Housing Action Plan Implementation Plan be deferred until a review of the Housing Action Plan at the August 31, 2015 Council Workshop is completed.

Council also requested that updated numbers be provided for the Housing Action Plan, which was provided to Council on August 20 and September 2, 2015 via e-mail.

At the July 20, 2015 Workshop, Council asked a number of questions and identified a number of issues with a number of the strategies. Three additional issues were also raised regarding the use of housing estimates and targets, seniors/aging population housing issues, and the combined cost burden of housing and transportation. These issues are presented in this report with additional information to provide greater clarity for each of these items.

In reviewing the updated numbers from 2013-2015, it is noted that the trends contained in the Situation Report remain valid and continue to align with the policies in the OCP and the proposed strategies and actions in the Housing Action Plan.

II RECOMMENDATION:

1. That the Housing Action Plan Implementation Framework attached as Appendix A to the report titled Housing Action Plan Implementation Framework dated September 14, 2015, be endorsed.

III DISCUSSION

A. Policy Framework:

Official Community Plan

The City of Maple Ridge's Official Community Plan (OCP) contains policy that supports and encourages the development of affordable housing. The principles in the OCP that speak to this directly are policies 29, 37, and 39 respectively. These three principles articulate the importance of having a wide range of housing choices to meet the needs of a diverse community and the importance of community health and how it must rely on social services to meet diverse needs. They are as follows:

Principle 29 The community values a wide range of housing choices that provide variety and mix of housing type, density, lot size, character, tenure, and affordability.

Principle 37 Housing choice is critical to meeting the diverse needs of current and future residents of Maple Ridge – special needs, singles, young families and an aging population.

Principle 39

A healthy community depends on social services that meet the needs of a diverse population.

The policies in the OCP that link directly to supporting and encouraging the development of affordable housing are in Section 3.2 entitled *Affordable, Rental, and Special Needs Housing*. These policies are consistently used in planning reports to support projects or aspects of projects that have an affordable, rental or special needs component. These policies provide the foundation for recommendations to support a particular initiative. They are as follows:

3 - 27 Maple Ridge will regularly update its affordable housing strategy to identify specific targets, objectives, opportunities and municipal incentives for affordable, rental, and special needs housing. The affordable housing strategy will be initiated at the discretion of Council and in consultation with the Social Planning Advisory Committee.

3 - 28 Maple Ridge will encourage partnerships with government and non-government agencies to support the creation of affordable, rental and special needs housing in the community.

3 - 29 Maple Ridge recognizes that secondary suites and other detached dwelling units in residential neighbourhoods can provide affordable and/or rental housing in the community. Maple Ridge is committed to ensuring that bylaws and regulations are current, and responsive to community issues and needs.

3 - 30 Maple Ridge will consider density bonus as a means of encouraging the provision of affordable, rental and special needs housing, and amenities.

3 - 31 Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms. Maple Ridge may also limit the demolition or strata conversion of existing rental units, unless City-wide vacancy rates are within a healthy range as defined by the Canada Mortgage and Housing Corporation.

3 - 32 Maple Ridge supports the provision of affordable, rental and special needs housing throughout the City. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.

3 - 33 Maple Ridge will encourage housing that incorporates “age-in-place” concepts and seniors housing designed to accommodate special needs.

Housing Action Plan

The development and endorsement of the Housing Action Plan provides the opportunity to implement the strategies and actions to enhance the OCP policy direction for affordable, rental and special needs housing. The work that was required to develop the Housing Action plan included socio-economic data analysis and community consultation, and identified a range of strategies and actions for policy and regulatory amendments.

Recognizing that municipalities are not generally providers of housing, there are still opportunities at the municipal level to utilize tools such as land use policy and regulations to facilitate and encourage the development of certain types and tenures of housing, some examples from the HAP include:

- an OCP policy amendment to require rental housing above commercial in Neighborhood and Village Commercial
- a study to explore regulatory approaches to shared living arrangements

The other area at the municipal level where there are opportunities to facilitate and encourage the development of affordable, seniors, and special needs housing is Social Planning where programs are developed to educate, create awareness and build relationships to facilitate the development of affordable housing such as:

- Landlord workshops
- Making recommendations for council advocacy
- Recommendations regarding contribution of municipal resources to leverage funding
- Supporting Needs Assessments and Action Plans

HAP Phase 1 Summary

The [Situation Report](#) was Phase I of 3 of the Housing Action Plan. The Situation Report provided socio-economic data on population and housing in Maple Ridge. The intention of the Situation Report was to provide a “snapshot” of population and housing across the Housing Continuum in order to create a baseline of information. Data from the Situation Report was collected from national, provincial, and local data sets from 2011, 2012, and 2013. The Situation Report was completed in November, 2013 and submitted to Council with a report February, 2014.

Updated numbers for the Housing Action Plan were requested by Council at the July 20, 2015 meeting. New data was collected for 2014 and 2015 where possible. These new numbers were provided to Council August 20 and September 2, 2015 via email.

In reviewing the numbers from 2013-2015, it is noted that the trends contained in the Situation Report (Part 1 of the Housing Action Plan) remain valid and continue to align with the policies in the OCP and the proposed strategies and actions in the Housing Action Plan. A copy of these updated numbers is attached to this report as Appendix B.

HAP Phase 2 - Consultation Program Summary

Phase 2 of the Housing Action Plan was the Consultation Program. To promote the Housing Action Plan over 200 handouts were distributed at key locations starting in the fall of 2013. Locations were chosen to ensure a broad range of citizen voices were heard. A press release was sent to the two local newspapers, which generated several articles that can be viewed in Appendix B. The Communications Department also featured articles on the Housing Action Plan in two issues of the *Maple Ridge This Month* for February 2014. These pieces were supported by the Housing Action Plan webpage, which is found on the City of Maple Ridge website at <http://www.mapleridge.ca/246/Housing-Action-Plan> along with Facebook™ and Twitter™ posts promoting the various activities when appropriate.

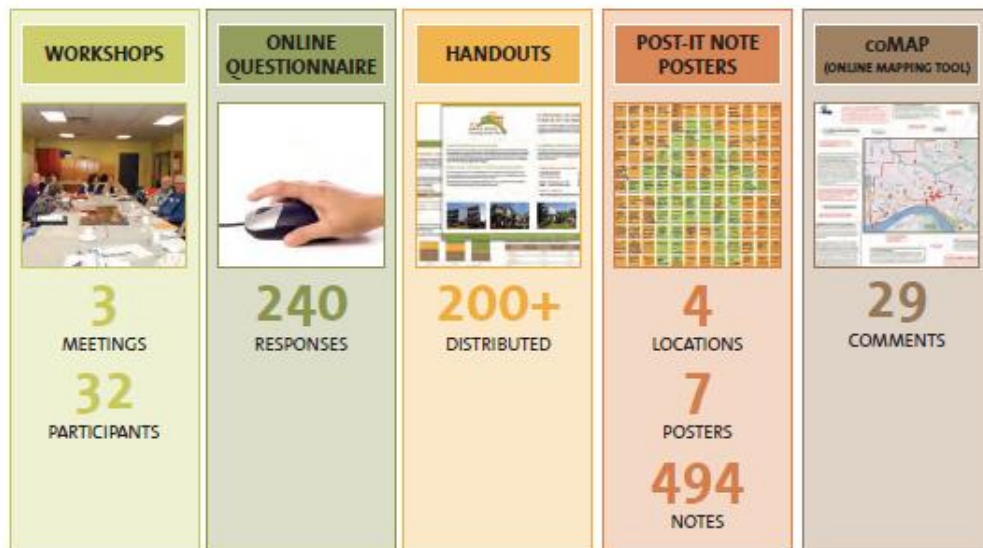
The Consultation Program was designed to give community residents and stakeholders the opportunity to identify housing issues and priorities through activities including targeted stakeholder workshops, online questionnaires, an online mapping application and interactive housing posters.

The stakeholder workshops were held with targeted stakeholder groups, including one session with the local housing table representing a range of housing interests in Maple Ridge; one workshop with individuals representing local seniors; and one workshop with builders, developers, and designers. The community questionnaire was made available online and the link distributed broadly to local groups and agencies. It was promoted publicly with a news release and through social media sources, including Twitter and Facebook.

From the third week of January until February 28, 2014 the interactive posters generated 494 responses at four different locations including the Maple Ridge Leisure Centre, the Maple Ridge Public Library, the Ridge Meadows Seniors Society (RMSS) and the City of Maple Ridge Municipal Hall respectively. The targeted stakeholder workshops hosted 32 people at three separate workshops on January 27, 29 and February 6, 2014 respectively. The questionnaire generated 240 responses and the online mapping tool received 29 housing idea submissions.

Across all the consultation activities, there were approximately 1,000 points of contact with participants. The level of participation by local residents is summarized in Figure 1.

Figure 1: Points of Contact for Housing Action Plan Consultation Program



The issues identified by community residents and stakeholders through the Consultation Program are:

- Housing Mix and Homeownership
- A Mix of Housing Options
- Market Rental Housing
- Non-Market Housing
- Seniors
- Development Approvals Process
- Leadership Role

HAP Phase 3 Summary

Phase 3 of the Housing Action Plan (HAP) is the Housing Action Plan document itself, which utilized the baseline information from the Situation Report, the issues identified by residents and stakeholders during the Consultation Program, and best practices to develop broad-based strategies and accompanying recommended actions to facilitate the development of housing in Maple Ridge.

Each proposed work plan item is a distinct body of work that will be outlined in more detail in reports when staff is directed to undertake these items by Council. This occurs following business planning, which is undertaken annually to develop staff work plans for the coming year.

The strategies and actions included in the HAP have been placed in an Implementation Framework that is included as Appendix A. Those actions where specific questions were asked at the July 20, 2015 Council Workshop are presented with additional information in order to provide greater clarity for each item. The Implementation Framework contains three additional issues that emerged at the July 20, 2015 meeting that are not linked to a particular strategy. These are:

- seniors housing/aging population issues,
- housing estimates and targets, and
- links between transportation and housing affordability.

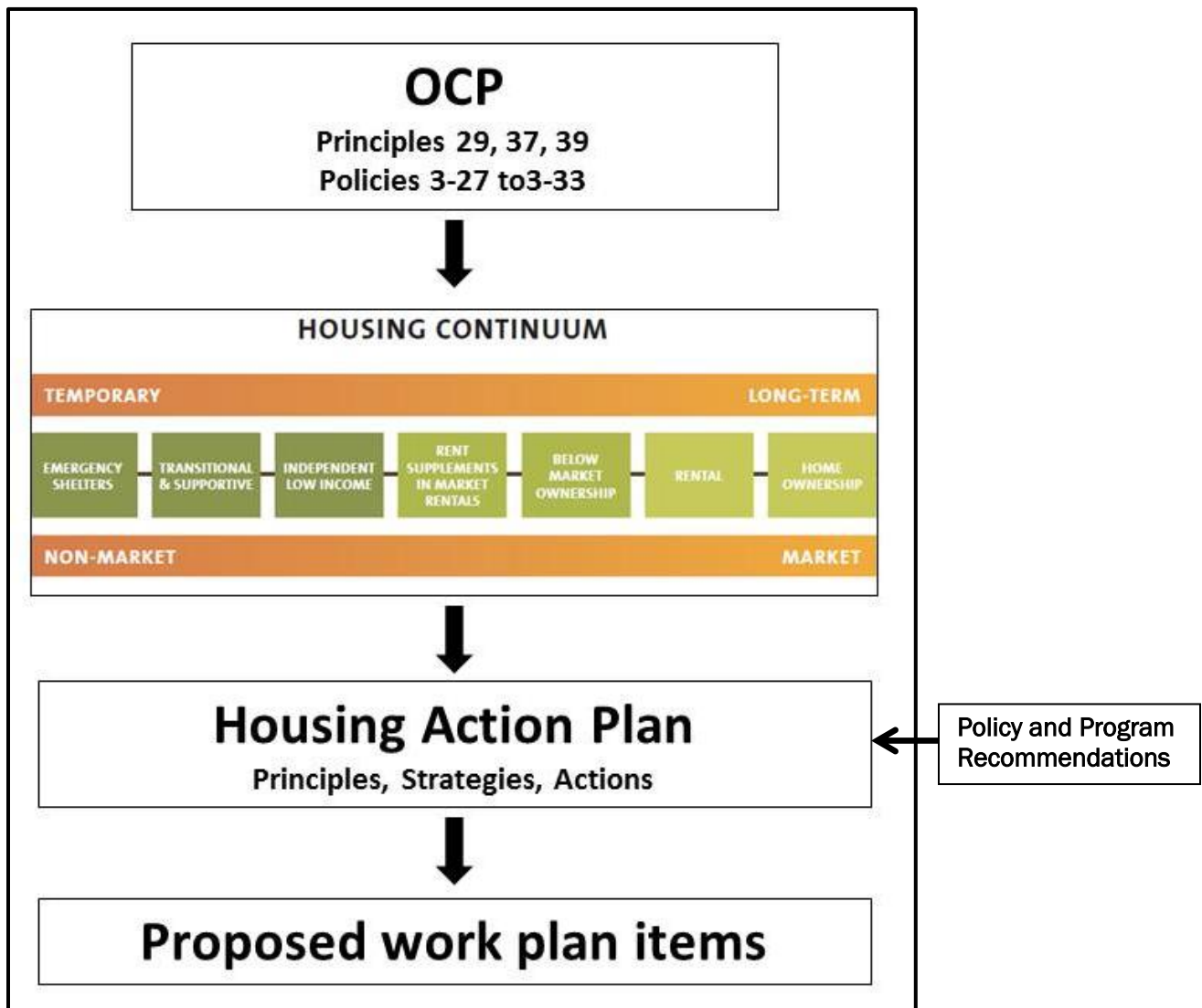
OCP Policy and Housing Continuum Relationship

The housing continuum is a visual concept used to describe and categorize different types of housing. On the non-market end of the continuum (the left) are emergency shelters and transitional or supportive housing, which represent a temporary and less stable housing form. These housing forms typically involve various levels of support services and often require the most public funding. Towards the middle of the continuum is non-market housing for households that do not require support services, both in dedicated buildings or in the private market by way of rent supplements. Below-market ownership bridges between the non-market and market segments and is represented by different options that support low and moderate income households to get into the homeownership market. Lastly, on the market end of the continuum (the right), are rental and ownership housing available through the private market. Implicitly, the continuum suggests that residents should have the opportunity to move across the housing continuum and find housing that is most appropriate and best suited to their needs and circumstances.¹

The links between the existing OCP policy framework and the Housing Continuum are shown in Figure 2:

¹ Housing Action Plan, page 6.

Figure 2: Existing Policy Framework and the Housing Continuum



B. Proposed Implementation Framework

The Proposed Implementation Framework consists of 18 strategies and 59 associated recommended actions. Recognizing that each strategy and associated actions are different in scope and that resources are finite, the time horizons were modified in order to align with Council's priorities and term 2015-2018. The Short-Term time horizon of 1-2 years has been revised to 1-4 years to reflect this. The Medium-Term time horizon has been lengthened from 3-5 years to 5-8 years, and the Long-term time horizon has been changed from 6-8 years to 8-plus years. When strategies indicate implementation in multiple time-horizons, it reflects that there are individual actions that are part of the same respective strategy, but will be implemented at different times. Certain strategies continue over multiple time horizons for various reasons, such as advocating to senior levels of government, or initiating a project in one time-horizon, monitoring it in another, and re-evaluating it in another.

The strategies and associated actions fall into two categories: policy and regulatory tools under the authority of the *Local Government Act*, or programs and advocacy. Implementation actions that concern developing or amending policy or regulations will be led by the Planning Department. Those actions that concern advocating to different levels of government, building relationships and education will be led by the Community Services (Social Planning) Department. Both departments will require support each other, as well as support from other City departments such as Building, Bylaws, Engineering, and Finance.

Issues

At the July 20, 2015 Workshop Council asked questions and identified issues with a number of the strategies in the HAP. Additional issues were also identified which are: housing estimates and targets, seniors housing issues, and the links between transportation and housing affordability. The following list is intended to answer those questions and provide greater clarity for each item.

1. Housing Action Plan Strategies 10, 11 and 12 (Density Bonusing, Community Amenity Contributions and Establishing a Housing Reserve Fund respectively) Time Horizon – fall 2015

Summary of Council comments:

- there was discussion regarding Community Amenity Contributions for affordable housing

A report on City-wide Community Amenity Contributions has been requested by Council in the summer of 2015. This report is anticipated to go to Council Workshop in late October, 2015. The report will also include discussion on the two related issues of density bonusing and establishing a Housing Reserve Fund, which are strategies 11 and 12 respectively.

2. Housing Action Plan Strategy 2 Incentivize Medium Density Development HAP Action i) Develop incentive program to target apartment construction. Proposed Time Horizon - 2016

Summary of Council comments:

- More information is needed on why this has been identified as a long-term action
- Reference to incentivizing programs in other municipalities such as the Secured Market Rental Policy in New Westminster

The City of Maple Ridge currently has two operating incentive programs: the Town Centre Investment Incentive Program, and the Employment Lands Incentive Program. These incentive programs include tools such as fee discounts, Development Cost Charge reductions, parking relaxations, priority processing, and property tax exemptions.

An example of a similar program in another jurisdiction that targets multi-family rental buildings is the **New Westminster Secured Market Rental Policy**, which is featured in the Housing Action Plan on page 17. In New Westminster, rental units are secured through housing agreements and covenants that prohibit strata conversion. Components of the New Westminster policy include: density bonusing, reduced parking requirements, reduced building permit fees, priority processing, legal document costs covered by the City, and relaxation of City servicing requirements. The policy was adopted, May 14, 2013.

Implementation Framework Project(s): Explore options for an incentive program to encourage multi-family construction that may include fee waivers, tax exemptions, land leasing, priority processing, policy and/or bylaw amendments, etc.

3. Housing Action Plan Strategy 4 Create New Rental Housing Opportunities

Recommended Action i) Facilitate the development of new rental units above commercial developments or as other forms of secured market rental housing.

Proposed Time Horizon - 2016

Summary of Council comments:

- Interest in lengthening the amount of time for negotiated housing agreements
- Want to know number of rental units so need can be determined
- Discussion about usefulness of performance measures

This is an ongoing action. Staff consistently looks for opportunities to secure rental housing above commercial developments during the development process. Currently housing agreements are negotiated on a case-by-case basis and there may be additional issues involved that can affect the finalized terms of the agreement. There is currently no formalized process or criterion established.

The City currently has two existing policies to assist with maintaining existing rental units: which are the Modular Home Park Redevelopment Tenant Assistance Policy. This policy can be retrieved here: <http://www.mapleridge.ca/DocumentCenter/View/458> and an OCP policy to limit demolition of existing rental buildings or strata conversion.²

Implementation Framework Project(s): Develop policy and bylaw amendments and develop a protocol that outlines criterion for Housing Agreements to secure rental housing.

4. Housing Action Plan Strategy 6 Expand the Garden Suites Program

Recommended Action: Identify barriers to implementation of garden suites and revisit the policy and bylaws to encourage the development of new garden suites.

Proposed Time Horizon – 2018

Summary of Council comments:

- Discussion regarding the expense of building a laneway house (what is known in Maple Ridge as Detached Garden Suites) vs. buying a condominium in Maple Ridge, is expensive, and might not be viable here.

During consultation for the Housing Action Plan, stakeholders expressed interest in increased flexibility for Detached Garden Suites than what is currently allowed in the Zoning Bylaw.

Implementation Framework Project(s): Provide a detailed analysis of barriers to Garden Suite uptake and propose Zoning Bylaw amendments to increase flexibility.

5. Housing Action Plan Strategy 5 Continue To Monitor Secondary Suites Policies & Bylaws

² OCP policy 3 - 31 (Chapter 3, page 13) *Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms. Maple Ridge may also limit the demolition or strata conversion of existing rental units, unless City-wide vacancy rates are within a healthy range as defined by the Canada Mortgage and Housing Corporation.*

Recommended Action ii) Consider monitoring the requirement for owner-occupancy for homes with secondary suites.

Proposed Time Horizon - Not applicable

Summary of Council comments:

- This was resolved during the Secondary Suites Review in 2013
- Confusing for people
- Should be removed

Community feedback in the 2013 Secondary Suites Review strongly supported the owner-occupancy requirement for Secondary Suites. The intention of 'continuing to monitor' was to ensure that the City continue to look at this issue in the coming years to ensure this is still supported by the community.

Implementation Framework Project(s): removed from proposed Implementation Framework as the requirement for owner occupation is still strongly supported by the community and Council

C. Council Identified Issues:

The following three issues were identified by Council at the July 20, 2015 Council Workshop. Each item is not linked to a particular strategy and is provided with additional information for Council consideration.

1. Seniors Housing

Proposed Time Horizon – 2017

There was discussion about how seniors housing issues had not been adequately addressed. The Housing Action Plan was designed to integrate seniors housing issues into all 18 strategies. Recognizing that municipalities are not providers of seniors housing, which requires significant capital and operating revenue streams provided by senior levels of government, a municipality has the ability to develop policy and regulations regarding land use that may encourage the development of seniors housing. Municipalities also have the ability to facilitate partnerships, advocate and provide education opportunities to promote and create greater understanding about seniors housing issues. The following strategies, if implemented, would include a suite of municipal tools, policies and regulations that have the potential to contribute to the development of non-market seniors housing.

Strategy 2: Incentivize medium density development.

Strategy 4: Create new rental housing opportunities.

Strategy 9: Support the non-market housing sector.

Strategy 13: Use financial incentives to support housing goals.

Strategy 14: Continue to review opportunities to lease land.

Summary of Council comments:

- Seniors Housing issues need more emphasis.

Implementation Framework Project(s): Develop policy amendments and incentive program to specifically target seniors' housing development. An incentive program could include tools such as fee discounts, Development Cost Charge reductions, parking relaxations, priority processing, and property tax exemptions.

2. Regional Housing Estimates and Targets

Proposed Time Horizon – 2015-2016

There was discussion about housing estimates and targets for the Housing Action Plan. A scan of selected municipalities in the Lower Mainland shows that those municipalities with completed Housing Action Plans exhibit a range of approaches regarding targets and estimates as shown in Table Two.

Table 1: The Use of Targets and/or Housing Estimates in Housing Action Plans in selected Lower Mainland Municipalities

Municipalities	Status	Estimates	Targets
City of Burnaby	Completed Housing Profile July 2015 (Phase I)	Yes. Data collected from 2011 Census, City records, and BC Assessment.	NA until project is complete.
City of Coquitlam (Draft in progress)	Draft Strategy Framework September 2014	No	No
City of Langley	Affordable Housing Strategy (2009)	Yes. (Metro Vancouver Preliminary Housing Targets, March 2008)	Yes. (Metro Vancouver Preliminary Housing Targets, March 2008)
Township of Langley-	Endorsed Feb., 2013	Yes. (Urban Futures Housing and Population Projections, 2011)	Yes. (Urban Futures Housing and Population Projections, 2011)
City of Port Moody	Affordable Housing Strategy (2009)	Yes. <i>Housing Demand Estimates for Port Moody, Metro Vancouver 2040: Shaping Our Future, Draft – February 2009</i>	Monitors the Metro Vancouver targets to ensure targets for Port Moody are realistic and achievable.
City of Pitt Meadows	Housing Action Plan, September 2013	Yes. (Urban Futures Housing and Population Projections, 2011)	No
City of Richmond	Affordable Housing Strategy (2007)	Metro Vancouver 2040 (2011) annual and ten-year estimated housing needs	Yes

Several municipalities that are utilizing targets in their respective Housing Action Plans are using projections and estimates provided by Metro Vancouver from *Metro Vancouver 2040* or if the housing action plan is older, projections from Metro Vancouver's previous regional growth strategy, the *Livable Region Strategic Plan*. The tables from *Metro Vancouver 2040* are as follows:

1. *Metro Vancouver 2040 Shaping Our Future Table A1. Population, Dwelling Unit and Employment Projections by Sub regions and Municipalities to 2021, 2031, and 2041.*

2. *Metro Vancouver 2040 Shaping Our Future Table A4. Housing Demand Estimates by Tenures and Household Income for Metro Vancouver Sub regions and Municipalities (Ten year estimates)*

Several other municipalities retained consultants to develop population and housing projections as part of their housing action plans, specifically Pitt Meadows and the Township of Langley.

If housing estimates and targets were directed to be used for implementing the City of Maple Ridge Housing Action Plan, a starting point could be the numbers from *Metro Vancouver 2040*. However, it is noted that the Regional Context Statement in the Official Community Plan presents a different, lower population projection scenario than that which is currently in *Metro Vancouver 2040* for Maple Ridge. The numbers that appear in the Regional Context Statement were provided by Metro Vancouver. However, a number of municipalities, including Maple Ridge expressed some concern that the projections that were provided were too high. Revised numbers were provided to Maple Ridge and other municipalities. The Regional Context Statement shows the numbers provided by Metro Vancouver that appear in the Regional Growth Strategy, and the revised numbers that present lower projects as shown in an excerpt from the OCP below:

Figure 3: Population, Dwelling Unit and Employment Projections, Regional Context Statement, City of Maple Ridge Official Community Plan.

1.1.3b) Provide municipal population, dwelling unit and employment projections

- The 2041 RGS includes estimated projections for the District of Maple Ridge that are intended to provide guidance to assist in regional and local planning. The estimated projections for Maple Ridge are:
 - Population = 132 000
 - Dwelling Units = 50 900
 - Employment = 48 000
- The District's estimated projections are a guide for long-range planning purposes only and are the result of a comprehensive demographic analysis completed as part of the 2006 Official Community Plan update. The projections are generally consistent with the 2041 RGS as follows:
 - Population = 118,000*
 - Dwelling Units = 45,000*
 - Employment = 42 500**



*The population and dwelling unit projections are taken from the proposed updates to the RGS projections identified by Metro Vancouver that are reflective of the 2011 Census. The targets included are the low range for both population and dwelling units, as identified by Metro Vancouver

However, the housing demand estimates that are provided in Table 2 are developed from the higher population, dwelling unit and employment projections in Metro Vancouver 2040. Metro Vancouver has confirmed as of August 25, 2015 that these numbers will be revised, and are working on the draft version of the revised numbers for fall 2015.³

Table 2: Maple Ridge Housing Demand Estimates by Tenure and Household Income (taken from table A.4 Housing Demand Estimates by Tenure and Household Income for Metro Vancouver Sub regions and Municipalities (10 Year Estimate) to 2041 Metro Vancouver 2040)

Sub regional Municipal Estimate	Total Demand	Ownership Demand	Rental Demand	Total Affordable Rental Demand	Low Income Rental Demand	Moderate Income Rental Demand	Market Rental Demand
Maple Ridge	6,600	4,300	2,300	1,700	800	900	600

Implementation Framework Project(s): work with Metro Vancouver or retain a demographics professional to generate population and dwelling unit estimates. Preliminary Cost Estimate: \$30,000.

3. Transportation and Housing Affordability (Metro Vancouver Study April, 2015)

Proposed Time Horizon – 2015-2016

On April 29, 2015, Metro Vancouver released a study on the link between transportation costs and affordable housing. Key messages from the report are:

1. Conversations about affordability in this region must include both housing and transportation costs.
2. Renters and lower income families are feeling it the most.
3. Living near frequent transit makes it easier to absorb high housing costs.
4. High housing and transport costs together make the region less competitive.⁴

The study provides analysis to the sub-regional level, which groups the cities of Maple Ridge and Pitt Meadows as one sub-regional area. The study also identifies recommended actions that can be taken at the municipal level to assist with addressing the housing and transportation cost burden. One statistic provided for at the municipal level is Average Annual Housing and Transportation Cost Burden by Municipality for owners and renters. These numbers show that Housing and Transportation Costs together account for between 38 – 45% of Median Gross Income for Home Owners across the Lower Mainland. Maple Ridge is on the slightly upper end of this range at 42%.

³ Discussion with, Metro Vancouver, August 2015.

⁴ The Metro Vancouver Housing and Transportation Cost Burden Study: A New Way to Look at Affordability. Metro Vancouver, 2015, page 4.

WORKING HOUSEHOLDS - OWNERS WITH MORTGAGE

MUNICIPALITY	HOUSING COSTS	TRANSPORTATION COSTS	MEDIAN GROSS INCOME (2010)	H+T COST BURDEN
BURNABY	\$23,000	\$11,000	\$84,000	41%
COQUITLAM	\$24,000	\$14,000	\$94,000	40%
DELTA	\$24,000	\$16,000	\$104,000	38%
LANGLEY CITY	\$19,000	\$15,000	\$75,000	45%
LANGLEY TOWNSHIP	\$24,000	\$17,000	\$100,000	41%
MAPLE RIDGE	\$23,000	\$16,000	\$94,000	42%
NEW WESTMINSTER	\$22,000	\$11,000	\$86,000	38%
NORTH VANCOUVER CITY	\$25,000	\$10,000	\$92,000	38%
NORTH VANCOUVER DISTRICT	\$31,000	\$14,000	\$116,000	39%
PITT MEADOWS	\$23,000	\$15,000	\$94,000	40%
PORT COQUITLAM	\$22,000	\$14,000	\$93,000	39%
PORT MOODY	\$25,000	\$13,000	\$102,000	37%
RICHMOND	\$23,000	\$13,000	\$80,000	45%
SURREY	\$23,000	\$15,000	\$90,000	42%
UBC/UEL	\$31,000	\$9,000	\$105,000	39%
VANCOUVER	\$27,000	\$9,000	\$92,000	39%
WEST VANCOUVER	\$44,000	\$14,000	\$152,000	38%
WHITE ROCK	\$24,000	\$12,000	\$84,000	43%

Source: 2011 National Household Survey, 2011 TransLink Regional Trip Diary, Metro Vancouver estimates. Values have been rounded. Data for Anmore, Belcarra, Lions Bay, Bowen Island, and Tsawwassen First Nation are not shown due to data reliability considerations.

For Household Renters across the Lower Mainland, the housing cost and transportation burden as a percentage of Median Gross Income is significantly higher than for home owners, ranging from 45 – 65% respectively. Maple Ridge renters are toward the high end of this range at 54% of Median Gross Income.

WORKING HOUSEHOLDS - RENTERS

MUNICIPALITY	HOUSING COSTS	TRANSPORTATION COSTS	MEDIAN GROSS INCOME (2010)	H+T COST BURDEN
BURNABY	\$13,000	\$11,000	\$51,000	48%
COQUITLAM	\$13,000	\$14,000	\$49,000	54%
DELTA	\$13,000	\$16,000	\$57,000	50%
LANGLEY CITY	\$12,000	\$15,000	\$48,000	57%
LANGLEY TOWNSHIP	\$14,000	\$17,000	\$61,000	50%
MAPLE RIDGE	\$13,000	\$16,000	\$54,000	54%
NEW WESTMINSTER	\$11,000	\$11,000	\$47,000	46%
NORTH VANCOUVER CITY	\$14,000	\$10,000	\$54,000	46%
NORTH VANCOUVER DISTRICT	\$16,000	\$14,000	\$66,000	47%
PITT MEADOWS	\$13,000	\$15,000	\$59,000	48%
PORT COQUITLAM	\$13,000	\$14,000	\$53,000	51%
PORT MOODY	\$15,000	\$13,000	\$61,000	47%
RICHMOND	\$15,000	\$13,000	\$54,000	50%
SURREY	\$11,000	\$15,000	\$52,000	50%
UBC/UEL	\$17,000	\$9,000	\$40,000	65%
VANCOUVER	\$14,000	\$9,000	\$52,000	45%
WEST VANCOUVER	\$20,000	\$14,000	\$58,000	59%
WHITE ROCK	\$13,000	\$12,000	\$52,000	49%

It is noted that there are challenges with respect to transit service in Maple Ridge. Transit is a service that is provided at the regional level. There may be limited impact a municipality may have until transit service improves in the community.

Implementation Framework Project(s): Identify actions that link the transportation cost burden with housing affordability.

IV HAP IMPLEMENTATION FRAMEWORK TIMELINE SUMMARY

The attached Appendix A provides the details of future project work. The following is the proposed work to be undertaken from 2015-2018.

Short-Term Actions 2015- 2018 – these actions are highlighted in the proposed Implementation Framework in Appendix A.

- **Fall 2015/Winter 2016** – Community Amenity Contributions, Density Bonusing, and Establishment of a Housing Reserve Fund Report (UNDERWAY)

- **Fall 2015/Winter 2016** – Housing Targets and Estimates
- **2016** – Create New Rental Opportunities (Strategy #4)
- **2016** – Seniors, Supportive and Special Needs Housing
- **2017-2018** – Incentivize Medium Density Housing (Strategy #2)
- **2018** – Expand the Garden Suites Program (Strategy #6)

Medium- and Long Term Actions

Medium and long-term actions are listed in the implementation table in Appendix A. Specific details regarding these projects have not been provided as they are beyond the time-frame of the current council mandate. Those strategies and actions should be addressed in greater detail by future councils during strategic planning and business planning processes.

V INTERDEPARTMENTAL CONSIDERATIONS:

Implementation actions that concern developing or amending policy or regulations will be led by the planning department. Those actions that concern advocating to different levels of government, building relationships and education will be led by the Community Services (Social Planning) Department. Both departments will require support from other city departments such as Building, Bylaws, Engineering, and Finance.

VI FINANCIAL CONSIDERATIONS:

Development of population and dwelling unit projections in order to develop targets requires the services of a skilled statistics professional. Preliminary estimates for this work are estimated at \$30,000. If this item is requested for the purpose of business planning, a detailed scoping report will be submitted for Council consideration.

VII CONCLUSION:

The HAP Implementation Framework identifies short, medium and long-term actions to facilitate and encourage the development of housing in Maple Ridge. The proposed short-term items, which are aligned with Council's mandate from 2014-2018 and reflect Council priorities. Those items that were identified at the July 20, 2015 Council Workshop have been provided here with additional information to provide greater clarity on each item. The Implementation Framework is attached as Appendix A. The short-term actions are highlighted in green for reference. The ongoing items are highlighted in yellow.

Timely implementation of actions from the Housing Action Plan will contribute to developing a robust set of tools and infrastructure to facilitate and support the development of affordable housing in Maple Ridge across the Housing Continuum. Approved projects would be included in department 2016 business plans.

"Original signed by Siobhan Murphy"

Prepared by: Siobhan Murphy, MA, MCIP, RPP
Planner II

"Original signed by Sue Wheeler"

Approved by: Sue Wheeler
Director Community Services

"Original signed by Christine Carter" for

Approved by: Frank Quinn, MBA. P. Eng
GM: Public Works & Development Services

"Original signed by Kelly Swift"

Concurrence: Kelly Swift
Acting Chief Administrative Officer

Attachments:

Appendix A – Proposed Implementation Framework
Appendix B – Updated Numbers for Housing Action Plan

Housing Action Plan - Implementation Framework

The Framework is intended to be used as a guide for Council discussions to help determine future projects as part of regular Business Planning activities that the City may undertake, to work toward implementing the strategies outlined in the Housing Action Plan. Future work plan items will be subject to Council endorsement. Time Horizons have been organized to align with Council's 4-year mandate:

- Short Term - 2014 to 2018 (highlighted by a green background)
- Medium Term – 2019 to 2022
- Long Term – 2023+
- Ongoing items form part of regular City activities, discussions and partnerships (highlighted by a light yellow background)

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
1. SUPPORT THE DEVELOPMENT OF A MIX OF HOUSING FORMS	i) Encourage the development of a mix of housing forms	July 20, 2015. Council directed staff in 2013 to develop new triplex and fourplex zones. This work is scheduled to be completed in the fall of 2015.	Report that will present models, rationale, and draft zoning requirements for triplex and fourplex zones.	Short Term Fall 2015
	ii) Expand Infill policies	July 20, 2015. Council may wish to consider revising the residential infill policies in the OCP to reflect the addition of the new triplex and fourplex zones.	Report that present options for infill policies to support higher densities in appropriate areas.	Short Term Winter 2016
	iii) Establish design guidelines for new infill.	September 14, 2015. Discussion on how this action follows on the previous two actions. It has been moved to Short-Term to reflect this.	Report that will focus on form and character guidelines to ensure existing neighborhood character is preserved.	Short Term 2016-2017

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
1. SUPPORT THE DEVELOPMENT OF A MIX OF HOUSING FORMS	iv) Continue to support medium to higher density housing and expand provisions in zones that are applied to transition areas.			Ongoing
	v) Encourage the development of alternative ownership models		Prepare a report that looks at ownership models such as fee simple row housing, life leases, community land trusts, or other forms of tenure arrangements.	Medium Term
	vi) Investigate the opportunity to introduce secondary suites in duplexes.			Long Term
	vii) Prepare information guides that present examples of new housing types			Medium Term
	viii) Support innovative housing pilot projects			Long Term
2. INCENTIVIZE MEDIUM DENSITY DEVELOPMENT	i) Develop incentive program to target apartment construction	July 20, 2015. Discussion regarding whether strategy and associated actions should be moved to the short-term time step because it could increase the number of rental units. September 14, 2015. Discussion on preference to move this action up from 2017-2018. It has been moved up one year to begin in 2016.	Explore tools such as DCCs, tax exemptions, parking relaxation, payment of legal fees, to develop an incentive program for multi-family rental buildings.	Short Term 2016-2017

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
2. INCENTIVIZE MEDIUM DENSITY DEVELOPMENT	ii) Work with development community to identify medium and high-density product mix that will be in demand.	September 14, 2015. Discussion regarding how this is an ongoing practice. The time horizon has been changed to Ongoing.	Conduct workshops and meetings to determine market demand for medium density development.	Ongoing
3. INTRODUCE AN ADAPTABLE HOUSING POLICY	i) Consult with the development industry and other key stakeholders on the elements for an adaptable housing policy.			Medium Term
	ii) Prepare a policy that encourages or requires developers to provide a percentage of units in new subdivisions or multi-family developments as adaptable units (e.g. 10% or 15%).			Medium Term
	iii) Support the policy with incentives such as density bonuses, parking relaxations, or permit fee reductions.			Long Term
	iv) Promote adaptable design standards that are consistent with the provincial standards for adaptable housing.			Ongoing

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
3. INTRODUCE AN ADAPTABLE HOUSING POLICY	v) Prepare fact sheets that outline benefits, options, and considerations regarding the development of adaptable housing.			Ongoing
4. CREATE NEW RENTAL HOUSING OPPORTUNITIES	i) Facilitate the development of new rental units above commercial developments or as other forms of secured market rental housing. September 14, 2015. As a result of rental discussion, the scope of this action has changed to include Strategy 4 (iv), and seniors.	July 20, 2015. Discussion about negotiated housing agreements for rental and how they revert back to owner after eight years. Interest in lengthening the amount of time for agreements. Note: Housing Agreements are negotiated on a site by site basis, and can be secured for any number of years or in perpetuity. These agreements are currently negotiated. September 14, 2015. Broad discussion on rental opportunities. Scope of action has been widened to include shared living and seniors.	Discussion paper that considers widening of the City's residential-over-commercial zoning regulations to include more zones, zones that apply to areas of density transition, density bonuses, reduction in permit fees, or parking relaxations can be used to encourage this type of investment.	Short Term 2016
	ii) Ensure developers are aware of rental disclosure statement provisions under the Strata Property Act that prevents future owners from restricting strata units from being rented.			Medium Term
	iii) Investigate the opportunity to introduce suites in duplexes.		Discussion paper on best practices, policy and regulatory considerations to introduce suites in duplexes.	Medium Term

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
4. CREATE NEW RENTAL HOUSING OPPORTUNITIES	iv) Review the definitions and regulations associated with shared living arrangements, such as home-sharing, boarding use, and others; and consider their relevance in the Maple Ridge context.	September 14, 2015. Discussion about how revising definitions and regulations for shared living arrangements could have positive impacts on rental housing stock. This has been moved to the Short-Term and will be included in the rental housing report outlined in Strategy 4 (i).	Facilitate development of new rental units and review shared living arrangement. Where applicable, explore owner occupation requirement.	Short-term
5. CONTINUE TO MONITOR SECONDARY SUITES POLICIES & BYLAWS	i) Work with the community to identify the reasons for low take-up of registered secondary suites and introduce bylaw amendments to encourage registration.			Medium Term
	iii) Consider the introduction of additional utility charges to all houses with unauthorized suites and a reduced charge or no charge for authorized suites.		Discussion paper on introducing utility charges to house with to all houses with unauthorized suites and a reduced charge or no charge for authorized suites.	Medium Term
	iv) Explore Building Equivalencies.	The regional permits and licenses committee (RPLC) has been collecting the member local governments' positions and requirements on the installation of secondary suites in existing residences. This information will be compiled and put forward to the building standards branch for their endorsement.		This item is anticipated to be completed within the Short Term time horizon.

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
5. CONTINUE TO MONITOR SECONDARY SUITES POLICIES & BYLAWS	v) Encourage all newly constructed single detached homes, in zoning districts where suites are permitted, to be built as “suite ready”.			Ongoing
6. EXPAND THE GARDEN SUITES PROGRAM	<p>i) Identify barriers to implementation of garden suites and revisit the policy and bylaws to encourage the development of new garden suites.</p> <p>ii) Permit Suites above garages.</p>	<p>July 20, 2015. Discussion regarding laneways and cost of construction vs. buying a condominium in Maple Ridge.</p> <p>Suites are currently allowed above garages on lots 0.4 acres or greater, and those lots with lane access.</p>	Discussion paper on barriers to garden suite uptake. Recommendations may include policy and bylaw amendments.	2018
7. MAINTAIN RENTAL HOUSING STANDARDS	i) Review the bylaw enforcement practices of the City with respect to rental housing and ensure they are effective and practical.	September 14, 2015. Discussion on how important rental standards of safety are. This has been moved to the Short-Term.	Discussion paper on opportunities with respect to the rental housing standards bylaw.	Short Term
	ii) Continue to use standards of maintenance regulations to facilitate basic repairs and urge upgrading, and if necessary closure, of blatantly substandard premises.			Ongoing

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
7. MAINTAIN RENTAL HOUSING STANDARDS	iii) In the case of secondary suites, require owners to purchase an annual license for each residential unit that is rented.		Discussion paper on potential to implement a licensing program for secondary suites.	Long Term
	iv) Support the RCMP in the implementation of the Crime Free Multi-Housing Program in Maple Ridge and actively encourage property managers to participate in the program.			Ongoing
8. MINIMIZE THE LOSS OF EXISTING RENTAL HOUSING	i) Review the City's Modular Home Park Redevelopment Tenant Assistance Policy and identify opportunities to further strengthen the policy as needed.		Discussion paper to review the City's Modular Home Park Redevelopment Tenant Assistance Policy and identify opportunities to further strengthen the policy as needed.	Long Term
	ii) Continue to limit the demolition or strata conversion of existing rental units and identify opportunities to further strengthen this policy as needed.			Ongoing

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
9. SUPPORT THE NON-MARKET HOUSING SECTOR	i) Work with non-profit organizations seeking acquisition and renovation or redevelopment of their land and building assets that would lead to the addition of new affordable housing.			Ongoing
	ii) Identify a staff person to support and help to expedite the processing of applications for rental, nonmarket, or seniors housing.	September 15, 2015. Discussion regarding importance of having a dedicated staff person to assist with rental, nonmarket, or seniors housing applications.		Short Term
	iii) Expand the City policy on special needs or supportive housing to allow this type of use to be distributed in all neighbourhoods and amend the zoning bylaws to permit this use in the majority of zoning districts.		Discussion paper on seniors, special needs and supportive housing. Recommendations may include policy and bylaw amendments.	Short Term 2016

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
9. SUPPORT THE NON-MARKET HOUSING SECTOR	iv) Encourage private market and non-profit partnerships. This may involve connecting non-profit organizations with private sector developers that would be amenable to the addition of non-market units as part of a density bonus arrangement.			Short Term 2016
	v) Work with Fraser Health, BC Housing, or other government institutions to address the shortage of seniors housing, supportive housing, or other services for at-risk population groups, such as a hospital discharge program or transitional housing for at-risk youth.			Short Term 2016
	vi) Expand the permissive property tax exemptions to non-market housing providers.		Potential Discussion Paper on providing property tax exemptions to non-market housing providers.	Medium Term

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
10. EXPAND THE DENSITY BONUSING PRACTICE	i) Support the development of various types of housing, such as rental housing, non-market housing, seniors housing, or innovative housing forms, through a widening of the City's existing density bonus policy language to identify preferred areas where such products and housing types would be desirable.	July 20, 2015. Discussion included a range of support and opposition to this concept.	Will be determined pending outcomes of CAC, density bonuses and housing reserve fund report expected to go to Council Workshop October, 2015.	Short Term Fall 2015
	ii) Revise the appropriate zoning districts with a density bonus scheme and estimate the potential amenity contribution value that is equivalent to the steps of density set out density bonus regulations.			Short Term Fall 2015
11. INTRODUCE A COMMUNITY AMENITY POLICY FOR AFFORDABLE HOUSING	i) Consider amending the City's Official Community Plan, and potentially other Area Plans, to insert clear policy language that identifies the range of amenities, including affordable housing, that are should be targeted through amenity zoning.	July 20, 2015. Discussion included a range of views regarding this concept.	Will be included in the Council-requested report on a potential city-wide Community Amenity Contributions program.	Short Term Fall 2015

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
12. ESTABLISH A HOUSING RESERVE FUND	i) Establish a Housing Reserve Fund to assist with the development of non-market housing for special needs groups or other housing priorities.	July 20, 2015. Discussion included a range of views regarding this concept.	Will be included in the Council-requested report on a potential city-wide Community Amenity Contributions program.	Short Term Fall 2015
	ii) Once the fund is well established, the City could establish a process to determine eligibility criteria, review applications, and provide grants.		Discussion paper with a focus on potential process components for a reserve fund.	Short Term 2016
13. USE FINANCIAL INCENTIVES TO SUPPORT HOUSING GOALS	<p>i) Review of all current fees and costs associated with development permits and approvals, and identify a list of possible fee reductions where a project supports the City's housing goals.</p> <p>ii) Prepare a policy that identifies different tiers of cost savings, depending on the extent of the contribution towards affordability or other housing goals.</p>	September 14, 2015. Discussion on the importance of looking at this issue before the Medium Term. It has been moved to the Short Term.	<p>Discussion paper on municipal financial tools such as DCCs that may be used to support housing goals.</p> <p>Policy development to focus on levels of cost savings available that supports the City's housing goals.</p>	Short Term 2016-2017

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
13. USE FINANCIAL INCENTIVES TO SUPPORT HOUSING GOALS	<p>iii) Consider offering municipal property tax exemptions for a fixed period of time.</p> <p>iv) Consider expanding the practice of offering permissive tax exemptions to non-profit housing providers.</p> <p>v) Consider fast track development applications that help to achieve the City's housing goals.</p>	September 14, 2015. There was broad discussion on financial incentives with respect to rental and also to Community Amenity Contributions (CACs). The CAC report is expected to go to Council Workshop in October, and the rental report will go to Workshop in early 2016. As appropriate to each subject area, financial tools will be included in these reports. This has been moved to the Short Term.		Short Term
	vi) Consider reductions in parking requirements in the Downtown to meet the City's housing goals.			Medium Term
14. CONTINUE TO REVIEW OPPORTUNITIES TO LEASE LAND	i) Consider opportunities for strategic land banking and the acquisition of property for housing purposes.			Ongoing
	ii) Consider leasing City property to non-profits that provide emergency services, community services, or non-market housing.			Ongoing

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
15. CONTINUE TO SUPPORT LOCAL COMMUNITY GROUPS	i) Continue to participate in local, regional, and provincial housing tables and initiatives.			Ongoing
	ii) Continue to develop community-based strategies for responding to homelessness and the needs of risk populations.			Ongoing
16. ADVOCATE TO SENIOR GOVERNMENT	i) Use municipal networks and opportunities to continue to advocate to senior government for changes to funding, legislation, and taxation improvements.			Ongoing
17. MAKE INFORMATION AVAILABLE	i) Use the City website to provide housing information and to promote community resources, government programs, and other initiatives.			Ongoing

Strategy	Associated Actions	Council Discussion and Notes	Project Description	Time Horizon
17. MAKE INFORMATION AVAILABLE	ii) Partner with other organizations to prepare a guide for landlords and tenants regarding their rights and responsibilities, including information regarding basic standards of maintenance as well as fire, health and safety requirements.			Ongoing
	iii) Prepare information sheets on innovative housing forms, alternative ownership models, and other practices to help showcase and encourage innovative approaches.			Ongoing
18. ESTABLISH LOCAL ADVISORY GROUPS	i) Establish a local builders and developers advisory group to provide input and insight on new policy and regulatory changes.			Ongoing
	ii) Establish an affordable housing committee to establish eligibility criteria, application process details, and review applications for grant funding from future housing reserve fund.	The CAC report is anticipated to go to Council Workshop in late October. Depending on the outcomes of that work, a Housing Reserve Fund may be established, and if so, after it has garnered funds, will require a structure to award funding. It has been moved to the Short Term time horizon.		Short Term 2018

Updated Housing Action Plan Numbers, September, 2015

Introduction

Council requested staff to provide updated numbers as part of the Housing Action Plan discussion on July 20, 2015. The following are those statistics that were able to be updated at this time.

Data Sources and Considerations

Housing and population data come from a variety of sources, some of which are not updated on a yearly basis. Significant portions of the analysis in the Situation Report (Part I of the Housing Action Plan) are data sets from the 2011 Census of Canada, and the 2011 National Household Survey. The data sets from the 2011 Census and National Household Survey are released over the course of 2012. The Census and National Household Survey occur every five years and new numbers will not be available until the 2016 Census and National Household Survey are completed and the data released in 2017. Some of the data from the Metro Vancouver Housing Data Book comes from this data source as well. BC Stats also relies on 2011 Census data and National Household Survey data.

Other data sets that contributed to the Situation Report and informed the Housing Action Plan are from CMHC, the Greater Vancouver Real Estate Board, the City of Maple Ridge, and from rental listings in local publications. These data sets have new numbers for 2014, and in some cases, the first half of 2015.

The data for the Situation Report was collected by CitySpaces, the consultant hired to complete the Housing Action Plan. This update is provided by City of Maple Ridge staff.

The following data sets are taken from the Situation Report, and then identified whether they can be updated, and if so, those numbers are presented here. Of particular note are the purpose-built market rental units. The number of units available has dropped slightly but the rents have decreased slightly, \$30 less for a studio, no change for a one bedroom, \$31 less for a 2 bedroom, and \$21 less for a three bedroom rental unit. However, the vacancy rate has dropped from 4.6% to 2.6% in from 2013 to 2015. Also of note is the average rent for Independent and Supportive living units for seniors has increased approximately \$251 since 2013, and the vacancy rate has gone from 30% in 2011 to 10.7% in 2014.

In reviewing the numbers from 2013-2015, it is noted that the trends contained in the Situation Report (Part 1 of the HAP) remain valid and continue to align with the policies in the OCP and the proposed strategies and actions in the Housing Action Plan.

Data sets

1. **Population Change.** This information was collected from the 2011 Census.
Status: No Update Available.

Taken from page 5 of the Situation Report, (2013)

POPULATION CHANGE

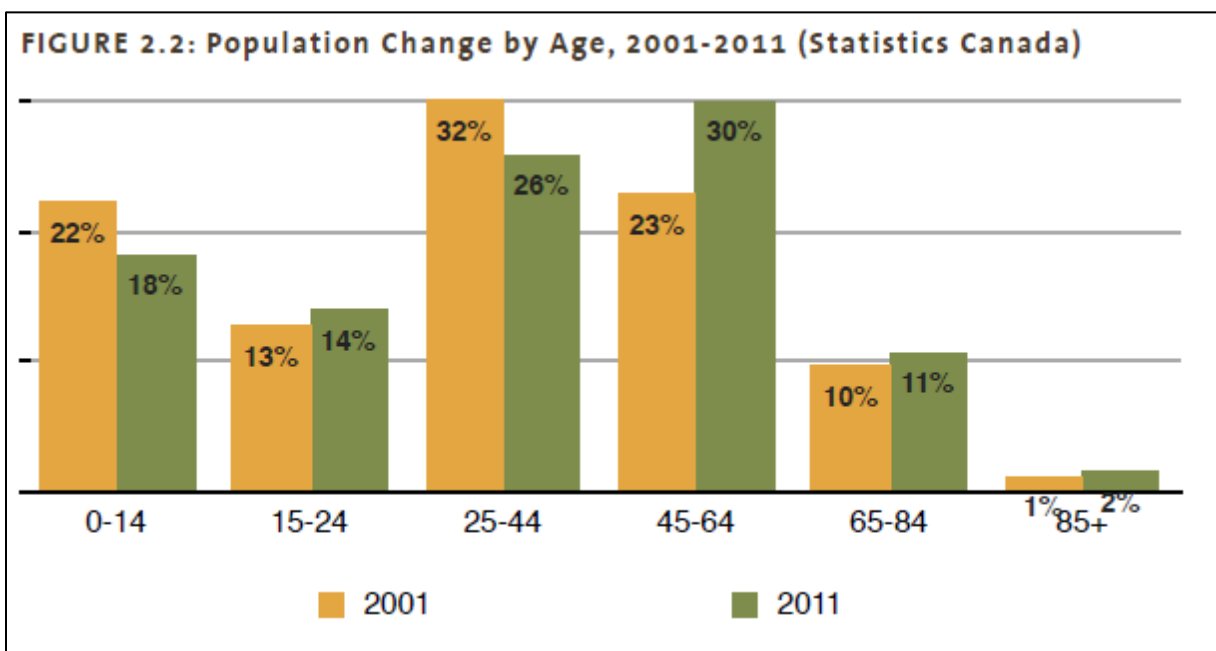
According to Statistics Canada, there were 76,052 people in Maple Ridge in 2011, an increase of 20 percent since 2001. Between 2001 and 2011, the population grew by almost 2 percent a year, at a faster rate than the Greater Vancouver region, which grew by 16 percent overall at a rate of 1.5 percent per year during this period.

Compared to Greater Vancouver, Maple Ridge has a relatively younger population. In 2011, there was a greater share of the population under 14 years of age and slightly greater share of 15 to 24 year olds and 45 to 64 year olds. The most typical person in Maple Ridge in 2011 was 40 years old (median age) compared to ten years previous when the most common age was 37 years.

Note: According to BC Stats, which revises its population estimates on an annual basis based on the 2011 Census data, the population estimate for Maple Ridge for 2014 is 80,434.

2. **Population Change by Age.** This information was collected from the 2011 Census.
Status: No Update Available.

Taken from page 5 of the Situation Report, (2013);

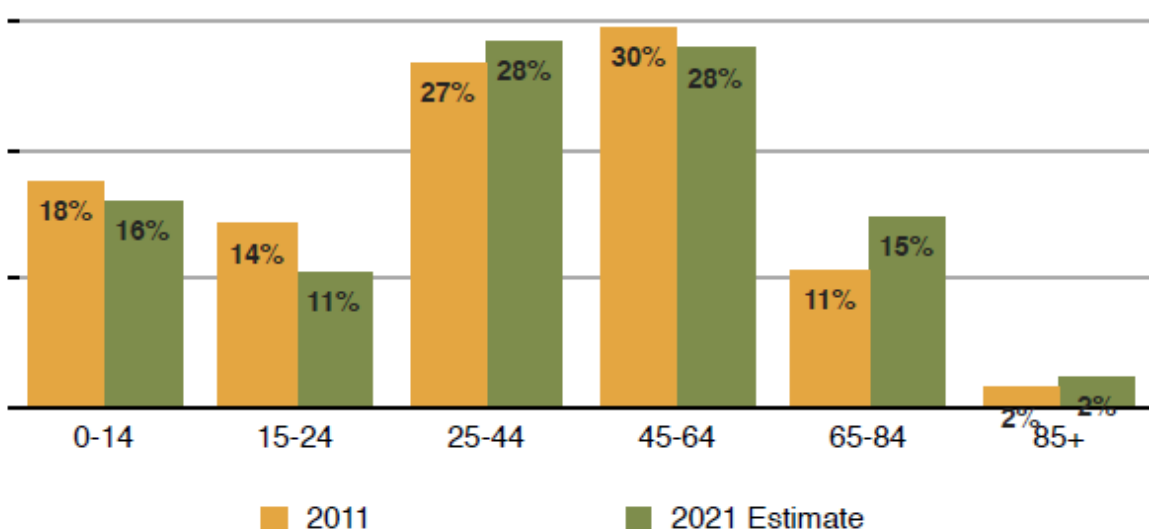


3. **Population Estimates by Age.** This information was generated by BC Stats 2013 projections.
Status: Update Available.

Taken from page 6 of the Situation Report, (2013).

BC Stats prepares annual population projections for local health area (LHA) regions including the Maple Ridge LHA.⁷ According to BC Stats' 2013 projections, the population in the Maple Ridge LHA is expected to add 16,000 people and increase by 17 percent (1.6% per year) between 2011 and 2021 — at a slightly faster rate than it had in the previous ten years. It is also expected to grow at a slightly faster pace than the region as a whole (16% and 1.5% per year). During this time period, the population is expected to age considerably, which will have important implications for future housing demand.

FIGURE 2.3: Population Estimates by Age, 2011-2021 (BC Stats)

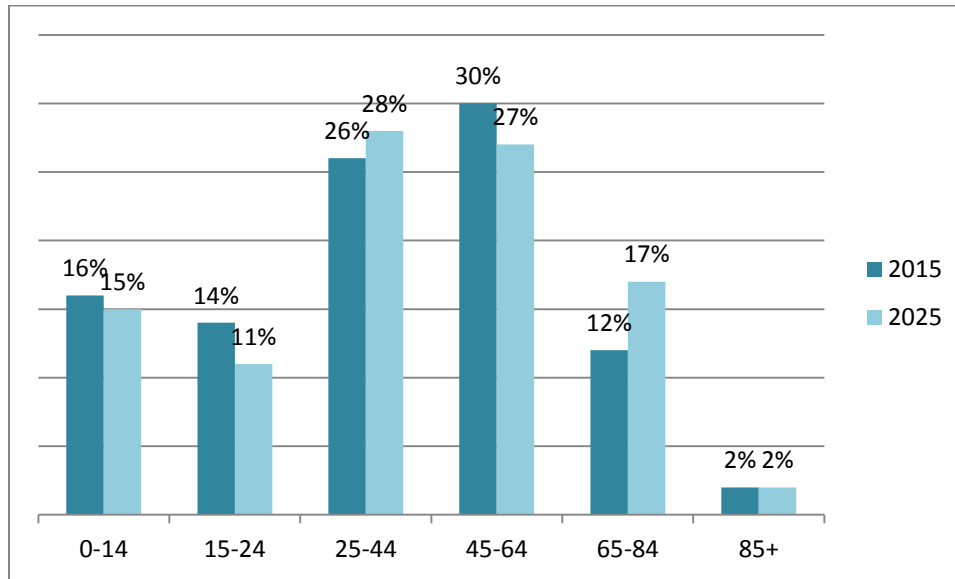


Between 2011 and 2021, not only is the population under 25 expected to make up a smaller share of the population (27% in 2021 compared to 32% in 2011), the number of children and youth under 25 are projected to decline by 2 percent, a loss of approximately 700 children and youth over this time period. In contrast, the over 65 groups will increase from 12 percent in 2011 to 17 percent of the population by 2021, adding approximately 7,600 people. By 2021, it is estimated that there will be more than 19,000 people in Maple Ridge over the age of 65.

Update:

The population projections for Local Health Areas are updated in September of each year. The most recent available update for the Maple Ridge Local Health Area, which includes Pitt Meadows, is September 2014.

Population Estimates by Age 2015-2025(BC Stats 2014)



The estimate provided for 2015 to 2025 shows a drop of one percent in several of the lower age ranges and has risen by two percent in the 65-85 age range has risen to 17% in the 2025 estimate.

4. **Core Housing Need** This information was gathered from *Our Home, Our Future: Projections of Rental Housing Demand and Core Housing Need* published by the BC Non-Profit Association (2012). This is the most recent report that was produced by this organization.
Status: No Update Available.

Taken from page 7 of the Situation Report, (2013).

CORE HOUSING NEED

In 2012, the BC Non-Profit Housing Association published a report that provided 10 and 25 year projections for rental housing demand and core housing need in Greater Vancouver. The study estimated that 16 percent of all households in Greater Vancouver were in core housing need in 2011.¹⁰ Renter households had a greater likelihood of being in core housing need than owner households — 28 percent of renter households were estimated to be in core housing need compared to 9 percent of owner households.

Based on a scenario where the tenure split (owners to renters) does not change, the study projected that the number of households in core housing need would increase by 22 percent between 2011 and 2021, adding a total of 33,504 households in core housing need in the Greater Vancouver region. It is anticipated that the increase in renter households in core housing need will be highest among seniors because this age group had the highest incidence of core housing need and the number of seniors is expected to increase into the future.

5. **Median Household Income by Type.** This information was gathered from the 2011 Census.
Status: No Update Available.

Taken from page 7 of Situation Report, (2013):

TABLE 2.1: Median Income by Household Types

Household Type	Number	Median Income	
		2011	2012 Estimate
Couple Families	18,200	\$89,530	\$91,137
Lone Parent Families	3,070	\$40,720	\$41,534
One Person Households	10,380	\$26,150	\$26,673

Source: Statistics Canada. 2011. Annual Estimates for Census Families and Individuals. Based on taxfiler-reported figures. 2012 estimates based on adjustments reflecting BC average weekly wage rates (BC Stats).

6. **Dwellings by Structural Type.** This information was gathered from the 2011 Census.
Status: Update note reflects the loss of two market rental apartment buildings due to fire.

Taken from page 8 of Situation Report, (2013):

TABLE 2.2: Structure Type

Dwelling Type	Number	%
Single Detached	16,650	59%
Other Ground-Oriented	6,900	25%
Apartments <4 Storeys	3,635	13%
Apartments 4 Storeys +	860	3%
Total	28,045	100%

Source: Statistics Canada. 2011, Census Profile.

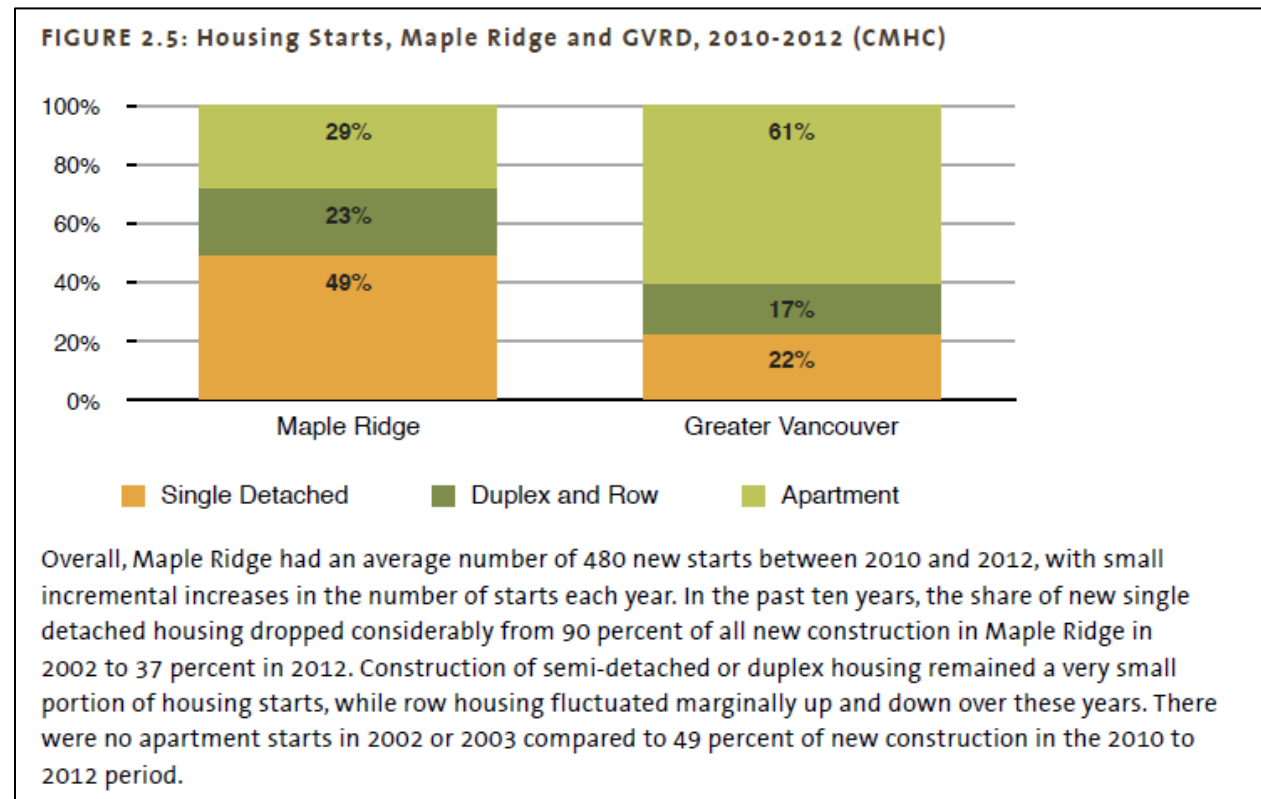
Update:

Note: A total of 75 units - 21 units for Cameron Court and 54 units for Sunrise Apartments respectively were lost to fire December 18, 2012 and March 24, 2015. Sunrise Apartments were all one bedroom units. Cameron Court was all two bedroom dwelling units.

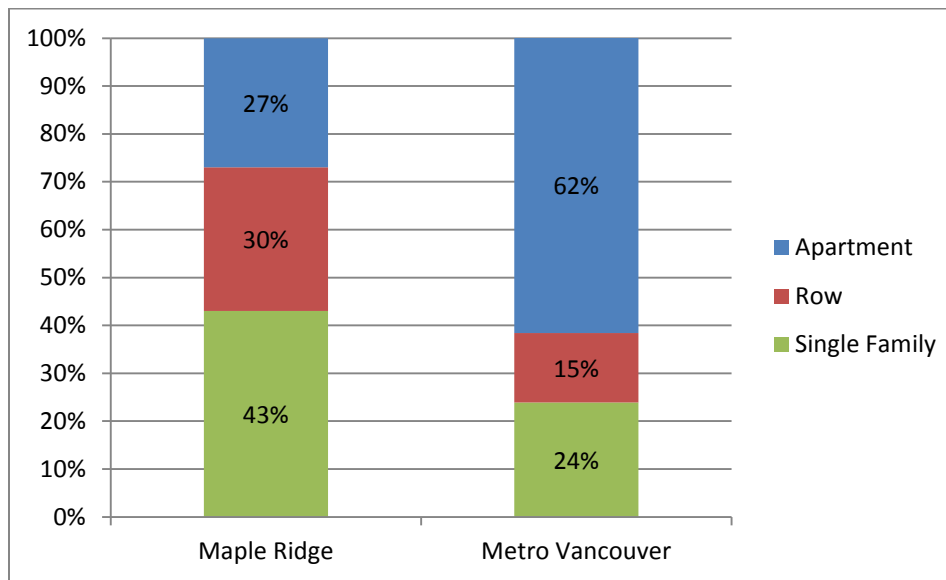
7. 2010-2012 Housing Starts for Metro Vancouver and Maple Ridge.

Status: Update Available.

Taken from page 9 of the Situation Report, (2013):



Update: Housing Starts, Maple Ridge and GVRD 2013-014



Source: CMHC Housing Now, July 2015

Overall, Maple Ridge had an average number of 459 new starts between 2013 and 2014. New construction starts of apartments has varied and then risen significantly in recent years, with the share of new starts for 2013 and 2014 at 27% and rowhouses at 30%.

8. Owner Households and Rental Households This information was gathered from the 2011 Census.

Status: No Update Available.

Taken from p. 13 of Situation Report, (2013).

TABLE 3.1: Housing Tenure, 2011

Household Type	Maple Ridge		Greater Vancouver
	#	%	%
Owner Households	22,590	81%	65.5%
Renter Households	5,450	19%	34.5%

Source: Statistics Canada. 2011. National Household Survey.

9. **Purpose-built Rental Units. Status:** This information was gathered from CMHC Market Rental Reports.

Status: Update Available.

Taken from p.14 of the Situation Report, (2013).

TABLE 3.2: Purpose-Built Rental Units, 2012

Apartments & Townhouses	Maple Ridge / Pitt Meadows		Greater Vancouver
	#	Vacancy Rate	%
Studios	15	**	1.1%
1 Bedrooms	840	5.8%	1.7%
2 Bedrooms	539	3.4%	2.4%
3 Bedrooms+	129	3.1%	2.5%
Total	1,523	4.6%	1.8%

Source: CMHC Market Rental Reports

Update: Purpose-Built Rental Units Number and Vacancy, 2014

Apartments and Townhouses	Maple Ridge/Pitt Meadows		Greater Vancouver
	#	Vacancy	%
Studios	14	0.0%	0.8%
1 BDR	806	2.4%	0.9%
2 BDR	560	3.3%	1.1%
3 BDR	129	1.6%	1.4%
Total	1509	2.6%	1.0%
Source: CMHC Market Rental Reports			

10. Average Rents - Purpose Built Units. This information was gathered from CMHC Market Rental Reports.

Status: Update Available.

Taken from p. 14 of the Situation Report, (2013).

TABLE 3.3: Average Rents, Purpose-Built Rental Units, 2012

Apartments & Townhouses	Maple Ridge / Pitt Meadows	Greater Vancouver
Studios	\$671	\$866
1 Bedrooms	\$709	\$982
2 Bedrooms	\$922	\$1,267
3 Bedrooms+	\$1,224	\$1,471
Total	\$827	\$1,058

Source: CMHC Market Rental Reports

In 2012, the average rent in Maple Ridge/Pitt Meadows for units in purpose-built rental buildings was \$827. Average rents ranged from as low as \$671 for a studio unit to as high as \$1,224 for larger units of three bedrooms or more. Compared to Greater Vancouver, rents are considerably lower in Maple Ridge and Pitt Meadows, between \$195 less for a studio unit and \$345 less for a two-bedroom. Since 2010, rents increased by an average of 3.4 percent per year (6.8% overall) in Maple Ridge and Pitt Meadows.

Update: Average Rents, Purpose-Built Units, 2014

Apartments and Townhouses	Maple Ridge/Pitt Meadows	Greater Vancouver
Studios	\$641	\$903
1 BDR	\$708	\$1,038
2 BDR	\$887	\$1,311
3 BDR	\$1,245	\$1,530
Total	\$816	\$1,110
Source: CMHC Market Rental Reports		

In 2014, the average rent in Maple Ridge/Pitt Meadows for units in purpose-built rental buildings was \$816. Average rents ranged from as low as \$641 for a studio unit to as high as \$1245 for

larger units of three bedrooms or more. Compared to Greater Vancouver, rents are lower in Maple Ridge and Pitt Meadows, between \$424 less for a studio unit and \$330 less for a two bedroom unit.

11. Average Rents – Secondary Market Greater Vancouver

Status: Update Available.

Taken from pp. 14-16 of the Situation Report, (2013).

In Maple Ridge, as elsewhere, the average rents for rental units in the secondary market tend to be higher than for purpose-built rental units, which are typically found in older buildings. In addition to the survey of purpose-built rentals, Canada Mortgage and Housing Corporation undertakes a survey of investor-owned condominiums and of other secondary rented units, such as secondary suites, townhouses, duplexes, and houses in the private rental market. The sample sizes of these surveys do not allow for them to include sub-regional level data and the data is only available on a region-wide basis.

Average rent for an investor-owned condominium was \$1,499 (\$1,299 for a one bedroom and \$1,662 for a two bedroom), which is 100% more than average rents in the purpose-built stock. By contrast, average rents in the investor-owned rental market, not including condominiums (i.e. houses and basement suites), more closely approximate rents in the purpose-built stock. In fact, one and two bedroom suites in houses tend to rent for less than one and two bedrooms in the purpose-built stock.

TABLE 3.4: Average Rents, Secondary Market, Greater Vancouver, 2012

Unit Type	1 Bedrooms	2 Bedrooms	3 Bedrooms	Total
Condo Units	\$1,299	\$1,662	**	\$1,499
Single Detached	\$934	\$1,321	\$1,820	\$1,743
Semi-detached, Row, Duplex	**	\$1,138	\$1,337	\$1,150
Other and Accessory Suites	\$764	\$924	\$1,429	\$963

Source: CMHC Market Rental Reports

Update:

Average rent for an investor-owned condominium was \$1,540 (\$1,198 for a one bedroom and \$1,668 for a two bedroom), which is 100% more than average rents in the purpose-built stock. By contrast, average rents in the investor-owned rental market, not including condominiums (i.e. houses and basement suites), more closely approximate rents in the purpose-built stock. One and two bedroom suites in houses tend to rent for less than one and two bedrooms in the purpose-built stock.

Average Rents, Secondary Market, Greater Vancouver, 2014

Unit Type	1 BDR	2 BDR	3 BDR	Total
Condo Units	\$1,198	\$1,668	**	\$1,540
Single Detached	**	\$1,291	\$1,940	\$1,599
Semi-Detached, Row, Duplex	\$801	\$1,281	\$1,372	\$1,255
Other- Primarily Accessory Suites	\$762	\$1,017	**	\$1,006
<i>Source: CMHC Market Rental Reports</i>				

** Indicates the sample was too small to provide a valid average.

Note: Metro Vancouver did not provide this estimate at the sub-regional level.

New data: Estimate for number of Secondary Suites in Maple Ridge

Municipality	2014 Metro Vancouver Estimate	2012 BCAA Secondary Suites	2011 NHS Proxy-based Estimate
Maple Ridge	1100-2600	1079	845

Source: Metro Vancouver Housing Data Book (July, 2015)

New data: Metro Vancouver Estimate for number of Rental Condominium Apartment Units in Maple Ridge

Municipality	Number of Units
Maple Ridge	541

Source: (CMHC Market Rental Report October, 2014 (2015 not available yet) via Metro Vancouver Housing Data Book (July, 2015) CMHC reports data for 4 sub-areas in Metro Vancouver. An estimated distribution ratio for municipalities is based on 2011 Census data - distribution of owner-occupied apartments (2011), combined with 3 years of new condominium completions (2011 - 2013). Maple Ridge is located in the sub-region of the Fraser Valley area of geography, which includes Delta, Surrey, White Rock, Langley City, Langley Township, and Pitt Meadows.

12. Secondary Market Listings by Number of Bedrooms, page 15 of Situation Report, (2013).
Status: Update Available.

TABLE 3.5: Secondary Market Listings by Number of Bedrooms, Maple Ridge, Fall 2013					
Rents	1 Bdrms	2 Bdrms	3 Bdrms	4+ Bdrms	Total
Average	\$834	\$1,083	\$1,655	\$1,883	\$1,257
Median	\$800	\$1,025	\$1,663	\$1,800	\$1,199
Number of Units	34	36	28	17	115
Source: Listings from Craigslist, Kijiji, Maple Ridge News, and Maple Ridge Times, September/October 2013					

Update:

Secondary Market Listings by Number of Bedrooms, Maple Ridge, Summer 2015

	1BRD	2BDR	3BDR	4BDR	Total
Average	\$800	\$1,165	\$1,529	\$2,369	\$1,466
Median	\$750	\$1,075	\$1,500	\$2,275	\$1,288
Number of Units	22	20	13	8	63
Source: listings from Craigslist, Kijiji, Maple Ridge Times and Maple Ridge News					

Note: Median is the mid-point in a range of values; 50% of the numbers are greater than the median and 50% are lesser.

13. Secondary Market Listings by Unit Type, page 15 of the Situation Report, (2013)
Status: Update Available.

TABLE 3.6: Secondary Market Listings by Unit Type, Fall 2013				
Rents	Apartments	Suite in House	Townhouse	House
Average	\$984	\$865	\$1,407	\$1,776
Median	\$900	\$825	\$1,345	\$1,790
Number of Units	38	28	14	37
Source: Listings from Craigslist, Kijiji, Maple Ridge News, and Maple Ridge Times, September/October 2013				

Update: Secondary Market Listings by Unit Type, Maple Ridge, summer 2015

	Apt	Suite	TH	House	Total
Average	\$975	\$1,165	**	\$2,014	\$1,385
Median	\$950	\$1,125	**	\$1,949	\$1,341
Number of Units	29	18	**	16	63
<i>Source: listings from Craigslist, Kijiji, Maple Ridge Times and Maple Ridge News</i>					

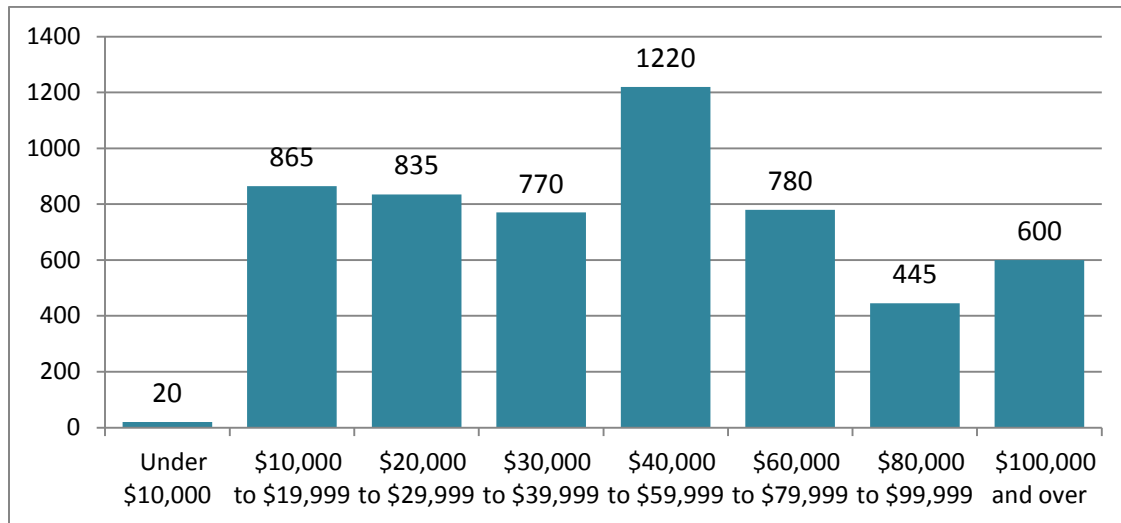
14. Seniors. *Note: This is more detailed data than was provided in the 2013 Situation Report.*

Source: Census of Canada, 2011

Status: Update Available

- Number of Seniors in Maple Ridge: 9,210
- Number of Seniors 75+: 4,190
- Number of Seniors 85+: 1,140
- Health and Mobility Limitations: 2,525 (27%) Source Statistics Canada. Table 105-0501 - Health indicator, annual estimates, by age group and sex, Canada, provinces, territories, health regions (2012 boundaries) and peer groups, occasional Canadian Community Health Survey.
- Household Income Seniors (60-69): Average (\$63,487), Median (\$50,771)
- Household Income Seniors (70-75): Average (\$53,706), Median (\$43,091)
- Household Income Seniors (75+): Average (\$49,751), Median (\$39,952)
- Between 2001 - 2011, the senior's population increased from 6,765 to 9,210 seniors which is a 36% increase.
- One quarter of senior households spend 30% or more of their income on housing. Between 2006 - 2011, this number increased from 1,060 to 1,340 seniors.
- Between 2009 - 2012 the number of seniors and persons with disabilities (PWD) on BC Housing's social housing waitlist increased from 60 to 97 people.
- In 2011, 1,145 seniors lived on a low income. Seniors living alone had after-tax incomes of approximately \$19,500 or less. Seniors living in couples had after-tax incomes of approximately \$27,250 or less.

Income Distribution Senior-Led Households in Maple Ridge



Number of Household Owners and Renters over the Age of 65 years

	Owners 65+	Renters 65+
Metro Vancouver	136,920	41,790
Maple Ridge	4,535	1,000

Numbers of Seniors 65+ Who are Renting

	Number	% of those over 65
Metro Vancouver	41,790	23.3
Maple Ridge	1,000	16.1

15. **Seniors Residences**, page 16 of Situation Report, (2013). Data gathered from the CMHC Seniors Report, 2013.

Status: Update Available.

- 16. 2013 Average Rent for Independent and Supportive living units in Maple Ridge/Pitt Meadows: \$2,250
- 17. 2013 Lower Mainland Average: \$2,998
- 18. 2013 Vacancy rate was 19.5%
- 19. 2011 Average Rent for Independent and Supportive living units in MR and PM: \$2,461
- 20. 2011 Vacancy Rate: 30%

21. Assisted Living: 587 units in the Fraser North Area, which is made up of part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows 47% non-profits/ 53% for-profits

Update: CMHC Seniors Housing Report, 2014– British Columbia

- 2014 Average Rent for Independent and Supportive living units in Maple Ridge/Pitt Meadows: \$2551
- 2014 Lower Mainland Average: \$3051
- Vacancy Rate for Independent Living Spaces all types has dropped significantly since 2013, to 10.7% in Maple Ridge/Pitt Meadows, which is a 20% drop since 2011. The Lower Mainland as a whole changed very little from 2013 at 12.1% to 12.0% vacancy.
- Assisted Living: 604 units in the Fraser North Area, which is made up of part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows, an increase of 17 units in one year.

16. Price of New Housing. Data Source: Greater Vancouver Real Estate Board.

Status: Update Available.

Taken from page 16 of the Situation Report, (2013).

According to sales listing data presented by the Greater Vancouver Real Estate Board, the benchmark housing price (this includes all housing types) in Maple Ridge for 2013 was \$385,800. This represents a 1.1 percent increase from 2012. However, over the previous five years, the benchmark price fell by 6.3 percent. By comparison, the benchmark price in Greater Vancouver as a whole increased by over 6.2 percent in five years. Prices for resale units in Maple Ridge are considerably lower than the regional benchmarks — 52 percent or \$200,000 less than the region.

TABLE 3.7: Benchmark Sale Prices, 2012

Household Type	Maple Ridge			
	\$	1 Year Change	3 Year Change	5 Year Change
Maple Ridge	\$385,800	1.1%	-2.6%	-6.3%
Greater Vancouver	\$588,100	-2.8%	4.7%	6.2%
Source: Greater Vancouver Real Estate Board. Note: The benchmark prices do not include pre-sales for units under construction				

Update:

According to sales listing data presented by the Greater Vancouver Real Estate Board, the benchmark housing price (includes all housing types in July, 2015 was \$414,000 as opposed to Greater Vancouver as a whole, which was \$694,000. This a 5.9% change from 2014, less than the increase of 22.8% for Greater Vancouver. Prices for resale in Maple Ridge are \$280,000 less than the region.

Benchmark Sale Prices (all household types), 2015

Household Type	\$	1 year change	3 year change	5 year change
Maple Ridge	\$414,600	5.9	7.3	5.6
Greater Vancouver	\$694,000	11.2	13.9	22.8
Source: Greater Vancouver Real Estate Board July, 2015				

Benchmark Sale Prices by Type, 2015

Household Type	Single Detached	Townhouse	Apartment
Maple Ridge	510,000	292,100	169,100
Greater Vancouver	906,000	421, 600	360,800
Source: Greater Vancouver Real Estate Board July, 2015			

17. Non-Market Housing Inventory. Data collected from BC Housing.
Status: Update Available.

Taken from page 20 of the Situation Report, (2013).

According to BC Housing, Maple Ridge has approximately 585 units in non-market housing plus 47 funded temporary beds in shelters and safe houses. In addition to this stock of units, there were 511 rent subsidies made available to individuals and households living in scattered sites in Maple Ridge in 2013.

TABLE 4.1: Non-Market Housing Inventory, 2013

Type		# Beds	# Beds/ Units	# Rent Subsidies
TEMPORARY - BEDS	Emergency Shelters	25		
	Transition House for Women	12		
	Safe House/Beds for Youth	10		
TRANSITIONAL & SUPPORTIVE	Special Needs		80	
	Seniors Supportive Housing		46	
	Homeless/At-Risk		88	
INDEPENDENT	Low Income Seniors		182	
	Low Income Families		189	
RENT SUPPLEMENTS	Homeless Rent Supplements			35
	Special Need Rent Supplement			1
	Shelter Aid for Elderly Seniors (SAFER)			294
	Rental Assistance Program for Families			181
Total Beds, Units & Subsidies		47	585	511

Source: Adapted from inventory provided by BC Housing, Corporate Planning & Reporting (March 2013)

Update:

Type		Total Beds	# of Beds/ Units	# Rent Subsidies
Temporary Beds	Emergency Shelters	25		
	Transition House for Women	12		
	Safe House/ Beds for Youth	4		
Transitional & Supportive	Special Needs		79	
	Seniors Supportive Housing		46	
	Homeless/ At Risk		88	
Independent	Low Income Seniors		168	
	Low Income Families		189	
Rent Supplements	Homeless Rent Supplements			56
	Special Needs Rent Supplement			3
	Shelter Aid for Elderly Seniors (SAFER)			330
	Rental Assistance Program for Families			186
Total		41	570	575

DATA from BC Housing as of March 31, 2015

*IHYSH (Iron Horse Youth Safe House) safe house beds closed due to loss of funding, Route 29 transitional beds maintained.

Changes to note are the drop of units for Youth to four from ten (Iron Horse), and the drop of units for Low Income Seniors from 182 to 168 units. There is also an increase of 21 additional homeless supplements and 35 more SAFER subsidies.

Additional commitments have been made since March, 2015 that is not reflected in the information provided by BC Housing. These are: a commitment of 22 supplements for women by Atira Women's Resource Society, and BC Housing has made a commitment for any persons at the Cliff Avenue homeless camp that are going into housing.

18. Homelessness Count. Homeless Population Data collected from the Greater Vancouver Steering Committee on Homelessness.

Status: Update Available.

Taken from page 20 of the Situation Report, (2013).

TABLE 4.2: Homeless Population, 2002-2011

Area/Region	2002	2005	2008	2011	Change 2008-2011	Change 2002-2011
Maple Ridge/Pitt Meadows	66	44	90	110	22.2%	66.7%
Metro Vancouver	1,121	2,174	2,660	2,650	-0.4%	136.4%

Source: Greater Vancouver Regional Steering Committee on Homelessness, 2012

Overall, there was a 67 percent increase in the number of homeless people in Maple Ridge between 2002 and 2011. Compared to the 2008 count, there was a small reduction in the adult homeless population counted in Maple Ridge, but this was offset by an increase in the number of homeless youth counted. The increase in the youth count may be attributed, in part, to the implementation of a better technique in counting and surveying homeless youth. The next count is scheduled for the Spring of 2014.

Update: Data gathered from *3 Ways to Home: Results of the 2014 Homeless Count in the Metro Vancouver Region, July 31, 2014.*

Area/Region	2002	2005	2008	2011	2014	Change 2011 to 2014	
Maple Ridge/Pitt Meadows	66	44	90	110	84	-26	-24%
Metro Vancouver	1,121	2,174	2,660	2,650	2,777	127	5%