



WELCOME!

The City of Maple Ridge is completing a housing needs assessment to better understand our current and future housing needs and we need your input!

Welcome!

What do you think about housing in Maple Ridge?



CHAT WITH US

Send or ask a question during the virtual presentation and the project team will do our best to answer!



SEND US FEEDBACK

Please share your feedback with housing@mapleridge.ca by December 22, 2020.



FEEDBACK FORM

Complete a feedback form following this open house so we can learn more from your perspective!

An aerial photograph of a suburban neighborhood with various houses, streets, and greenery. A semi-transparent horizontal bar with a teal-to-purple gradient is overlaid across the middle of the image.

Introduction

| What Are We Going to Cover Today?



- Process Overview
- What We've Learned So Far
- Next Steps



| Process Overview



- Housing needs assessments identify populations challenged to afford housing in the local market; housing gaps; and other housing issues

| Process Overview

Housing Network

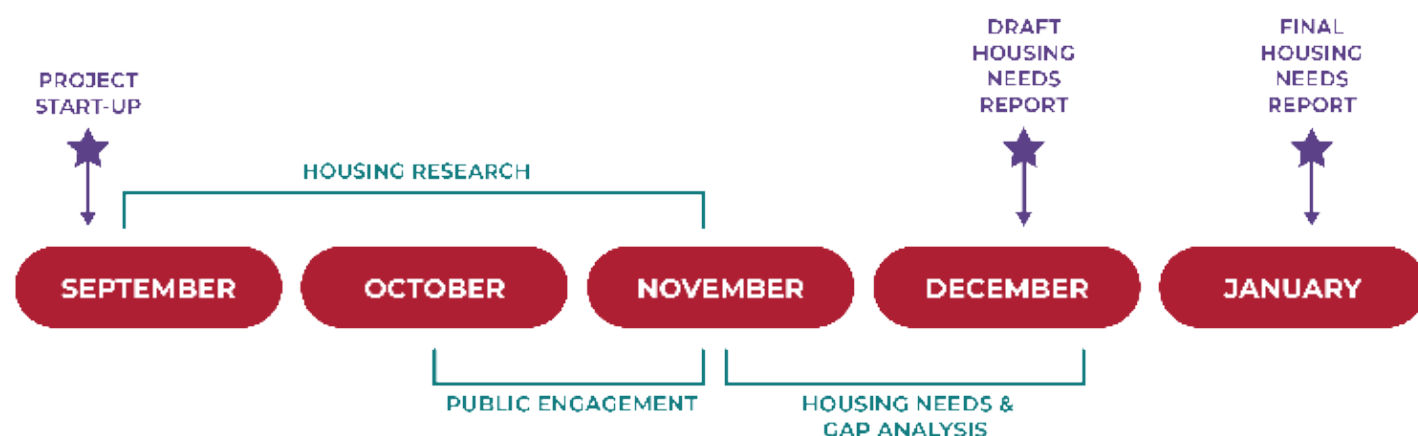
Complete and healthy communities have diverse housing options that include market and non-market options.



What are we doing?

The City of Maple Ridge is completing a housing needs assessment to identify and describe the key needs and gaps in Maple Ridge's housing system. These findings will be used to inform future policy development.

WHAT IS THE PROCESS?



WHY ARE WE DOING THIS?

- Assess the local housing market conditions.
- Identify the current and emerging housing needs within the City.
- Compare housing supply with housing demand to determine the ability to meet future needs.
- Identify short, medium and long-term actions to meet the housing needs across the housing continuum in the City.
- Meet the provincial requirements for Housing Needs Reports.



What We've Learned So Far

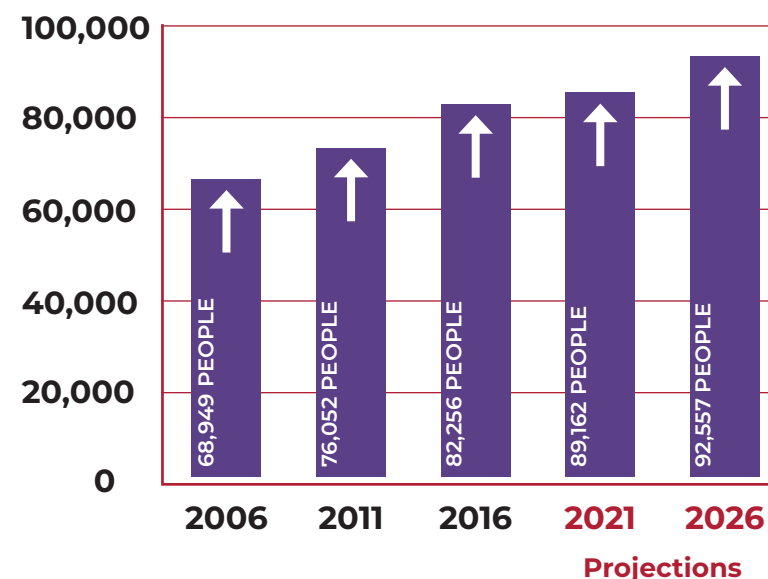
What have we learned?

POPULATION AND DEMOGRAPHIC TRENDS



POPULATION

The population has been growing ~1.5-2.1% annually, but Metro Vancouver projects a slowing rate of growth.



Source: Statistics Canada, Census (2006, 2011, 2016); Metro Vancouver Projections



MEDIAN AGE

Aging population- Between 2006 and 2016, the fastest growing segment of the population was people aged 85 years and over (52.4%).

38.8
Years old
2006

→

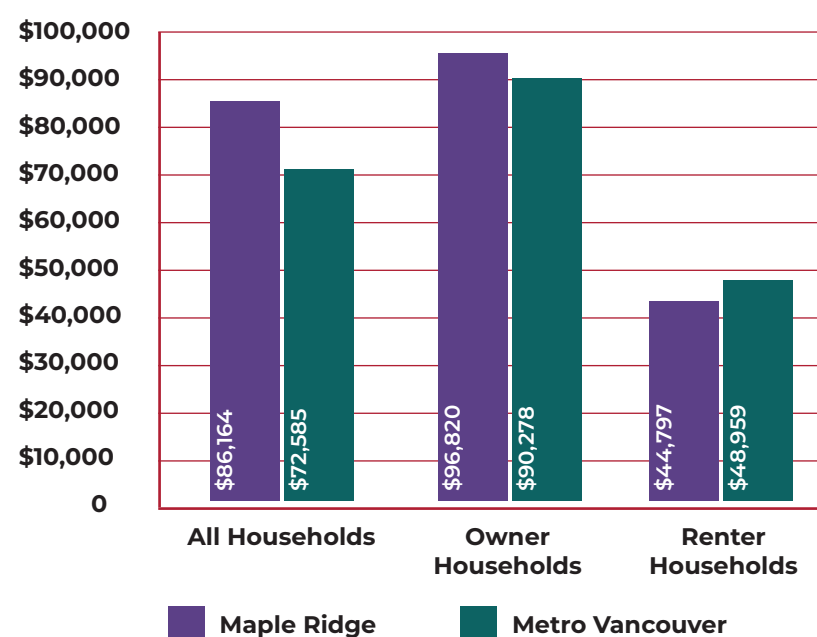
41.4
Years old
2016

Source: Statistics Canada, Census (2006 + 2016)

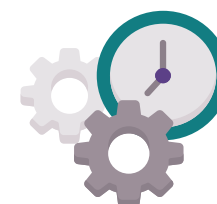


MEDIAN HOUSEHOLD INCOME

Higher median household income (with exception of renter households) when compared to the region.



Source: Statistics Canada, Census (2006 + 2016)



LABOUR FORCE (2016)

In Maple Ridge, 2/3's of the labour force commute outside the City for work. There is a higher percentage of people part of the labour force and employed, when compared to the region.



68.9%
(65.7%)

Participation Rate

Maple Ridge



5.1%
(5.8%)

Unemployment Rate

Metro Vancouver

Source: Statistics Canada, Census (2006 + 2016)

What have we learned?

HOUSING SUPPLY AND TRENDS

IF MAPLE RIDGE WAS 25 HOUSES...



14

Would Be
Single-Detached



1

Would Be
Semi-Detached



3

Would Be Homes
With a Suite



3

Would Be
Townhouse



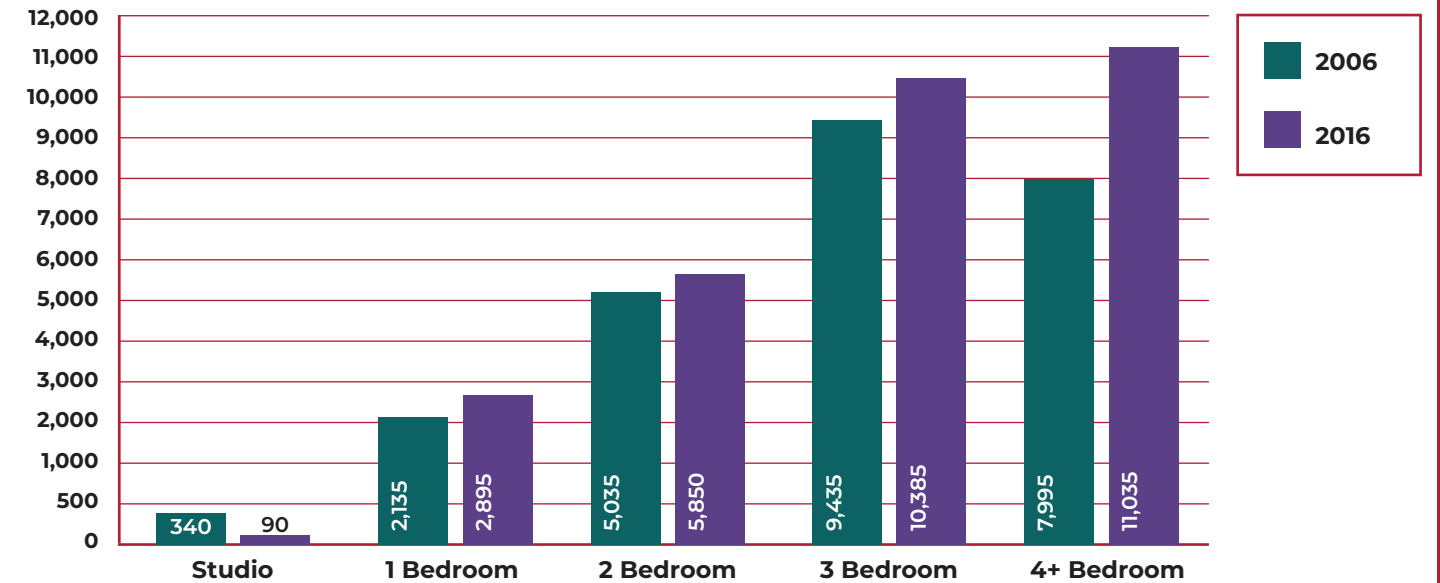
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Would Be
An Apartment

Over half of the 30,265 housing units in Maple Ridge were single-detached houses (55.6%)

Source: Statistics Canada, Census (2006 + 2016)

NUMBER OF BEDROOMS



The large majority of Maple Ridge's housing units (90.1%) are suitable for families (2+ bedrooms)

Source: Statistics Canada, Census (2006 + 2016)

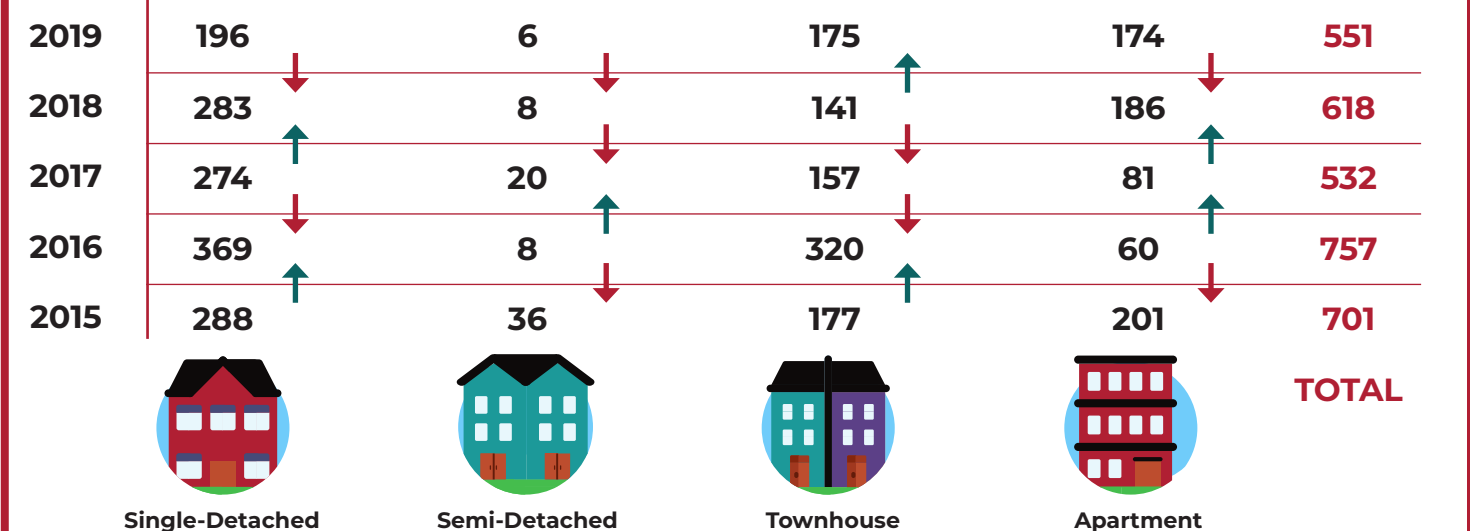
PERIOD OF CONSTRUCTION

TIME PERIOD	#	%
1960 OR BEFORE	2,805	9.3%
1961 TO 1980	6,950	23.0%
1981 TO 2000	12,060	39.9%
2001 TO 2016	8,440	27.9%
TOTAL	30,255	

One third of the dwelling units were built prior to 1981, with many recent developments as well.

Source: Statistics Canada, Census (2006 + 2016)

HOUSING COMPLETIONS



Source: Canada Mortgage and Housing Corporation

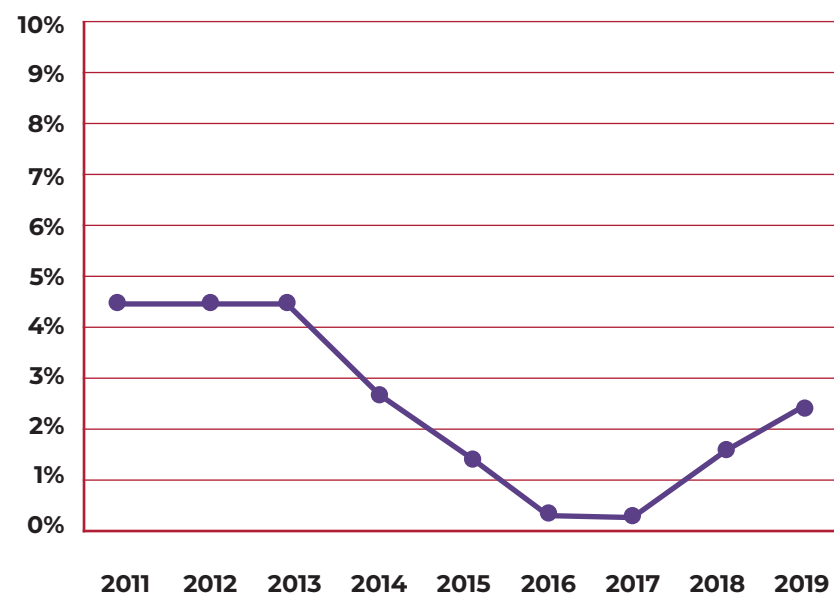
What have we learned?

RENTAL HOUSING TRENDS



VACANCY RATE

Vacancy rates approached 0% in 2016/2017, but have seen some recovery.

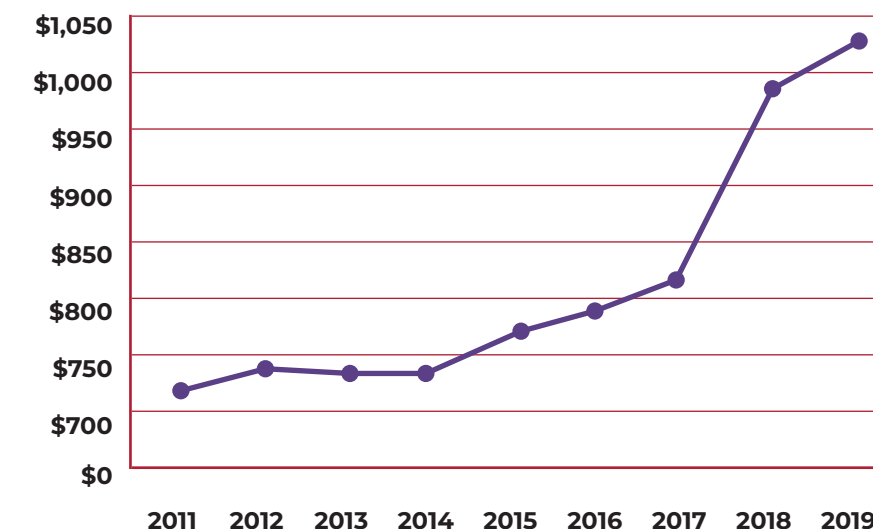


Source: Canada Mortgage and Housing Corporation



AVERAGE RENT

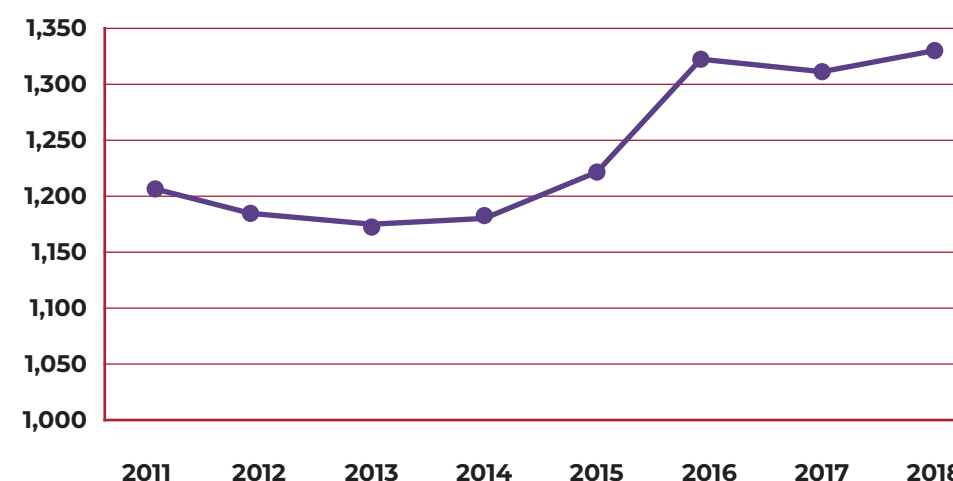
Average rent for purpose built rental units (all units) has increased by 34% between 2011 and 2019.



Source: Canada Mortgage and Housing Corporation



NUMBER OF UNITS IN PURPOSE-BUILT RENTAL MARKET



Source: Canada Mortgage and Housing Corporation

FEEDBACK FROM CONSULTATION

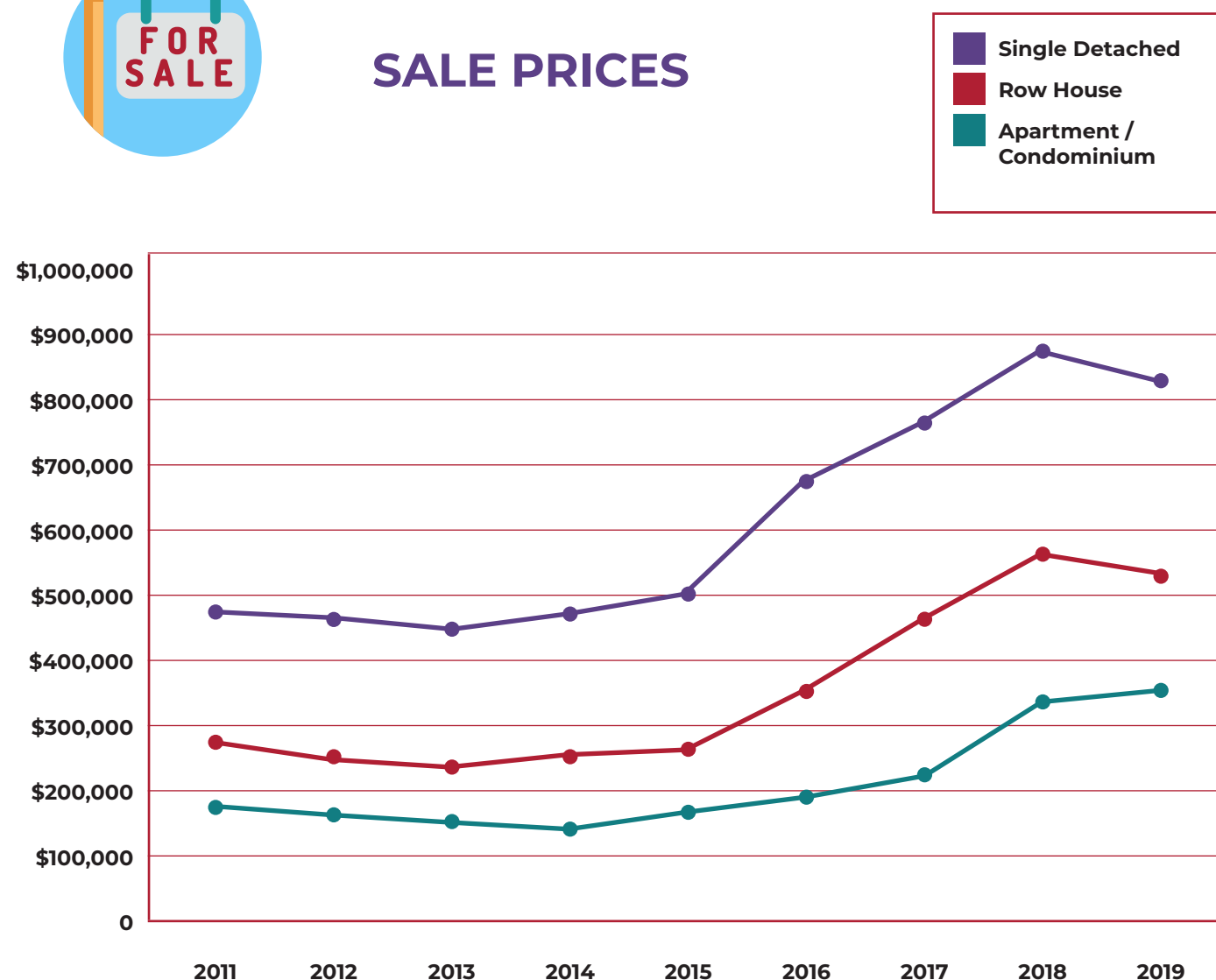
- Representatives from community associations feel rents are higher than what CMHC is showing.
- Older, more affordable rental housing comes with accessibility challenges.
- There is a need for more family-friendly rental options.
- Additional tenant protection is needed against renovations.

What have we learned?

HOMEOWNERSHIP TRENDS



SALE PRICES



Sales prices have almost doubled for all structure types.

Source: Real Estate Board of Greater Vancouver

FEEDBACK FROM CONSULTATION

- Maple Ridge is appealing for young families and entry level home buyers - there is more home and yard space available at a price point not seen elsewhere in Metro Vancouver.
- Many seniors are house rich and cash poor and have limited downsizing options.
- Walkability and access to services and amenities are important for prospective buyers.

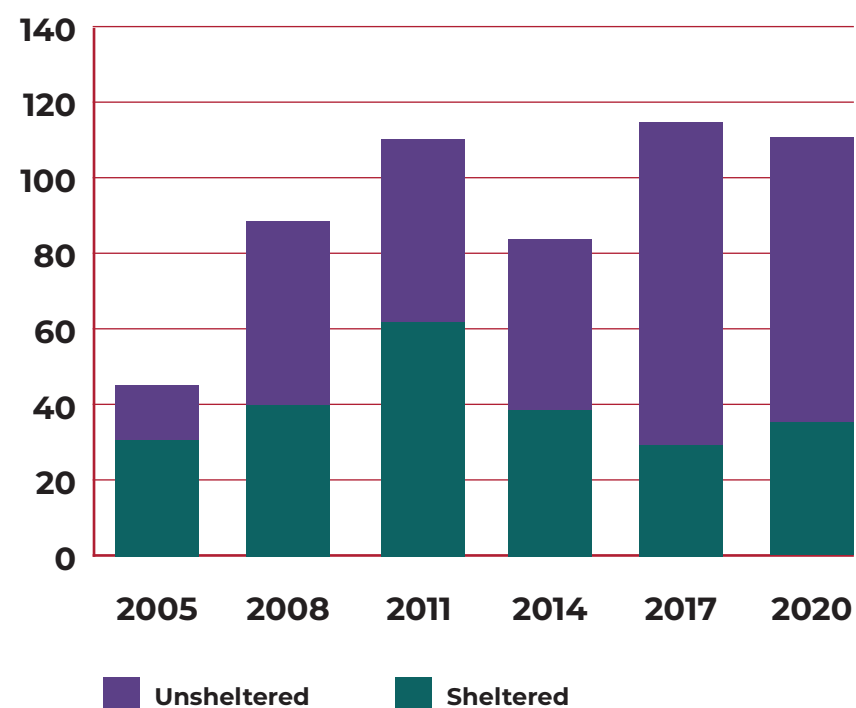
What have we learned?

NON-MARKET HOUSING TRENDS



NUMBER OF INDIVIDUALS EXPERIENCING HOMELESSNESS

In Maple Ridge and Pitt Meadows



Between 2005 and 2020, homelessness increased by 159.1% in Maple Ridge and Pitt Meadows and by 67.2% in the Metro Vancouver region.

In 2020, there were **159 families** receiving subsidies through BC Housing's Rental Assistance Program (RAP) and **415 seniors** receiving the Shelter Aid for Elderly Renters Subsidy.

Source: Metro Vancouver Homeless Count



SOCIAL HOUSING WAITLIST

	2013	2014	2015	2016	2017	2018	2019
Family Households	83	81	73	95	84	77	89
Single Person Household	8	7	7	19	27	18	17
Seniors	62	70	81	77	88	100	134
Persons With Disabilities	36	48	51	57	60	64	62
Wheelchair Accessible Unit	7	12	15	15	16	18	16
TOTAL WAITLIST	196	137	227	263	275	277	319

Over the past six years, the number of households on the social housing waitlist in Maple Ridge increased by 62.8%, from 196 in 2013 to 319 in 2019.

Source: BC Housing

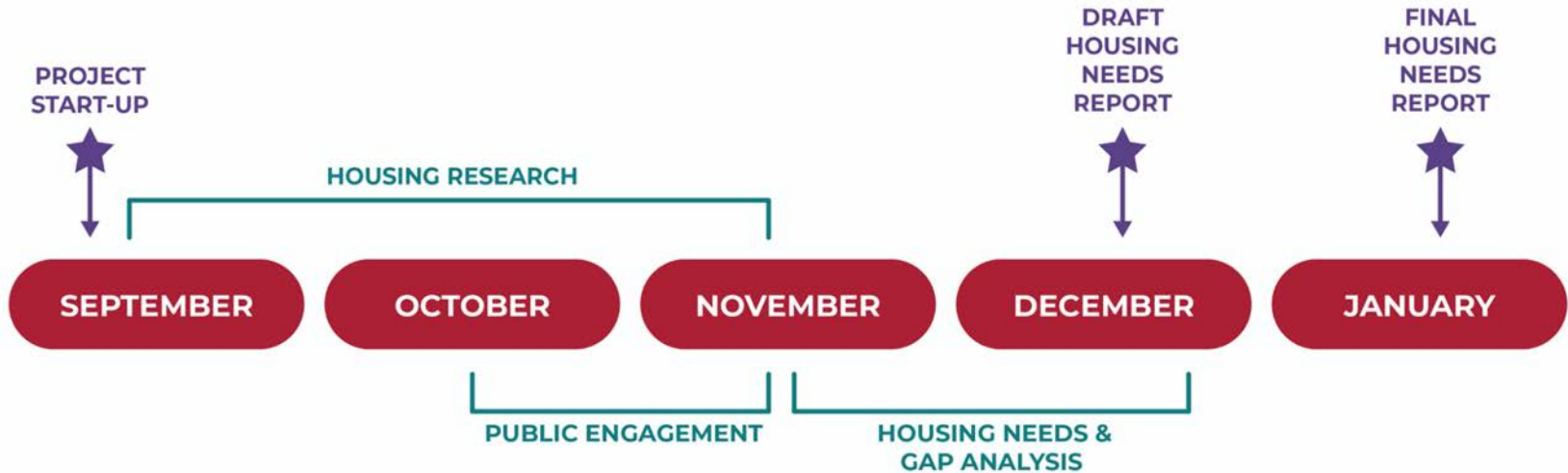
FEEDBACK FROM CONSULTATION

- High demand for social housing units.
- Difficult to maintain buildings with low rents.
- People with pets have limited options.
- Desire to create housing diversity through mixed income, mixed tenure developments.

An aerial photograph of a suburban neighborhood, showing rows of houses with various roof colors (red, grey, brown) and green lawns. A semi-transparent banner with a blue-to-red gradient is overlaid horizontally across the center of the image.

Next Steps

| Next Steps





Thank you for attending this virtual open house!

Your comments are an important part of this study and will help inform the Housing Needs Report.



FEEDBACK FORM

Complete a feedback form and let us know your thoughts on the information provided this evening!



EMAIL

Send us an email with any further thoughts or ideas to housing@mapleridge.ca by December 22, 2020.

We look forward to hearing your comments!

For any questions related to housing initiatives, please contact Amanda Grochowich at the City of Maple Ridge - agrochowich@mapleridge.ca or 604-463-5221 ext 5566



Thank you!



MAPLE RIDGE

British Columbia