

# SURREY AFFORDABLE HOUSING STRATEGY

A FOCUS ON RENTAL HOUSING | 2018

## Master Plan for Housing the Homeless in Surrey

## Surrey Affordable Housing Strategy

Emergency Shelters	Transitional, Supportive and Assisted Living	Non-Market Rental (no supports)	Purpose-Built Market Rental	Secondary Market Rental	Ownership
Non-Market				Market	
Rental Housing					

\$ Low/Moderate Income

# Federal & Provincial Context

## **National Housing Strategy (2017)**

- 10 year plan, \$40 billion
- Human rights-based approach - Prioritizes housing needs of Canada's most vulnerable

## **Provincial Housing Plan (2018)**

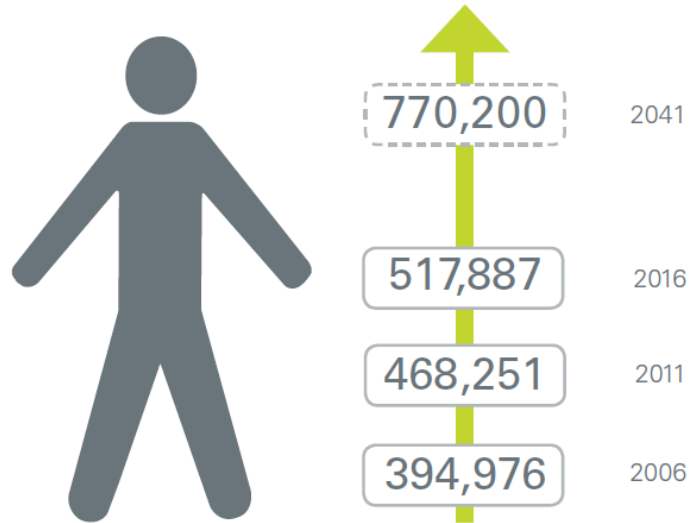
- 30-point plan for housing affordability
- \$6 billion investment in building and preserving affordable housing

# Surrey Affordable Housing Strategy: **Process**



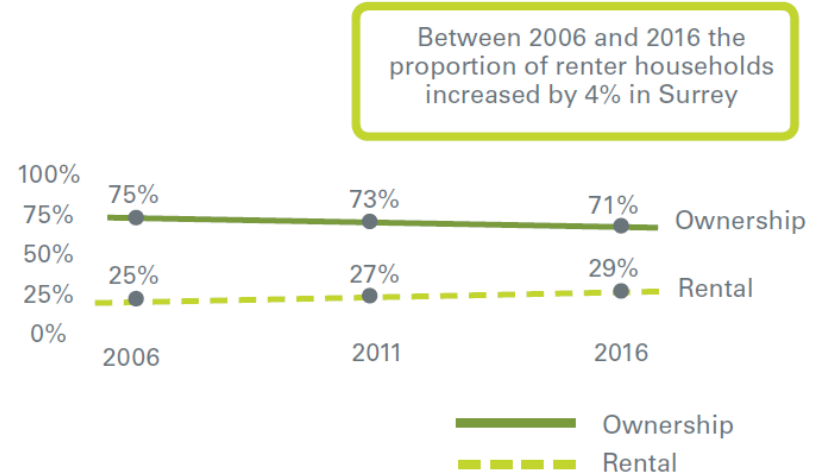
# HOUSING PROFILE

## Rapidly Growing Population



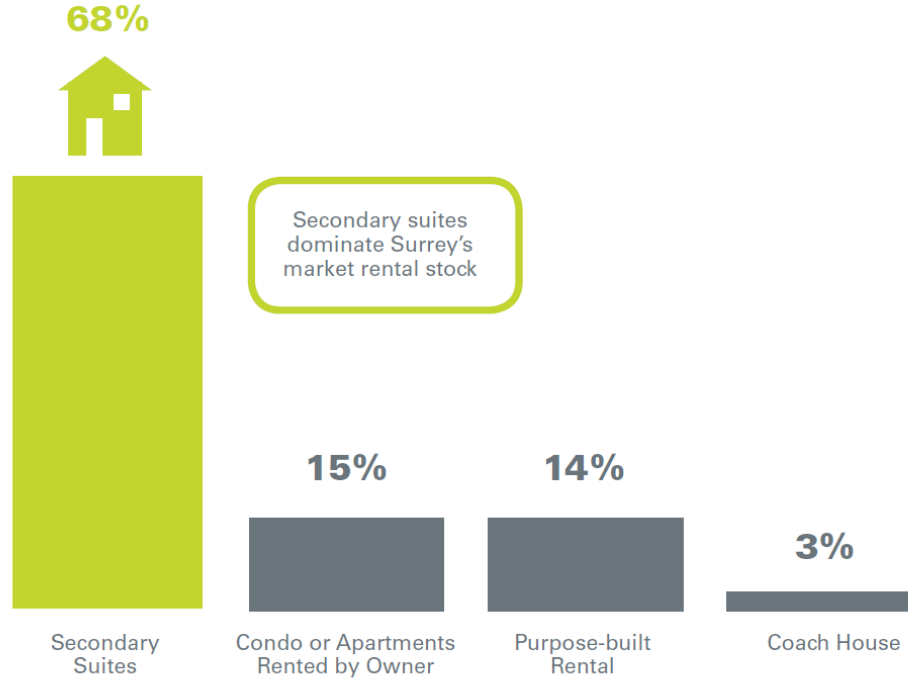
Surrey Population (2006 – 2016)

## Changing Tenure

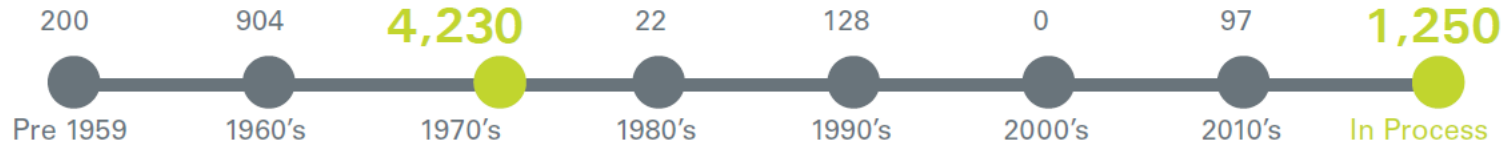


Proportion of Households by Tenure (2006 – 2016)

# Market Rental Housing Stock



# Market Rental Housing Stock: Purpose-built

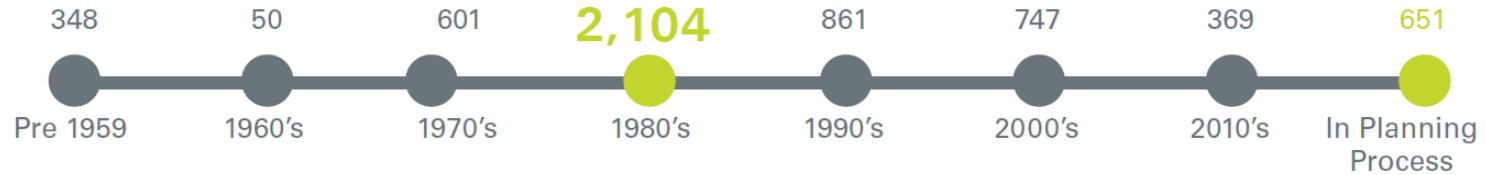


Purpose-Built Market Rental Housing by Year of Construction (1900s - 2017)

# Non-Market Rental Housing Stock

Non-Market (Social) Rental	5,307
Low-Income	38%
Low-income seniors	32%
Co-operative Housing	16%
Supportive/Transitional Housing	13%
Social Housing Wait-List	2,046 Surrey Households

# Non-Market Rental Housing Stock



Non-Market Purpose-Built Rental Housing by Year of Construction (1900s - 2017)

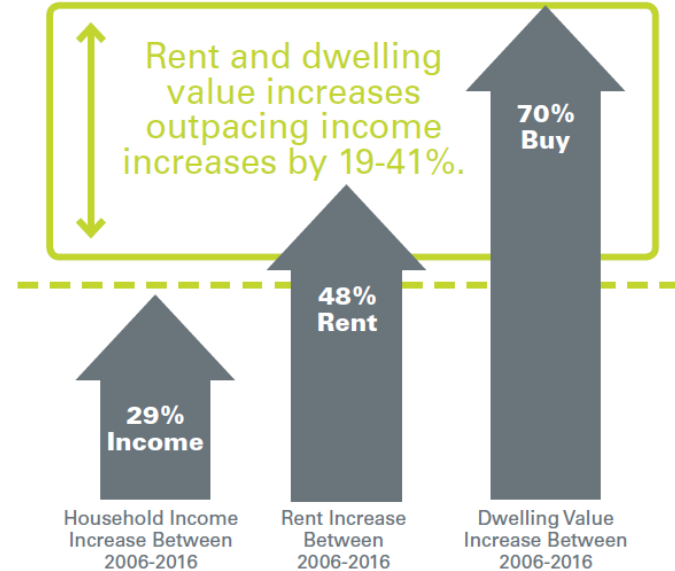
# HOUSING AFFORDABILITY

## Renters Generally Earn Less Than Owners



Median Income of Owner and Renter Households (2011)

## Housing Costs Outpacing Income



Eroding Affordability in Surrey (2006 – 2016)

# Housing & Income

What can they afford to pay for rent each month?

What rent actually costs each month.

**\$1,065**

Median renter household  
(\$42,000/annual income)

**\$750**

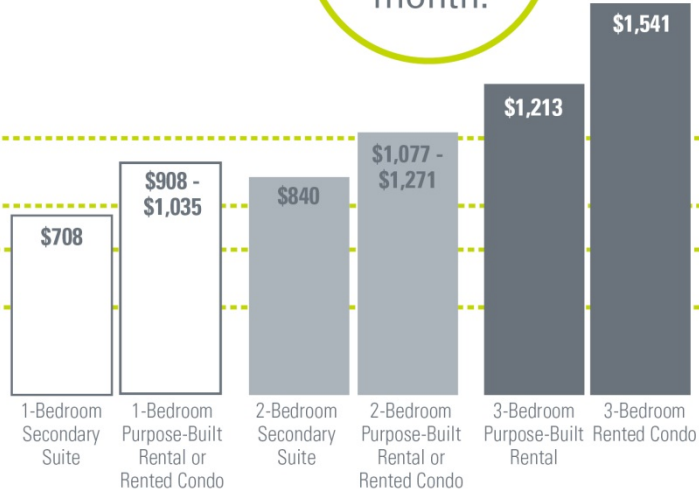
Very low income household  
(\$30,000/annual income)

**\$590**

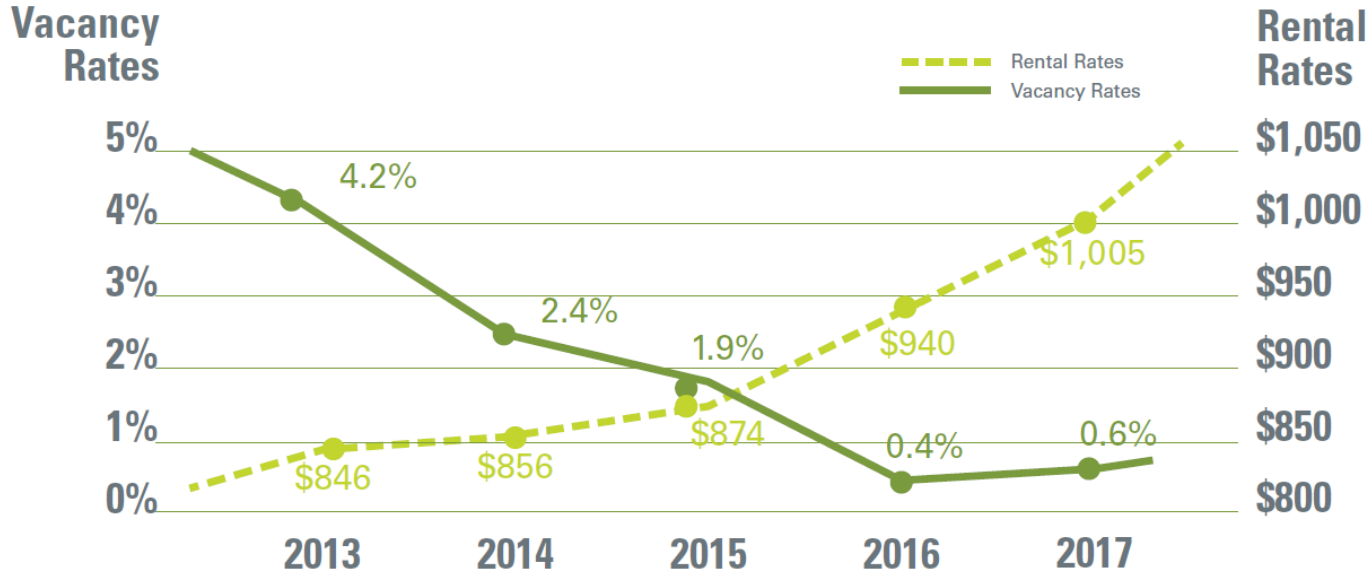
Minimum wage earner, 1-person  
(\$23,000/annual income)

**\$375**

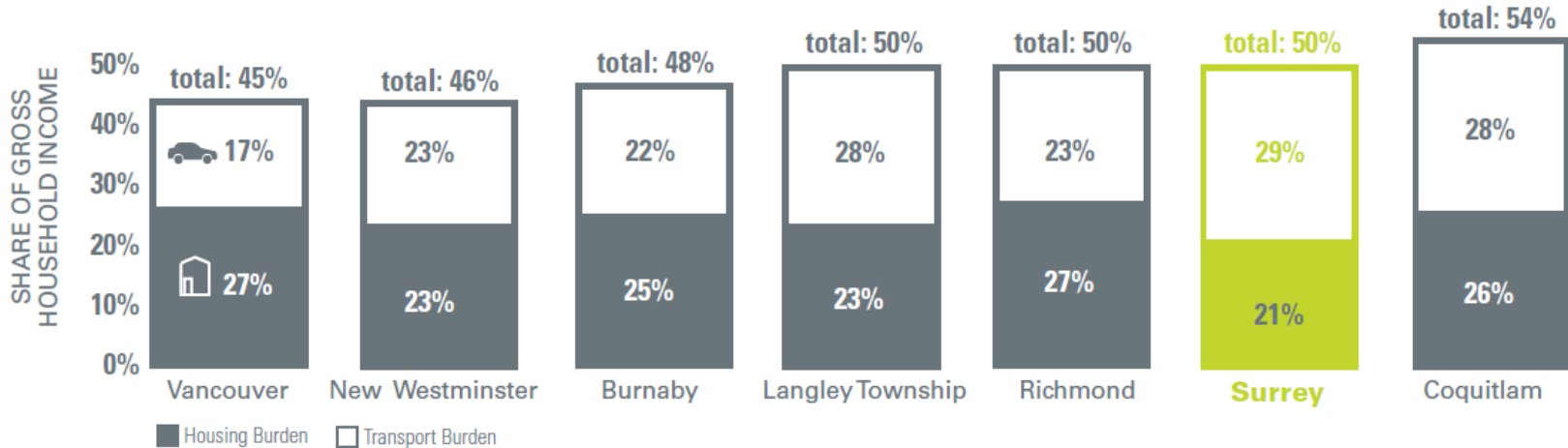
Income assistance, 1-person  
(\$15,000/annual income)



# Rental Market Conditions



# Housing & Transportation Connection



Working Renter Households - Average Annual Housing and Transportation Cost Burden

# STRATEGIES

# FOUR KEY STRATEGIES

1. Prevent the Loss of Purpose-Built Rental Housing
2. Strengthen Protection for Tenants
3. Encourage the Development of New Purpose-Built Rental Housing
4. Increase the Supply of Housing Affordable to Renter Households with Low to Moderate Incomes

## **STRATEGY 1:**

### **Prevent the Loss of Purpose-Built Rental Housing**

#### **ACTION:**

Adopt a 1 for 1 replacement policy for purpose-built rental housing units lost due to redevelopment

## STRATEGY 2:

### Strengthen Protection for Tenants

#### ACTIONS:

Develop a “Tenant Protection and Relocation Policy”

Monitor, and if needed advocate for, changes to provincial legislation to strengthen tenant protection

## STRATEGY 3:

### Encourage Development of New Purpose-Built Rental Housing

#### ACTIONS:

Fast-track the approval process for new purpose-built rental housing.

Reduce parking requirements in secured purpose-built rental housing projects located in areas that are well-served by transit.

Encourage the development of purpose-built rental housing, especially in FTNs. Explore partnerships with federal and provincial government transit investments.

## STRATEGY 3:

### Encourage Development of New Purpose Built Rental Housing

#### ACTIONS:

Encourage development of secured purpose-built rental housing through partnerships.

Foster relationships with companies that specialize in the development of long-term purpose-built market rental housing.

Advocate for changes to federal tax policy to stimulate new rental housing construction as well as reinvestment in the existing rental housing stock.

## STRATEGY 4:

**Increase the Supply of  
Housing Affordable to Renter  
Households with Low to  
Moderate Incomes**

### ACTIONS:

Continue to support the implementation of the *Master Plan for Housing the Homeless in Surrey*.

Continue to work in partnership with BC Housing, CMHC, non-profit housing providers and others to increase the supply of non-market rental housing units.

## STRATEGY 4:

**Increase the Supply of  
Housing Affordable to Renter  
Households with Low to  
Moderate Incomes**

### ACTIONS:

Re-introduce the requirement that all new rezonings for residential developments contribute \$1,000 per unit to the Affordable Housing Reserve Fund to support the development of new affordable rental housing in Surrey

Adjust the contribution amount over time

# Thank You