

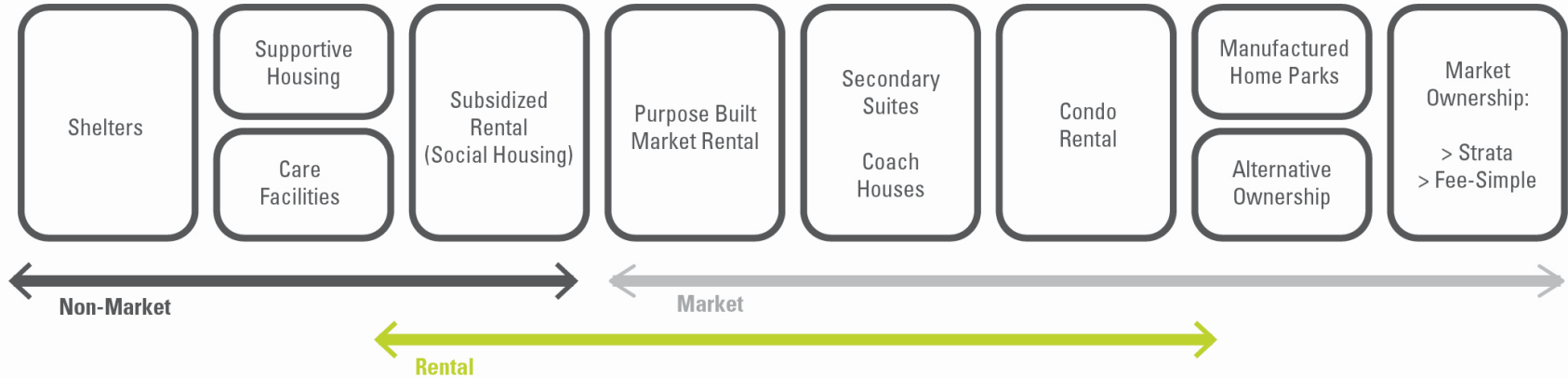
# Surrey Housing Continuum and Strategy

| Surrey Board of Trade, September 2020



**Community**  
Planning

# Housing Continuum



# Secondary Suite Zoning Changes 2010

# Secondary Suite Zoning Changes 2010

|                    |  |                                 |                             |                         |           |
|--------------------|--|---------------------------------|-----------------------------|-------------------------|-----------|
| 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     |  |                                 |                             |                         |           |

# Achievements: 2010 – 2020

To encourage the legalization of unauthorized suites, in 2010, amendments to the Zoning By-law allowed **one** legal secondary suite in conjunction with a single-family dwelling as a permitted use.

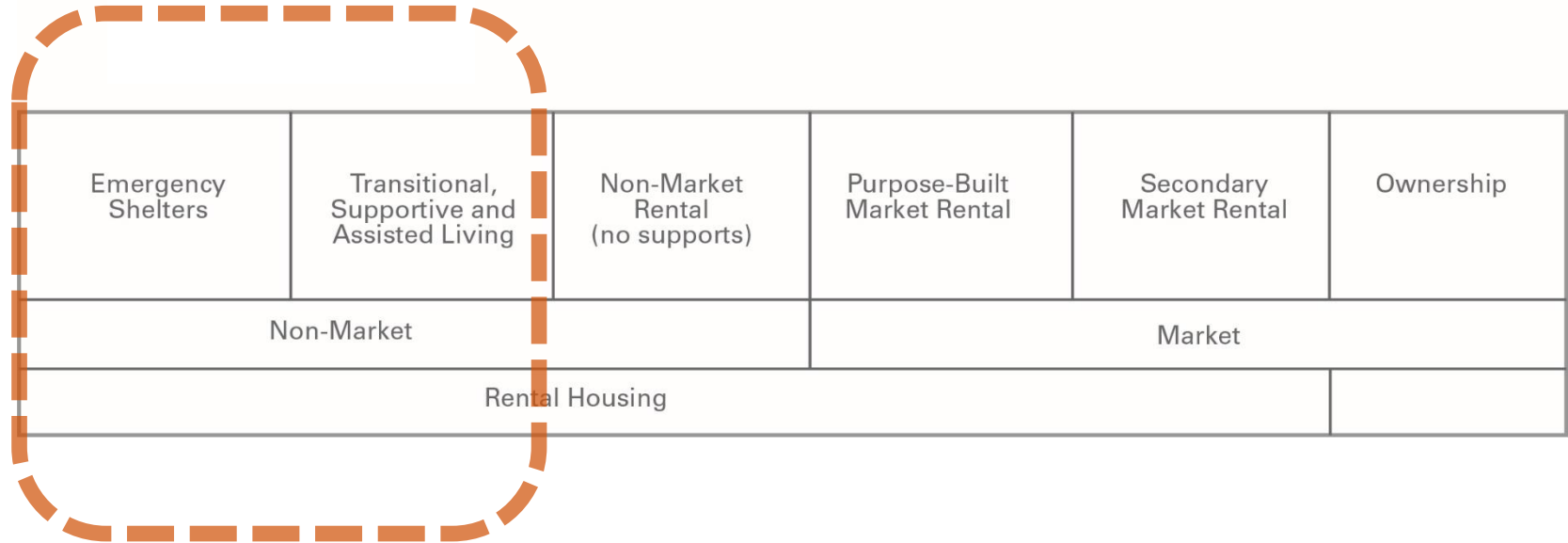
- The secondary suite must be registered with the city
- Multiple suites are not permitted
- Secondary suite service fee of \$675, plus additional fees for garbage, water and sewer

## Achievements: 2010 – 2020

**4,628** permits issued for secondary suites since changes to the bylaw in 2010.

# Masterplan for Housing the Homeless 2013

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# Achievements: 2013 – 2020

## Temporary Emergency Shelters

- Boulevard – 40 beds (2015)
- SUMS - 50 beds (2016)
- Guildford – 40 beds (2017)
- Parkway – 40 beds (2017)
- Cove - 42 beds (2019)

## Purpose-built Shelter/Supportive Housing

- Bill Reid Cloverdale- 16 beds & 12 units (2018)
- Green Timbers –130 units ( under construction)
- Elizabeth Fry – 85 units (in process)

## Women-Supportive Housing

- Atira Little's Place – 23 units (2018)



Atira Little's Place

# Achievements: 2013 – 2020

## **Temporary Modular Supportive Housing**

- Nancy Gerard – 55 units
- Steve Cobon – 60 units
- Nickerson Place – 46 units

## **Modular Supportive Housing**

- Peterson Place 38 units (under construction)
- Guildford – 62 units (under construction)
- Newton – 48 units (in process)



Peterson Place Rendering

# Achievements: 2013 – 2020

## Addictions

- John Volken – 150 beds (2015)
- Phoenix Rising Sun – 52 units (2014)
- E. Fry Ellendale Cradle - 8 beds (2016)
- Lookout Crawford Manor – 12 beds (2017)
- Phoenix Licensed Residential – 10 beds (2020)
- Lookout Licensed Residential - 10 beds (2020)

## Youth

- PCRS – 10 beds (2014, 2016)
- SOS – 5 units (2017)



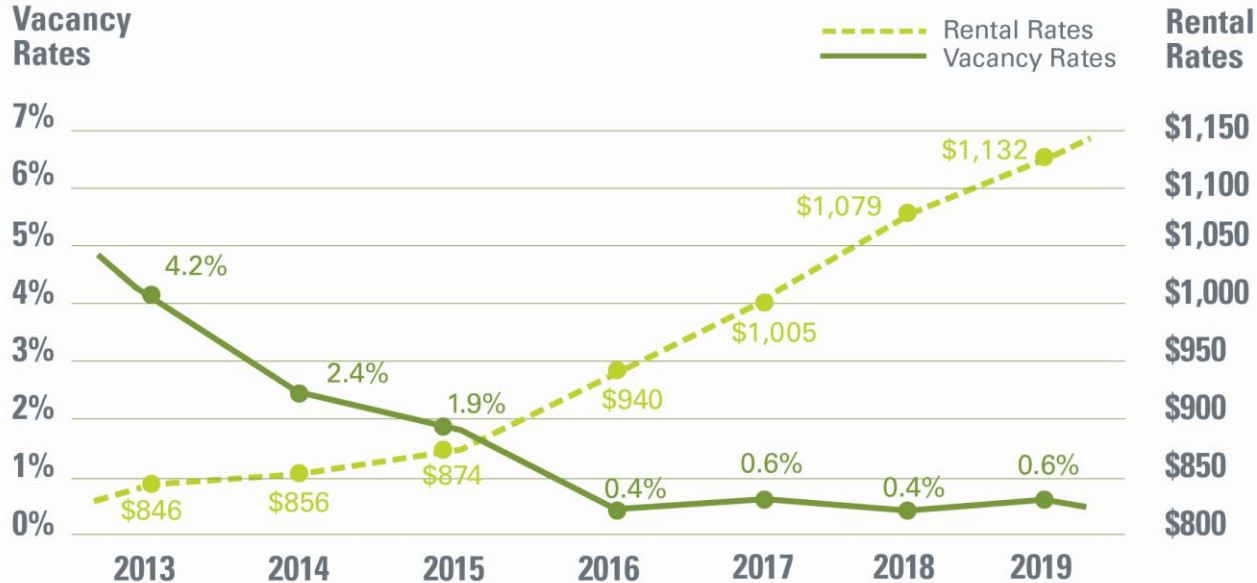
Phoenix Sun Rising



# Affordable Housing Strategy 2018

|                    |  |                                 |                             |                         |           |
|--------------------|--|---------------------------------|-----------------------------|-------------------------|-----------|
| 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     |  |                                 |                             |                         |           |

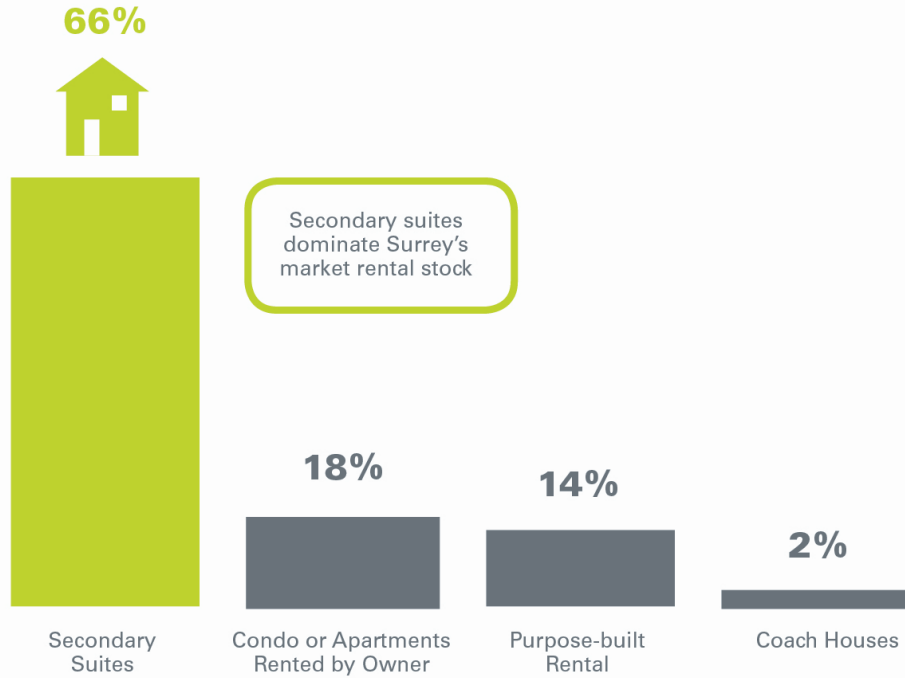
# Rental Market Conditions



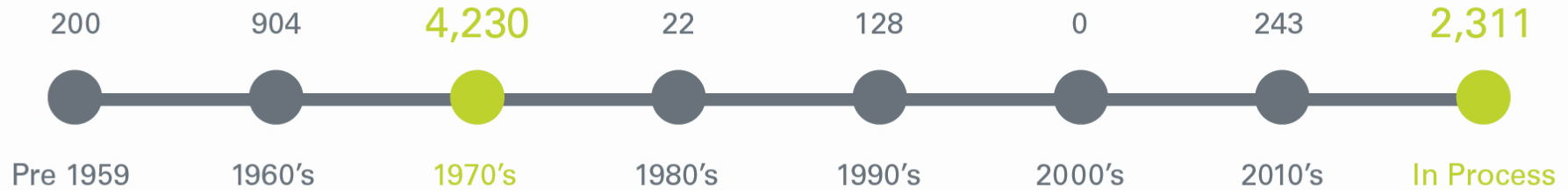
Change in Rent and Vacancy Rates (2013 – 2019)

Source: CMHC Rental Market Reports, October 2013 - 2017

# Market Rental Housing Stock



# Market Rental Housing Stock: Purpose-built



Purpose-Built Market Rental Housing by Year of Construction (1900s - 2020)

Source: City of Surrey Planning and Development Department,



# Non-Market Rental Housing Stock

| Type of Non-Market Housing | # of Current Units | # of New Units in Process |
|----------------------------|--------------------|---------------------------|
| Low Income/Co-op           | 4034               | 794                       |
| Transition-Supportive      | 667                | 295                       |
| <b>TOTAL</b>               | <b>4701</b>        | <b>1089</b>               |

# Renters in Surrey: Key Facts

|  |          |                                    |
|--|----------|------------------------------------|
| <b>Renter Households</b>   | 29%      | (up from 27% in 2011)              |
| <b>Median Rental Household Income</b>                                | \$42,595 | (vs \$79,265 for owner households) |
| <b>Renter Households spending &gt; 30% of Income on Rent</b>         | 37%      | (18,300 households)                |
| <b>Female Lone-parent Renters Spending &gt;30% of Income on Rent</b> | 63%      |                                    |
| <b>Renter Households spending &gt; 50% of Income on Rent</b>         | 11%      | (5,185 households)                 |

*Based on 2016 Census Data*

## **Actions to Prevent the Loss of Purpose-Built Rental Housing & Protect Tenants**

- 1 for 1 replacement policy with below market rents
- Tenant Relocation Policy

### **Actions to Encourage the Development of New Purpose-Built Rental Housing**

- Continue to Fast-track the development approvals process for new purpose-built rental housing and waive or reduce parking requirements where appropriate
- Encourage the development of new purpose-built rental housing through partnerships with BC Housing, CMHC & Others
- Use Housing Agreements to secure rental housing stock

### **Actions already taken to increase the supply of housing affordable to renter households with low to moderate incomes**

- Continue to implement *Master Plan for Housing the Homeless*.
- Continue to work in partnership with BC Housing, CMHC and others to increase the inventory of non-market housing units in Surrey.
- New residential development contribute \$1,000 per unit to the Affordable Housing Reserve Fund to support the development of new affordable housing in Surrey.
  - Adjust the \$1,000 contribution over time.

# Next Steps

# Next Steps 2020-2021

## Surrey Housing Needs Report

Local governments are required by the Province to complete a **Housing Needs Report** by April 2022 and every five years thereafter.

Surrey received **\$70,000 from the UBCM** to support the development of a Surrey Housing Needs Report.

Timeline: September 2020 – April 2021



### Key Components

- Data Collection
- Estimated number of housing units to meet current and future housing needs
- Engagement Activities (adapted in light of COVID-19)
  - Project Advisory Committee
  - Survey
  - Stakeholder workshops / Focus Groups on key topic areas
  - Community Ambassadors – outreach to special population groups
- Statements of need for a range of housing types & special populations



## **Statements of Need**

- Rental housing
- Affordable Housing
- Housing for Families
- Housing for Seniors
- Special Needs Housing
- Shelters for individuals experiencing / at-risk of homelessness
- Affordable Housing along the Fraser Highway Corridor Planning Area
- Urban Indigenous Housing

# Next Steps 2020-2021

## Skookum Housing Solutions Lab

- A Project of the Surrey Urban Indigenous Leadership Committee (SUILC)
- Goal is to understand needs of urban Indigenous youth and families and to develop innovative, distinctions-based strategies
- \$250,000 awarded by CMHC to the City of Surrey, on behalf of SUILC
- Timeline: March 2020 – August 2021



# Next Steps 2020-2021

## Integration of Reports and Plans

### **Housing Needs Final Report**

- Final Report: includes the data, engagement results and statements of need.

### **Align Housing Needs Report with CMHC Skookum Housing Lab**

- Results from the Skookum Housing Lab will be integrated into the Housing Needs Report

### **Integrate Housing Needs with Skytrain Corridor Plans**

- Housing Needs Report findings will be integrated into Fraser Highway Skytrain Corridor Planning

# Questions/Comments