City of Delta
COUNCIL REPORT
Regular Meeting

F.12

To: **Mayor and Council** File No.: **P15-03**

From: **Community Planning & Development Department**

Date: **October 20, 2021**

Housing Action Plan Approval

The following report has been reviewed and endorsed by the City Manager.

- **RECOMMENDATION:**

THAT the City of Delta's Housing Action Plan be approved.

- **PURPOSE:**

The purpose of this report is to summarize work on Phase 2 of the process to prepare a Housing Action Plan for the City of Delta and to present the document "City of Delta Housing Action Plan" (Attachment A) for Council's consideration and approval.

- **BACKGROUND:**

On April 10, 2019, Council endorsed Terms of Reference for the completion of a Housing Action Plan. Phase 1 of the project culminated in the preparation of a Housing Needs Assessment, which was presented to Council on February 24, 2020. This Housing Needs Assessment was the first Housing Needs Assessment to be completed in the Metro Vancouver region under the new legislative framework that requires the completion of these reports by April 2022 and every five years thereafter. Attachment A includes a summary of Delta's Housing Needs Assessment. Some key highlights from the Needs Assessment include:

- Nearly 80% of Delta's housing stock is owned, with about 75% of rental stock being provided as secondary rental (e.g., suites in detached homes, rented condos). The amount of primary, purpose-built rental in the city only accounts for approximately 5% of Delta's housing stock.
- Increases in household income are not keeping pace with the increases in rents or home sale prices.
- Many Delta households (18% of owners and 37% of renters) spend more than 30% of their income on shelter costs.
- Waitlists for the limited supply of non-market housing (e.g., through BC Housing) are increasing.
- Delta's population is aging, and household size is decreasing.
- The housing affordability challenges experienced by renters generally require more intervention than the challenges experienced by owners.

The data and feedback collected through Phase 1 were combined and summarized into the nine priority housing needs (Page 10 of Attachment A). These needs served as the basis for policy directions in the Housing Action Plan.

Phase 2 of the Housing Action Plan identified potential strategies aligning with the priority housing needs in order to address the diverse needs of Delta's urban communities. Draft strategies were presented to Council in a workshop format on August 10, 2020 for consideration, followed by public consultation in November and December 2020. The draft strategies were refined following this consultation, and presented to Council, along with a summary of the results of consultation, on March 8, 2021.

Further work on the strategies was undertaken, with the draft Housing Action Plan being presented to the public, stakeholders, and the Mayor's Task Force on Building Permits and Development Applications in August and September 2021. Some key messages that were heard during this final round of engagement included the need to ensure that development be sensitive to the existing community, concerns about potential impacts to landlords, and the need to recognize that affordable housing is needed by all, not just specific groups. The feedback received during this last round of consultation has been incorporated into the final version of the Housing Action Plan, which is now ready for Council's consideration. Appendix B of Attachment B includes a Process Summary of all of the engagement undertaken for the Housing Action Plan.

- **DISCUSSION:**

The Housing Action Plan (Attachment B) sets out eight strategies to address the needs identified through Delta's Housing Needs Assessment. Each strategy includes a number of specific actions to be taken over the next five years, with actions identified as taking place over the short, medium, or long term.

1. Promote Priority Housing Types through a comprehensive incentives package. This strategy includes actions to create incentives for purpose-built market rental, non-market rental, supportive housing, accessible units, and other priority and affordable housing types.

2. Identify City- and community-owned lands and work with land owners interested in redevelopment to accommodate priority housing.

3. Introduce tenant relocation and rental stock protection policies. This strategy supports policies to protect existing tenants and ensure a healthy stock of rental housing at different affordability levels.

4. Pilot pre-zoning in select areas near town centres. Pre-zoning allows the City to complete the rezoning process that is typically done by a developer. This provides certainty and reduced timelines to the development community to speed up the delivery of priority housing.

5. Create opportunities for gentle density. Gentle density describes allowing units like duplexes, triplexes, fourplexes, coach homes, detached suites, and townhouses in historically single detached neighbourhoods to provide more options for people hoping to move to, and within, Delta while maintaining low density community character.

6. Increase the number of accessible units in Delta. Accessible units help to meet the diverse needs in our community. This strategy incentivizes and regulates the number of accessible units in new construction to help meet those needs now and into the future.

7. Strengthen partnerships and advocacy. The City will look to work with partners across the housing sector to increase Delta's support of those needing extra help, such as those experiencing or at risk of homelessness, adults with varying abilities, low income individuals or families, and other groups with housing need.

8. Pilot inclusionary zoning. Inclusionary zoning helps require that new development includes a portion of units as affordable rental.

Staff have identified a number of key short-term actions that will be prioritized over the coming months. In some cases, these actions are linked to other work being undertaken by staff and are already underway, while others would be initiated in the near future. Included in these high priority actions are:

- The removal of the unit per hectare (UPH) measure of density from multi-unit land uses where a floor space ratio (FSR) is also present.
- Undertake a parking study to determine potential parking reductions with a focus on the greatest reductions for priority housing types.
- Draft a development cost charge (DCC) waiver bylaw for non-profit housing.
- Develop tenant relocation and rental stock protection policies.
- Update Official Community Plan designations around town centres, with a focus on Ladner Village and the Scott Road Corridor.
- Review land use designations for the 84 Avenue Corridor in order to encourage further townhouse development within areas currently designated for Residential Ground-Oriented development.
- Identify opportunities to incorporate priority unit types in medium to large development projects.

The Housing Action Plan, which will guide the City's actions towards housing affordability over the next five years, will be reviewed by staff and reported to Council every two years to ensure that implementation is progressing and that the work being done remains relevant in the dynamic housing climate. The Housing Needs Assessment will be updated within five years in accordance with provincial legislative requirements, which will provide crucial feedback on the impacts of the Housing Action Plan on housing in Delta. Following completion of an updated Housing Needs Assessment, the Housing Action Plan would receive a comprehensive update.

Implications:

Foundation for the Future Implications – The Housing Action Plan supports the Housing the Future and Social Pursuit pillars.

Financial Implications – As part of the 2022 budget deliberations, staff have identified the potential for a housing planner position to coordinate the implementation of the Housing Action Plan. Implementation of the various actions of the Housing Action Plan may carry additional financial implications; those implications would be addressed as the Housing Action Plan is implemented.

Intergovernmental Implications – Approval of the Housing Action Plan would fulfill Delta's commitment as laid out in the Regional Context Statement in the Official Community Plan, as required by Strategy 4.1.8 of *Metro Vancouver 2040 Regional Growth Strategy.* The draft *Metro 2050 Regional Growth Strategy* contains a similar requirement in Strategy 4.1.9, which this Housing Action Plan would fulfill.

▪ CONCLUSION:

The strategies and actions described in the Housing Action Plan have been developed in consultation with Council, stakeholders, and the public. The Housing Action Plan will help to address the housing needs of current and future Delta residents. It is recommended that Council approve the Housing Action Plan.

Marcy Sangret
Director of Community Planning & Development/Deputy City Manager

Department submission prepared by: Jeremy Keating, Planner
JKE/cd

This report has been prepared in consultation with the following listed department.

Concurring Department		
Department	Name	Signature
Corporate Services	Mel Cheesman	MC

▪ ATTACHMENTS:

A. Housing Needs Assessment Summary
B. Draft Housing Action Plan



CITY OF DELTA

Housing Needs Assessment Report

SUMMARY DOCUMENT

Delta recently conducted a Housing Needs Assessment to figure out what kinds of housing our community has, and more importantly what it needs.

With data from the City, the real estate and rental markets, Statistics Canada, BC Housing, other organizations, and a community consultation in 2019, a picture of the current state of Delta's housing started to emerge, along with the gaps that need to be filled to be able to support and house all of Delta's residents.

This summary document presents what we know from some of the key pieces of data, what we heard from our communities, and where we're going next.

To read the full report, please visit www.delta.ca/housingactionplan. It provides a host of detail on all of the statistical housing data, the main themes we heard during community consultation, and the Priority Housing Needs we identified for Delta.

October 2020

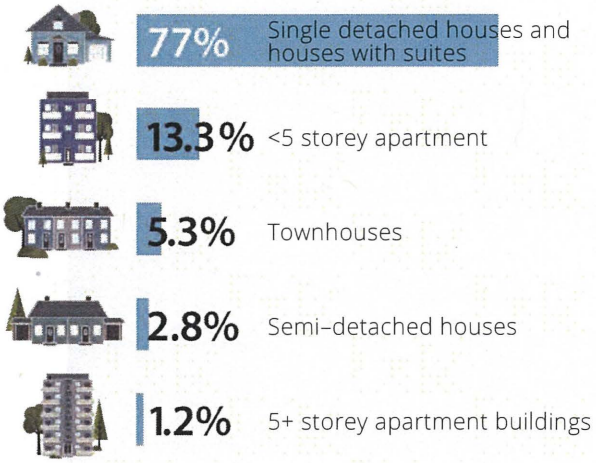
HOUSING OUR FUTURE

Delta

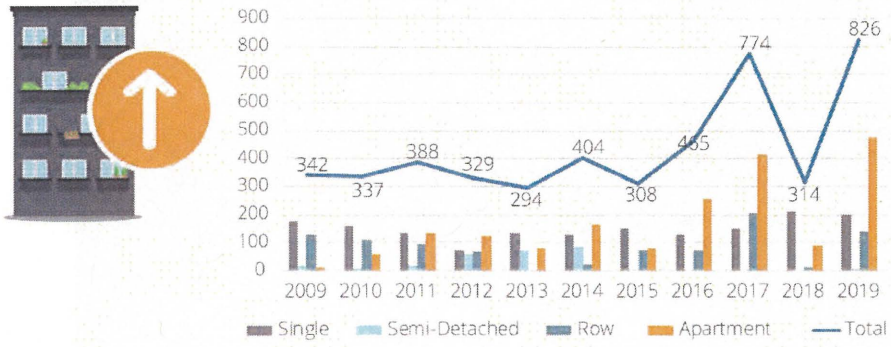
What We Know: Delta's Current Housing

Housing Supply

Even though more apartments and townhouses are being built these days, Delta's housing stock is still mostly single detached houses. With most of Delta's housing over 45 years old and starting to come to the end of its useful life, we have an opportunity to rethink our future housing types to best meet our residents' needs .



Housing Completions by Dwelling Type 2009–2019

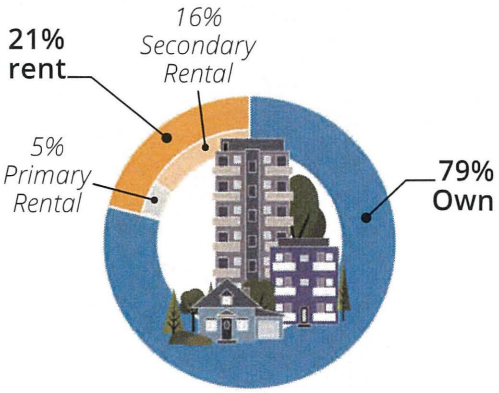




59%
of housing in Delta built pre–1980

Housing Tenure

The vast majority of Delta's homes are ownership households. Of those who rent, most rent secondary rental units like basement suites. Research shows that, in BC, secondary rental units typically have higher rent rates and lower vacancy rates than purpose–built rental. Relying so heavily on the secondary market means more renters are spending more of their income on housing.



What We Know: Housing Affordability

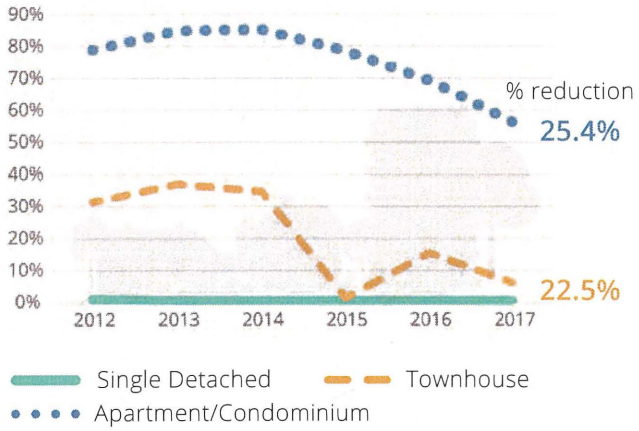
Cost of Housing in Delta

Between 2010 and 2015, home values in Delta increased exponentially, but household income didn't keep pace, making the choice to move into the ownership housing market in Delta even more difficult.

Rents in Delta have also increased, driven by low vacancy rates and trickle-down effects from a hot ownership housing market.

Differences between renters and owners become especially noticeable when comparing the incomes of owners and renters, and how many spend more than 30% of their income on housing. The numbers also show that those who do not own are likely to continue renting for the foreseeable future as the affordability gap continues over time.

Affordable Homes Sales* (by dwelling Type)



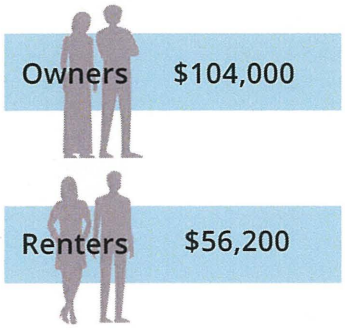
Source: Affordable Home Sales in Delta (Source: Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board)

**Affordable Home Sale = household can purchase the unit with 10% down, 25 year amortization period, and pay no more than 30% of their income.*

Median Rent Increase (2008–2018)



Median Household Income



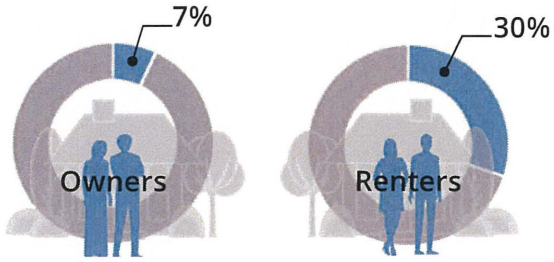
Households Spending More than 30% of Income on Shelter Costs



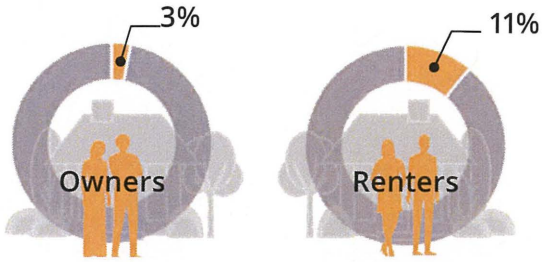
Core Housing Need

A household in "core housing need" is one that spends more than 30% of their before-tax income on shelter, and a household in "extreme core housing need" spends over 50%. Households in core and extreme core need increased over the 2006 to 2016 period, particularly for renting households.

Residents in Core Housing Need



Residents in Extreme Core Housing Need



What We Know: Non-Market Housing

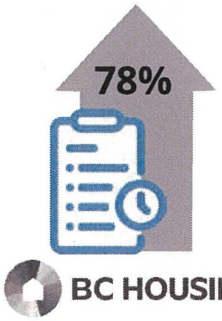
A number of organizations provide help and housing, including BC Housing, Delta Community Living Society, Canadian Mental Health Agency, Metro Vancouver Housing Corporation, and a variety of provincial ministries. Through these supports, seniors, those with special needs, low income families, and others are provided with help to meet their housing needs.

However, data from BC Housing shows that waitlists for non-market housing are getting longer, especially for families and seniors, telling us that more and more people need housing support. BC Housing also provides support through rent supplements; the majority of rent supplements in Delta go to seniors.

Metro Vancouver most recently conducted its regional homelessness count March 3–4, 2020. In Delta, the number of unsheltered homeless went down from 19 in 2017 to 9 in 2020, due in part to the reopening of the Extreme Weather Response Shelter in Ladner. The Housing Action Plan will include actions to increase support of those at risk of homelessness.

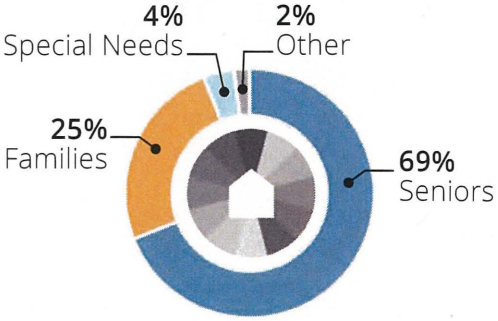


65%
of rental assistance goes to seniors



Waitlist increase from 2011 to 2019

BC Housing Units in Receipt of Housing Supports





What We Know: Other Housing Pressures

Transportation Costs

Delta is still very much a commuter city, with over two thirds of households working elsewhere in the region. Longer commutes mean more money spent on transportation, which isn't normally taken into account when thinking about housing affordability. Those higher transportation costs make it less affordable to move to or stay in Delta.

Commuting Destination from Household to Place of Work

7 out of 10
commuting to work outside of Delta



3 out of 10
commuting to work within Delta

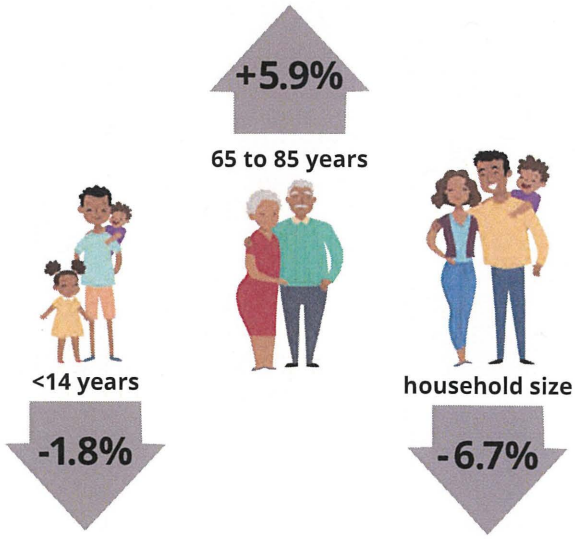




Aging Population

As with much of the region, Delta's population is aging. The data shows us that we have more seniors than 10 years ago, but fewer children. The aging population, along with fewer and smaller families, are combining to reduce Delta's average household size.

Population and Household Size Changes (2006–2016)



The Housing Continuum

Housing exists on a continuum, with people moving along that continuum, perhaps many times, throughout their lives as their financial and personal situations change. It is therefore critical that our community have a variety of different types of housing to be able to support residents at every point on the continuum.

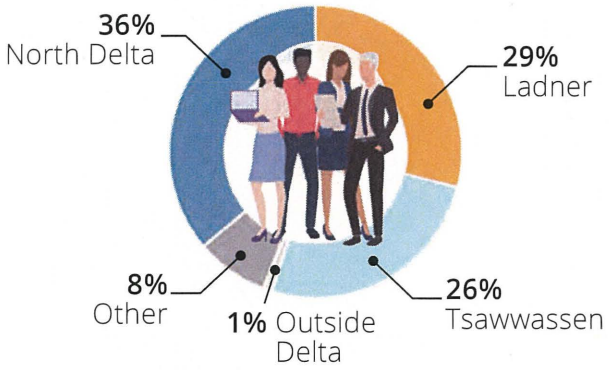


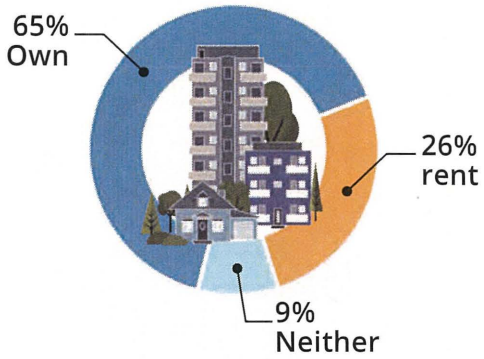
What We Heard: Community Survey Results

Through pop-up booths, community and stakeholder workshops, lived experience interviews, and a community survey, we heard from over 1,600 people in summer and fall of 2019. Those results help us understand the housing needs of Delta's residents.

Key Findings

Respondents:





Top housing challenges

15–44 age group:
ability to purchase a house

Owners find that
- **21%** Housing too large
- **20%** Poor transit service
- **17%** House in Poor condition

55 and older:
homes being too large for needs

Renters unsure about
- **59%** Purchasing a home
- **20%** Affording future rent
- **17%** Stability of rental lease

Have not experienced housing challenges

Owners **33%** Renters **5%**

Current housing is affordable

Owners **61%** Renters **36%** Not sure **10%**

What We Heard: Key Themes

During the community consultation process, a few key themes came up around some of the housing challenges that Delta's communities are facing.

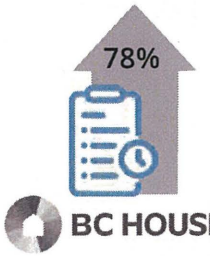
Expanding Rental Options

- Need for more rental options in different sizes and different prices — market rental, co-op housing, subsidized rental, secondary suites
- Reduced barriers or increased incentives to create purpose-built rental and secondary suites
- Renters far more likely to face housing challenges than owners

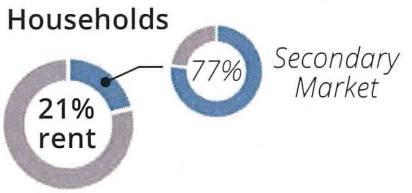
Supporting Data:



Rents are rising (2008–2018)



Waitlist increase from 2011 to 2019





Vacancy rate 2019: 1.2%
3–5% is healthy

Housing Young People and Families

- Young people are struggling to stay in or move to Delta due to lack of housing that meets their needs and their price
- Need variety of rental options
- Need variety of entry level home ownership

Supporting Data (Same data as rental, and):

Uncertain if they could purchase a home





Uncertain if they can afford future rent



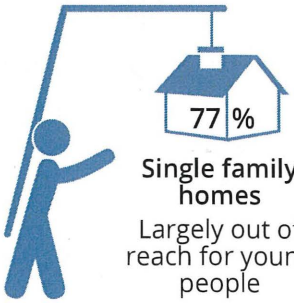




Increase in house prices (2010–2015)



Increase in income (2011–2016)



Single family homes

Largely out of reach for young people



Supporting Aging in Place

- Need variety of downsizing options for seniors: luxury rental, affordable rental, ground-oriented housing, in-home supports, assisted living, increased accessibility
- Some seniors wish to stay in their homes to allow room for visitors, outdoor and indoor space, and concerns over strata arrangements
- Need nearby access to transit, shopping, and social opportunities

Supporting Data:



48%
of seniors said proximity to shops and services was important

Residents 45 and older: most likely to have a home too large for their needs

No housing challenges





Providing More Integrated Supportive Housing Options

- Need for supportive housing for all ages and abilities, including seniors and those with developmental disabilities
- Need more affordable/subsidized housing for those with lower incomes
- Need for wrap around support services to support individuals in all aspects of life

Supporting Data:

- 400 people with developmental disabilities will need independent rental housing over the next 10 years



- 28% of survey respondents anticipate needing supportive housing in next 20–30 years



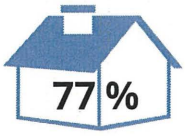


Supporting Density and Community Character

- High proportion of single detached housing not meeting the needs of the community
- Expectation of dramatic changes in housing type need over time
- Different types of density, like infill housing, midrise buildings, and highrise towers, are appropriate in different areas of Delta
- Some increases in density are needed to make home ownership more viable
- Concerns about traffic and amenities with increased development

Supporting Data:

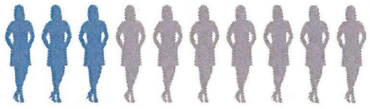
- Survey responses show a dramatic shift in expected housing needs over time



of housing stock is single detached housing



Most current owners do not need large houses



Only 30% of respondents think they will need a single-detached house in 20 years

Exploring Innovative Approaches to Housing

- A strong interest in new creative solutions to housing challenges
- Promoting partnerships to help reduce high land costs
- Repurposing underutilized sites, like church properties, to provide housing and amenities
- Different tenure models, such as multi-generational housing, rent-to-own, home share, or co-operative housing can provide homes for different parts of the population
- A desire for innovation in design through creative architecture or modular housing

Supporting Data:



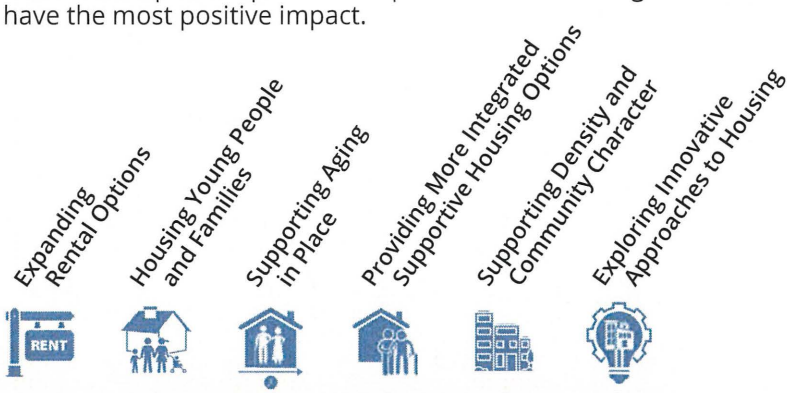
- During consultation, participants suggested dozens of new housing ideas



Where We're Going Next: Priority Housing Needs

Combining what we learned from the data and what we heard from residents, nine priority housing needs have been identified for Delta. These needs will help to shape the next phase of the Housing Action Plan so we can choose strategies that have the most positive impact.





The Right Supply

1. More affordable rental options
2. Housing options to suit an aging population
3. Greater supply of supportive and accessible housing units

The Right Price

4. Housing affordability for young people and families
5. More opportunities for non-/below-market housing
6. Creative housing options
7. Reduce transportation costs

The Right Balance

8. Density and infill that balances everyone's needs

Continued Support

9. Support for vulnerable populations at greater housing risk

HOUSING OUR FUTURE

Delta

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THE CITY OF DELTA'S
HOUSING ACTION PLAN



DRAFT

Delta

ACKNOWLEDGMENTS

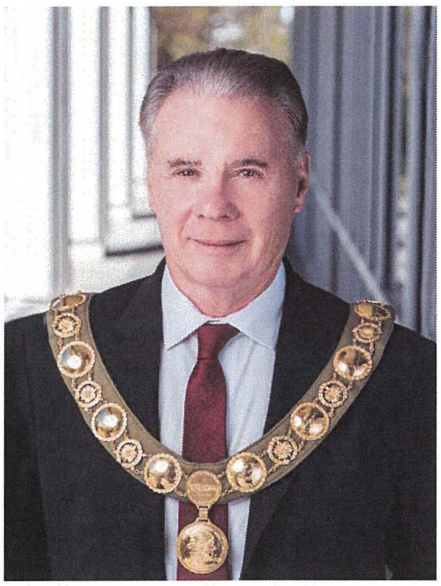
The City of Delta would like to acknowledge the contributions of all those who supported the preparation of the development of this Housing Action Plan.

We would like to recognize the input of the many community members who provided input through our online survey, and the stakeholders who attended our virtual workshops. Their input and feedback was invaluable in ensuring this Action Plan is a made in Delta approach to addressing our housing issues.

We would also like to recognize the hard work of our consultants Matt Thomson and Marina Jozipovic from Urban Matters, who provided extensive input and advice during the preparation of this plan.

urban
matters

MESSAGE FROM THE MAYOR



On behalf of myself and Delta Council, I am excited to introduce Delta's Housing Action Plan.

The Housing Action Plan is the culmination of over two years of work to address the housing needs for Delta residents. The Plan's eight strategies respond to what we have heard from our community about the demand for suitable affordable housing, both now and into the future as our population continues to grow and age. We are grateful for the extensive involvement of Delta residents in the formulation of this plan, which shows how important this issue is to all of us.

Over the next five years, implementing the Plan's actions and strategies will further Delta's goal of increasing housing affordability for our residents and ensuring that everyone, regardless of need, can find a place to live here in Delta. We look forward to seeing the results of this planning work take root with tangible results that will support our diverse community.

Mayor George V. Harvie



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EXECUTIVE SUMMARY

Overview

Delta is a vibrant and growing city with an estimated population of 112,230 as of 2021. The community includes three urban centres in North Delta, Tsawwassen and Ladner, as well as agricultural, industrial and environmental lands that separate these areas. As with many Lower Mainland communities, Delta is experiencing the impacts of housing affordability challenges. The impacts of these challenges are well documented in the City's Housing Needs Assessment Report.[1]

The report, published in February 2020, describes the needs of Delta's communities, including:

- The **right supply**, including more affordable rental options, housing options to suit an aging population, and a greater supply of supportive and accessible housing units
- The **right price**, including housing affordability for young people and families, more opportunities for non-market and below-market housing, creative housing options, and reduced transportation costs
- The **right balance** of density and infill that balances everyone's needs
- **Continued support** for vulnerable populations at greater housing risk

The report also summarizes housing data for the City of Delta in order to determine what types of housing, and how much of each housing type, would be needed to address the existing and anticipated needs of the community. While particular demographic groups were identified in the needs assessment, the City recognizes the importance of affordable housing being available to everyone.

In order to provide a variety of housing options for new and existing residents, the City has identified a number of "priority unit types" which are of particular importance to our community. These unit types, described more fully in Section 3, will be the focus of the City's efforts to provide the housing that is needed into the future.

1 *A summary of the Housing Needs Assessment Report and the full technical document can be found here: https://letstalk.delta.ca/housingactionplan*



Delta Housing Strategies

The City has identified eight strategies to address Delta's housing needs and support the development of more priority unit types. This work was guided by the following principles:

- Made-in-Delta strategies based on existing policies and new opportunities
- Reflective of the City's distinct urban communities: Ladner, North Delta, and Tsawwassen
- Focused on actionable strategies that can be implemented in the next five years (by 2026)
- Aligned with outcomes of the Mayor's Housing Task Force for Scott Road

Each strategy includes a set of actions for implementation over the short, medium, and long term. Described in greater detail in Section 4, these strategies represent Delta's key priorities to address the housing needs of our community both now and into the future.

1. **Promote Priority Housing Types through a comprehensive incentives package**
   Formalize incentives for market rental, non-market rental, supportive housing and accessible units.

2. **Explore ways to increase land availability for priority housing**
   Identify City- and community-owned lands that could accommodate housing.

3. **Introduce tenant relocation and rental stock protection policies**
   Provide protections for existing tenants and ensure a healthy stock of rental of different affordability levels.

4. **Pilot pre-zoning in select areas near town centres**
   Trial pre-zoning to expedite approval processes in key areas designated for higher density.

5. **Create opportunities for gentle density**
   Add sensitive infill development opportunities into historically single detached neighbourhoods.

6. **Increase the number of accessible units in Delta**
   Incentivize and regulate the number of accessible units in new construction to meet the evolving needs of our community.

7. **Strengthen partnerships and advocacy**
   Work with partners across the housing sector to increase Delta's support of those needing a little extra help.

8. **Pilot inclusionary zoning**
   Test out new tools to help add much-needed affordable rental and supportive housing.

Moving Forward

The Delta Housing Action Plan reflects the City's commitment to taking action on housing. This document works to achieve the City's Official Community Plan objectives and continue to make Delta a great place to live.

Official Community Plan

Delta's Housing Action Plan supports the overarching goals of Delta's Official Community Plan (OCP) to create a community that is livable, complete, green, planned, prosperous, and involved.

The OCP identifies the following housing policies:

- Encourage a range of housing types within each of Delta's urban areas (e.g., single-family detached, ground-oriented, multi-unit, seniors-oriented, and special needs).
- Encourage and facilitate the production of housing that meets the needs of residents of different income levels.
- Encourage seniors and special needs housing in town centres, close to shops, services, transit, and other amenities.
- Consider incentives, such as bonus density, to encourage the provision of seniors' rental or special needs housing.
- Monitor new housing stock to determine whether it is meeting the needs of Delta residents.
- Identify areas where smaller lots would be appropriate.
- Consider older commercial areas as possible sites for multi-unit or mixed-use housing.
- Investigate the potential of redesigning older residential areas close to town centres for higher density housing.



1.0 BACKGROUND & PURPOSE

The City of Delta's Housing Action Plan sets out eight strategies to address the needs identified in Delta's 2020 Housing Needs Assessment.[2] These needs include:

- The **right supply**, including more affordable rental options, housing options to suit an aging population, and a greater supply of supportive and accessible housing units
- The **right price**, including housing affordability for young people and families, more opportunities for non-market and below-market housing, creative housing options, and reduced transportation costs
- The **right balance** of density and infill that balances everyone's needs
- **Continued support** for vulnerable populations at greater housing risk

This work was guided by the following principles:

- Made-in-Delta strategies based on existing policies and new opportunities
- Reflective of the City's distinct urban communities: Ladner, North Delta, and Tsawwassen
- Focused on actionable strategies that can be implemented in the next five years (by 2026)
- Aligned with outcomes of the Mayor's Housing Task Force for Scott Road

A summary of our process can be found in Appendix B.



2 *https://letstalk.delta.ca/housingactionplan*

2.0 DELTA'S HOUSING NEEDS

In early 2020, the City completed a comprehensive Housing Needs Assessment (HNA). This section provides a high-level snapshot of the key takeaways. Please review the HNA for details.

Priority Housing Needs

Through the City's HNA, a number of priority housing and affordability needs were identified, including the needs of unique demographic and population groups in some cases. It is ultimately recognized that the goal is housing for all and affordability for all, and that there is a place for everyone in the community. The HNA groups Delta's housing needs into four main categories:



The Right Supply

- More affordable rental options
- Housing options to suit an aging population
- Greater supply of supportive and accessible housing units



The Right Price

- Housing affordability for young people and families
- More non-market housing options
- Creative housing solutions
- Reduced transportation costs



The Right Balance

- Density and infill that balances everyone's needs



Continued Support

- Support for vulnerable populations in housing need



The HNA also identified a number of regulatory and market-led barriers that are contributing to Delta's emerging housing needs. The Housing Action Plan aims to strategically take action on the opportunities that exist for the City to regulate, incentivize, and otherwise reduce barriers to help meet our community's housing needs.

Key Barriers

- Land and construction costs
- Availability of land
- Non-profit capacity to develop and operate housing
- Availability and access to capital and operating funding
- Market pressures
- Lack of policies protecting existing affordable supply
- Considerations of community character
- Servicing constraints
- Community resistance to new housing projects



2.1 Number of Units Needed (2021 to 2026)

Delta is a growing community. The Delta HNA estimates that 1,400 additional units are needed to keep up with population and household growth over the next five years. These projections are a minimum to accommodate growth and do not necessarily reflect the full underlying demand in the community (for example, adult children living with their parents or households living in other communities who may prefer to live in Delta if appropriate housing was available).



Housing Affordability

Housing affordability is defined through common statistical tools (such as the Census) as no more than 30% of a household's gross household income being spent on housing.

These projections, representing a snapshot understanding of the anticipated needs at this point in time, may be updated following information from the 2021 Census and Metro Vancouver growth projections which are currently underway.

This section outlines the number of units needed to keep up with population growth between 2021 and 2026, as well as an estimate of units needed to support addressing underlying needs such as homelessness.

Homeownership

Homeownership is the most common form of housing in Delta with 79% of households owning their home in 2016. If this proportion continues, the City estimates that in the next five years, approximately 1,100 new units of housing that can be owned will be needed (e.g., single detached home, duplex, condominium apartment or townhouse).

The Housing Action Plan strategies look at opportunities to increase the affordability of homeownership, for example, through increasing the overall supply and diversity of housing in Delta. Ultimately, while homeownership can offer both shelter and investment opportunities, the ability of local governments to influence sales price or mortgage structures is limited. Without provincial or federal intervention, market forces will continue to be the main driver of the affordability of homeownership.

Rental Housing

Approximately 21% of Delta households rent their home. Across Metro Vancouver, the high cost of homeownership has resulted in the number of owner households growing more slowly than the number of renter households. For example, between 2006 and 2016, the number of renter households in Delta grew by 20% while the number of owner households grew by only 3%. If this trend continues, a greater proportion of rental units will be needed.

If this rate of growth continues, approximately 300 units of rental housing will be needed between 2021 and 2026 to meet the needs of population and housing growth. The table below shows an approximate distribution of renter households in Delta by income groups and estimates what would be affordable for these income groups based on the standard measure of housing affordability (see callout box on previous page). The last column shows how many units at each level of affordability would be required if the income distribution of new renter households looks similar to current income distribution. This table is intended only to show an estimation of new units needed for renters in each income group. It does not account for existing need within the community.

Table 3: Affordability Needed in New Rental Units, 2021 to 2026

Income Group	% of Renter Households in 2016	Affordable Rent	Estimated New Households: 2021 to 2026
Under $35,000	28%	Under $875 per month	85 units
$35,000 to $59,000	24%	$875 to $1,500 per month	70 units
$60,000 to $84,999	19%	$1,500 to $2,125 per month	55 units
$85,000 to $109,999	12%	$2,125 to $2,750	35 units
$110,000 and over	17%	$2,750 and up	50 units

Source: Adapted from Metro Vancouver Housing Data Book. 2019.

Affordable units that are below market rents are challenging to build because the cost of land and construction can make these projects financially unfeasible or unattractive from an investment standpoint. These types of affordability levels are typically provided by non-profit housing providers and require different types of supports and incentives from local governments, as well as from the provincial and federal governments.

2.2 Underlying Housing Need

Core Housing Need

Core Housing Need is used as a proxy measure for underlying housing need. As of 2016, there were 2,140 households in Core Housing Need in Delta. This means they face a housing challenge—such as unaffordability, overcrowding, or housing in need of major repairs—and can't afford the median rent in the community, meaning they can't afford to move within Delta.

Not all who are in Core Housing Need will need a new unit. However, other types of underlying need are not reflected in data but exist in the community, for example, people who may be living with parents or relatives because they cannot find something suitable in the community. Because of this, Core Housing Need is a useful proxy measure for the number of units and affordability levels needed to address underlying housing need. Note that Core Housing Need does not account for the costs of transportation, which can account for a considerable portion of a household's monthly costs on top of those required for housing.

Because households in Core Housing Need cannot afford the median rents in the community, rent levels below the median are needed. The graphic below shows Delta's median rents by unit size in 2021. Rents below these levels are needed to address underlying rental need.



Homelessness

The 2020 Metro Vancouver Point-in-Time Homeless Count (PiT Count) identified 17 individuals experiencing homelessness in Delta. This accounts for only visible homelessness including people in shelters and those on the street. The PiT Count is generally considered to be an undercount. For example, it does not consider hidden homelessness. A 2009 research study estimated that there are approximately 3.5 individuals experiencing homelessness for every individual counted through the PiT Count. [3]

Based on this measure, Delta may have approximately 60 individuals experiencing hidden homelessness. To support those currently experiencing visible and hidden homelessness, approximately 80 units of deeply affordable rental housing would be needed, including independent and supportive housing. Deeply affordable is defined as at or near the shelter rate for those on Income Assistance (i.e., $375 for an individual).

3 *M. Eberle et al., Results of the pilot study to estimate the size of the hidden homeless population in Metro Vancouver, 2009.* https://www.homelesshub.ca/sites/default/files/attachments/ia1uqcls.pdf

2.3 Summary of Housing Need (2021 to 2026)

The table below provides an overall snapshot of housing need in Delta over the next five years (2021 to 2026). It is not comprehensive and should be considered a minimum to address underlying need and anticipated population growth over the next five years.

Table 4: Housing Units Needed in Delta, 2021 to 2026

Source of Need	Homeownership Needs, 2021-2026*	Rental Housing, 2021-2026*
Population Growth	1,100 units	300 units
Core Housing Need	--	2,140 units
Homelessness	--	80 units

** Numbers are approximate*

2.4 Priority Housing Types

While housing development in Delta has kept pace with population growth, the type and affordability of units strongly impacts whether households can stay in or move to Delta. Delta has been successful in gaining homeownership and market rental units. The Housing Needs Assessment (HNA) identified a need for certain priority unit types which are defined below. While not specifically captured in these priority unit types, locational criteria (e.g., ready access to transit, close to town centres) can help reduce household expenditures. The strategies outlined in this document include these types of criteria when considering areas of Delta to plan for the construction of new priority housing units.

Below Market and Non-Market Rental Housing

The private housing market has been successful in developing the housing units required to keep up with population growth and will continue to be a key source of housing in the community. However, due to the cost of land, construction, and the risk involved in housing development, private developers are not able to create the supply of affordable housing to meet the needs of those with low to moderate incomes in the community. The City has identified a need for non-market and below market rental rates to address issues of affordability. These are defined below in Table 5. Note that these rental rates are figures relevant to 2021 and will need to be adjusted over time as they are subject to change.

Below market units[4] are those rental units that are near the bottom end, or slightly below rental rates for new market rental builds. These can be operated by non-profits or by the private sector with a housing agreement in place in order to ensure affordability over a set period of time. These rates range from 10% below Canada Mortgage and Housing Corporation's (CMHC) rental market survey for Delta to rates set by BC Housing through their Housing Income Limits. CMHC's rental market rates are typically reflective of older purpose-built rental, which comprises much of the existing rental stock in Delta and other BC communities.

4 *Below market units are sometimes called low-end of market units, or near market units.*

There are two tiers of non-market rental units, which are typically operated by non-profit organizations and rented at a rate below what is typical for private market rental housing. The first is rent-geared-to-income (RGI) units, which are less expensive than below-market units. These units are typically dedicated for households within a certain income range. While they can offer significant affordability, the income ranges can vary widely depending on the operating model of the housing provider and what operating subsidies are available. The second are units where rent matches the shelter component of a monthly income assistance payment.

Table 5: Affordability Levels for Below Market and Non-Market Housing*

	Bachelor	1 bedroom	2 bedroom	3 bedroom
Below Market Housing[5]	$850	$1,125-$1,388	$1,375-$1,688	$1,400-$1,950
Rent Geared to Income (RGI) Non-Market Housing[6]	$375-$849	$375-$1,124	$570-$1,374	$660-$1,399
Shelter Rate Non-Market Housing[7]	$375	$375	$570	$660

Source: Adapted from CMHC Rental Market Survey and provincial Income Assistance Shelter Rates

** Note that these rental rates are figures relevant to 2021 and will need to be adjusted over time.*

Affordable rents for both below market and non-market units are typically secured through a housing agreement between the City and either a developer (usually specific to below market units) or a non-market housing provider. These units may be acquired through grants or other supports from the provincial or federal government to be built, or might be part of an amenity contribution package from a developer.

5 *These figures are calculated using CMHC Rental Market Survey median rent for the low end and BC Housing's Housing Income Limits (HILs) for the high end. CMHC's Rental Market Survey captures a wide range of rental housing in the market, including a significant segment of older purpose-built rental housing, which tends to be significantly more affordable than new purpose-built rental. As such, the averages often represent the more affordable rental rates in a community, and set the bottom end of a threshold for below market or near market units. BC Housing's HILs are based on the maximum gross household income for eligibility in many affordable housing programs.*

6 *These figures use shelter rates for income assistance as the bottom of the range and CMHC's Rental Market Survey median rent for the upper end of this range.*

7 *These figures are based on shelter rates for households on income assistance.*

These types of units can serve a wide range of households, from seniors to workers to people with differing abilities. Below are some key demographic groups identified in Delta's Housing Needs Assessment, whose housing needs should be prioritized for below market and non-market housing:

Affordable family-sized rental housing

Rental units with at least three bedrooms for larger households

Non-profit housing for those needing extra supports

Affordable housing for people in need of extra support. Support can be incorporated into the housing operation or can come from external agencies, and can vary depending on the target demographic, including seniors, people with intellectual or developmental disabilities, and people struggling with mental health challenges or substance use.

Affordable independent living housing

Rental units dedicated to tenants who do not need on-site supports. This can include seniors (typically 55+), young people, adults with intellectual or development disabilities, and people struggling with mental health challenges or substance abuse.

Accessible units

Units designed for the purpose of being accessible to people with differing abilities.

3.0 LOCAL GOVERNMENT AND HOUSING

Traditional Roles

- Facilitate Development
- Regulate
- Incentivize
- Advocate
- Monitor
- Invest

Emerging Roles

- Educate
- Research and Prototype
- Acquire
- Partner



The Housing Action Plan identifies specific strategies and actions that can be implemented by the City. Local governments play an important role in the housing system and have been taking a more hands-on approach over the last ten to fifteen years. However, the housing system is complex and there are many different actors involved in regulating, funding, and delivering housing, including the federal and provincial governments, private developers, non-profit housing providers, financial institutions, and others. Information on federal and provincial priorities and initiatives can be found in Appendix C.

For any given project, local governments may come as active partners by contributing land or capital dollars, or as supporting partners by expediting approvals, providing incentives, etc. Local governments may convene partnerships, develop avenues for investment in housing, support research and innovation, and/or use traditional planning tools (e.g., Official Community Plans, zoning, and land use regulation) to encourage needed housing types. In most cases, local governments are not directly involved in the building or operating of housing or associated support services and ventures.[8] Generally, these roles are played by non-profits, developers, and provincial and federal governments.

8 *There are some arms-length organizations that are exceptions to this, such as the Whistler Housing Authority or Metro Vancouver Housing Corporation.*

There are a few common approaches for local governments to support the housing system:

- Facilitating development and protecting existing needed housing and supports through plans, regulation, and development approvals, while considering long-range planning and infrastructure implications
- Incentivizing and investing in needed housing and supports
- Forming and convening partnerships to advance needed housing and supports

Advocating to senior levels of government and educating residents about needed housing and supports.

The Housing System

Our housing system is complex and involves many actors working to create and operate housing across the housing continuum which shows the variety of shelter and housing types that may be needed in a community. The housing continuum does not represent a single pathway, but rather the variety of options someone may need over the course of their life.

For example, someone may live in community housing for families during childhood and then move into market rental as a young adult; they may purchase a home and start a family before moving into community housing for seniors when they retire. A healthy community has a variety of housing types.



A variety of sectors and actors are involved in housing, including federal and provincial governments, Indigenous governments and organizations, developers and builders, real estate representatives, and community-serving organizations like non-profit housing and service providers. Developers and builders bring expertise and knowledge of what makes housing projects a reality and are vital partners in the provision of needed housing types. Non-profits and other community-serving organizations are equally vital. These organizations typically own and operate non-market housing and often are responsible for securing funding and managing the project from conception to occupancy. Housing is a complex challenge and requires many hands working together to address it.

The graphic below highlights the different ways different agencies and organizations may be part of housing.

OPPORTUNITIES

- Facilitate development through planning, regulations & approvals
- Monitor, research & innovate
- Build affordable housing
- Regulate & incentivize
- Educate & advocate
- Operate affordable housing
- Invest
- Partnerships
- Operate support services

AGENCIES/ORGANIZATIONS	ROLES IN THE HOUSING SYSTEM
Local governments*	
Indigenous governments	
Non-profits & other community-serving organizations	
Developers & builders	
Provincial & Federal government	
Multi-sectoral cooperation	

* Some local governments build and operate affordable housing, though this is not common in BC– for example, Metro Vancouver Housing (Corporation) is owned by the Metro Vancouver Regional District.

With this evolving role for local governments, this Housing Action Plan identifies the roles that the City of Delta can play in providing leadership on housing issues and addressing the community's priority housing needs.

4.0 STRATEGIES AND IMPLEMENTATION

The City has prepared a set of strategies to address Delta's housing needs and support the development of more priority unit types. These strategies are based on the findings of the Delta Housing Needs Assessment and developed through a broad stakeholder and community engagement process (summarized in Appendix B). The actions described under each strategy are identified as being undertaken in the short, medium, or long term over the course of the next five years.





1	**Promote Priority Housing Types Through a Comprehensive Incentives Package** Formalize incentives for market rental, non-market rental, supportive housing and accessible units	
2	**Explore Ways to Increase Land Availability for Priority Housing** Identify City- and community-owned lands that could accommodate housing	
3	**Introduce Tenant Relocation and Rental Stock Protection Policies** Provide protections for existing tenants and ensure a healthy stock of rental of different affordability levels	
4	**Pilot Pre-Zoning in Select Areas Near Town Centres** Trial pre-zoning to expedite approval processes in key areas designated for higher density	
5	**Create opportunities for gentle density** Add sensitive infill development opportunities into historically single detached neighbourhoods	
6	**Increase the Number of Accessible Units in Delta** Incentivize and regulate the number of accessible units in new construction to meet the evolving needs of our community	
7	**Strengthen Partnerships & Advocacy** Work with partners across the housing sector to increase Delta's support of those needing a little extra help	
8	**Pilot Inclusionary Zoning** Test out new tools to help add much-needed affordable rental and supportive housing	

STRATEGY 1: Promote Priority Housing Types Through a Comprehensive Incentives Package

DESCRIPTION Delta currently offers support for non-profit and affordable housing through a range of incentives on a case-by-case-basis in order to incentivize affordable housing, including primarily non-market rental housing, and in some cases, other forms of affordable housing. The purpose of this strategy is to formalize incentives for non-market and affordable housing based on the type of priority housing they provide, where greater incentives are offered for greater affordability or higher numbers of affordable units. This approach will clearly communicate to developers and non-profit housing providers the types of units considered to be a priority by the City and reduce time and resources on negotiating incentives on a case-by-case basis.

Role of City	• Incentivize • Facilitate Development • Regulate
Potential Role of Other Sectors	Partnerships with non-profits to manage non-market units. Partnerships with developers interested in accessing incentives. Use incentives to highlight City support for projects to senior government funders.
Priority Housing Need Addressed	• More affordable rental options • Housing options to suit an aging population • Greater supply of supportive and accessible units • Housing affordability for young people and families • More opportunities for non-market and below market housing • Support for vulnerable populations at greater housing risk
Impact	Moderate
Level of Effort	Moderate
Considerations for Implementation	Identify level of funding required Prioritize incentives in areas where multi-unit housing would be well-serviced by transit and amenities Monitor market interest and uptake and adjust incentives package based on response

Table 6: Preliminary Proposed Incentives by Priority Housing Type

Type of Housing	Type of Incentives			
	Density bonusing	Expedited approvals process	Parking reductions	DCC waiver
Market rental	x		Modest	
Below Market Housing	x	If representing a majority of units in a project	Modest	Modest
Rent Geared to Income (RGI) Non-Market	x	x	High	High
Shelter Rate Non-Market Housing	x	x	High	High
Accessible Units	x			

Additional incentives are possible for affordable units designated for:

- Families
- Seniors
- Supportive and assisted housing
- Individuals with intellectual or developmental disabilities
- People experiencing or at risk of homelessness
- Affordable home ownership

ACTIONS	TIMING
Action 1: Through an OCP update, remove Units Per Hectare (UPH) maximums for multi-unit dwellings where Floor Space Ratio (FSR) limits exist.	Short Term
Action 2: Complete a parking study to determine potential parking reductions for rental and non-market housing depending on proximity to transit corridors and town centres. Define parking reductions for priority unit types through a parking policy for priority housing.	Short Term
Action 3: Draft a Development Cost Charge (DCC) Waiver Bylaw for priority unit types provided by non-profit housing providers that indicates the amount of the DCC reduction priority unit types receive.	Short Term
Action 4: Prepare an incentives package document that consolidates and formalizes the City's various tools for encouraging priority unit types. The incentive package would identify the different levels of incentives provided for different levels of priority unit types. It should be updated as further Actions are completed.	Short Term
Action 5: Establish an affordable housing reserve fund and develop a policy framework for housing amenity contributions. (see also Strategy 2, Action 4).	Medium Term
Action 6: Through an OCP update, update Floor Space Ratio (FSR) limits across all town centres.	Medium Term
Action 7: Draft density bonus provisions for priority unit types and implement through a Zoning Bylaw Update.	Medium Term

Considerations for Incentives

Incentives are one of the most significant tools available to local governments to encourage the development of housing types and affordability levels that the private market is not able to provide on its own. The purpose of incentives is to make priority housing types financially feasible to develop by reducing certain types of costs that local governments have influence on, such as parking and DCCs, or by offering additional density to offset the cost of priority housing units through the development of more units in the development overall.

Market homeownership does not need to be incentivized because the private market is able to build this type of housing and generate a profit. However, rental housing and non-market rental housing typically benefit from incentives because these housing types may be either not financially feasible due to the cost of land and construction or not desirable to build because greater profits can be earned through other types of development.

The level of incentives provided by a local government should be in relative to the proportion of priority unit types and affordability levels achieved. The higher the level of affordability and the more affordable units provided, the higher the level of incentives that should be provided.

Components

An incentives package may draw on the following primary local government tools: density bonusing, parking reductions, DCC reductions, and expedited development approvals. Each of these components should be considered in relation to the type of development that is being incentivized and the local context, including:

- Appropriate location and proximity to transit and services, particularly for any density bonusing or parking reductions
- Affordability levels
  - Shelter Rate Non-Market Housing: Significantly reduce parking requirements; waive DCC for these units
  - Rent-Geared-to-Income Units: Reduce parking requirements and DCCs
  - Below Market: Determine suitable parking reductions and feasibility of DCC reductions for non-profit housing providers
- Partnership with non-profit housing providers
- Target user (e.g., seniors, families, singles, etc.)

Table 6 outlines how these different tools may be used to incentivize different priority housing types.

Other Considerations

During background work and land economic analysis, some consideration was given to Units Per Hectare (UPH) as a measure of density that is currently used in many of Delta's land use designations. The use of Floor Space Ratio (FSR) in place of UPH as a means to calculate density would shift considerations of density from the issue of how many dwelling units are permitted in a building toward the overall size of the building. This could be considered a more effective way of engaging communities in Delta around density, and its potential impact on neighbourhoods.

STRATEGY 2: Explore Ways to Increase Land Availability for Priority Housing

DESCRIPTION Making land development available to support non-market housing projects, recognizing that the availability of land is one of the most important factors for the feasibility of these types of projects.

Role of City	• Incentivize • Invest • Partner • Acquire
Potential Role of Other Sectors	Vacant or undeveloped landholders (e.g., community and service clubs, non-profit organizations, institutional bodies, faith organizations, provincial or senior government, etc.) who may be interested in development of their land for priority housing. Funders (e.g., BC Housing, CMHC) to support new priority housing initiatives.
Priority Housing Need Addressed	• More opportunities for non-market / below market housing *May also support housing options to suit an aging population, supportive and transitional housing for individuals at risk of or experiencing homelessness, accessible housing units, more affordability for young people and families, and support for other vulnerable populations at greater housing risk.*
Impact	Moderate to high
Level of Effort	Low to medium
Considerations for Implementation	Identify potential partners Prioritize consideration of areas where multi-unit housing would be well-serviced by transit and amenities Review opportunities for housing in new civic projects Revisit opportunities to fund the acquisition of land as new opportunities become available

ACTIONS	TIMING
Action 1: Integrate housing as a priority area for potential land acquisition.	Medium Term
Action 2: Identify City lands that may be redeveloped in the future (e.g., community centres or other sites) for capacity to accommodate housing.	Medium Term
Action 3: Identify and support opportunities to allow new residential uses on other community-owned or institutional lands (e.g., places of worship, etc.) or other non-profit redevelopments where appropriate and feasible.	Medium Term
Action 4: Once established, implement criteria for the use of an affordable housing reserve fund to support land acquisition (see also Strategy 1, Action 4).	Medium Term

STRATEGY 3: Introduce Tenant Relocation and Rental Stock Protection Policies

DESCRIPTION A Tenant Relocation Policy reduces the negative impacts of redevelopment on existing tenants by ensuring that tenants have adequate time to find new housing, are properly compensated where necessary, and, in some cases, receive priority for new units in the development. A Rental Stock Protection Policy ensures that redevelopment doesn't lead to a net-loss of rental units by requiring that when purpose-built rental units are redeveloped, the same or more new rental units would need to be part of the redevelopment. Where other municipalities have implemented these types of policies, typically at least some component of the new development is considered non-market or below market.[9]

Role of City	• Facilitate Development • Monitor • Advocate • Regulate
Potential Role of Other Sectors	Existing rental building owners and developers. Tenants and tenant advocacy organizations.
Priority Housing Need Addressed	• *More affordable rental options* • *Support for vulnerable populations at greater housing risk*
Impact	Low to moderate
Level of Effort	Low to medium
Considerations for Implementation	The affordability of new rental units should be a factor in the rental stock protection policy to ensure the City is able to maintain its stock of affordable rental Balance is needed between encouraging developers to create more purpose-built rental and protecting the quality of life for renters Tenant protection policies should draw from experience on specific developments and from policies in other Metro Vancouver municipalities

9 *Different municipalities provide a range of options, depending on adherence to the OCP, density bonusing policies, and other amenity requests; however, a typical range might be between 5% and 20% of units depending on affordability levels and aforementioned factors.*

ACTIONS	TIMING
Action 1: Formalize a tenant relocation policy based on existing packages currently being negotiated on rental redevelopments in Delta.	Short Term
Action 2: Develop a rental stock protection policy to address the loss of rental stock in the city and protect the supply of lower cost rental housing.	Short Term

Considerations for Tenant Relocation & Rental Stock Protection Policies

With a significant proportion of the City's rental stock being older (62% of rental units captured in the CMHC Rental Market Survey were built before 1980, and an additional 37% were built before 2000), much of this stock is likely to be redeveloped over the next ten to twenty years. Protecting renters who are in more affordable, older units is a priority for the City. There are two main actions the City is implementing to support tenants and protect rental stock: developing a tenant relocation policy and developing a rental stock protection policy.

Considerations for Tenant Relocation Policy

Tenant relocation policies have a number of potential measures that can support and protect renters when redevelopment takes place. These include:

- Developers are required to implement a tenant relocation plan
- Developers may be required to provide financial compensation, typically based on length of tenancy
- Developers may be required to cover moving expenses
- Tenants may receive assistance finding new accommodations and in financial support for relocation
- Tenants may have right of first refusal (e.g. a discount on market rents, or first right of new non-market rentals if part of the planned project)
- Developers are required to complete interim and final tenant relocation reports
- Other supports may be in place for low-income tenants or tenants who face additional housing barriers

Considerations for Rental Stock Protection

Some Metro Vancouver communities have also implemented policies that protect existing rental stock. Considerations for this policy can include:

- Rental replacement requirements (e.g. for an older building with more affordable rents, requiring a 1:1 replacement of those units with those units secured as affordable rental through a housing agreement).
- Strata conversion requirements, where rental apartments cannot be converted to strata without having a vacancy rate above a certain threshold (e.g. 3-5%) or where the proposed project is over a certain size threshold

STRATEGY 4: Pilot Pre-Zoning in Select Areas Near Town Centres

DESCRIPTION Pre-zoning is an alternate method of changing land use, where a number of parcels, in this case near town centres close to transit and amenities, would be collectively zoned to align with their land use designation under the Official Community Plan. This process can speed up the delivery of priority housing in these areas, such as new multi-unit and seniors' rental units.

Role of City	• Facilitate development, regulate, monitor, incentivize, research and prototype
Priority Housing Need Addressed	• Greater supply of rental housing • Density and infill that balances everyone's needs
Impact	Moderate to high
Level of Effort	High
Considerations for Implementation	Extensive public consultation required; pilot will dictate success of the program. Pilot would require consideration of complexity of servicing, density, neighbourhood feedback, regional capacity, transportation, and development potential of sites.

ACTIONS	TIMING
Action 1: Review of OCP designations around town centres, with a focus on Ladner Village and the Scott Road Corridor, to determine appropriate density levels.	Short Term
Action 2: Staff review and identification of suitable areas for pre-zoning based on OCP designations, proximity to town centres, and existing road designations and rights of way.	Medium Term
Action 3: Engage in public consultation in pilot area(s) for pre-zoning.	Medium Term
Action 4: Implement zoning changes in pilot area(s).	Medium Term

Understanding Pre-Zoning

Official Community Plans provide the basis for land development in a community through land use designations, which provide clear direction on overall development patterns. Typically, communities do not automatically update their zoning bylaws to change the zoning of particular sites to conform to new OCP designations. Instead, sites are rezoned on a case-by-case basis when a new development is proposed. Where a rezoning application follows a site's OCP designation, a local government can expedite the process by waiving the public hearing typically required, though this is rare. In general, the rezoning process can be costly and time consuming, and requires significant public engagement.

Pre-zoning is a tool that is increasingly being studied and implemented by local governments in BC to expedite the development approvals process by updating the zoning (pre-zoning) for multiple sites at once to conform to OCP land use designations or, in some cases, encourage development that is prioritized by the community (e.g., priority unit types or "gentle density" in historically lower density neighbourhoods as described in Strategy 5). Once sites are pre-zoned, developers can build to the new zoning without being required to go through a rezoning process. In general, pre-zoning should align with the OCP or other community priorities.

Considerations for Pre-Zoning

While pre-zoning provides the potential to expedite the development approvals of certain priority or desired forms of housing (e.g., multi-unit near town centres), there are some important considerations. The first is that local governments are permitted to zone for housing form, and more recently tenure (e.g., owner or renter), but cannot use zoning as a tool to require levels of affordability. This means that other tools must be used (e.g., zoning for a base density, and allowing greater density in exchange for affordable units through a density bonusing policy). At its simplest form, pre-zoning can be a useful tool for achieving more purpose-built rental housing in a community, where other tools (e.g., inclusionary zoning) may be better suited for achieving more affordable forms of rental housing.

Another important consideration for pre-zoning is it may compromise the City's ability to identify and negotiate for key development components, such as community amenity contributions, road dedications, and rights of way. Pre-zoning may be most successful when it is applied in areas where these dedications and rights of way already exist.

Finally, it is possible that pre-zoning of lands could impact land values and the associated ability to redevelop lands. Given this important economic consideration, a pilot project is recommended as a means to test and study pre-zoning as a tool.

STRATEGY 5: Create Opportunities for Gentle Density

DESCRIPTION Gentle density describes allowing units like duplexes, triplexes, fourplexes, coach homes, detached suites, and townhouses in historically single detached neighbourhoods to provide more options for people hoping to move to, and within, Delta while maintaining low density community character.

Role of City	• Facilitate Development • Research and Prototype • Educate • Regulate • Incentivize
Potential Role of Other Sectors	Public and residents to engage with appropriate density. Developers who build infill and gentle density homes.
Priority Housing Need Addressed	• *Creative housing options* • *Density and infill that balances everyone's needs*
Impact	Low to moderate
Level of Effort	Medium to high
Considerations for Implementation	Economic analysis showed that low density housing forms are unlikely to achieve significant affordability. However, gentle density provides options to increase housing supply and to allow for aging in place within established neighbourhoods. Access to transit and amenity should be a consideration in neighbourhoods Designs should complement existing community character

ACTIONS	TIMING
Action 1: In the North Delta Area Plan, review land use designations for the 84th Avenue Corridor in order to encourage further townhouse development within areas currently designated for Residential Ground-Oriented development.	Short Term
Action 2: Undertake a design ideas competition on forms of gentle density that could be applied within Delta's single detached neighbourhoods.	Medium Term
Action 3: Many areas of Delta that are zoned for duplexes do not currently permit duplexes due to minimum lot area requirements. Amend/update existing duplex zone regulations to remove barriers to this building form.	Medium Term
Action 4: Delta's Zoning Bylaw currently does not permit detached suites. Identify opportunities to allow for detached suites and amend Delta's Zoning Bylaw and/or Official Community Plan accordingly.	Medium Term
Action 5: Review infill single detached development policies and establish a more harmonized approach between communities, including more consistent subdivision policies and potential additional infill options that may be possible without a need for subdivision (e.g., accessory dwelling units, duplexes, or other forms of gentle density within designated infill areas).	Medium Term
Action 6: Through Official Community Plan and Zoning Bylaw updates, establish further opportunities for coach home development and explore the possibility of excluding the coach home from the unit density calculation currently applied to coach homes (i.e., a single detached house and a coach home currently count as 2 units for the purposes of calculating density, whereas a single detached house and a secondary suite currently count as 1 unit for the purposes of calculating density).	Medium Term
Action 7: Incorporate gentle density policies and land use designations into a new Official Community Plan for the City of Delta, with the aim to create a more consistent approach to single detached neighbourhoods throughout the City.	Medium Term
Action 8: Undertake a review of secondary suite regulations in light of recent BC Building Code changes that removed restrictions around maximum secondary suite size, number of suites in single detached housing forms, and suites in duplex and potentially other multi-unit housing forms. Use the Official Community Plan and Zoning Bylaw to integrate any changes as a result of the review.	Long Term



STRATEGY 6: Increase the Number of Accessible Units in Delta

DESCRIPTION Accessible units are those with features that meet the needs of a person with differing abilities, such as turning space for wheelchairs, wheel-in shower stalls, and lower kitchen counters. Accessible features can be unique to each person and may vary from home to home. Universal design is a type of design that aims for all features in a home to be useable regardless of ability.

Adaptable units are not fully accessible but are designed to make future modifications for accessibility purposes more economical. Adaptable units are more cost-effective to build at scale.

More accessible and adaptable units create flexibility in the housing system and offer more housing choice for seniors and people with differing abilities. The City wants to be proactive in regulating and incentivizing these types of units so that the overall stock of housing in Delta becomes more flexible and accessible over time.

Role of City	• Facilitate Development • Regulate • Incentivize • Advocate • Monitor
Potential Role of Other Sectors	Advocacy organizations can communicate information about adaptable units to their members. Multiple Services Listings (MLS) could identify whether units are adaptable or accessible in listings and can educate realtors on adaptable and accessible units. Developers can advertise units as accessible.
Priority Housing Need Addressed	• Housing options to suit an aging population • Greater supply of supportive and accessible housing units
Impact	Moderate to high
Level of Effort	Low
Considerations for Implementation	Affordability of accessible and adaptable units is an important factor in incentives Accessible units can also be incorporated into Inclusionary Zoning policy (see Strategy 8)

ACTIONS	TIMING
Action 1: Survey policies throughout Metro Vancouver to determine current best practices for adaptable and accessible units.	Short Term
Action 2: Identify incentives for accessible units through Strategy 1.	Short Term

ACTIONS	TIMING
Action 3: Consider an increase in the requirement of adaptable units based on the findings of Action 1. Review the use of modest floor area waivers (as described in Section 6.2.17(a)(iv) of the Zoning Bylaw) to offset the cost of the additional floor area required and determine whether changes are necessary.	Medium Term
Action 4: Support partners in the housing sector (e.g., developers, non-profit housing providers) to develop a system to make adaptable and accessible units identifiable to renters, owners, and buyers by making building data available.	Long Term
Action 5: At regular intervals, check in with the Mobility and Accessibility Committee and other relevant stakeholders to find out how people with differing abilities are able to access adaptable and accessible units.	Long Term

Considerations for Implementation

Increasing the supply of adaptable and accessible units makes a community's housing stock more inclusive, offering greater housing choice for those with differing abilities and aging households whose needs may change over time. Local governments in BC are able to encourage this type of housing through a combination of regulations and incentives.

One of the challenges that many communities in BC are facing when it comes to adaptable units is that there is no system in place for tracking them in the private market. What this means is that renters, homebuyers, property managers, and realtors are often unaware that a unit is adaptable, making it difficult to connect a unit with a household that would benefit from adaptability.

Accessible units are more often built with a specific user in mind—for example, many are managed by a non-profit housing provider that serves people with differing abilities. Increasing the supply of these types of units in the broader housing system creates overall flexibility so that households that require accessibility have more housing choice. However, because there are few fully accessible units and these units are more costly to build, consideration should be given to how the unit will be matched with a household that will benefit.

In the long term, as more communities require and/or incentivize adaptable and accessible units, these units will become more common, and renters and buyers will know to ask and look for them. However, in the interim, there is a known challenge of connecting users with accessibility requirements with these types of units. Local governments can play a role through working with partners in the housing sector to track units, such as through the Multiple Listings Service (MLS).

Requiring adaptable units is becoming increasingly common, with minimum threshold requirements in new multi-unit housing. This is often offset with a slight density bonus to offset the floor area requirements of adaptable housing.

Some communities are also incentivizing fully accessible units through density bonusing where additional density is provided in exchange for a proportion of that additional density being dedicated to fully accessible units.

STRATEGY 7: Strengthen Partnerships and Advocacy

DESCRIPTION Dedicated staff resources can build partnerships across the housing sector, help facilitate the development of priority housing types, and advocate on behalf of residents to senior levels of government. A major component of partnership development includes the City's ongoing work to address homelessness. While housing is a major component of addressing homelessness, there are a range of wrap-around and support services, and collaborative efforts that are required to effectively address homelessness, and these cannot be fully addressed in a Housing Action Plan. However, Strategy 1 highlights the importance of incentives in the development of new supportive housing, while Strategy 2 focuses on land availability to support a range of housing types, including housing to prevent or address homelessness. Finally, the City's Social Action Plan outlines key actions and partnerships between the City and social serving sector that can help to address homelessness.

Role of City	• Advocate • Educate • Partner • Monitor • Invest
Potential Role of Other Sectors	Non-profits for development and operation of housing. Developers who will build new rental and ownership units. Provincial and federal government funders.
Priority Housing Need Addressed	• More affordable rental options • Greater supply of supportive and accessible housing units • More opportunities for non-market and below-market housing • Support for vulnerable populations at greater housing risk
Impact	Moderate
Level of Effort	Low
Considerations for Implementation	Requires ongoing dialogue across the housing sector

ACTIONS	TIMING
Action 1: Ensure that the work undertaken through the Housing Action Plan aligns with and supports the City's Social Action Plan.	Short Term
Action 2: Monitor staffing needs and consider increasing staffing resources to support this strategy.	Medium Term
Action 3: Foster partnerships with local housing and support organizations to realize the development of housing that meets the diverse needs of our communities, including housing for adults with intellectual or developmental disabilities, low income individuals and families, those in need of extra supports and assistance, and other groups with housing need.	Medium Term

STRATEGY 8: Pilot Inclusionary Zoning

DESCRIPTION Inclusionary zoning refers to the practice of requiring that developments that receive an increase in density above what is allowed in existing zoning designate a portion of units as priority unit types (e.g., non-market rental). This is a tool used in many Metro Vancouver communities and has been an important source of new affordable, non-market housing in recent years. A pilot project would allow the City of Delta to test how well this tool works in the community.

Role of City	• Facilitate Development • Regulate • Incentivize • Research and Prototype • Monitor
Potential Role of Other Sectors	Developers who will support or be active in pilot areas. Non-profits who could operate units created through inclusionary zoning.
Priority Housing Need Addressed	• More affordable rental options • Greater supply of supportive and accessible housing units • Housing affordability for young people and families • More opportunities for non-market and below-market housing • Density and infill that balances everyone's needs
Impact	Moderate to high
Level of Effort	Medium to high
Considerations for Implementation	Priority units and affordability levels should be defined

ACTIONS	TIMING
Action 1: Through the rezoning process, identify opportunities to incorporate priority unit types (see Strategy 1) in medium to large development projects.	Short Term
Action 2: Develop the criteria for a pilot inclusionary zoning project which could include the following components: • Level of affordability • Location • Operating model • Size of development • Length of subsidy	Medium Term

ACTIONS	TIMING
Action 3: Determine the required proportion of units and development incentives to apply through a land economic study.	Medium Term
Action 4: Develop and adopt a location-specific inclusionary zoning policy that will test the implementation of this tool near one of Delta's town centres, with an intent to determine whether it can be more widely applied across Delta.	Medium Term
Action 5: Monitor the impact of inclusionary zoning based on the pilot project and determine the feasibility of expanding the program to include cash-in-lieu contributions for smaller projects or projects further away from town centres and transit corridors.	Long Term

Considerations for Implementation

The priority units defined in Section 2.4 above highlight the types of units the City has identified as most needed through the Housing Needs Assessment. Other strategies outlined in this document help to deal with many of those needs, but inclusionary housing policies can specifically target affordability that other strategies (e.g., pre-zoning, gentle density) cannot. When developing the Inclusionary Zoning Pilot, there are a few important considerations to be unpacked, including locational criteria for a pilot, target affordability levels for units, and duration of the affordability (e.g., limited time frame vs. in perpetuity). A made-in-Delta approach to inclusionary zoning must be taken to adequately address the specific needs of our communities. Some key elements should be considered when implementing any inclusionary zoning pilot projects:

- Most inclusionary zoning focuses on below market rental housing for priority demographic groups, with affordability thresholds defined. This is because a greater number of units can be captured than if those units are more affordable, and also because more affordable units (e.g., shelter rate units) often require subsidies to operate successfully.
- With that focus, inclusionary zoning can provide an operating model that targets private developers to manage rentals, non-profits to manage these rentals, or provide a hybrid where both groups could potentially be operators of units.
- In the Delta context, there may be a minimum viability threshold for a project, particularly a pilot, to be viable. Preliminary economic testing shows this may be around 100 units to capture a minimum of about 5 below market units, though this could vary depending on local economic context and other conditions.
- Policies in other communities vary in the length of time they require units to remain below market, from a minimum of 10 years to a maximum of the lifespan of the project.
- Locational considerations mean that any piloting efforts should be focused on or near town centres or existing development corridors.

5.0 NEXT STEPS

The Housing Action Plan works to address the housing needs and aspirations of Delta's residents and fulfill the goals and policies of the City's Official Community Plan. The strategies and actions outlined in this plan are intended to be implemented over the next five years (2021 to 2026).

5.1 Monitoring and Evaluation

As part of the implementation of the Housing Action Plan, the City will use a number of tools to monitor how the strategies are put into action and their impact on Delta's housing system.

Biennial Review of HAP Actions

Every two years, the City can review actions and progress towards implementing the actions outlined above. A simple checklist approach to monitoring what items have been completed or are under way can be found in Appendix A. This review can be completed by staff as an update to Council.

Housing Needs Reports

The HAP strategies will take time to implement and have an impact on Delta's housing system, as the timing for each action reflects. A comprehensive evaluation of the implementation of the strategies should be completed every five years, ideally aligned with the City's provincially-mandated Housing Needs Report. The Housing Needs Report process will allow the City to understand how demographic and housing trends are changing over time, and the impact of the HAP strategies on generating more of the type and affordability of housing needed to address community needs.

The following data should be reviewed as part of the Housing Needs Report process to monitor and evaluate the implementation and impact of the HAP:

- Housing units recently developed and under development, including structure type, tenure, and affordability
- Average/median home sale prices and rents in the private market
- Core housing need
- BC Housing waitlist
- Stock of non-market and co-operative housing
- CMHC Rental Market Data
- Engaging with Tsawwassen First Nation to understand housing needs and development.



APPENDIX A

IMPLEMENTATION CHECKLIST



Implementation Checklist

STRATEGIES & ACTIONS	TIMING	IMPLEMENTED
STRATEGY 1: PROMOTE PRIORITY HOUSING TYPES THROUGH A COMPREHENSIVE INCENTIVES PACKAGE		
Action 1: Through an OCP update, remove Units Per Hectare (UPH) maximums for multi-unit dwellings where Floor Space Ratio (FSR) limits exist.	Short Term	
Action 2: Complete a parking study to determine potential parking reductions for rental and non-market housing depending on proximity to transit corridors and town centres. Define parking reductions for priority unit types through a parking policy for priority housing.	Short Term	
Action 3: Draft a Development Cost Charge (DCC) Waiver Bylaw for priority unit types provided by non-profit housing providers that indicates the amount of the DCC reduction priority unit types receive.	Short Term	
Action 4: Prepare an incentives package document that consolidates and formalizes the City's various tools for encouraging priority unit types. The incentive package would identify the different levels of incentives provided for different levels of priority unit types. It should be updated as further Actions are completed.	Short Term	
Action 5: Establish an affordable housing reserve fund and develop a policy framework for housing amenity contributions. (see also Strategy 2, Action 4).	Medium Term	
Action 6: Through an OCP update, update Floor Space Ratio (FSR) limits across all town centres.	Medium Term	
Action 7: Draft density bonus provisions for priority unit types and implement through a Zoning Bylaw Update.	Medium Term	

STRATEGIES & ACTIONS	TIMING	IMPLEMENTED
STRATEGY 2: EXPLORE WAYS TO INCREASE LAND AVAILABILITY FOR PRIORITY HOUSING		
Action 1: Integrate housing as a priority area for potential land acquisition.	Medium Term	
Action 2: Identify City lands that may be redeveloped in the future (e.g., community centres or other sites) for capacity to accommodate housing.	Medium Term	
Action 3: Identify and support opportunities to allow new residential uses on other community-owned or institutional lands (e.g., places of worship, etc.) or other non-profit redevelopments where appropriate and feasible.	Medium Term	
Action 4: Once established, implement criteria for the use of an affordable housing reserve fund to support land acquisition (see also Strategy 1, Action 4).	Medium Term	
STRATEGY 3: INTRODUCE TENANT RELOCATION & RENTAL STOCK PROTECTION POLICIES		
Action 1: Formalize a tenant relocation policy based on existing packages currently being negotiated on rental redevelopments in Delta.	Short Term	
Action 2: Develop a rental stock protection policy to address the loss of rental stock in the city and protect the supply of lower cost rental housing.	Short Term	
STRATEGY 4. PILOT PRE-ZONING IN SELECT AREAS NEAR TOWN CENTRES		
Action 1: Review of OCP designations around town centres, with a focus on Ladner Village and the Scott Road Corridor, to determine appropriate density levels.	Short Term	
Action 2: Staff review and identification of suitable areas for pre-zoning based on OCP designations, proximity to town centres, and existing road designations and rights of way.	Medium Term	
Action 3: Engage in public consultation in pilot area(s) for pre-zoning.	Medium Term	
Action 4: Implement zoning changes in pilot area(s).	Medium Term	

STRATEGIES & ACTIONS	TIMING	IMPLEMENTED
STRATEGY 5: CREATE OPPORTUNITIES FOR GENTLE DENSITY		
Action 1: In the North Delta Area Plan, review land use designations for the 84th Avenue Corridor in order to encourage further townhouse development within areas currently designated for Residential Ground Oriented development.	Short Term	
Action 2: Undertake a design ideas competition on forms of gentle density that could be applied within Delta's single detached neighbourhoods.	Medium Term	
Action 3: Many areas of Delta that are zoned for duplexes do not currently permit duplexes due to minimum lot area requirements. Amend/update existing duplex zone regulations to remove barriers to this building form.	Medium Term	
Action 4: Delta's Zoning Bylaw currently does not permit detached suites. Identify opportunities to allow for detached suites and amend Delta's Zoning Bylaw and/or Official Community Plan accordingly.	Medium Term	
Action 5: Review infill single detached development policies and establish a more harmonized approach between communities, including more consistent subdivision policies and potential additional infill options that may be possible without a need for subdivision (e.g., accessory dwelling units, duplexes, or other forms of gentle density within designated infill areas).	Medium Term	
Action 6: Through Official Community Plan and Zoning Bylaw updates, establish further opportunities for coach home development and explore the possibility of excluding the coach home from the unit density calculation currently applied to coach homes (i.e., a single detached house and a coach home currently count as 2 units for the purposes of calculating density, whereas a single detached house and a secondary suite currently count as 1 unit for the purposes of calculating density).	Medium Term	

STRATEGIES & ACTIONS	TIMING	IMPLEMENTED
Action 7: Incorporate gentle density policies and land use designations into a new Official Community Plan for the City of Delta, with the aim to create a more consistent approach to single detached neighbourhoods throughout the City.	Medium Term	
Action 8: Undertake a review of secondary suite regulations in light of recent BC Building Code changes that removed restrictions around maximum secondary suite size, number of suites in single detached housing forms, and suites in duplex housing forms. Use the Official Community Plan and Zoning Bylaw to integrate any changes as a result of the review.	Long Term	
STRATEGY 6: INCREASE THE NUMBER OF ACCESSIBLE UNITS IN DELTA		
Action 1: Survey policies throughout Metro Vancouver to determine current best practices for adaptable and accessible units.	Short Term	
Action 2: Identify incentives for accessible units through Strategy 1.	Short Term	
Action 3: Consider an increase in the requirement of adaptable units based on the findings of Action 1. Review the use of modest floor area waivers (as described in Section 6.2.17(a)(iv) of the Zoning Bylaw) to offset the cost of the additional floor area required and determine whether changes are necessary.	Medium Term	
Action 4: Support partners in the housing sector (e.g., developers, non-profit housing providers) to develop a system to make adaptable and accessible units identifiable to renters, owners, and buyers by making building data available.	Long Term	
Action 5: At regular intervals, check in with the Mobility and Accessibility Committee and other relevant stakeholders to find out how people with differing abilities are able to access adaptable and accessible units.	Long Term	

STRATEGIES & ACTIONS	TIMING	IMPLEMENTED
STRATEGY 7: STRENGTHEN PARTNERSHIPS AND ADVOCACY		
Action 1: Ensure that the work undertaken through the Housing Action Plan aligns with and supports the City's Social Action Plan.	Short Term	
Action 2: Monitor staffing needs and consider increasing staffing resources to support this strategy.	Medium Term	
Action 3: Foster partnerships with local housing and support organizations to realize the development of housing that meets the diverse needs of our communities, including housing for adults with intellectual or developmental disabilities, low income individuals and families, those in need of extra supports and assistance, and other groups with housing need.	Medium Term	
STRATEGY 8: PILOT INCLUSIONARY ZONING		
Action 1: Through the rezoning process, identify opportunities to incorporate priority unit types (see Strategy 1) in medium to large development projects.	Short Term	
Action 2: Develop the criteria for a pilot inclusionary zoning project which could include the following components: • Level of affordability • Location • Operating model • Size of development • Length of subsidy	Medium Term	
Action 3: Determine the required proportion of units and development incentives to apply through a land economic study.	Medium Term	
Action 4: Develop and adopt a location-specific inclusionary zoning policy that will test the implementation of this tool near one of Delta's town centres, with an intent to determine whether it can be more widely applied across Delta.	Medium Term	
Action 5: Monitor the impact of inclusionary zoning based on the pilot project and determine the feasibility of expanding the program to include cash-in-lieu contributions for smaller projects or projects further away from town centres and transit corridors.	Long Term	

APPENDIX B

HOUSING ACTION PLAN PROCESS



Housing Action Plan Process

The table below outlines each of the components of this process. The recommended strategies were developed and refined through an iterative process.

COMPONENT	DESCRIPTION	TIMING & PARTICIPANTS
Housing Needs Assessment	• The City completed an assessment to determine the housing needs of the community. The Housing Needs Assessment was informed by both technical analysis and broad community engagement, which included input from over 1,600 people who participated in pop-up booths, community and stakeholder workshops, lived-experience interviews, and a community survey.	Spring 2020
Best practices review	• Included a comprehensive review of tools and practices used by local governments across BC to address housing issues, particular focus was placed on communities with similar contexts to Delta. • The City's project team reviewed best practices to shortlist potential strategies for Delta.	Spring 2020
Staff workshop	• A large staff workshop, drawing on expertise from multiple City departments, was held to review the shortlist of potential strategies. This workshop further filtered and refined potential strategies.	June 2020
Council workshop	• Draft strategies were presented to Council for feedback and then were further refined.	August 2020
Stakeholder focus group	• Stakeholders were invited to provide their feedback on the draft strategies through a virtual focus group. Stakeholders were invited from across housing-related sectors, including non-profit housing providers, real estate and development professionals, service providers, and others.	November 4, 2020 23 stakeholders participated.



COMPONENT	DESCRIPTION	TIMING & PARTICIPANTS
Community survey and public education on strategies	• A short video was prepared to communicate to residents the proposed strategies. Residents were invited to provide their feedback through a community survey.	November 15 to December 14, 2020 468 residents participated
Economic analysis	• High-level economic analysis was completed to test the feasibility of strategies to understand how incentives and / or requirements would support or hinder the development of needed housing types.	December 2020 to February 2021
Staff workshop	• The results of the community and stakeholder engagement, along with the results of the economic analysis were presented to senior planning staff for review and direction.	February 10, 2021
Council review	• Draft recommended strategies, along with findings from the engagement process and economic analysis, were presented to Mayor and Council. Feedback was incorporated into the draft recommended strategies.	March 8, 2021
Community engagement	• The draft Housing Action Plan was shared with stakeholders, the Mayor's Housing Task Force on Building Permits & Development Approvals, Delta's Urban Development Institute / Homebuilders Association Vancouver Liaison Committee, and Delta residents prior to final refinement and presentation of the Plan to Council.	August – September 2021 32 survey responses 21 stakeholders engaged
Council approval	• The final Housing Action Plan was presented to Mayor and Council for adoption.	November 2021

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APPENDIX C

FEDERAL & PROVINCIAL CONTEXT



Federal and Provincial Context

The past five to ten years have seen significant housing affordability challenges arise, as escalating shelter costs have increasingly outpaced the growth in incomes and available housing supports and services[10]. Across Canada, communities are struggling with affordability challenges and experiencing increasing homelessness and rates of core housing need. Core housing need is a key national indicator that shows the number of households in a community that are facing at least one housing challenge—spending more than 30% of gross household income on shelter costs, living in overcrowded housing, and/or living in housing that requires major repairs—and is unable to afford to find alternative housing in the same community.

While the federal government was actively involved in providing affordable housing in the 1950s to 1970s, this ended in the 1990s when they devolved program delivery to the provinces. In the 1960s, provincial housing corporations started to support affordable housing initiatives, before increased flexibility and decreased federal involvement resulted in less direct investments in communities in the 1990s and 2000s. In 2017, the federal government re-engaged in the housing system, releasing *A Place to Call Home, Canada's first National Housing Strategy*. This was the largest federal housing program in Canada's history. It was followed by a 2018 provincial housing strategy: *Homes for B.C.: A 30-Point Plan for Housing*, which outlined a commitment to 114,000 new affordable homes across the housing continuum by 2028.

This appendix is intended to outline the high-level priorities of federal and provincial housing, and identify the funding opportunities in place to support the strategies and priorities outlined above. While neither plan outlines specific allocations of funding by region or community, funders are typically more likely to consider applications where a broad set of partners, including municipalities, non-profits, and developers/builders, are working together on a project. Many of these funding sources align with the City's existing goals, and may be current sources of funding for both market and non-market housing projects being proposed in Delta.

Canada's National Housing Strategy: A Place to Call Home

A Place to Call Home is Canada's first National Housing Strategy and the first large scale federal investment in the housing system since the 1990s. It outlines $55 billion of actions to help improve housing affordability between 2018 and 2028, including such targets as cutting chronic homelessness in half, removing 530,000 families from housing need, investing in the construction of 125,000 new affordable homes, and renovating 300,000 existing homes. The Strategy is designed to focus on the needs of the most vulnerable Canadians first:

- Women and children fleeing domestic violence
- Seniors
- Young adults
- Indigenous peoples
- People with disabilities
- People dealing with mental health and addiction issues
- Veterans
- LGBTQ2+
- Racialized groups
- Recent immigrants
- People experiencing homelessness

10 *Among other sources, see https://www.gensqueeze.ca/; https://thetyee.ca/Analysis/2019/08/01/Gov-Created-Housing-Crisis-Now-Fix/; https://www.policyalternatives.ca/publications/reports/housing-market-human-right-view-metro-vancouver; https://news.gov.bc.ca/factsheets/bc-government-addressing-housing-affordability-challenges*

There are six priority areas of action identified, as described in the following table.

Table 1: Funding Streams from Canada's National Housing Strategy

FUNDING TYPE	DESCRIPTION
Seed Funding	Provides early stage (e.g. business planning, concept development) funding for community housing providers of up to $200,000, depending on size of project.
Co-Investment Fund	Low-cost repayable and forgivable loans for new affordable housing, shelters, transitional, and supportive housing. Also includes a stream of low-cost repayable loans for repairing/ renewing affordable housing.
Affordable Housing Innovation Fund	Funding for unique ideas and innovative building techniques that revolutionize the affordable housing sector.
Rental Construction Financing	Low-cost loans encouraging the construction of sustainable rental apartment projects across Canada.
Federal Lands Initiative	Surplus federal lands and buildings used to create affordable, sustainable, accessible and socially inclusive developments.
Solutions Labs	Funding to support broad community partnerships to work through complex housing issues to scale potential solutions to housing affordability pressures.

Homes for BC: A 30-Point Plan for Housing Affordability in British Columbia

Following the national housing strategy, the Government of BC released Homes for BC in 2018, as part of response to the affordable housing challenges being felt across the province. The Plan contains 30 actions divided into five areas of focus:

- Stabilizing the market
- Cracking down on tax fraud and closing loopholes
- Building the homes people need
- Security for renters
- Supporting partners to build and preserve affordable housing

The Plan includes a commitment to build 114,000 new market and non-market homes by 2028 and $7 billion in investments over 10 years.

Much of the investment is being delivered through BC Housing programs, which have been expanded or created to address various housing needs. Among other programs, there is the Community Housing Fund and Indigenous Housing Fund, both of which provide capital funding, financing, and operating support for new non-market housing projects. The province has also created the Rapid Response to Homelessness stream of funding, which is delivering supportive housing across the province, serving individuals experiencing or at risk of homelessness.

Table 2: Funding Streams from BC's Homes For B.C. Plan

FUNDING TYPE	DESCRIPTION
Rapid Response to Homelessness	The Province is investing $291 million to build over 2,000 modular supportive housing units across B.C. for people who are homeless or at risk of homelessness. This initiative will deliver a mix of permanent and temporary units and is a response to the growing issue of homelessness in communities throughout B.C. People living on the street and those in shelters will get priority for this initiative.
Community Housing Fund	This fund will provide close to $1.9 billion over 10 years to develop 14,350 units of mixed income, affordable rental housing for independent families and seniors.
Supportive Housing Fund	The Supportive Housing Fund represents an investment of $1.2 billion over 10 years to deliver an additional 2,500 new homes with 24/7 support services for people who are experiencing homelessness or who are at risk of homelessness.
Women's Transition Housing Fund	The Women's Transition Housing Fund is an investment of $734 million over the next 10 years to build and operate 1,500 new units of housing for women, including transition houses, safe homes, second-stage, and long-term housing.
Affordable Home Ownership Program	The Affordable Home Ownership Program (AHOP) is delivered by BC Housing through the HousingHub to support the development of new, affordable homes for eligible home buyers. AHOP will provide an opportunity for households to access market ownership housing, further supporting the variety and range of affordable housing options in British Columbia. By providing interim construction financing at reduced rates and leveraging land and other contributions from project partners, units will be made available at 5-20% below market value for eligible home buyers, with the difference secured by an AHOP mortgage registered on title.