City of Delta
COUNCIL REPORT
Regular Meeting

F.11

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

From: **Community Planning & Development Department**

Date: **February 26, 2021**

Housing Action Plan Public Feedback Summary and Next Steps

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

- **RECOMMENDATIONS:**

A. THAT the seven strategies outlined in this report be endorsed as the basis for the Housing Action Plan.

B. THAT consultation on a draft Housing Action Plan be undertaken as outlined in this report prior to bringing forward a final draft Housing Action Plan for Council consideration and endorsement.

- **PURPOSE:**

The purpose of this report is to present results of public feedback received on the draft Housing Action Plan strategies during the recent consultation process. This report also presents the framework for the strategies that staff propose to incorporate into the draft Housing Action Plan, with a subsequent round of consultation to occur on that Plan.

- **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.

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.

Public consultation on Phase 2 of the Housing Action Plan took place in November and December 2020. A stakeholder workshop, held on November 4, 2020, included 23 representatives from local faith groups, developers, housing societies, community service groups, and business improvement associations.

The key themes and considerations generated by that stakeholder group are summarized in Attachment B, and helped to further refine the strategies in advance of consultation with the general public.

The broader public consultation, including an online survey, took place on the City's Let's Talk Delta online platform between November 13 and December 7, 2020. The online survey had a total of 468 respondents. Survey responses are summarized in Attachment C and discussed further below in relation to the draft strategies. Generally, there was support for each strategy (Figures 3 and 4 of Attachment C), with the key theme of providing affordable housing for seniors, families, and other groups in need being represented most often. Affordable rental (outside of those key groups) was not as well supported, though the demographics of those who responded to the survey (86 percent owners, 11 percent renters and three percent other) is somewhat out of alignment with Delta's general demographics (79 percent owners and 21 percent renters). Therefore, it is possible that the results of the survey are skewed more towards the concept of home ownership over longer term rental options.

The strategies were further refined following public consultation and now represent the framework for the draft Housing Action Plan. These draft strategies have been developed in consideration of: Delta's housing needs as identified through the Phase 1 Housing Needs Assessment, high level economic input by the consulting team on the viability of key strategies, and the responses received from stakeholders and the public through Phase 2 consultation undertaken to date. The draft strategies have evolved through this process, as the project team worked to refine the strategies based on the input provided through each stage of the project.

▪ DISCUSSION:

Seven recommended housing strategies are presented below. The strategies range in scale, level of complexity, level of impact, and timeframe for implementation. Attachment D shows a graphical representation of expected impact and the anticipated level of effort required to accomplish each strategy. Attachment E shows generalized potential timelines for Housing Action Plan strategies, which will be refined through the upcoming work to finalize and implement the Plan.

Strategy 1

Promote priority housing types through a sliding scale incentive package:
This strategy received a positive response through the online survey, with 62 percent of respondents ranking the strategy as important for addressing Delta's housing needs. Seven housing types were presented as potential priority options for incentives, with the most support expressed for affordable seniors housing, affordable family-sized units, and supportive and assisted housing for seniors or other populations. Those who chose to include additional thoughts via open-ended questions noted that housing affordability was the top concern, while density and the balance between community and developer benefits were also mentioned. The stakeholder group identified the cost and affordability as a key theme, along with the potential impact on the development sector and how the incentives would be funded to achieve these priority housing types.

The consulting team has indicated that additional density and parking reductions are the most powerful types of incentives that could be provided to encourage the development of these types of units. Without these incentives, there appear to be significant limitations to the financial feasibility of market rental or below-market rental projects for the development community at currently available densities on a variety of sites throughout Delta's urban communities. Where purpose built rental is currently being proposed, it is generally occurring on sites that have been under the same ownership for many years, or on sites where planning amendments are proposed in order to realize the densities needed to make projects financially feasible. This feedback indicates that further work is required in order to realize opportunities for rental housing in Delta.

Recommended Actions

1. Define the following priority unit types:
    - Non-market rental housing
    - Affordable family-sized rental housing (three or more bedrooms)
    - Affordable seniors rental housing
    - Accessible units
    - Supportive and assisted housing for seniors or other populations in need
2. Develop an incentives package that formalizes the City's tools for encouraging the development of priority unit types, which could be considered on a project-specific basis:
    - Density bonusing
    - Parking reductions
    - Development cost charge (DCC) waivers for not-for-profit affordable housing units
3. Undertake a parking study to determine potential parking reductions for rental and non-market housing close to transit corridors.
4. Review the current unit per hectare (UPH) and floor space ratio (FSR) limits for all medium and high density designations as a potential barrier to development of needed housing types.
5. Explore the creation of an affordable housing reserve fund as part of the two-year review of the Parks, Recreation and Culture Amenity Contributions policy or earlier as required should Delta be in a position to receive BC Housing or other developer contributions tied to the provision of affordable housing.

Strategy 2

Explore ways to increase land availability for priority housing:
This strategy seeks to make land more available to support Delta's housing needs. The availability of land is one of the most important factors for creating feasible non-market housing projects. This strategy received strong support in the online survey (72 percent), with respondents noting the desire to balance the Cities land needs such as land set aside for natural reserves and recreation, need for any City land use to result in community benefit, and the need to prioritize the development of affordable housing. Stakeholders identified the potential for community opposition, as well as the cost, affordability, and location of priority housing as key themes.

Recommended Actions

1. Integrate housing as a priority area for potential land acquisition.
2. Identify City lands that may be redeveloped in the future (e.g., community centres or other sites) for capacity to accommodate housing.
3. Monitor and support opportunities to allow new residential uses on other community-owned or institutional lands (e.g., places of worship) or other non-profit redevelopments where appropriate and feasible.

Strategy 3

Introduce tenant relocation and rental stock protection policies:
Also well received by survey respondents (72 percent positive response), this strategy can help to offset concerns around the loss of affordable rental and relocation of tenants through the development process. Those surveyed noted that Delta's rental stock is limited and aging, and there are impacts to those displaced through development, while others noted that existing rental protection policies are already in place, and that regulation may disincentivize development of new rental housing. Stakeholders also identified the potential impact on the development sector, as well as the low existing rental stock and the affordability of new rental construction.

Recommended Actions

1. Formalize a tenant relocation policy based on existing packages currently being negotiated on rental redevelopments in Delta.
2. Develop a rental stock protection policy to address the loss of rental stock in the city.

Strategy 4

Create opportunities for gentle density:
The strategy with the highest public response (75 percent positive), gentle density could help to introduce greater housing diversity and affordability in low density areas of Delta. The highest ranked options (small houses on small lots, duplexes, coach homes above garages, and detached suites) indicate that while respondents are accepting of small increases in density, slightly higher increases (e.g., triplexes, fourplexes) are not as popular. Street parking and existing neighbourhood character were common concerns among those surveyed, but the potential to create more affordable options for those interested in staying in the community or aging in place was also identified. The stakeholder group noted that gentle density options do not necessarily increase the affordability, and that community opposition may be present for infill development.

Early economic input undertaken by the project team indicates that due to the high cost of land and construction, this strategy is unlikely to achieve significant housing affordability gains. However, it can provide options for existing homeowners to age in place or for additional units to be accommodated in single detached neighbourhoods adding to the rental stock, along with contributing to the variety of housing options available in Delta.

Recommended Actions

1. Explore opportunities and areas to add density (e.g., duplexes, detached suites, or other appropriate housing forms) into single detached neighbourhoods in a sensitive way.
2. Review existing duplex zone regulations to ensure regulations are aligned with the intended housing forms.
3. Engage the community in a design ideas competition on forms of gentle density that could be applied within Delta's single detached neighbourhoods.

Strategy 5

Increase the number of accessible units in Delta:
Currently, Delta requires that 20 percent of single-storey units in new apartment and mixed-use residential buildings be constructed as adaptable (i.e., can be easily retrofitted to allow for use by someone in need of greater accessibility), but there is no requirement for fully accessible units. Survey responses indicated some support for this strategy (57 percent positive responses), with the idea of linking the regulation with actual demand for accessible housing being the most common comment. Stakeholders noted the impact on the development sector and the cost of affordable units as potential issues, with the location of the units also being identified as a key theme.

Recommended Actions

1. Complete a review of policies throughout Metro Vancouver to determine current best practices for adaptable and accessible units.
2. Consider an increase in the requirement of adaptable units based on the findings of Action 1. Continue 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.
3. Identify ways to ensure that development includes adaptable and accessible units that serve the needs of the community now and into the future.
4. Work with partners in the housing sector (e.g., developers, non-profit housing providers) to develop a monitoring system to make adaptable and accessible units easily identifiable to renters and owners/purchasers.

Strategy 6

Pilot inclusionary zoning:
Inclusionary policies leverage the financial viability of market residential development (e.g., strata condominiums) to also bring much-needed development of other housing forms (e.g., affordable rental) to a community. Inclusionary zoning policies require that new development include a certain amount of a priority housing type (e.g., affordable rental) as part of the overall project. Similar to Strategy 1, the public questionnaire (62 percent support) showed the most support for affordable seniors' rental, affordable family-sized units, and accessible units. The ideas of meeting existing residents' needs and ensuring housing affordability were the most common comments from the general public, with the stakeholder group also identifying affordability and the impact on the development sector as key themes.

Economic input indicates that current density policies limit the financial feasibility of certain types of housing, but incentives (e.g., parking reductions, bonus density) could be used to achieve projects under inclusionary zoning.

Recommended Actions

1. Determine the criteria, locations, and unit threshold for piloting inclusionary zoning around town centres (e.g., developments over 100 units).
2. Define priority unit types for inclusionary zoning (can be similar or vary from those identified through Strategy 1).
3. Finalize the required proportion of priority units through a detailed land economic study.
4. Monitor the impact of inclusionary zoning through a pilot project and determine the feasibility of expanding the program to include cash-in-lieu contributions towards an affordable housing reserve fund for smaller projects or those further away from town centres/transit corridors.

Strategy 7

Strengthen the City's partnerships and advocacy role:
Cities across Metro Vancouver are beginning to play a larger role in the provision of housing in the region. This can take place through actions noted above (e.g., making land available, providing incentives), but as an organization through its social planning function, the City could also engage potential partners, advocate to senior governments on behalf of the community, and adapt to a changing funding and jurisdictional landscape around housing. While this strategy is less concrete than others, taking on a larger role could help to bring much needed housing to Delta. The stakeholder group identified that ongoing political support is necessary to this strategy, along with the need for dialogue across the housing sector.

Recommended Actions

1. Identify within existing staff capacity the potential for this role to be expanded.
2. Monitor staffing needs and consider increasing staffing resources to support this strategy.

Next Steps
Staff propose to finalize the strategies into a framework that will constitute the Housing Action Plan, including timelines and implementation, and engage the public for feedback through Let's Talk Delta once the draft Plan is complete in the spring. Following that feedback and any further refinements that are needed, the draft final Plan can then be presented to Council for consideration and endorsement. The Plan is anticipated to be complete in the summer, with implementation starting thereafter. As discussed above, each strategy will be undertaken on different timelines; those timelines will be refined through the preparation of the Plan.

Implications:

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

Financial Implications – There are no financial implications at this time.

▪ CONCLUSION:

Staff have completed the development of draft strategies to be incorporated into the Housing Action Plan, and have sought feedback from the public on those strategies. From that work, staff are recommending seven strategies, each with specific actions, to respond to Delta's housing needs. It is recommended that a Housing Action Plan be prepared based on the seven strategies outlined in this report and that staff engage the public on the draft Housing Action Plan prior to bringing forward the final draft Housing Action Plan for Council consideration and endorsement.

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Director of Community Planning & Development/Deputy City Manager

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

▪ ATTACHMENTS:

A. Housing Needs Assessment Summary
B. Stakeholder Workshop Summary
C. Summary of Housing Action Plan Questionnaire Results
D. Level of Impact vs. Level of Effort
E. Strategy Timelines



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

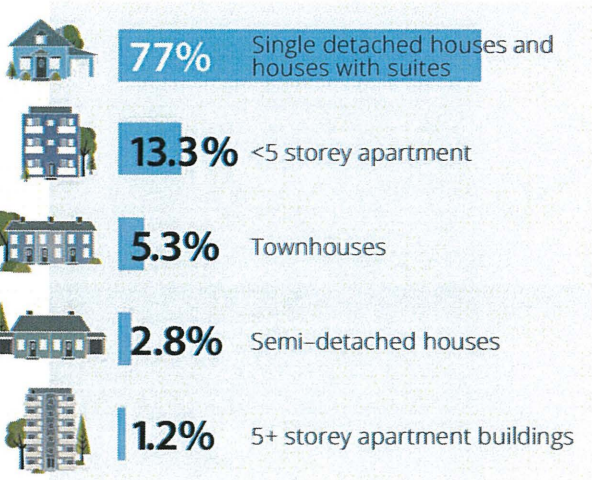
HOUSING OUR FUTURE

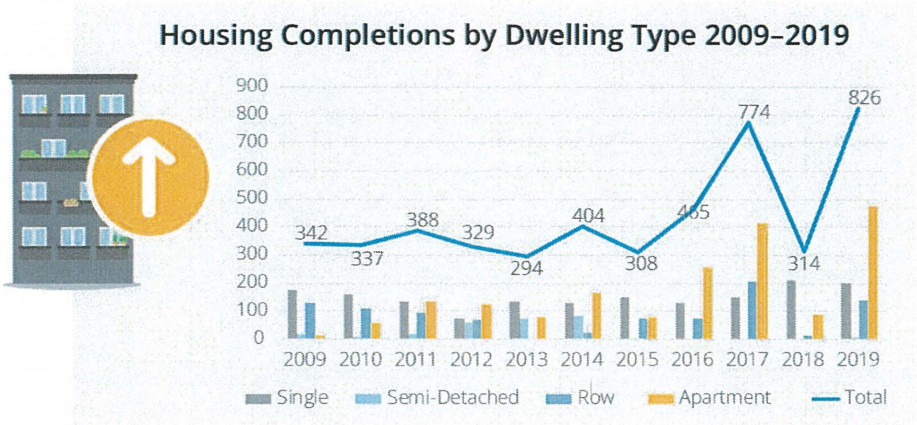
Delta

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 .



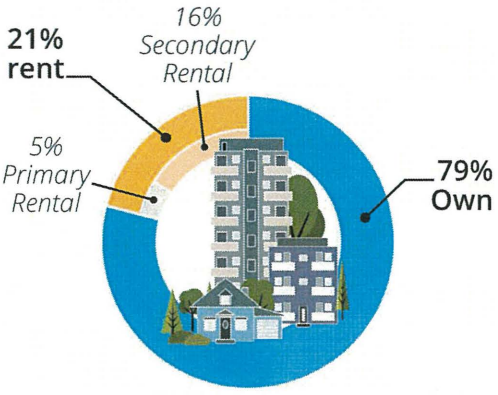




59%
of housing in Delta built pre–1980

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)



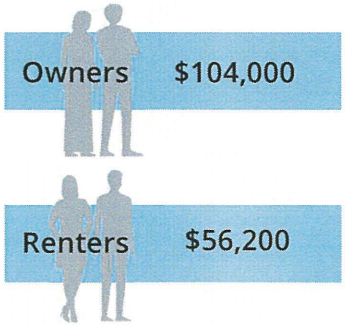
Source: Affordable Home Sales in Delta (Source: Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board)

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

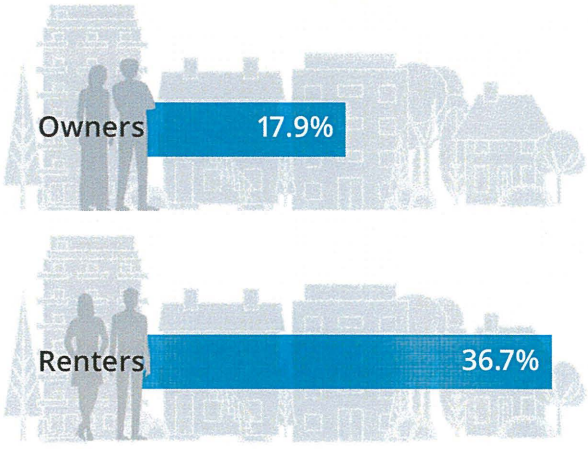
Median Rent Increase (2008–2018)



Median Household Income



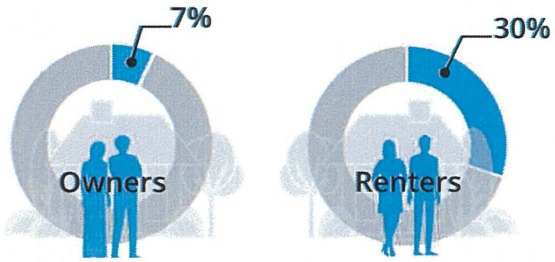
Households Spending More than 30% of Income on Shelter Costs



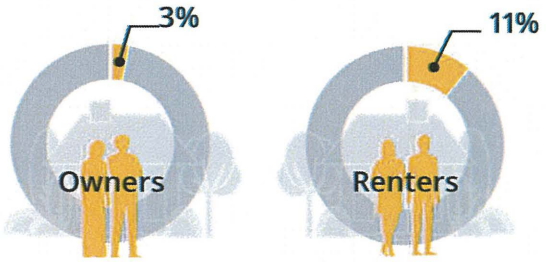
Core Housing Need

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

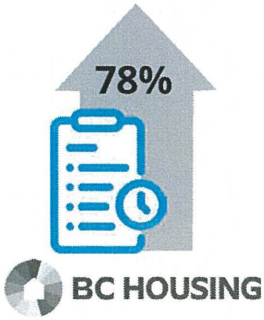
A number of organizations provide help and housing, including BC Housing, Delta Community Living Society, Canadian Mental Health Agency, Metro Vancouver Housing Corporation, and a variety of provincial ministries. Through these supports, seniors, those with special needs, low income families, and others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

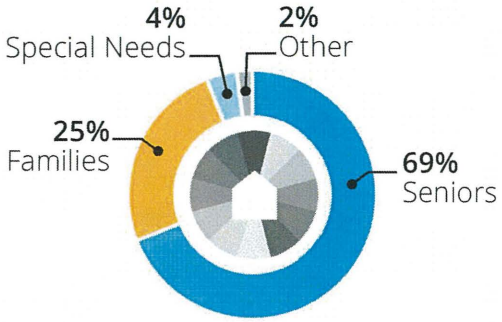


65%
of rental assistance goes to seniors



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

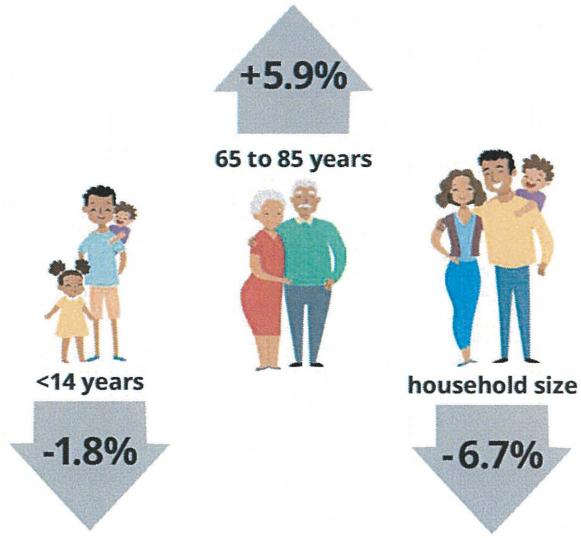
3 out of 10
commuting to work within Delta



Aging Population

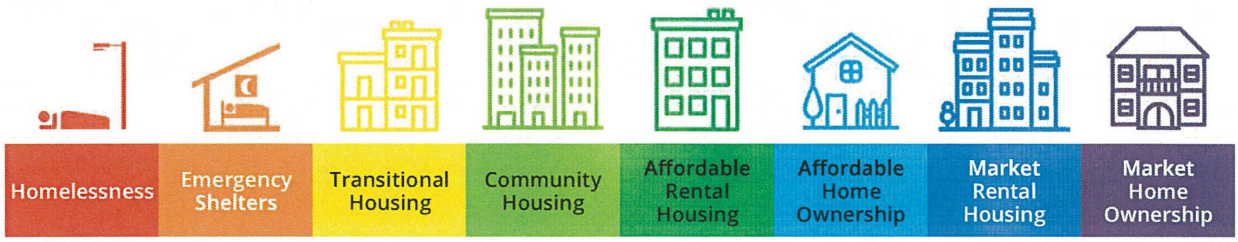
As with much of the region, Delta's population is aging. The data shows us that we have more seniors than 10 years ago, but fewer children. The aging population, along with fewer and smaller families, are combining to reduce Delta's average household size.

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.

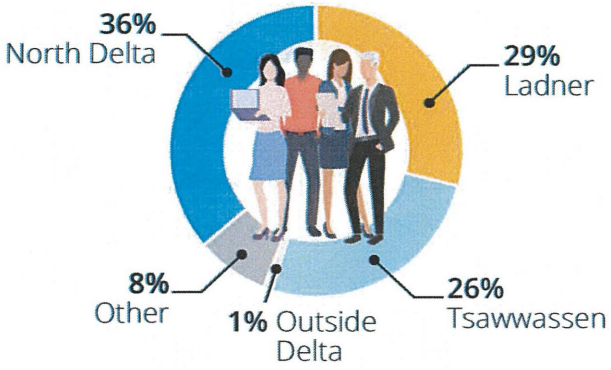


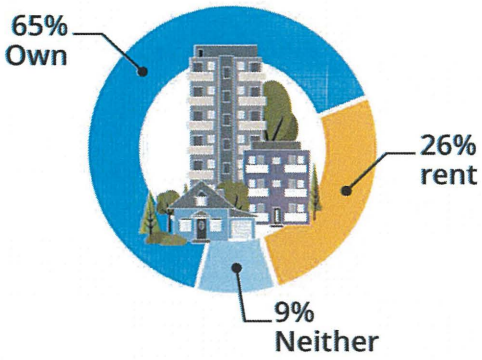
What We Heard: Community Survey Results

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.

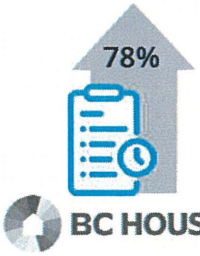
Expanding Rental Options

- 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:

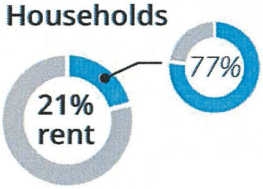


Rents are rising (2008–2018)



Waitlist increase from 2011 to 2019

Households





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

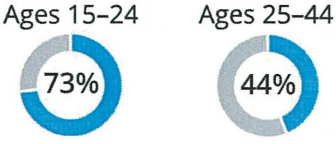
Housing Young People and Families

- 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



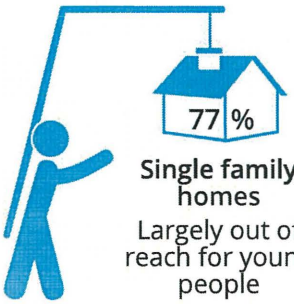




Increase in house prices (2010–2015)



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:

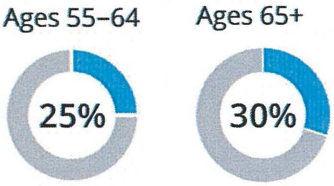


48%
of seniors said proximity to shops and services was important

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

No housing challenges





Providing More Integrated Supportive Housing Options

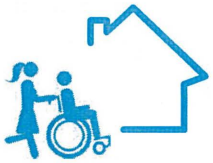
- Need for supportive housing for all ages and abilities, including seniors and those with developmental disabilities
- Need more affordable/subsidized housing for those with lower incomes
- Need for wrap around support services to support individuals in all aspects of life

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



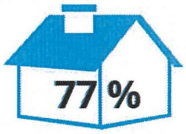


Supporting Density and Community Character

- 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:



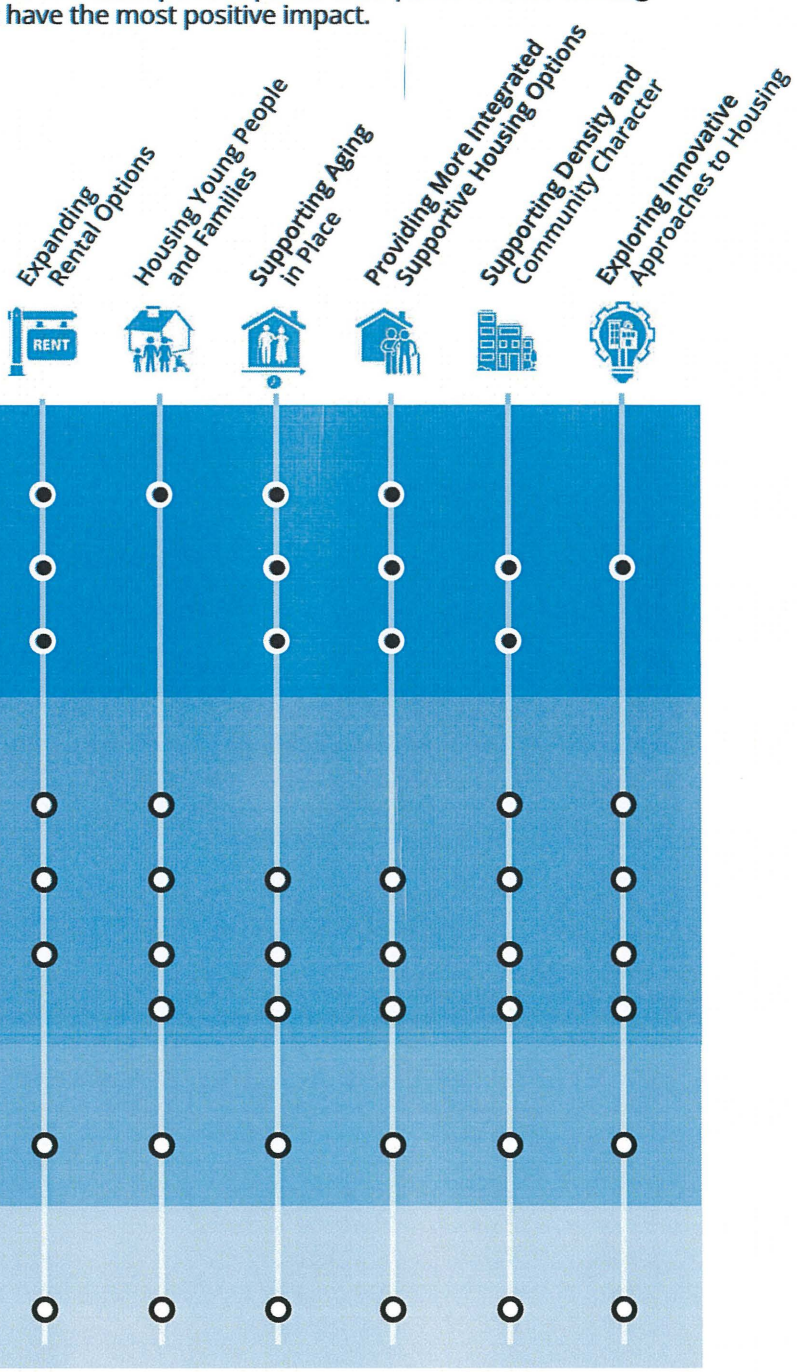
- During consultation, participants suggested dozens of new housing ideas



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.





HOUSING OUR FUTURE

Delta

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Stakeholder Workshop Summary

On November 4, 2020, the City of Delta held an online stakeholder workshop with 23 stakeholders representing local faith groups, developers, housing societies, community service groups, and business associations. Stakeholders were given a presentation on the following eight draft strategies being considered by the City:

- Strategy 1: Promote the development of priority housing through a sliding scale incentive package
- Strategy 2: Explore ways to increase land availability for priority housing
- Strategy 3: Introduce rental and tenant protection policies
- Strategy 4: Create opportunities for gentle density
- Strategy 5: Increase the number of accessible units in Delta
- Strategy 6: Pilot pre-zoning in select areas near town centre
- Strategy 7: Inclusionary Zoning
- Strategy 8: Strengthen Partnership and Advocate

Participants were asked three questions about each strategy:

1. What factors might get in the way of the successful implementation or effectiveness of these strategies?
2. How effective do you think these strategies will be for addressing Delta's housing needs? How might these strategies impact housing opportunities in Delta? Including for your organization.
3. What are potential consequences (e.g., positive, negative, unintended, and/or other) of these strategies?

Respondents were led through a virtual whiteboard exercise to address each of these questions; the key themes and considerations generated from that exercise are summarized below. Strategies have subsequently been refined in the framework for the draft Housing Action Plan.

Strategy 1: Promote the development of priority housing through a sliding scale incentive package

Key Themes: Impact on the development sector; cost; affordability.

Considerations: Funding of incentives was flagged as an issue. Additionally, coordination on regional services (e.g., transportation) and location were highlighted as important. Dependent on market response.

Strategy 2: Explore ways to increase land availability for priority housing

Key Themes: Cost; affordability; community opposition; location.

Considerations: NIMBYism ("not in my backyard") could be a concern in acquisition of land; consideration of appropriate siting could impact cost; Identified as a potentially strong, but also potentially costly strategy. Implementation would necessarily involve partnerships and internal alignment around other City land priorities. City staff effort required for establishing policies for how land is used.

Strategy 3: Introduce rental and tenant protection policies

Key Themes: Affordability; impact on the development sector.

Considerations: While a good start, existing rental stock is relatively low. For rental replacement policy, consideration of cost of new units is a high priority; cost and impact on existing tenants of purpose-built rental; long-term tenant needs; need to balance encouraging developers to create purpose-built rental and protect tenants. However, City not starting from scratch and can draw from local precedents and other municipalities.

Strategy 4: Create opportunities for gentle density

Key Themes: Good density; affordability (lack); community opposition; opportunities for development community.

Considerations: Access to transit in densifying neighbourhoods; overcoming community opposition will be key to ensuring it's widely adopted; inter-generational living becomes more feasible. To successfully implement this strategy, significant community engagement and education would be required.

Strategy 5: Increase the number of accessible units in Delta

Key Themes: Location; affordability; impact on the development sector.

Considerations: Cost of accessible units may be offloaded onto consumer, though measures can be put in place to address this; affordability of these units is an important consideration; could be incorporated into Inclusionary Zoning policy. Implementation is relatively easy as requirements already exist.

Strategy 6: Pilot pre-zoning in select areas near town centre

Key Themes: Location; density; communications with public; impact on development sector.

Considerations: 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.

Strategy 7: Inclusionary zoning

Key Themes: Affordability; impact on development sector; location.

Considerations: Important to define affordability and priority units; concerns that developers may not want to fully cover costs of affordable units; could be worth linking more strongly to pre-zoning if considered.

Strategy 8: Strengthen partnership and advocate

Key Themes: Partnerships; impact on the development community; political will.

Considerations: Will require ongoing political will to implement; requires ongoing dialogue across the sector; non-profits rely on partnerships to deliver housing.

Housing Action Plan Questionnaire Summary

Overview

A feedback questionnaire was available from November 15 to December 14, 2020 through the Let's Talk Delta platform. A video accompanied the questionnaire and provided an overview of each of the strategies.

The questionnaire had a total of 468 respondents.

Notes:

- Responses from open-ended questions are not included in this summary for brevity.
- Percentages are based on the number of respondents to each question. As respondents were allowed to skip questions and pick multiple answers for select questions, the total respondents to each question varies.
- The bars on each graph show the percentage of respondents that selected each answer.

Demographic Questions

Respondents were asked demographic questions to help us understand who was completing the questionnaire. Figure 1 shows the proportion of respondents from each part of Delta in comparison to the actual distribution of the population in the 2016 census. Figure 2 shows the tenure of respondents. The questionnaire received a higher proportion of responses from homeowners than from renters. It is important to consider that the results may favour homeownership over rentership because of this.

Figure 1. Where Questionnaire Respondents Live (N=468)

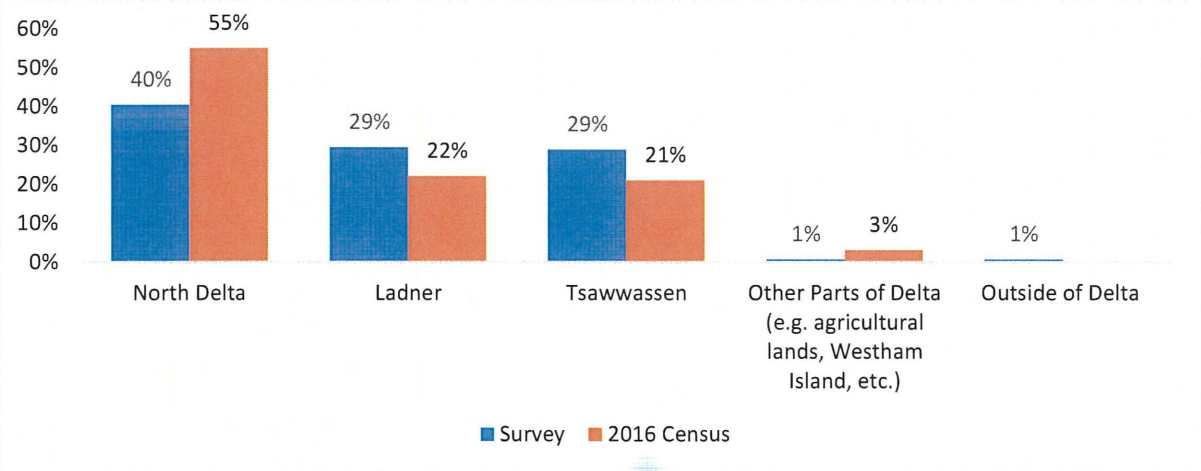
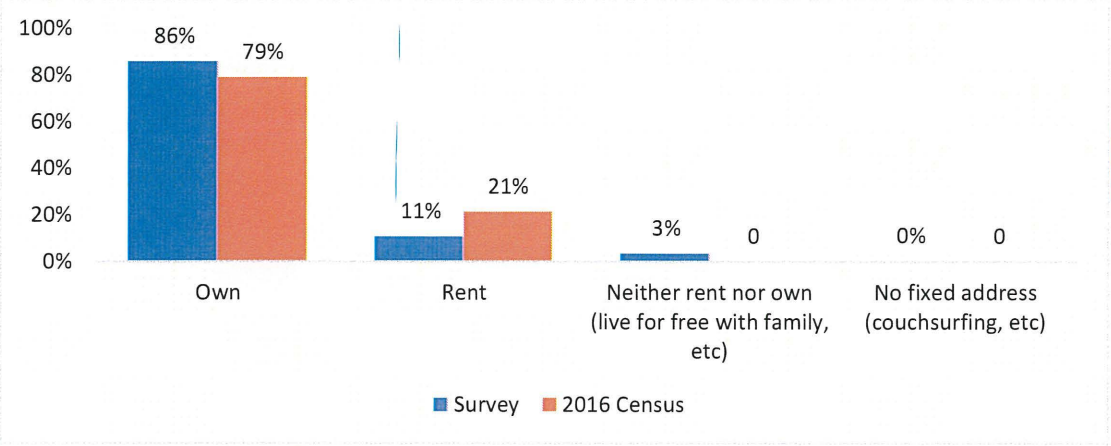


Figure 2 Tenure of Questionnaire Respondents (N=470)



Draft Strategies

- Strategy #1: Promote priority housing through 'sliding scale' incentives.
- Strategy #2: Explore ways to increase land availability for priority housing.
- Strategy #3: Introduce renter protection policies.
- Strategy #4: Create opportunities for gentle density.
- Strategy #5: Increase the number of accessible units in Delta.
- Strategy #6: Pilot pre-zoning in select areas near town centres.
- Strategy #7: Introduce inclusionary zoning policies.

Strategies #1 to #5 build on and expand existing tools Delta has used to address housing issues. Questionnaire respondents were asked to rate how important they felt each of the first five strategies were for Delta and the results are shown in Figure 3. Strategy #6 and #7 are new approaches in Delta and questionnaire respondents were asked how appropriate they felt these tools were for the community; these results are shown in Figure 4. A majority of respondents felt that the strategies are somewhat or very important to addressing Delta's current and future housing needs. Further details on responses for each of the strategies are provided in the next sections. Strategies have subsequently been refined in the framework for the draft Housing Action Plan.

Figure 3 Summary of Ratings – Level of Importance of Strategies

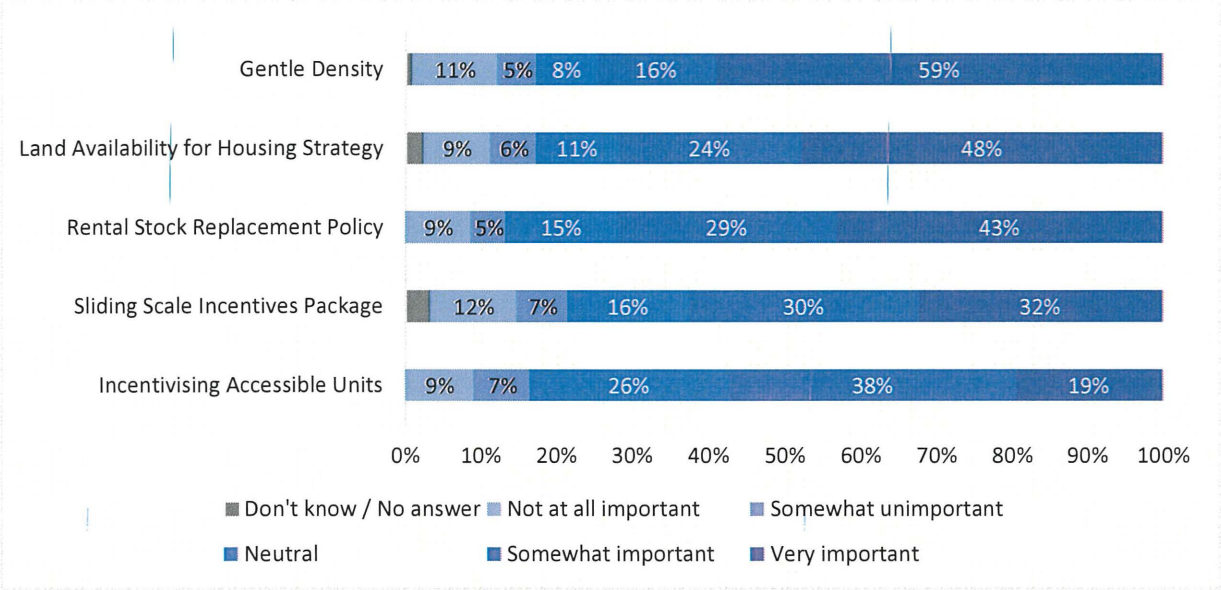
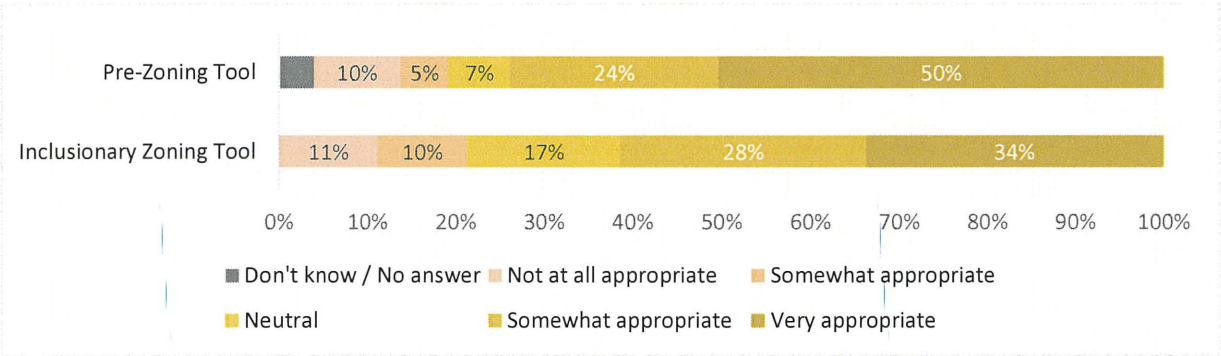


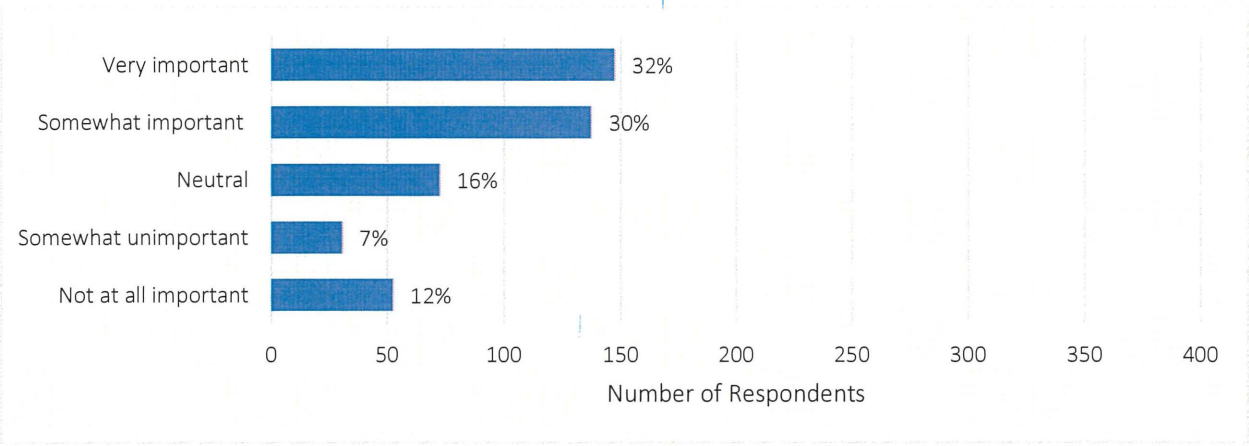
Figure 4 Summary of Ratings - Appropriateness of Pilot Tools



Strategy #1: Promote Priority Housing through 'Sliding Scale' Incentives

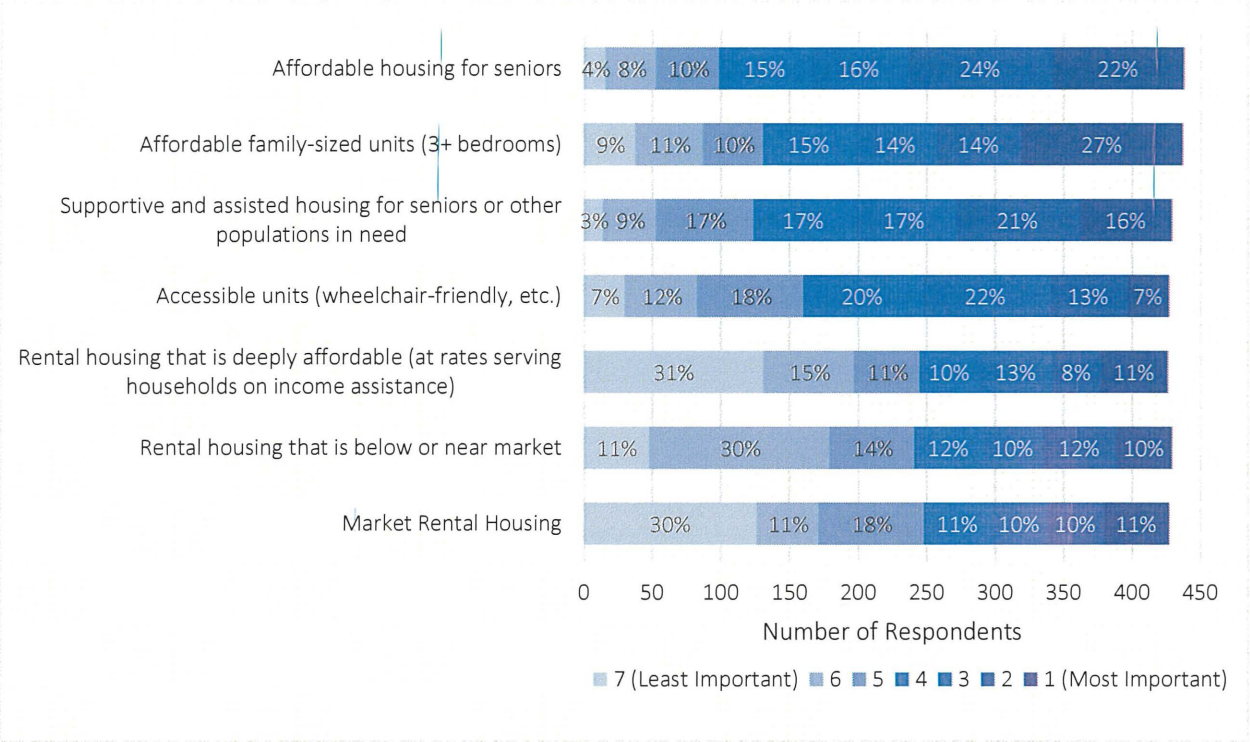
Figure 5 shows how respondents ranked the importance of a sliding scale incentives strategy. 62% of respondents thought that the strategy is somewhat or very important. Sixteen percent of respondents felt neutral and 19% thought it is somewhat unimportant or not at all important.

Figure 5. Importance of A Sliding Scale Incentives Strategy (N=458)



Respondents were asked to rank which housing types they felt should be prioritized in the sliding scale incentives strategy. Generally, respondents ranked affordable housing for seniors, affordable-family sized units, and supportive and assisted housing for seniors or other populations in need as the most important housing types to consider (Figure 6). Rental housing types were ranked lower in priority. However, it is important to note that the questionnaire received a higher proportion of owners than renters and the results may not reflect the high need for rental housing which was found in the 2020 Housing Needs Assessment.

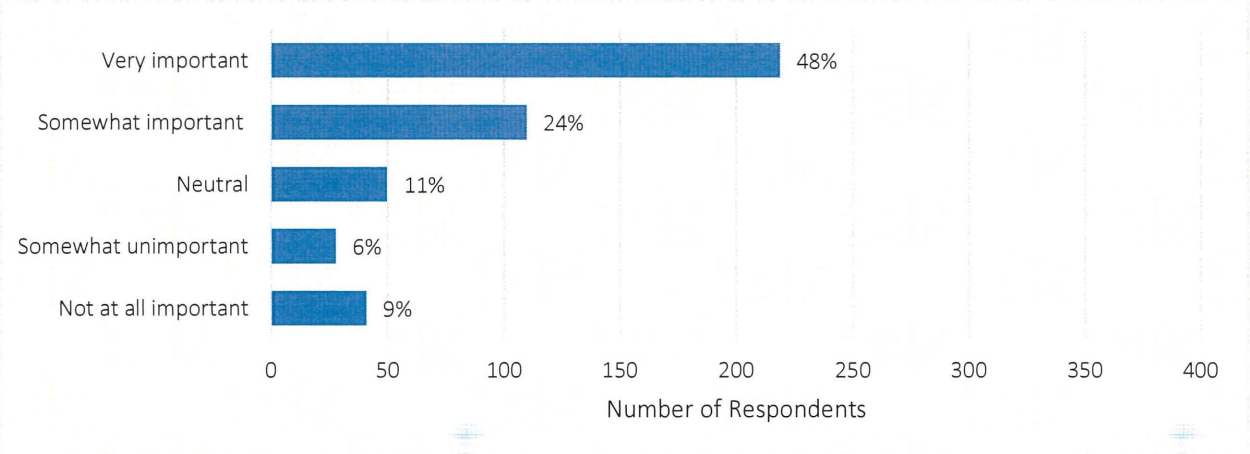
Figure 6. Ranking of Housing Types



Strategy #2: Explore Ways to Increase Land Availability for Priority Housing

Figure 7 shows how respondents ranked the importance of exploring land availability for priority housing. A majority of respondents (72%) thought that the strategy is somewhat or very important. Eleven percent of respondents felt neutral and 15% thought it is somewhat unimportant or not at all important.

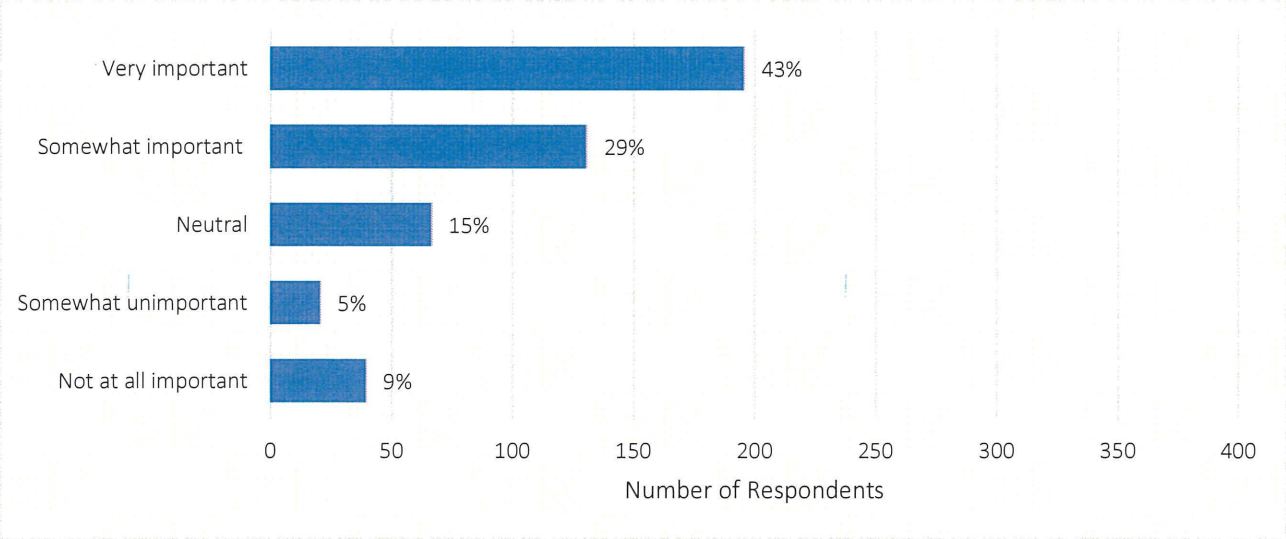
Figure 7. Importance of a Land Availability for Housing Strategy (N=459)



Strategy #3: Introduce Renter Protection Policies

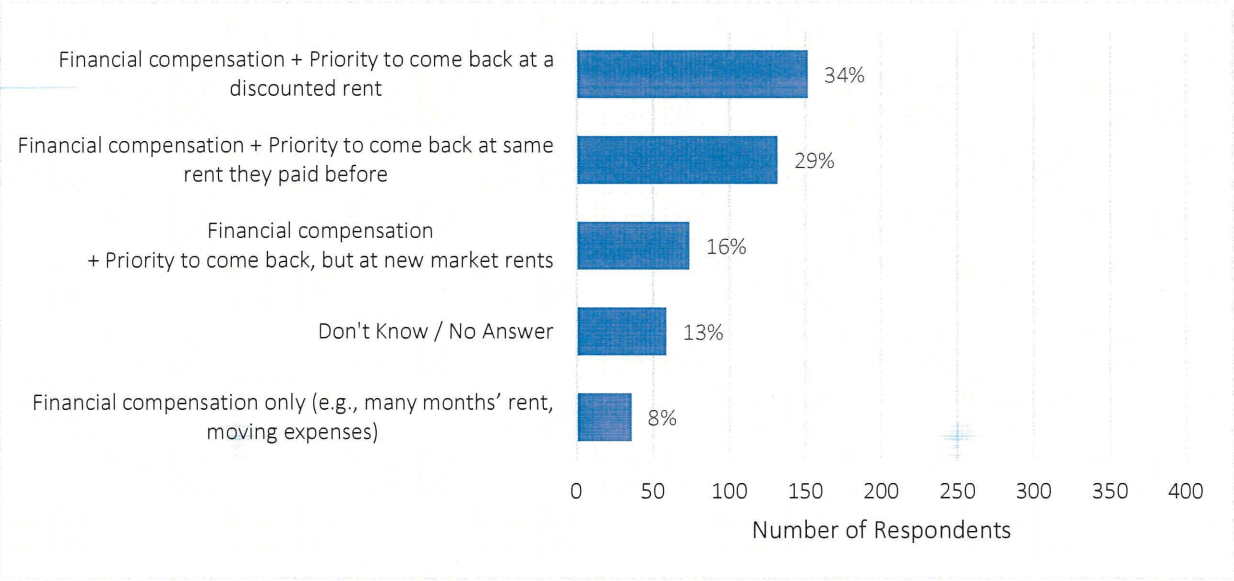
Figure 8 shows how respondents ranked the importance of a rental stock replacement policy. Seventy-two percent of respondents thought that the policy is somewhat or very important. Fifteen percent of respondents felt neutral and 14% thought it is somewhat unimportant or not at all important.

Figure 8. Importance of A Rental Stock Replacement Policy (N=455)



Respondents were asked how long-term renters should be compensated by developers when buildings are being redeveloped (Figure 9). Most respondents said that renters should receive financial compensation with priority to return to the same building at a discounted rent price (34%), the same rent price (29%), or at new market rental prices (16%). Eight percent of respondents said renters should only receive financial compensation.

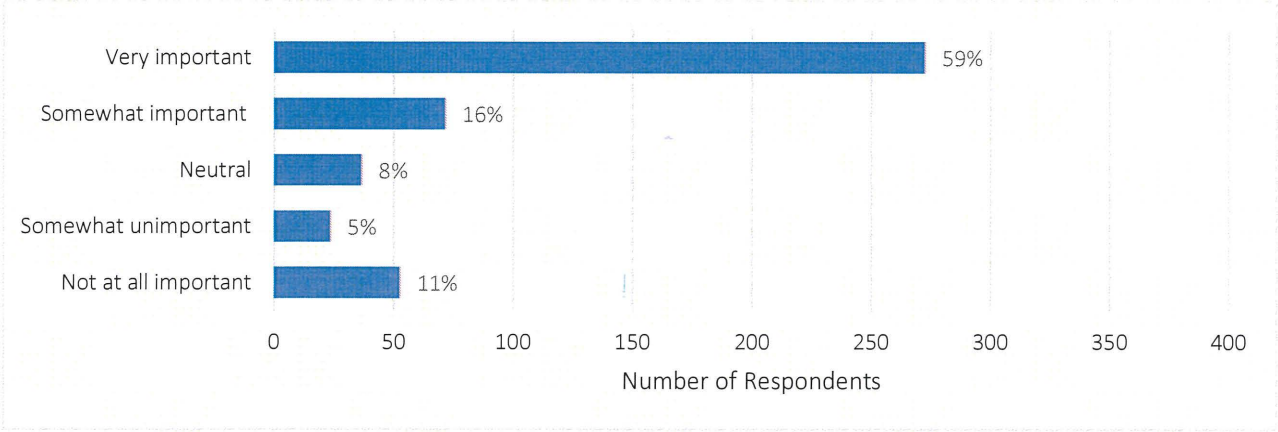
Figure 9. Types of Compensation Policies for Long-term Renters (N=453)



Strategy #4: Create Opportunities for Gentle Density

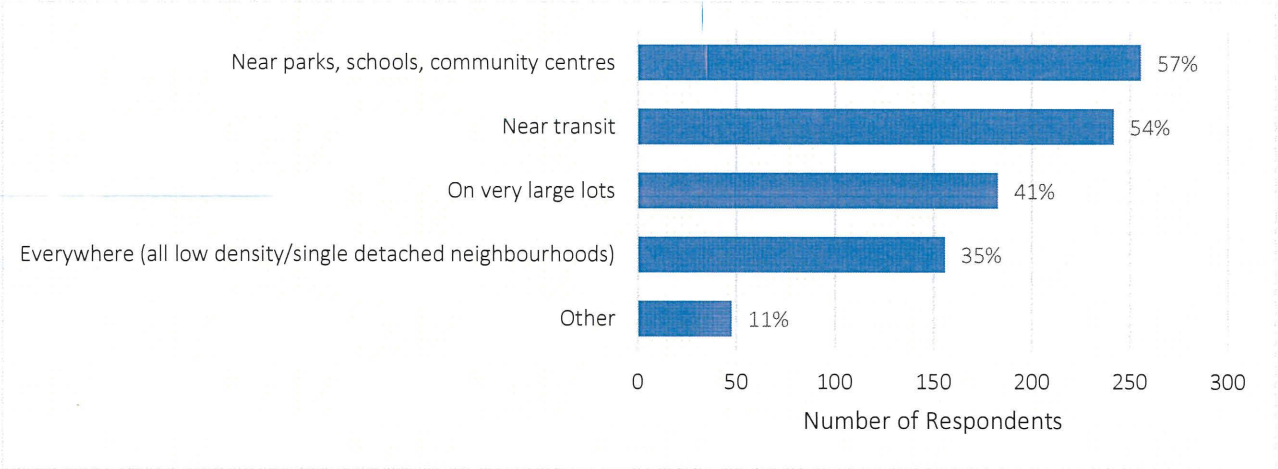
Figure 10 shows how respondents ranked the importance of a gentle density strategy. Seventy-five percent of respondents thought that the strategy is somewhat or very important. Eight percent of respondents felt neutral and 16% of respondents thought it was somewhat unimportant or not at all important.

Figure 10. Importance of A Gentle Density Strategy (N=463)



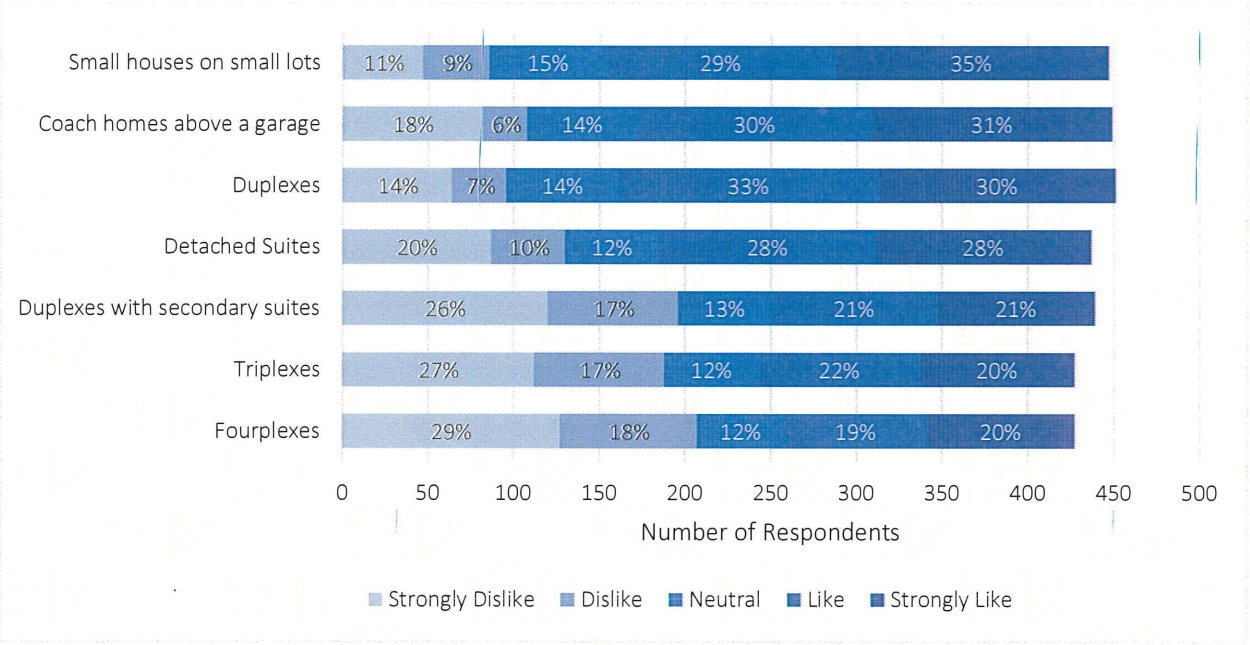
Respondents thought that all low density, single detached neighbourhoods in Delta were suited for gentle density, especially areas near parks, schools, community centres (57%) and transit (54%) (Figure 11).

Figure 11. Areas Suited for Gentle Density (N=451)



Respondents were asked how they would feel about different types homes that would be added for gentle density in their neighbourhoods (Figure 12). Respondents indicated that they liked small homes on small lots, coach homes above a garage, and duplexes. Fourplexes and triplexes were less favourable than other types.

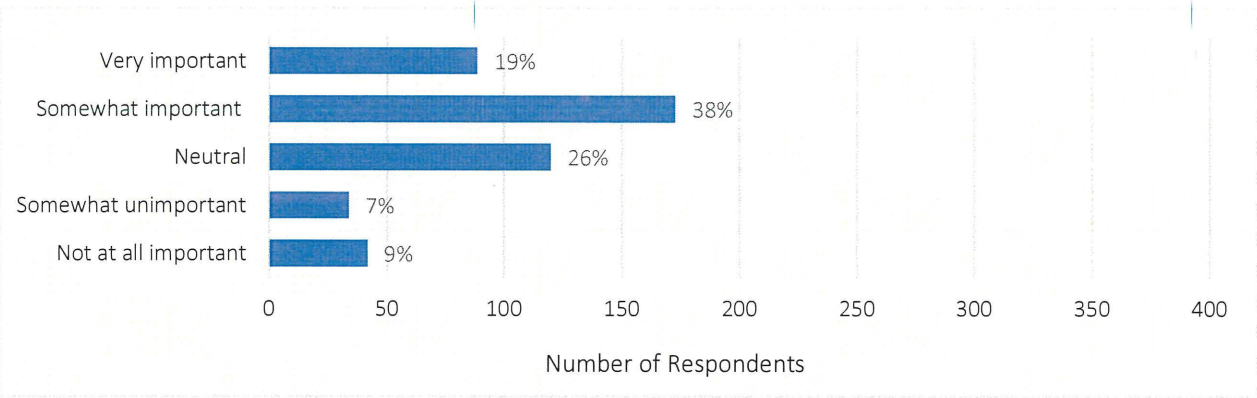
Figure 12. Respondents Preferences of Housing Types Added for Gentle Density



Strategy #5: Increase the Number of Accessible Units in Delta

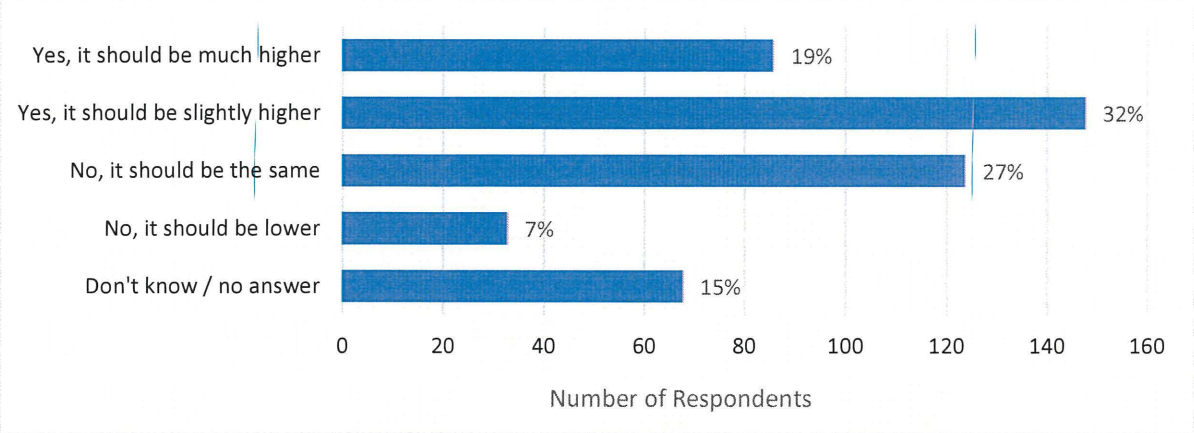
Figure 13 shows how respondents ranked the importance of incentivizing accessible units. Fifty-seven percent of respondents thought that incentives are somewhat or very important. Twenty-six percent of respondents felt neutral and 16% thought that incentives are somewhat unimportant or not at all important.

Figure 13. Importance of Incentivizing Accessible Units (N=458)



Respondents were asked whether they think the City should increase the required percentage of new apartments units that need to be adaptable (Figure 14). Thirty-two percent of respondents felt that the percentage of adaptable units should be slightly higher while 19% felt that it should be much higher. Twenty-seven percent of respondents felt that the requirement should remain at 20%.

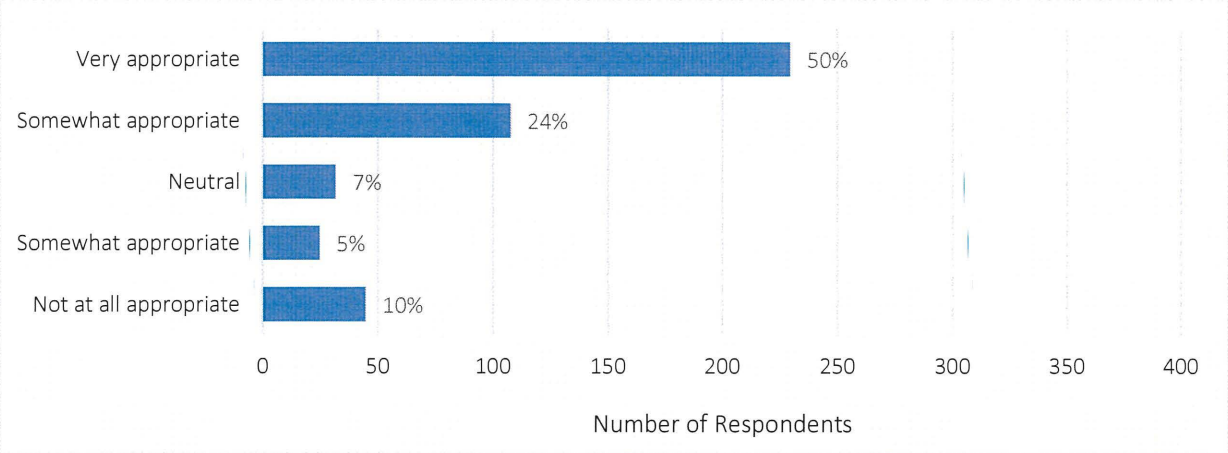
Figure 14. Requirement for New Units to be Adaptable (N=459)



Strategy #6: Pilot Pre-Zoning in Select Areas Near Town Centres

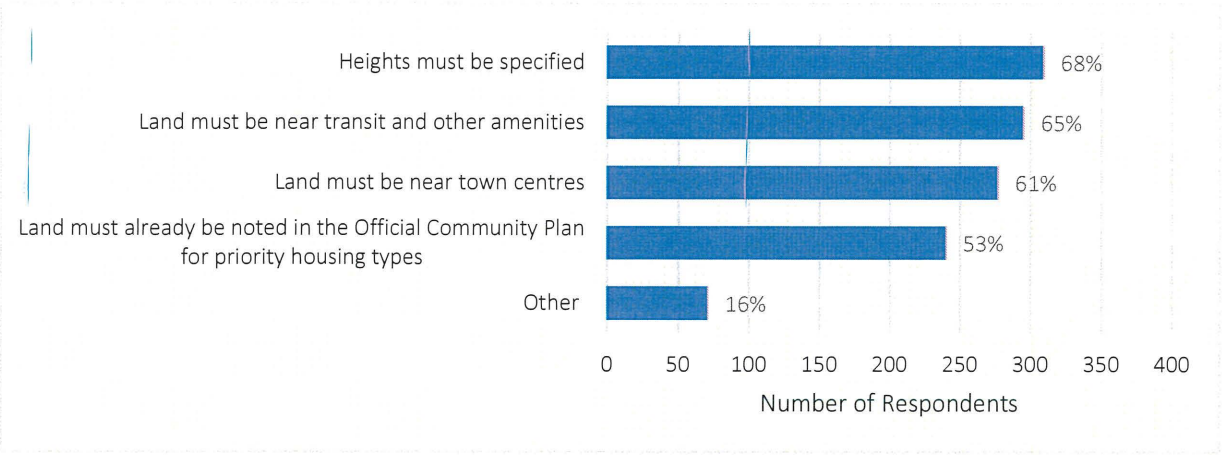
Figure 15 shows how appropriate respondents thought a pre-zoning tool would be for Delta. Most respondents (74%) felt that a pre-zoning tool is somewhat or very appropriate. Fifteen percent of respondents felt that the tool is somewhat or not at all appropriate.

Figure 15. Appropriate Use of Pre-Zoning Tool (N=458)



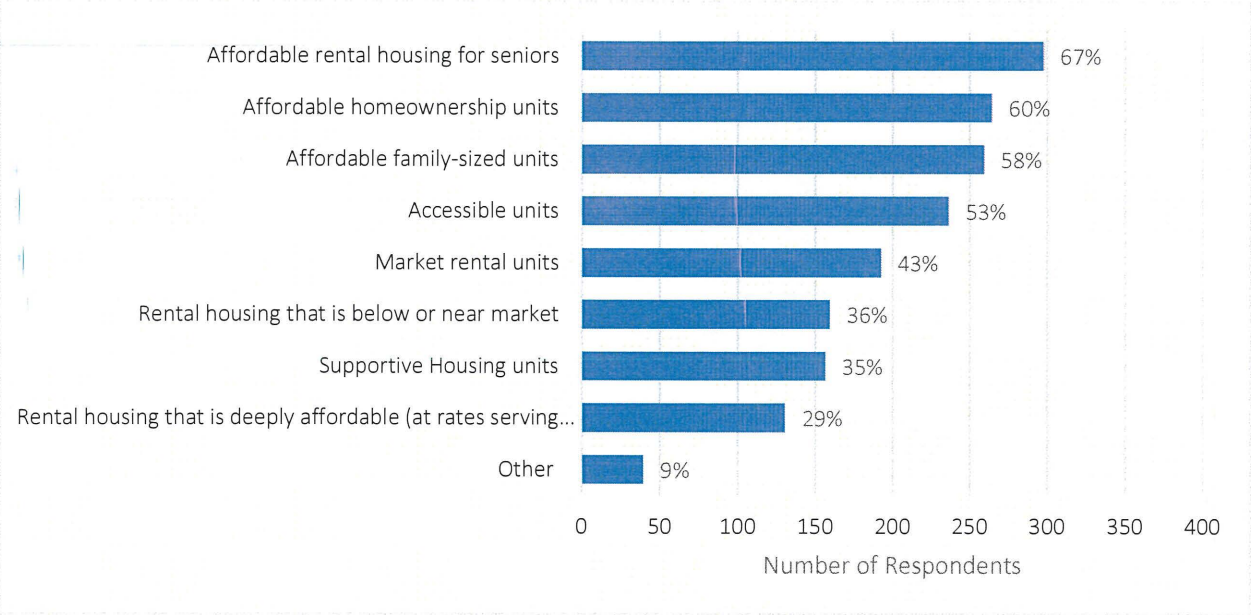
Respondents were asked to select the criteria the City should use to determine areas to pre-zone (Figure 16). Most respondents thought that all criteria listed should be used by the City. Height specification was the most common selection by respondents (68%).

Figure 16. Criteria to Determine Areas to Pre-Zone (N=455)



Respondents were asked to select the types of housing they would like to see encouraged through a pre-zoning pilot project (Figure 17). The top three housing types that respondents selected include affordable rental housing for seniors (67%), affordable homeownership units (60%), and affordable family-sized units (58%).

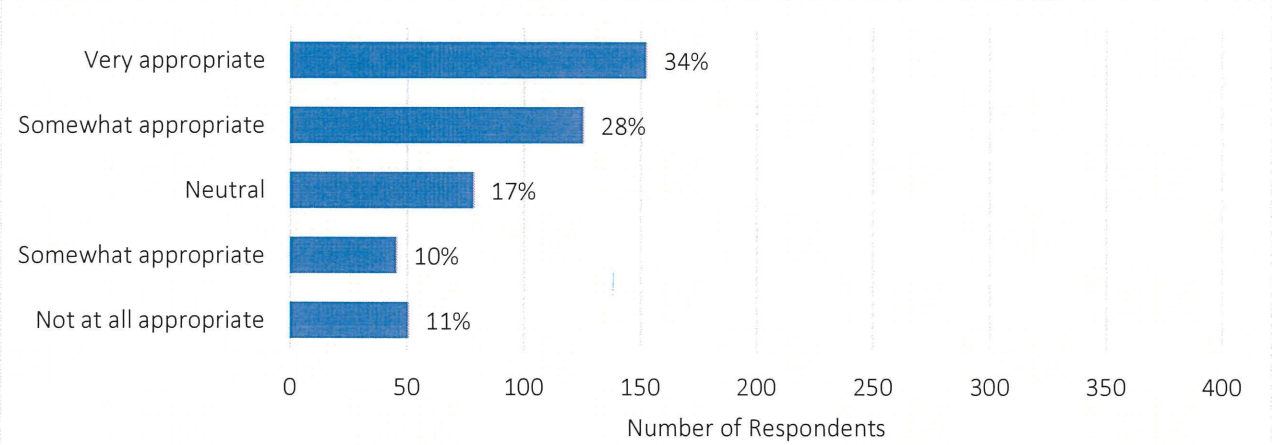
Figure 17. Priority Housing Types that should be Encouraged through a Pilot Project (N=445)



Strategy #7: Introduce Inclusionary Zoning Policies

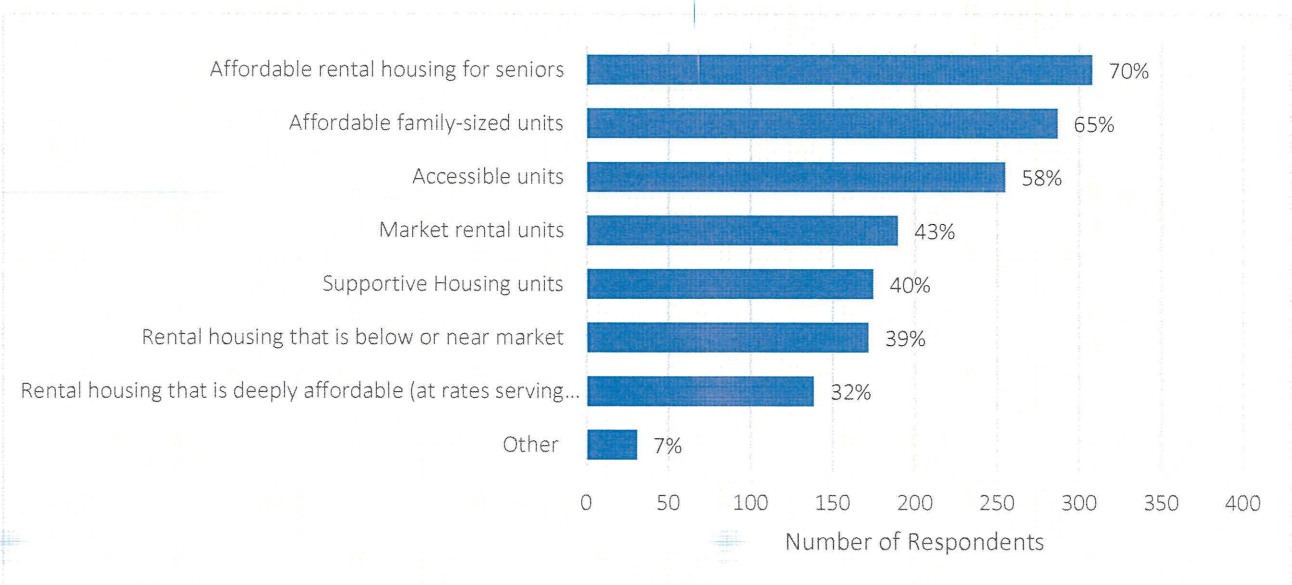
Figure 18 shows how appropriate respondents thought an inclusionary zoning policy tool would be for Delta. Sixty-two percent of respondents felt that the tool is somewhat or very appropriate. Seventeen percent of respondents felt neutral and 21% felt that it is somewhat or not at all appropriate.

Figure 18. Appropriate Use of Inclusionary Zoning Policy Tool (N=455)

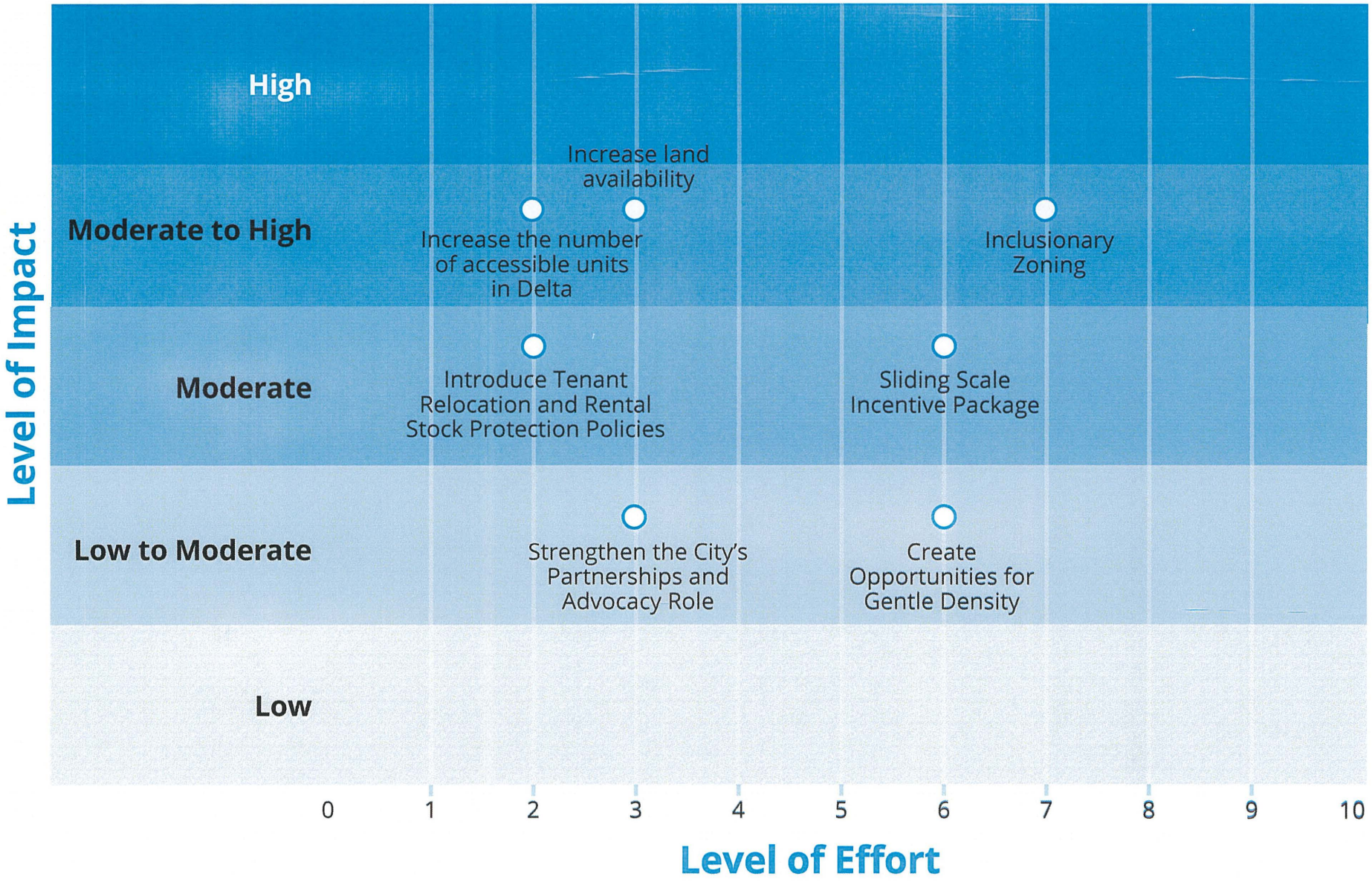


Respondents were asked to select the types of housing they would like to see required in an inclusionary zoning policy (Figure 19). The top three housing types that respondents selected include affordable rental housing for seniors (70%), affordable family-sized units (65%), and accessible units (58%).

Figure 19. Priority Housing Types That Should Be Required in an Inclusionary Zoning Policy (N=440)



Levels of Impact and Effort for Each Strategy



Housing Action Plan - Strategy Timelines

