City of Maple Ridge

COUNCIL WORKSHOP AGENDA
February 9, 2021
11:00 a.m.
Virtual Online Meeting including Council Chambers

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification. The meeting is live streamed and recorded by the City of Maple Ridge.

REMINDER: Council Meeting – February 9, 2021 at 7:00 p.m.

1. APPROVAL OF THE AGENDA

2. ADOPTION OF MINUTES

2.1 Minutes of the January 26, 2021 Council Workshop Meeting

3. PRESENTATIONS AT THE REQUEST OF COUNCIL

4. UNFINISHED AND NEW BUSINESS

4.1 BC Hydro Presentation - Alouette Tunnel Project between Alouette Lake Reservoir and Stave Lake Reservoir

Presentation by BC Hydro pertaining to seismic upgrades to the tunnel between the Alouette Lake Reservoir and Stave Lake Reservoir to ensure the infrastructure can withstand and remain operable following a major (one in 10,000 year) earthquake.

4.2 Housing Needs Assessment: Final Report

Staff report dated February 9, 2021 recommending that the City of Maple Ridge Housing Needs Report be endorsed.

Presentation by Julia Bahen and Jada Basi, CitySpaces Consulting

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30 MINUTE RECESS

4.3 **Community Social Safety Initiative Update**

Staff report dated February 9, 2021 providing an update on the Community Social Safety Initiative (CSSI).

5. CORRESPONDENCE

6. BRIEFING ON OTHER ITEMS OF INTEREST / QUESTIONS FROM COUNCIL

7. MATTERS DEEMED EXPEDIENT

8. NOTICE OF CLOSED COUNCIL MEETING

9. ADJOURNMENT

APPROVED BY: [signature]

DATE: Feb. 4, 2021

PREPARED BY: Erin Mark

DATE: Feb 4/21

CHECKED BY: A Saint

DATE: Feb 4, 2021

City of Maple Ridge

COUNCIL WORKSHOP MINUTES

January 26, 2021

The Minutes of the City Council Meeting held on January 26, 2021 at 11:02 a.m. held virtually and hosted in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	*Appointed Staff*
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Corporate Officer
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	
	Other Staff as Required
	C. Goddard, Director of Planning
	J. Mickleborough, Director of Engineering
	M. Vogel, Computer Support Specialist

These Minutes are posted on the City website at www.mapleridge.ca.

Note: Due to COVID, Councillor Duncan, Councillor Robson, and Councillor Yousef participated virtually. The Mayor chaired the meeting from Council Chambers.

1. *APPROVAL OF THE AGENDA*

R/2021-WS-005
It was moved and seconded

That the agenda of the January 26, 2021 Council Workshop Meeting be approved as circulated.

CARRIED

2. *ADOPTION OF MINUTES*

R/2021-WS-006
It was moved and seconded

That the Council Workshop minutes of January 12, 2021 be adopted as circulated.

CARRIED

3. *PRESENTATIONS AT THE REQUEST OF COUNCIL* - Nil

4. *UNFINISHED AND NEW BUSINESS*

4.1 **Ministry of Transportation and Infrastructure Presentation: Highway 7 Widening – 266 Street to 287 Street**

Staff report dated January 26, 2021 providing information on the Ministry of Transportation and Infrastructure's Highway 7 widening project between 266 Street and 287 Street that is entering a public engagement phase for design works.

The General Manager of Engineering and Operations reviewed the staff report and introduced the project.

Sheila Hui and Adelle Corrado representing the Ministry of Transportation and Infrastructure gave a presentation on the Ministry's project for corridor improvements on Highway 7 from 266 Street to 287 Street. Details on the project including proposed design and considerations, scope and budget, the planned process and work to be carried out along specific sections were provided. The Ministry representatives responded to questions and concerns of Council.

4.2 2020 Citizen Survey Results

Staff report dated January 26, 2021 providing the results of the 2020 Citizen Survey.

The Corporate Support Coordinator introduced the item.

Mary Bacica with Sentis Research gave a presentation on the background and objectives of the citizen survey and the method employed to acquire feedback and survey responses. She provided a summary of the results of the survey and responded to questions from Council.

Note: Councillor Yousef left the meeting at 12:48 p.m. and returned at 12:57 p.m.

4.3 City of Maple Ridge Performance Dashboard

Staff report dated January 26, 2021 providing information on the City of Maple Ridge Performance Dashboard which provides the public near real-time access to performance reporting for services and programs that align with Council's Strategic Plan.

The General Manager of Corporate Services gave a presentation on the City's new performance dashboard, highlighting the objectives of the dashboard, the process to date and next steps. She gave a demonstration of the dashboard and responded to questions from Council.

Note: Councillor Duncan left the meeting at 1:03 pm. and returned at 1:06 pm at the start of the Dashboard demonstration.

Note: The Mayor called for a 30 minute recess at 1:33 pm. The meeting reconvened at 2:10 p.m.

4.4 Maple Ridge Council Procedure Bylaw No. 7700-2021

Staff report dated January 26, 2021 recommending that the attachment to the report titled "Maple Ridge Council Procedure Bylaw No. 7700-2021" be forwarded to the Council Meeting on February 9, 2021.

The Corporate Officer gave a presentation outlining the process involved in the revision of the existing Council Procedure bylaw and noted that the Provincial bylaw template and guidelines were adhered to. She responded to questions from Council.

R/2021-WS-007
It was moved and seconded

That Council Procedure Bylaw No. 7700-2021 be tabled until Council has an opportunity to provide their feedback in writing, staff has had an opportunity to clear out non-procedural items from the Bylaw, and a legal opinion on the entirety of the Bylaw has been obtained.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Meadus,
Councillor Svendsen - OPPOSED

R/2021-WS-008
It was moved and seconded

That Council Procedure Bylaw No. 7700-2021 be referred back to staff to incorporate Council's feedback and be brought back to the February 16, 2021 Committee of the Whole meeting for consideration.

CARRIED

5. *CORRESPONDENCE*

5.1 2021 Census – Statistics Canada

Correspondence received on January 13, 2021 from Statistics Canada notifying Council of the upcoming census taking place in May 2021 and requesting support to increase awareness among residents.

R/2021-WS-009
It was moved and seconded

That correspondence received on January 13, 2021 from Statistics Canada related to the 2021 Census be received into the record as information.

CARRIED

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL* – Nil

7. *MATTERS DEEMED EXPEDIENT* – Nil

8. *NOTICE OF CLOSED COUNCIL MEETING*

R/2021-WS-010
Moved and seconded

That the meeting be closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter as the subject matter being considered relates to the following:

Section 90(1)(a) Personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agenda of the municipality or another position appointed by the municipality.

Section 90(1)(c) Labour relations or employee negotiations.

Section 90(1)(i) The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

9. *ADJOURNMENT* – 3:43 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	February 9, 2021
		FILE NO:	
FROM:	Chief Administrative Officer	**MEETING:**	Workshop

SUBJECT: **Housing Needs Assessment: Final Report**

EXECUTIVE SUMMARY:

The Provincial requirement for local governments to produce a Housing Needs Assessment took effect April 16, 2019. All local governments must collect data, analyze trends and present reports that describe current and anticipated housing needs in their communities by April 2022 and every 5 years after. Due to funding requirements from UBCM, the City of Maple Ridge must submit their Housing Needs Report to the province by the end of February 2021.

Housing Needs Reports are intended to strengthen the ability of local governments to understand what kinds of housing are most needed in their communities and help inform local plans, policies and development decisions. While this is the first housing needs report as per provincial legislation, the Housing Needs Report (Appendix A) builds on a foundation of housing policy, regulations, specific topic studies, and community engagement around housing that has been completed in Maple Ridge over the past 10 years. The Housing Needs Report is intended to provide an understanding of current and anticipated housing needs within Maple Ridge.

The Housing Needs Report (Appendix A) identifies key housing trends for the City as well as provides housing unit projections, by bedroom type, as required under the *Local Government Act* and Housing Needs Report Regulation. The appendices included in the Housing Needs Report (Appendix A) provide additional details regarding the City's demographic trends, labour force data, as well as rental housing and homeownership indicators.

The results of the Housing Needs Assessment and Report align with earlier work completed for the City's Housing Action Plan (2014 / 2015). Recent data reaffirms the objectives and policy direction of the City's Official Community Plan, Housing Action Plan as well as 2021 Planning Department Work Plan. This report outlines the Housing Needs Report (Appendix A) that meets the provincial requirement for Council endorsement.

UBCM has approved funding of $50,000 for the Housing Needs Assessment Report. The City received a partial payment (50%) in early 2020 and the remaining payment (50%) will be paid following a satisfactory final report and financial summary submitted to UBCM. One consideration of the funding is that the final Housing Needs Report be provided to UBCM by the end of February 2021.

RECOMMENDATION:

That the City of Maple Ridge Housing Needs Report be endorsed.

4.2

1.0 BACKGROUND:

1.1. Housing Needs Assessment Program Overview

The Provincial requirement for local governments to produce a Housing Needs Assessment took effect April 16, 2019. All local governments must collect data, analyze trends and present reports that describe current and anticipated housing needs in their communities by April 2022 and every 5 years after. A Housing Needs Report is intended to strengthen the ability of local governments to understand what kinds of housing are most needed in their communities and help inform local plans, policies and development decisions. Housing needs reports are required to contain the following, based on an analysis of the information collected:

- Statements about key areas of local need, including affordable housing, rental housing, special needs housing, seniors housing, family housing, and shelters and housing for people at risk of homelessness;
- The number of housing units required to meet current and anticipated housing needs for at least the next five years, by housing type. Housing 'type' is defined as dwelling size (number of bedrooms); and
- The number and percentage of households in core housing need and extreme core housing need.

The intent of the Housing Needs Report is to provide an easily-comparable snapshot of housing needs in each jurisdiction. It provides space for local governments to identify other housing issues or needs that are not captured elsewhere.

Once complete, the Province requires that the Housing Needs Report must be received at a public Council meeting and be made publicly accessible on the City's website. As stated above, the Housing Needs Report must be completed by April 2022 and every 5 years after. Due to funding requirements from UBCM, the City of Maple Ridge must submit their Housing Needs Report to the province by the end of February 2021.

1.2. Work Completed To Date

On September 10, 2019, staff were directed to submit a grant application to UBCM to undertake a Housing Needs Assessment, in consultation with community residents, stakeholders and neighbouring First Nations.

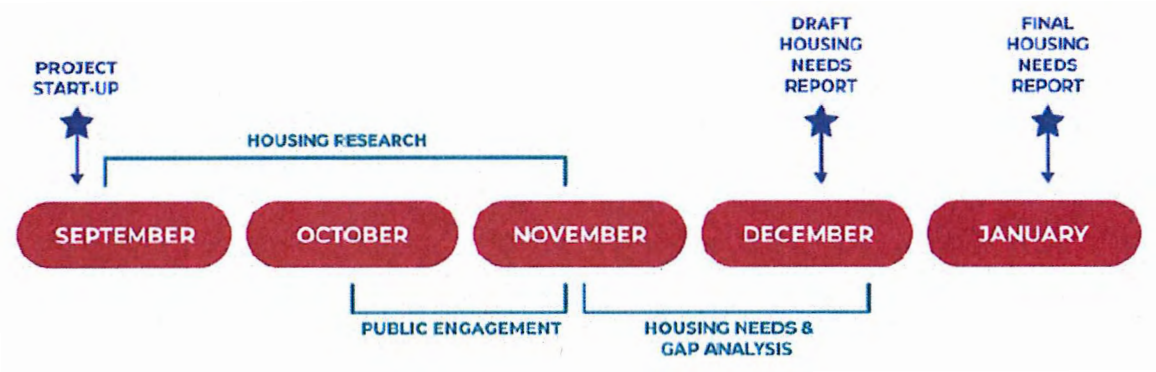
In November 2019, staff submitted the City's Housing Needs Reports Grant Application request to UBCM, with letters of support from BC Housing, Maple Ridge – Pitt Meadows – Katzie Community Network and the Ridge Meadows Seniors Society. Funding results were announced in early 2020. **One consideration of the funding is that the final Housing Needs Report be provided to UBCM by the end of February 2021.**

The City of Maple Ridge retained CitySpaces Consulting to complete a Housing Needs Report in accordance with Provincial requirements, as outlined in the *Local Government Act* and Housing Needs Report Regulation.

The project timeline spanned five months, as indicated in Figure 1 (see following page). Initial project stages focused on data analysis and public engagement. With the majority of data collection having been completed by Metro Vancouver, this process focused on developing household affordability profiles to demonstrate the unique housing challenges facing existing and potential Maple Ridge residents. In October and November 2020, multiple opportunities were provided for stakeholder

consultation and community engagement. For a detailed summary of consultation initiatives, refer to the Engagement Summary Report included as an appendix to the Housing Needs Report (Appendix A).

Figure 1 – Project Timeline



2.0 Housing Needs Report

The Housing Needs Report (Appendix A) identifies the following key trends reflecting the demographic and labour force dynamics in Maple Ridge:

- Maple Ridge has experienced significant growth in recent decades. The five-year population forecasts completed by Metro Vancouver indicate population will continue to increase, yet at a lesser rate than previous trends and below the anticipated level of growth in the region.
- Maple Ridge has historically been an appealing municipality for younger families with more affordable house prices compared to other communities in Metro Vancouver. Similar to many communities across British Columbia, the average resident in Maple Ridge is getting older. With a growing population of senior residents, the proportion of younger residents is expected to decline but remain above the regional average.
- Median household income is above regional averages, yet housing affordability challenges persist, particularly for renter households. There is a growing disconnect between what is available and what is affordable to local residents.
- While Maple Ridge has the most affordable residential real estate in Metro Vancouver, the benchmark price of a single-detached home has risen substantially in recent years and is increasingly out-of-reach for median-income earning households.
- Currently, there is a disproportionate number of renter households in core and extreme core housing need, low rental vacancies, aging rental housing, and limited family-friendly rental units in Maple Ridge. With minimal rental housing built over the last thirty years, coupled with increases in average rents, it is becoming more challenging for low-income households to find affordable rental housing.

The Housing Needs Report (Appendix A) also provides housing unit projections, by bedroom type, as required under the *Local Government Act* and Housing Needs Report Regulation. The appendices included in the Housing Needs Report (Appendix A) provide additional details regarding the City's demographic trends, labour force data, as well as rental housing and homeownership indicators.

The City's Housing Needs Report identifies the housing gaps as they relate to the need for more non-market rental housing, higher-barrier supportive housing, accessible housing, as well as a greater diversity of housing forms.

Based on the data analysis and public engagement, a number of summary statements were developed that describe the current and anticipated needs for a number of demographics within the community. These focus on rental housing, special needs housing, seniors housing, housing for families and shelter for people experiencing homelessness and housing for people at risk-of homelessness.

In order to augment the quantitative data available through Statistics Canada, as compiled by Metro Vancouver, the consultants conducted an affordability analysis "snapshot" for four different household types. These household types were determined based on stakeholder consultation and discussion with the City of Maple Ridge. Each example illustrates a different housing experience and highlights the diverse challenges that may be experienced when trying to secure affordable, suitable, and adequate housing. The affordability analysis includes examples that relate to rental housing and homeownership.

3.0 Strategic Alignment:

As part of the City of Maple Ridge Strategic Plan 2019 – 2022, under its Growth theme, the implementation of strategic plans related to local infrastructure and the economy is identified as a key priority of Council.

The results of the Housing Needs Assessment and Report align with earlier work completed for the City's Housing Action Plan (2014 / 2015), which at the time identified 4 key housing issues and gaps: Affordable Homeownership, Market Rental Housing, Seniors Housing and Non-market & Special Needs Housing. Recent data reaffirms the objectives and policy direction of the City's Official Community Plan, Housing Action Plan and 2021 Planning Department Work Plan, as it relates to housing issues and initiatives.

4.0 Policy Implications:

The City's Official Community Plan, Housing Action Plan (HAP) and Social Housing Plan establishes as a key goal, the creation of community capacity to innovate and improve access and opportunity for affordable housing and housing choice in Maple Ridge.

5.0 Interdepartmental Implications:

The Planning and Parks, Recreation & Culture Departments continue to collaborate on research and policy matters to help foster greater affordable housing in Maple Ridge. Other interdepartmental efforts to create greater housing choice and offer more affordable, rental, and special needs housing options are ongoing.

6.0 Financial Implications:

UBCM has approved funding for the Housing Needs Assessment Report. The City received a partial payment (50%) in early 2020 and the remaining payment (50%) will be paid following a satisfactory final report and financial summary submitted to UBCM. **One consideration of the funding is that the final Housing Needs Report be provided to UBCM by the end of February 2021.** The Housing Needs Assessment formed a part of the 2020 Workplan and the Final Report brings this item to a close.

CONCLUSION:

Housing Needs Reports are intended to strengthen the ability of local governments to understand what kinds of housing are most needed in their communities and help inform local plans, policies and development decisions. This report outlines the Housing Needs Report (Appendix A) that meets the provincial requirement for Council endorsement.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP**
Planner 2

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning and Development

"Original signed by Al Horsman"

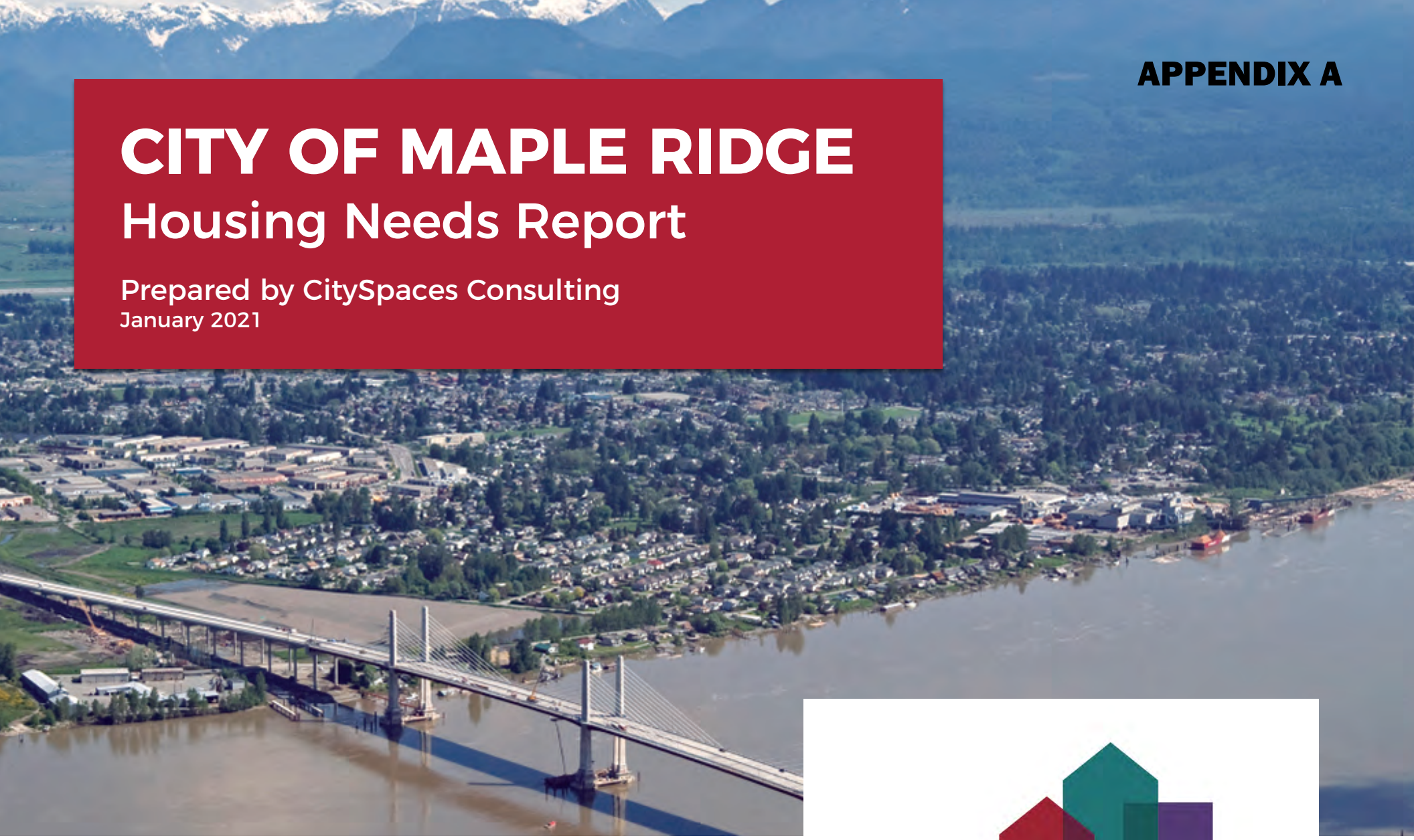
Concurrence: **Al Horsman**
Chief Administrative Officer

Appendix A: City of Maple Ridge Housing Needs Report

APPENDIX A

CITY OF MAPLE RIDGE
Housing Needs Report

Prepared by CitySpaces Consulting
January 2021



MAPLE RIDGE
British Columbia

MAPLE RIDGE
Housing Needs Assessment

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Appendix 1.1: Housing Needs Report Summary

Appendix 1.2: Engagement Summary Report

Appendix 1.3: Information Collection

Executive Summary

In 2020, the City of Maple Ridge retained CitySpaces Consulting to complete a Housing Needs Report in accordance with Provincial legislation. While this is the first housing needs report as per this legislation, this report builds on a foundation of housing policy, regulations, specific topic studies, and community engagement around housing that has been conducted in Maple Ridge over the past 10 years. This report is intended to provide an understanding of current and anticipated housing needs within Maple Ridge. This report forms Part II of the Housing Needs Report. Part I: Information Collection was completed by Metro Vancouver and forms Appendix 1.3 to this report. Key trends are summarized below:

- Maple Ridge has experienced significant growth in recent decades. The five-year population forecasts completed by Metro Vancouver indicate **population will continue to increase**, yet at a lesser rate than previous trends and below the anticipated level of growth in the region.
- Maple Ridge has historically been an appealing municipality for younger families, with lower housing costs than other communities in Metro Vancouver. Similar to many communities across British Columbia, **the average resident in Maple Ridge is getting older**. With an aging population, the **proportion of younger residents is expected to decline**, but will remain above the regional average.
- Median household income is above regional averages, yet housing affordability challenges persist, particularly for renter households. There is a **growing disconnect between what is available and what is affordable to local residents**.
- While Maple Ridge has the lowest housing prices in Metro Vancouver, the benchmark price of a **single-detached home has risen substantially in recent years and is increasingly out-of-reach for median-income earning households.**
- In Maple Ridge, there is a **disproportionate number of renter households in core and extreme core housing need, low rental vacancies, aging rental housing, and limited family-friendly rental units**. With minimal rental housing

construction over the last thirty years and increases in average rents, it is becoming more challenging for low-income households to find affordable rental housing.

Introduction

This Housing Needs Report (HNR) provides an understanding of the populations most challenged to afford suitable and adequate housing in Maple Ridge, as well as best practices employed by other municipalities to address different housing issues. As of April 16th, 2019, local governments are required to collect data, analyze trends, and present reports that describe current and anticipated housing needs. This HNR fulfills the legislative requirements outlined in the *Local Government Act* (mainly Part 14) and Housing Needs Report Regulation.

Quantitative data highlighted in this report is summarized in Appendix 1.3: Information Collection – Metro Vancouver's Community and Housing Profile for the City of Maple Ridge. Research sources include 2006, 2011, and 2016 Census counts in Canada; Canada Mortgage and Housing Corporation (CMHC); BC Stats; BC Housing; Real Estate Board of Greater Vancouver; BC Assessment; and City of Maple Ridge. Metro Vancouver compiled this information and prepared the report attached as Appendix 1.3.

Further to the quantitative data collection, there were opportunities for stakeholders to provide their insights and comments on housing in Maple Ridge. In November 2020, stakeholder consultation was completed with representatives from social service organizations, non-profit housing providers, developers, realtors, and local government representatives. In addition to stakeholder consultation, the public was engaged through two platforms – a housing needs survey and a virtual open house. These opportunities provided the project team with valuable feedback that has helped inform key findings identified in this report.

The findings of this report will help provide Council and staff with a better understanding of Maple Ridge's housing needs and gaps and outline opportunities and focus areas for development decisions and policy formulation. Building on a framework established in the 2014 Housing Action Plan, the City of Maple Ridge is well-positioned to enact new policy, and advocate to other levels of government for further assistance. Recent housing initiatives related to

Community Amenity Contributions, Regulatory and Infill Measures, Secondary Suites and Detached Garden Suites, and Rental Housing provide a strong foundation for change and outline a path forward for Council. This HNR complements that work by providing a detailed examination of current and projected housing need, setting the stage for continued progress on key housing issues.

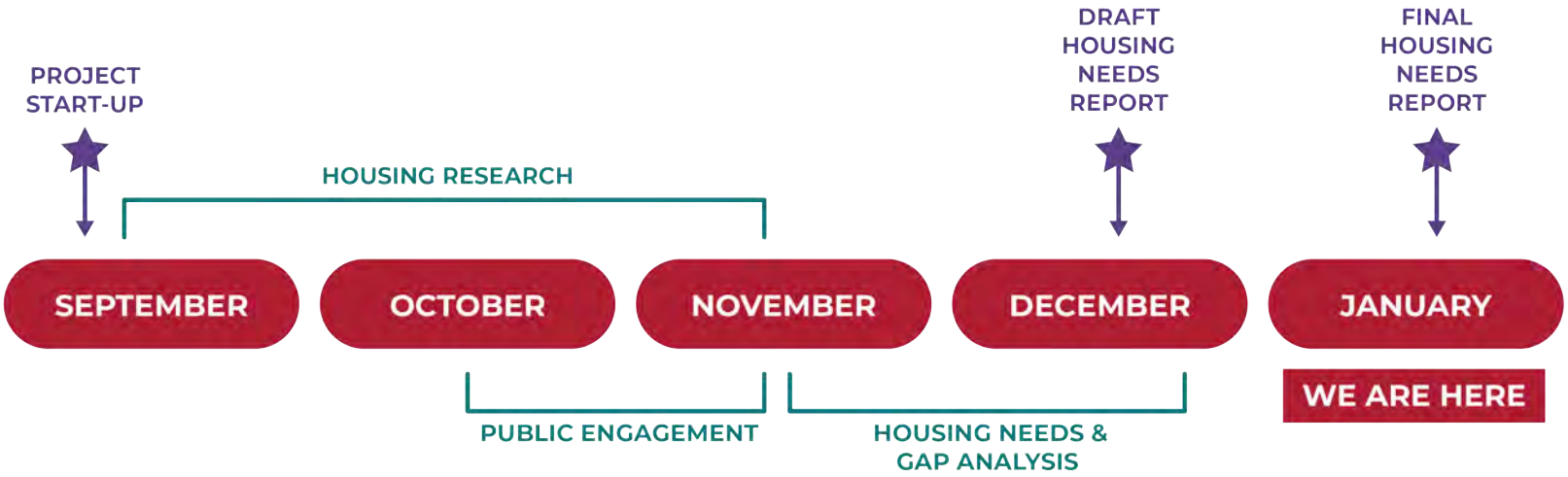
Process Overview

The project timeline spans five months, as indicated in Figure 1 (on next page). Initial project stages focused on data analysis and public engagement. With the majority of data collection having been completed by Metro Vancouver, this process focused on developing household affordability profiles to demonstrate the unique housing challenges facing existing and potential Maple Ridge residents. In October and November 2020, multiple opportunities were provided for stakeholder consultation and community engagement, as indicated below. For a detailed summary of consultation initiatives, refer to Appendix 1.2: Engagement Summary Report.

- **Maple Ridge Community Associations Virtual Workshop:** A virtual workshop in November 2020. This session was well-attended by representatives from social service organizations and non-profit agencies. Participants provided their thoughts on who needs housing in Maple Ridge, what's missing, and what is needed to make housing work for Maple Ridge residents. This session focused on the challenges facing seniors in Maple Ridge.
- **Maple Ridge Development Community Virtual Workshop:** A virtual workshop was well-attended by representatives from the development and real estate sector. Participants provided their thoughts on who needs housing in Maple Ridge, what forms of housing are missing in Maple Ridge, and what is needed to provide more housing to suit resident preferences. This session focused on the relative affordability of Maple Ridge compared to other Metro Vancouver municipalities.
- **Housing Needs Survey:** The housing needs survey was available online for four weeks and received a total of 287 responses. Maple Ridge staff coordinated survey promotion through the City's various social media channels and provided hard-copy surveys to community organizations.

- **Virtual Open House:** A virtual open house with display boards was hosted in late November 2020. A total of 6 residents attended the Open House, allowing for in-depth conversation about housing issues and trends.
- **Municipal Advisory Committee on Accessibility & Inclusiveness (MACAI) Presentation:** Preliminary project findings were presented to MACAI on November 19th, 2020. This session provided an opportunity for committee members to ask questions and learn more about the Housing Needs Report process.
- **Stakeholder Interviews:** Stakeholder interviews were conducted to learn more about the challenges affecting persons experiencing homelessness as well as housing needs in neighbouring municipalities.
  - **Maple Ridge Non-Profit Organizations:** Stakeholder interviews were conducted with representatives from several non-profits in Maple Ridge that work with people experiencing homelessness. These discussions provided further context around housing gaps and challenges that have emerged since the onset of COVID-19 in March 2020.
  - **Neighbouring Municipalities:** The Interviews with the District of Mission and the City of Pitt Meadows were completed to learn more about housing issues in their communities and key takeaways that may be useful for the Maple Ridge context.

Figure 1: Project Timeline



Housing Network

The Housing Network, illustrated in Figure 2, is a concept that demonstrates the full range of types and tenures of housing, including seasonal shelters and homeownership. As an illustration, the Network has two purposes — to provide readers with an "at-a-glance" look at the different kinds of housing that comprise a complete community and as a tool to identify gaps in the housing market. The Network has been envisioned to supplement the concept of a Housing Continuum, as the linear nature of a continuum may assume upward mobility is desirable. The Network reflects the diversity of choice that is needed to support changing life circumstances; households can move around the Network as needed — there is no determined pathway and no desired end goal.

Figure 2: The Housing Network

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

NON-MARKET HOUSING

The non-market part of the Network includes emergency accommodation (shelters and safe houses for women and children fleeing violence), and transitional and supportive housing; all of which represent temporary and less secure housing situations. These housing forms typically include the greatest level of support services and require the most public funding. In Maple Ridge,

individuals in crisis (e.g., experiencing homelessness, fleeing abuse) typically access services through the following organizations:

- **Salvation Army**: The Salvation Army Ridge Meadows Ministries operates an Emergency Shelter Program that includes 30 beds for individual adults (19+); 8 for women, and 22 for men. There is also an Emergency Weather Shelter located at 22239 Lougheed Highway, Maple Ridge. This facility is open only during extreme weather such as temperatures below 0 Celsius and large falls of snow and/or rain.
- **RainCity Housing**: The Clinical Case Management Team works in Maple Ridge and Pitt Meadows, and the work done to re-house persons experiencing homelessness is completed on an outreach basis. The team locates places to live that are slightly more affordable, as well as builds and maintains relationships with landlords. Self-determination and choice are at the centre of all interactions and decisions of this Housing First team.
- **Coast Mental Health**: Coast Mental Health runs three supportive housing programs in Maple Ridge, two of which are new temporary low-barrier[1] modular projects (i.e., Royal Crescent and Garibaldi Ridge). The third building – Alouette Heights – was previously operated by Alouette Home Start Society and provides low-barrier housing with supports to people experiencing homelessness.
- **Alouette Addictions**: Alouette Addictions provides outreach services, counselling, and substance use treatment programs for people in Maple Ridge who are active in their addictions.
- **Fraser River Indigenous Society**: Fraser River Indigenous Society has multiple programs in place – family support groups, early years programs, and a homeless outreach team that works with urban Indigenous people experiencing homelessness in Maple Ridge and Pitt Meadows to find housing.
- **Cythera Transition House:** Cythera Transition House provides emergency accommodation to women and children fleeing abuse in Maple Ridge, Pitt Meadows, and Katzie First Nation.

[1] Low-barrier housing has few requirements for entry in an effort to allow more people to access services. Shelters and supportive housing operated from a low-barrier perspective can mean that people are not required to be sober, compliant with mental health or addiction treatment plans, or agree to participate in programs to receive services and housing support.

Coast Mental Health runs three low-barrier supportive housing projects in Maple Ridge that are accessible to residents experiencing homelessness. Stakeholders indicated there is a need for additional supportive housing of a higher barrier[2] model for residents ready to move on from lower barrier options, but who still require supports because of mental health challenges or other factors.

MARKET HOUSING

On the market side of the Network, rent supplements form a bridge between non-market and market housing, with government assistance provided to individuals renting in the private market. In 2020, there were 571 rent supplements provided to seniors and families in the private market. The remaining tenures include rental and ownership housing forms available through the private market without any public subsidy. It is important to note that each source of supply is interrelated, and constraints in any one supply type will impact others. As residents downsize from single-detached homes to meet their changing needs, this drives demand for market-rate apartments, which squeezes moderate-income earners out of market ownership and into rental options. As rents increase, low-income residents are likely to struggle to afford the average cost of market rental housing, which contributes to increased demand for non-market housing, or rent supplements.

With regards to market housing, moderate-income households (e.g., seniors looking to downsize) may be challenged to find accessible and affordable housing options in Maple Ridge and may consider moving elsewhere. First-time home buyers looking to enter the market may also be challenged to do so, as the cost of homeownership has increased while median incomes have remained relatively constant. Townhouses and apartments may be a more feasible option than single-detached homes, as further demonstrated in the affordability profiles section.

[2] High-barrier housing has a number of requirements for entry, such as sobriety.

Who Does What?

There are many factors that have contributed to the current housing situation that are outside the influence of local governments. In order to focus City resources efficiently, a framework is proposed to guide future implementation. While the City plays an important role in facilitating development and community change, it cannot immediately or independently address every housing need and issue. In order to successfully address housing needs and gaps, other partners and groups will have a role to play, and in some instances lead initiatives. Private market developers, non-profit housing providers, senior levels of government, other agencies, as well as education and awareness campaigns are critical to success.

Federal Government

The federal government provides mortgage insurance to homeowners through the Canada Mortgage and Housing Corporation (CMHC) and sets the rules and requirements for government-backed mortgage insurance. They also implement a variety of programs, including the provision of capital funding and operational assistance for non-market housing. The release of the National Housing Strategy in 2017 and recent funding announcements demonstrate a renewed commitment towards housing and homelessness by the Canadian government.

Provincial Government

The legislated responsibility for housing falls on the provincial government. As such, much of the legislation that impacts land use and housing is under provincial jurisdiction. In addition to a directly managed portfolio, the Province also provides funding and support to non-profits to build and operate emergency shelters and safe houses as well as transitional, supported and independent non-market housing. It also funds several rent supplement programs to assist lower income individuals and households to access market housing. Recent announcements by the provincial government will lead to the introduction of a number of new tools, regulations, and capital/operating investment dollars and is expected to contribute to the creation of a large number of rental and affordable housing units in BC in the coming decade.

Regional Government

Regional governments provide a general framework for growth and land use in the region, often with an emphasis on concentrating growth in the urban centres. Affordable housing policy and practice should also align with the regional government's own housing plans and policies. Metro Vancouver's Regional Growth Strategy and Regional Affordable Housing Strategy outline objectives, policies and actions for member municipalities to work together to address regional housing needs.

Municipalities

Municipalities are the agents responsible for land use decisions and development approvals that lead to the housing forms that make up their communities. Municipalities have a critical role to play in approving development and creating policies and strategies that target local housing conditions and increasingly, municipalities can play a more active role in providing and facilitating affordable housing. This may include fiscal measures, such as the use of municipal land, direct funding, and waiving fees and charges; policies and regulations that support the development of affordable housing; education, advocacy and research on local affordability issues; and, occasionally, the direct provision of affordable housing either through a civic department or agency, such as a municipal housing authority.

Private Sector

This sector includes landowners, developers, builders, investors, and landlords, and is responsible for the development, construction, and management of a range of housing forms and tenures, including ownership and rental. The private sector has been increasingly involved in delivering the rental supply, with a large proportion of rental housing comprising of secondary suites and condominiums rented through the secondary rental market.

Non-Profit Sector

The non-profit housing sector creates and manages housing units that rent at low-end or below market rates and may include support services (e.g., life skills, employment training). The sector includes community-based non-profit organizations that typically receive some form of financial assistance from other levels of government to enable them to offer affordable rents to low-income households.

Context

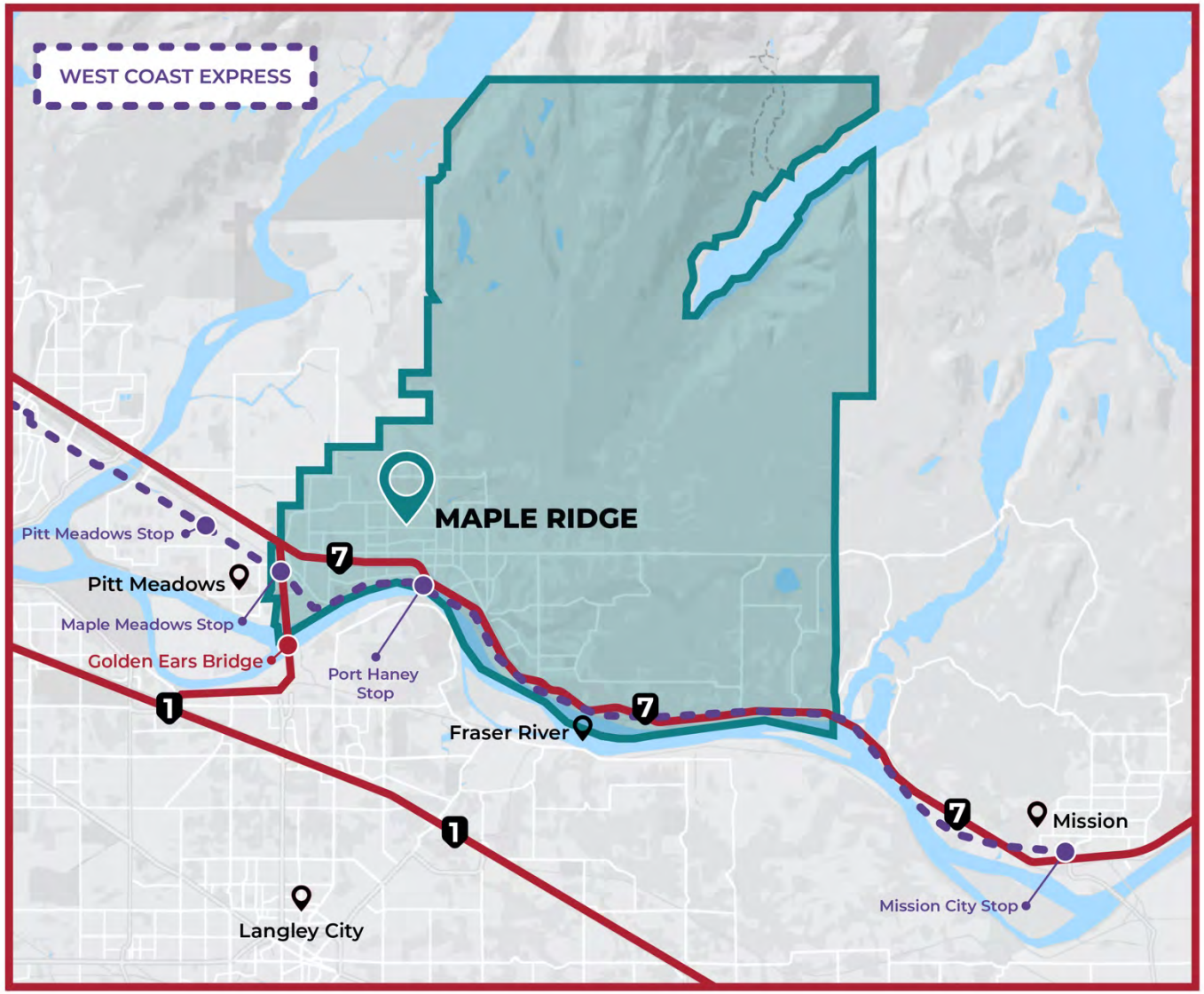
Location

The City of Maple Ridge is located in northeastern Metro Vancouver and borders the Fraser Valley Regional District. Situated between the Fraser River and Golden Ears mountains, Maple Ridge is known for its small-town feel, outdoor amenities, and rural character. To the west of the City is Pitt Meadows, to the east is the District of Mission and other Fraser Valley communities. The Fraser River acts as a divider between the communities north and south of the waterway - Surrey, Langley, and Abbotsford are located south of the City, on the other side of the Fraser River.

Maple Ridge is 267 square kilometres – 15% of which is located within the Agricultural Land Reserve. The City's rich agricultural land supports some of the largest blueberry and cranberry farms in the province, along with other dairy operations, nurseries, and greenhouses.[3] Although agriculture has historically been an economic driver in Maple Ridge, construction and retail trades represent the largest employment sectors in the city. The city's labour force is commuter-reliant, with 66% of the population commuting out of the City for work. Maple Ridge is well-connected to Metro Vancouver and the Fraser Valley with Highway 7, connections to Highway 1 through Golden Ears Way, and via commuter services such as the West Coast Express that operate Monday to Friday with two stops in Maple Ridge and a recently implemented TransLink R3 Rapid Bus Service to the Coquitlam Town Centre and Skytrain.

[3] City of Maple Ridge, "Strong Agricultural Roots Promotes Opportunities", https://www.mapleridge.ca/1401/Agriculture

Figure 3: City of Maple Ridge



History

The First Nations of the lower Fraser River, known collectively as "Halkomelem" from their shared language, were expert boatpeople who travelled the rivers, creeks and sloughs of what would later be known as the City of Maple Ridge.[4] The Fraser River formed an important aspect of the City's early settlement – both as a transportation corridor and food resource. Beginning in the mid-1850s, settlers began arriving in Maple Ridge, the earliest of whom were Hawaiians called Kanakas that were employed by the Hudson's Bay Company. These early settlers were primarily engaged in forestry and agriculture – sectors which have continued to hold a prominent position in Maple Ridge. The area was formally incorporated in 1874 as a District Municipality and was previously part of the now defunct Dewdney-Alouette Regional District with the City of Pitt Meadows and District of Mission and other communities north of the Fraser east to Chehalis.

Aerial view of central Haney looking south to the Fraser River at the height of the flooding in June 1948. Source: Maple Ridge Museum

St. John the Divine Anglican Church was originally located in Derby, east of Fort Langley in 1859. With the construction of the CPR, the church was moved across the river in 1882. St. John the Divine is the oldest church in the Lower Mainland and is still in operation. Source: Maple Ridge Museum

[4] Maple Ridge Museum, "First Nations", https://mapleridgemuseum.org/first-nations/#:~:text=The%20First%20Nations%20of%20the,the%20District%20of%20Maple%20Ridge.

The first Japanese settlers arrived in Maple Ridge in 1907, buying farmland and settling in as berry farmers. The settler history helped shape the early residential landscape and development patterns that informs todays' housing development context.

In 2014, Maple Ridge formally changed its status from a District Municipality to a City. The history and character of Maple Ridge is protected and celebrated in the Port Haney Heritage District, which was the location of the former steamboat landing and CPR station. Haney House Museum is a prominent city landmark, open to the public for tours and holiday events. The City is defined by its unique neighbourhoods and historical areas – many of which are identified with a significant cultural group or historical event and are well over 100 years old.[5] Commercial and retail development is concentrated in Maple Ridge Regional Town Centre, along with municipal services and recreational facilities. With several significant developments recently approved or under construction, the Town Centre is projected to grow significantly in coming years.

Community Trends

The following key trends reflect the demographic and labour force dynamics in Maple Ridge:

- **Moderate population growth:** Between 2011 and 2016, Maple Ridge experienced population growth (1.9%) above regional trends (1.6%). Historic trends of significant growth are anticipated to shift in coming years for a more moderate population increase. As per Metro Vancouver's population projections, Maple Ridge's population is expected to increase by approximately 3,400 people by 2025, which will result in a lower growth rate (0.8%) when compared to recent trends and anticipated annual regional growth rates (1.4%).
- **Aging population:** Similar to many communities across British Columbia, the average resident in Maple Ridge is getting older and the proportion of the population comprised of seniors is expected to increase by 27% by 2025.
- **Family-oriented community:** Maple Ridge has historically been an appealing municipality for younger families, with lower house prices than other communities in Metro Vancouver. Younger residents (aged 19 years or younger)

[5] City of Maple Ridge, "Neighbourhoods in Maple Ridge, BC", https://www.mapleridge.ca/1631/Neighbourhoods

comprise 24.1% of the population, as compared to 20.5% in Metro Vancouver. With a larger proportion of children and teenagers, average household size is higher in Maple Ridge compared to most other communities in Metro Vancouver (2.7 persons per household as compared to 2.5 persons per household). With the aging population, the proportion of younger residents is expected to decline, but will still remain above the regional average.

- **Commuter-reliant labour force:** Two-thirds of Maple Ridge residents who are part of the labour force commute outside of the municipality for work. In the city's early history, economic activity was linked to the benefits offered by the proximity of the Fraser River – agriculture, forestry, and manufacturing industries grew rapidly. As of 2016, the largest employment sectors are construction and retail trades.
- **Limited housing diversity:** Maple Ridge's housing is predominantly single-detached with few options for downsizing seniors. In recent years, completions data demonstrates a shift toward higher density development, such as apartments and townhouses. This change is likely related to smaller household sizes, higher land costs, affordability issues and regional growth pressure.[6] With subdivisions still being built out, Maple Ridge has land capacity to support the development of single-detached homes for many more years, which is an exception to the trends occurring in other Metro Vancouver municipalities.
- **Growing local affordability challenges:** The price of housing (both rental and homeownership) has increased in recent years which has impacted the ability of moderate-income households to afford shelter costs. For persons experiencing homelessness, rent supplements are not always enough to close the gap between what's available and what's affordable.

Existing Housing Policy Framework

Maple Ridge's Official Community Plan (OCP) was adopted in 2014 and reflects the community's long-term vision to become more vibrant and prosperous, offering residents a strong local economy, stable and special neighbourhoods, thoughtful development, a diversity of agriculture, and respect for the built and natural environment. The housing policies recognize the need to provide a mix of housing types and uses, and affordable, rental and special needs

[6] Maple Ridge OCP

housing. To encourage a variety of housing types and densities to meet the diverse residential needs of the City, the OCP seeks to:

- **Accommodate growth through infill by promoting housing types and tenures to support diverse needs (e.g., income and abilities), lifestyles (e.g., age and values), and preferences. Examples include housing for older residents, housing for persons with disabilities; rental and ownership housing; new homeowners and empty nester housing; and ecologically sensitive design (3-1).**
- **Encourage partnerships with government and non-government agencies to support the creation of affordable, rental and special needs housing in the community (3-28).**
- **Consider density bonus as a means of encouraging the provision of affordable, rental and special needs housing, and amenities (3-30).[7]**
- **Support the provision of rental accommodation and encourage the construction of rental units that vary in size and number of bedrooms (3-31).**
- **Encourage housing that incorporates "age-in-place" concepts and seniors housing designed to accommodate special needs (3-33).**
- **Regularly update its affordable housing strategy to identify specific targets, objectives, opportunities and municipal incentives for affordable, rental, and special needs housing (3-27).**

In addition to the OCP policies, the Housing Needs Assessment and Action Plan (2014) and its Implementation Framework (2015) provide strong direction to guide decision-making related to market and non-market housing in Maple Ridge. The endorsed strategies of the Housing Action Plan are summarized below, many of which have been implemented:

- Housing Mix & Innovation

[7] The City has density bonus regulations in place as of January 2021.

- Support the development of a mix of housing forms.
- Incentivize medium density development.
- Introduce an Adaptable Housing Policy.

- Market & Non-Market Rental Housing
  - Create new rental housing opportunities.
  - Continue to monitor secondary suites policies & bylaws.
  - Expand the garden suites program.
  - Maintain rental housing standards.
  - Minimize the loss of existing rental housing.
  - Support the non-market housing sector.
- Financial Measures
  - Expand the density bonusing practice.
  - Introduce a Community Amenity Policy for affordable housing.
  - Establish a housing reserve fund.
  - Use financial incentives to support housing goals.
  - Continue to review opportunities to lease land.
- Information and Advocacy
  - Continue to support local community groups.
  - Advocate to senior government.
  - Make information available.
  - Establish Local Advisory Groups.

The Implementation Framework was developed to be used as a guide for Council discussions to help determine future projects. Time horizons were included to align with Council's 4-year mandate. Following the endorsement of the Implementation Strategy, the City has focused on reviewing regulatory tools with a goal of creating affordable, rental and special needs housing including the following:

- Community Amenity Contributions.
- Regulatory and Infill Measures.
- Secondary Suites and Detached Garden Suites.
- Rental Options for New Development.
- Modular Home Park Tenant Relocation Policy updates.
- Rental Tenant Relocation Assistance Policy.

The Maple Ridge Housing Situation

Key Findings from the Research

The following section contains key data sets that inform the affordability profiles and corresponding analysis. These high-level trends build from the information contained in Part 1 of this Housing Needs Report, which is a comprehensive data book with additional detail related to demographics, employment, and housing.

DEMOGRAPHIC TRENDS

- **Between 2006 to 2016, population growth in Maple Ridge exceeded the regional annual growth rate.** Maple Ridge's population grew at an annual rate of 1.93%, from 68,949 to 82,256, compared to Metro Vancouver's 1.64% annual rate.
- **The typical Maple Ridge resident is slightly older than in the Metro Vancouver region** – in 2016, median age was 41.4 in Maple Ridge and 40.9 in Metro Vancouver. The proportion of the population between 45 to 64 years of age was higher in Maple Ridge (30.5%) when compared to Metro Vancouver (28.6%) and B.C. (29.2%), which corresponds with the older median age in Maple Ridge.
- While Maple Ridge has a slightly higher median age than the region, **the age distribution of the population in Maple Ridge was slightly younger than the region and the province**. This is due to a larger proportion of children and youth (24.1% as compared to 20.5% in Metro Vancouver and 20.4% in B.C.) and a smaller proportion of seniors (14.5% as compared to 15.7% in Metro Vancouver and 18.2% in B.C.).

Did you know?

Between 2011 and 2016, Maple Ridge was one of the fastest growing cities in Metro Vancouver, following Langley, Surrey, Coquitlam, and North Vancouver.

Table 1: Population Change, City of Maple Ridge (2006-2016)

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Maple Ridge	68,949	76,052	82,256	13,307	19.3%	1.93%
Metro Vancouver	2,116,581	2,313,328	2,463,431	346,850	16.4%	1.64%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

- **Looking forward, the number of residents is projected to increase by 3,400 people (or 3.8%) between 2020 and 2025**. Given the rate at which growth occurred in Maple Ridge between 2006 and 2016, this represents a marked decrease, particularly when compared to the rate at which growth is projected to occur in Metro Vancouver. **Over the next five years, Maple Ridge is projected to grow at half the rate anticipated for the region, and 2.5 times less than what was previously seen in the City between 2006 to 2016.**[8]

Table 2: Anticipated Population, City of Maple Ridge (2020-2025)

Community	2020	2021	2022	2023	2024	2025	Growth 2020-2025	Percent Change 2020-2025	Annual Growth Rate
Maple Ridge	88,500	89,200	89,800	90,500	91,200	91,900	3,400	3.8%	0.77%
Metro Vancouver	2,700,893	2,738,978	2,777,601	2,815,485	2,852,691	2,889,386	188,493	7.0%	1.4%

Source: Metro Vancouver, Terry Hoff Age-Cohort Model V.11

- According to the Metro Vancouver projections contained within Appendix 1.3, Maple Ridge can anticipate an increase of 4.7% in the 25 to 44 age group between 2020 and 2025. This includes a 12.9% increase in the 30 to 34 age group, reflecting feedback from consultation that Maple Ridge is an attractive community for young families.

[8] Metro Vancouver, Terry Hoff Age-Cohort Model V.11

Population loss is expected for those 0 to 14 years of age (-1.8%), 15 to 19 years of age (-0.7%), 20 to 24 years of age (-13.9%), and 45 to 64 years of age (-2.1%).

- **Over the five-year time period, the most significant proportional change is expected to occur in the seniors age group (increase of 27%).** While the population is projected to continue to age, an analysis of household maintainer data[9] demonstrates there has been a loss of senior-led households (55+) between 2006 to 2016. Feedback from consultation indicates there are limited housing options for downsizing seniors and older residents may be leaving the community if they can't find housing that meets their needs.

LABOUR FORCE DATA

Table 3: Labour Force Statistics (2016)

	Maple Ridge	Metro Vancouver
Population Aged 15 Years+	66,555	2,064,615
% of Population in Labour Force	68.9%	65.7%
Unemployment Rate	5.1%	5.8%

Source: Statistics Canada, Census of Population, 2016

Did you know?

For Maple Ridge residents who are part of the labour force, the industries with the highest number of workers include construction, retail trade, and the health care and social assistance sectors.

- To understand commuting patterns, Table 4 presents the proportion of people in the Maple Ridge labour force who work elsewhere, i.e., those who commute out of Maple Ridge for work. This is compared to the proportion of Pitt Meadows' residents who are part of the labour force but work outside of Pitt Meadows and the proportion of Mission residents who are part of the labour force but work outside of Mission.

Table 4: Commuting Patterns (2016)

	Maple Ridge	Pitt Meadows	Mission
% Labour Force Commuting Out	66%	85%	68%

Source: Statistics Canada, Census of Population, 2016

[9] Maintainers or headship rates refer to the person self-identified in the Census to be the head of the household and it is their age profile that is used to represent the household's age and characteristics.

- A lower proportion of Maple Ridge's labour force leaves Maple Ridge for work when compared to the labour force in Pitt Meadows and Mission. This is related to the local economic context in Maple Ridge – there are more jobs available locally when compared to neighbouring municipalities. Simultaneously, it is important to recognize two-thirds of the labour force leave Maple Ridge for work – transportation is a significant part of the City's carbon footprint and may be a significant part of household expenses, leaving less income available for shelter costs.

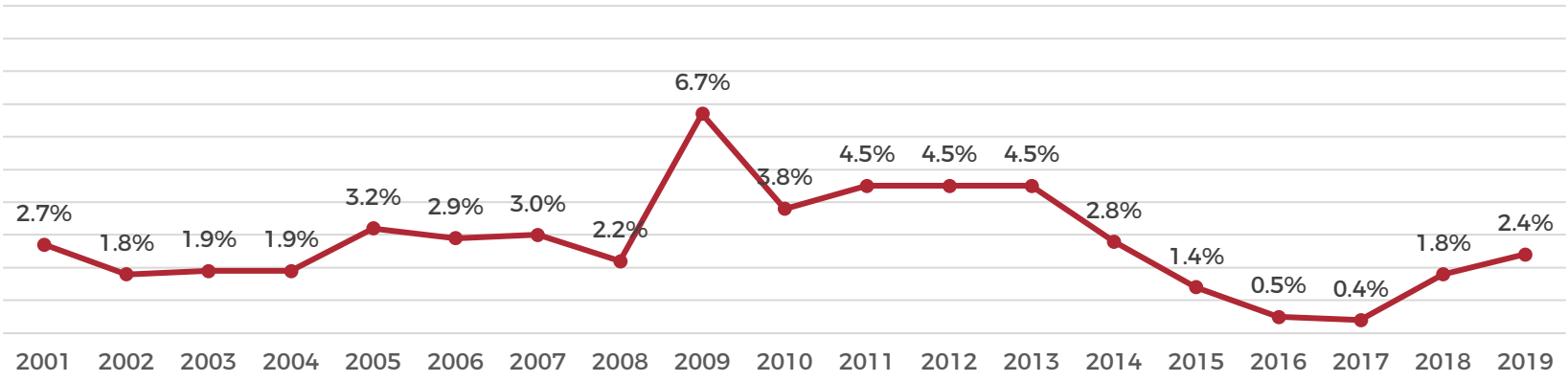
RENTAL HOUSING INDICATORS

- **The City of Maple Ridge has experienced some fluctuation in vacancy rate over the last twenty years, yet has predominantly remained within what is considered to be indicative of a "healthy" rental market** (i.e., rental vacancy rate between 1%-3%). In small and medium sized communities, it is typical for the rental market to experience pressure when vacancy rates are less than three percent, and significant pressure when rates are less than one percent. Between October 2018 and October 2019, the vacancy rate for purpose-built rental housing[10] increased from 1.8% to 2.4%.[11]

[10] Purpose-built rental housing, as captured by CMHC's Rental Market Survey, includes any building containing three or more rental units. Rented condominiums and houses or secondary suites individually owned are not included in this survey. Typically, purpose-built rental housing includes largely older buildings that are currently in the rental market and does not necessarily reflect what a prospective renter would be able to find if they were looking to rent a unit today.

[11] CMHC uses letter codes to indicate the reliability of the data estimates: a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution). Between 2001 and 2019, vacancy rates were predominantly categorized with an "a" – however, for 2018, the letter "b" was used and for 2019, the letter "c" was used. In the last two years, the reliability of vacancy rate estimates have been below previous standards.

Figure 4: Purpose-Built Rental Housing Vacancy Rate, City of Maple Ridge (2001 to 2019)



Source: CMHC Rental Market Survey

- For comparison purposes, rental vacancy rates in neighbouring municipalities are provided below:
  - In the City of Pitt Meadows, the vacancy rate was 0.6% as of October 2019; and
  - In the District of Mission, vacancy rates were 0.2% of as October 2019.
- **Based on stakeholder feedback, there have been significant changes to the Maple Ridge rental market since October 2019, primarily as a result of the COVID-19 pandemic.** The Canada Emergency Response Benefit (CERB) provided financial support ($2,000 per month) to employed and self-employed Canadians directly affected by COVID-19, which resulted in fewer individuals using shelters and experiencing homelessness as some lower-income residents were able to afford market rents. With additional demand for rental units, stakeholders indicated there are very few available rental apartments in Maple Ridge, and low-income residents are particularly challenged to find affordable units.

- Maple Ridge is home to several outreach teams who work with persons experiencing homelessness to find suitable rental accommodation through a rent supplement approach. RainCity Housing and Support Society works within a **Housing First** model that prioritizes self-determination and choice. The Clinical Intensive Case Management Team locates places to live that are slightly more affordable and builds and maintains relationships with landlords. Feedback from RainCity Housing, Alouette Addictions, and the Salvation Army indicates there is very little rental housing available for low-income residents.

- There is limited data available with regard to the vacancy rates of secondary rental housing (i.e., secondary suites and rented condominium units) in Maple Ridge.

- **Since 2006, average rents for all purpose-built units in Maple Ridge increased by 54%, from $667 in 2006 to $1,030 in 2019**. For bachelor units, increases in average purpose-built rental prices were more substantial, at 74% ($500 in 2006 to $868 in 2019). Further examination of secondary market data from Craigslist and Kijiji illustrates the difference in rental prices when comparing purpose-built rental data and all available rental units. As per a market scan completed in November 2020, average rents

What is Housing First?

Housing First involves moving people experiencing homelessness – particularly people experiencing chronic homelessness – rapidly from the street or emergency shelters into stable and long-term housing, with supports. Stable housing provides a platform to deliver services to address issues frequently faced among people who are chronically and episodically experiencing homelessness.

Ridgewood Place, a new purpose-built rental building on the former site of Sunrise on 122nd Avenue.

The first phase of the ERA project will deliver 143 market condos and townhomes and 49 rental units.

were in the range of $1,578 – higher than what is reported by CMHC. This is a common theme in many municipalities – CMHC market rental prices are typically below average market rents which include secondary market rental housing (e.g., rented condominiums and basement suites).

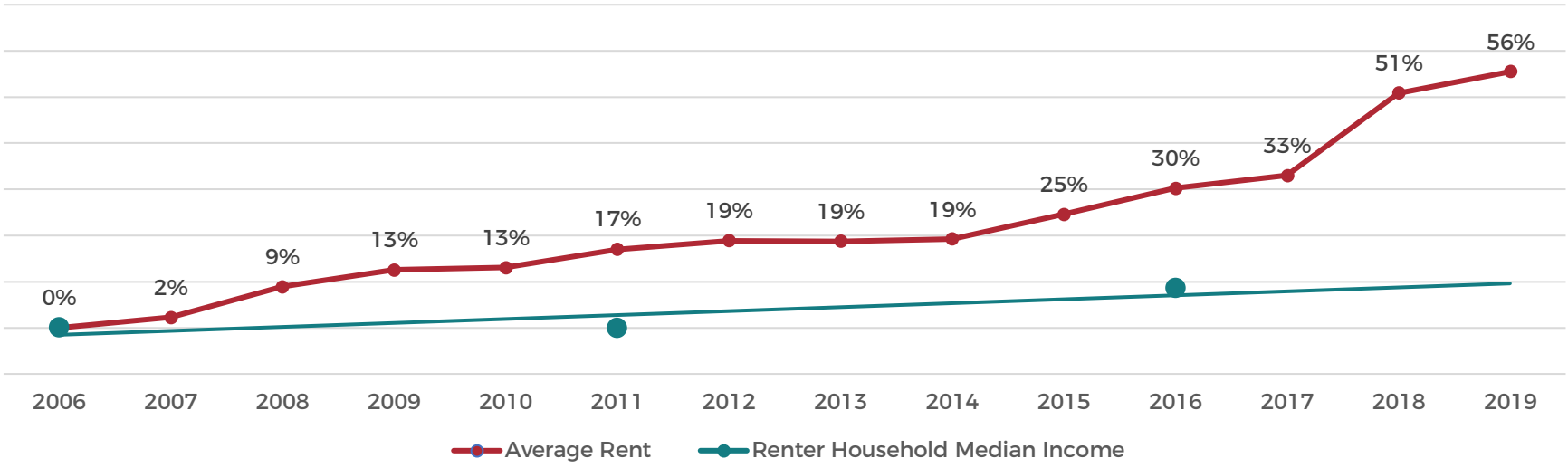
Table 5: Average Rental Prices (2019)

Bedroom Type	CMHC Average Rent	Supplementary Market Rental Scan	Difference ($)	Difference (%)
Studio	$868	$1,098	$230	126%
1-Bedroom	$905	$1,358	$453	150%
2-Bedroom	$1,177	$1,694	$517	144%
3+Bedrooms	$1,579	$2,160	$581	137%

Source: Canada Mortgage and Housing Corporation; Craigslist; Kijiji

- When comparing the increases in average rents to increases in median renter household income, a gap begins to emerge. Rents have increased to a greater degree than incomes, creating a disconnect between what is available, and affordable.

Figure 5: Percentage Change in Average Rental Costs (1-Bedroom) and Median Renter Household Income from 2006 Levels, City of Maple Ridge, 2006-2019*



Source: CMHC Rental Market Survey, Statistics Canada, Census of Population, 2006, 2011, 2016
*A trendline has been applied to income data based on 2006, 2011, and 2016 Census information. Income data for non-Census years is based on trends from the defined Census periods.

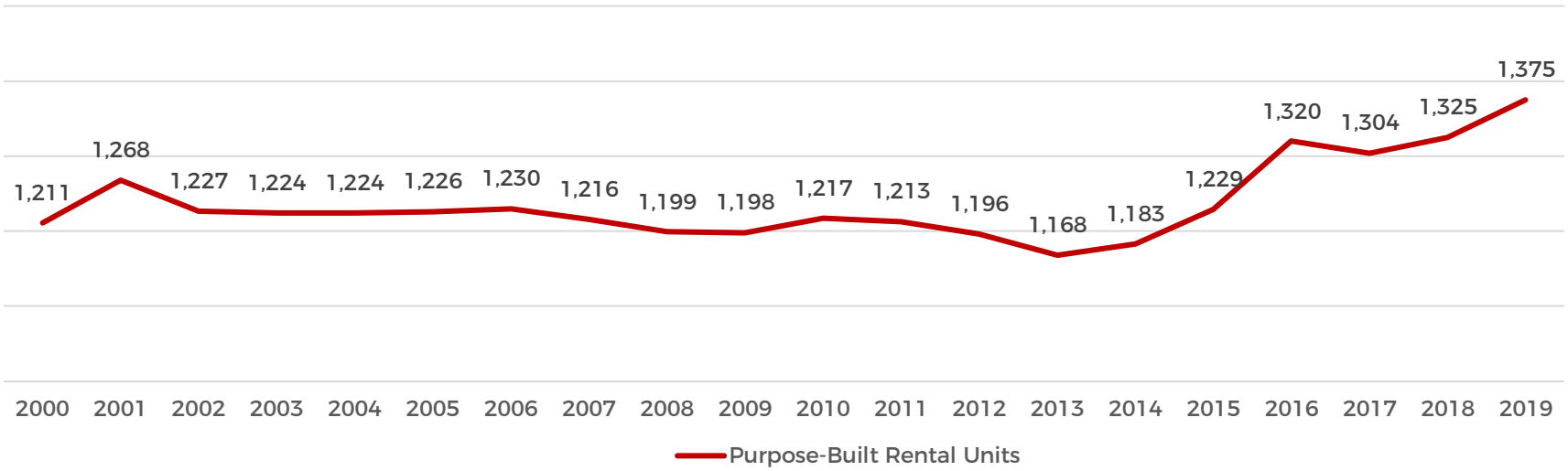
- **With 79% of the City's purpose-built rental housing constructed before 1980, the existing housing is aging and may not be suited to the needs of older residents looking for accessible units[12].** Feedback received during consultation indicated there is a desire for older residents to "age-in-place" and remain in Maple Ridge; however, a lack of accessible housing is proving challenging for downsizing seniors.

- **Between 2000 and 2019, the total number of purpose-built rental units increased by 164 (from 1,211 units to 1,375 units), which translates to approximately nine units per year.** As per CMHC starts data, the last four years have seen an increase in rental housing construction, which is a positive trend, particularly considering the feedback from consultation which indicates there is a significant need for additional rental housing in Maple Ridge.

[12] Accessible housing refers to dwelling units that include features, amenities, or products to better meet the needs of people with a range of physical abilities.

- According to the *Metro Vancouver Housing Data Book*, there were an estimated 1,455 secondary suites in 2017 and an estimated 868 private rental condominium units in 2018 in the private rental market in Maple Ridge and Pitt Meadows. **As of 2016, there were 6,095 renter households in Maple Ridge – a number significantly higher than the estimated total number of rental units**. Stakeholders expressed a desire for additional rental housing in Maple Ridge, available to all household types.

Figure 6: Total Number of Dwelling Units in the Purpose-Built Rental Market, City of Maple Ridge (2000-2019)



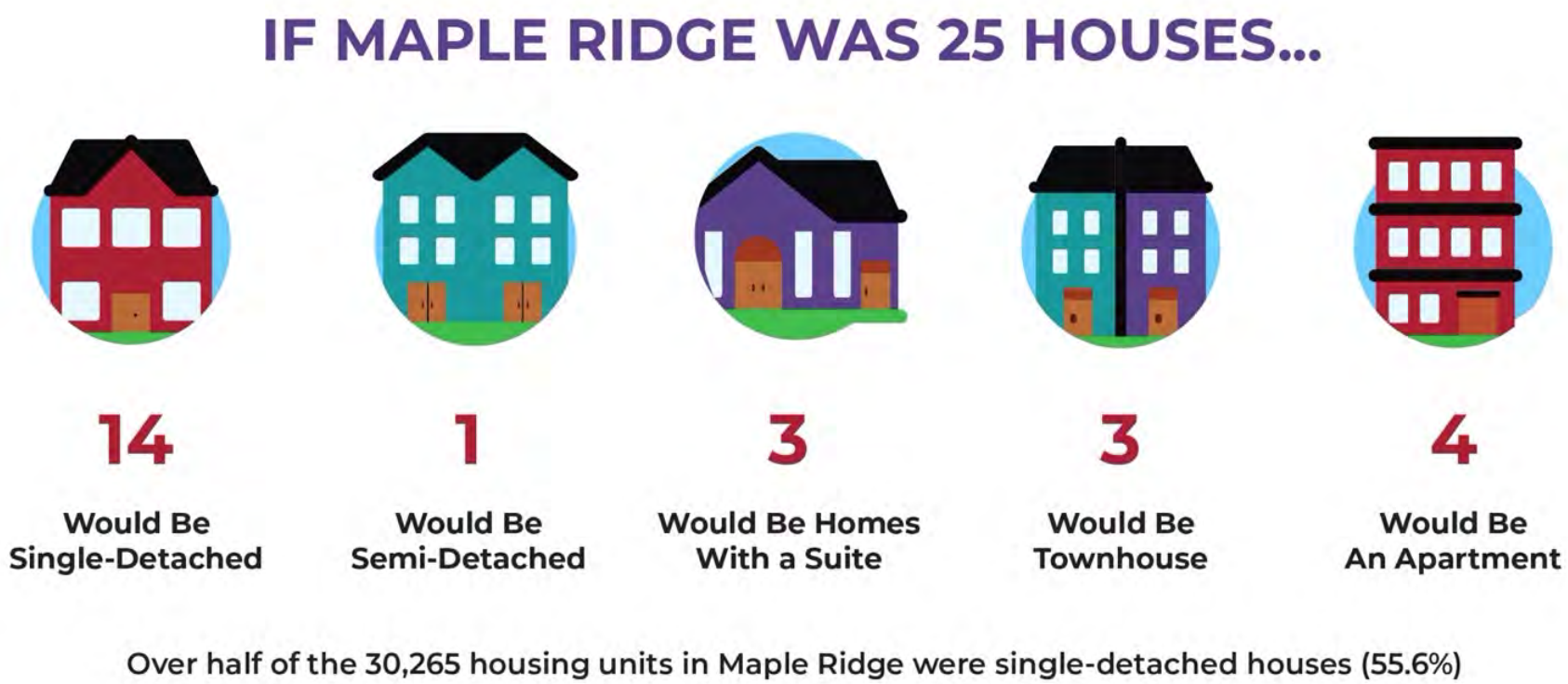
Source: Canada Mortgage and Housing Corporation

- **Purpose-built rental housing in Maple Ridge is predominantly comprised of 1-bedroom units (796 units, or 58% of purpose-built rental housing).** 2-bedroom units represent 36% of rental housing in Maple Ridge, or 489 units. These units are well-suited to singles and couples, but families typically require larger units. Since 2000, the number of 1- and 2-bedroom rental units has increased, while the number of 3-bedroom rental units has decreased, likely due to demolitions of older rental housing. With the rising costs of homeownership, many families that were previously been able to purchase property would not be able to do so today with current home prices. Family-friendly housing policies can help to ensure new development comprises a range of unit sizes to provide housing choice for all residents and may be worth exploring in subsequent policy development and implementation phases.

HOMEOWNERSHIP INDICATORS

Housing form in Maple Ridge is relatively homogenous – just over half of the housing (56%) is comprised of single-detached dwellings, which represents a decrease of 10% from 2006, when 61% of housing was of the single-detached form.

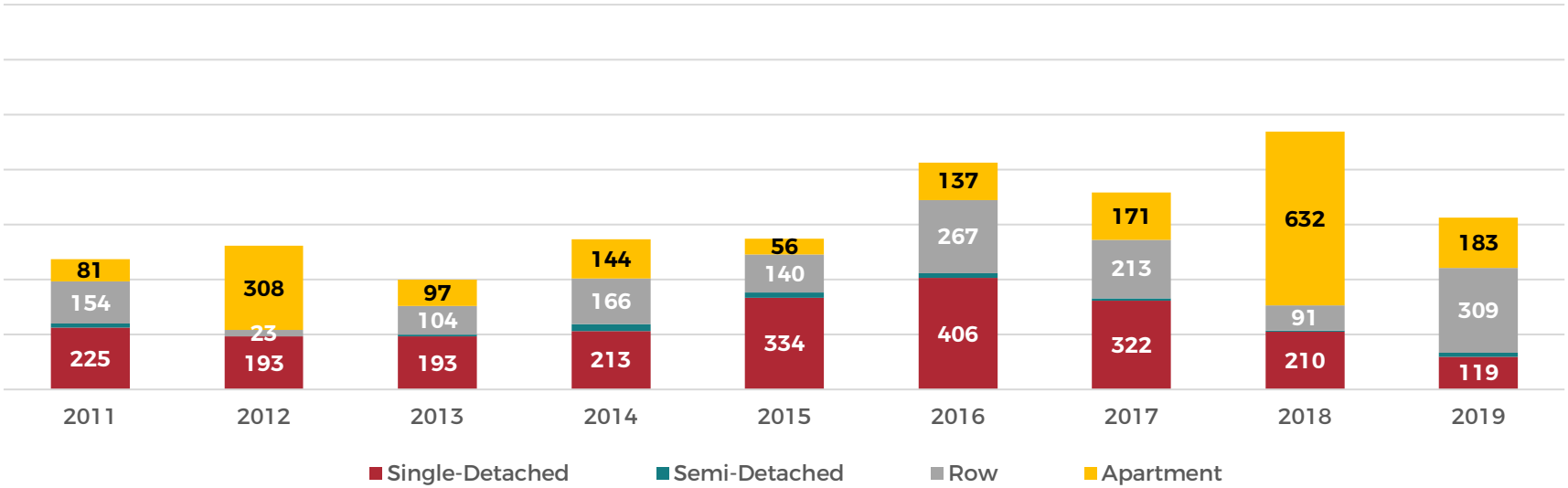
Figure 7: Housing by Structure Type, Maple Ridge



Starts data demonstrates a shift in this pattern – **new builds comprise a greater diversity of dwelling types**, as indicated in Figure 8. Apartments can be a viable housing option for downsizing seniors and larger apartment units can be more attainable for young families who can't afford the median cost of a townhouse or single-detached home. While housing is increasingly expensive for local residents, shelter costs are relatively more affordable in Maple Ridge than other

municipalities in the region. Feedback from consultation indicated people that are priced out of other Metro Vancouver communities are moving to communities with lower housing prices, such as Maple Ridge.

Figure 8: Historical Starts by Dwelling Type, City of Maple Ridge (2011-2019)

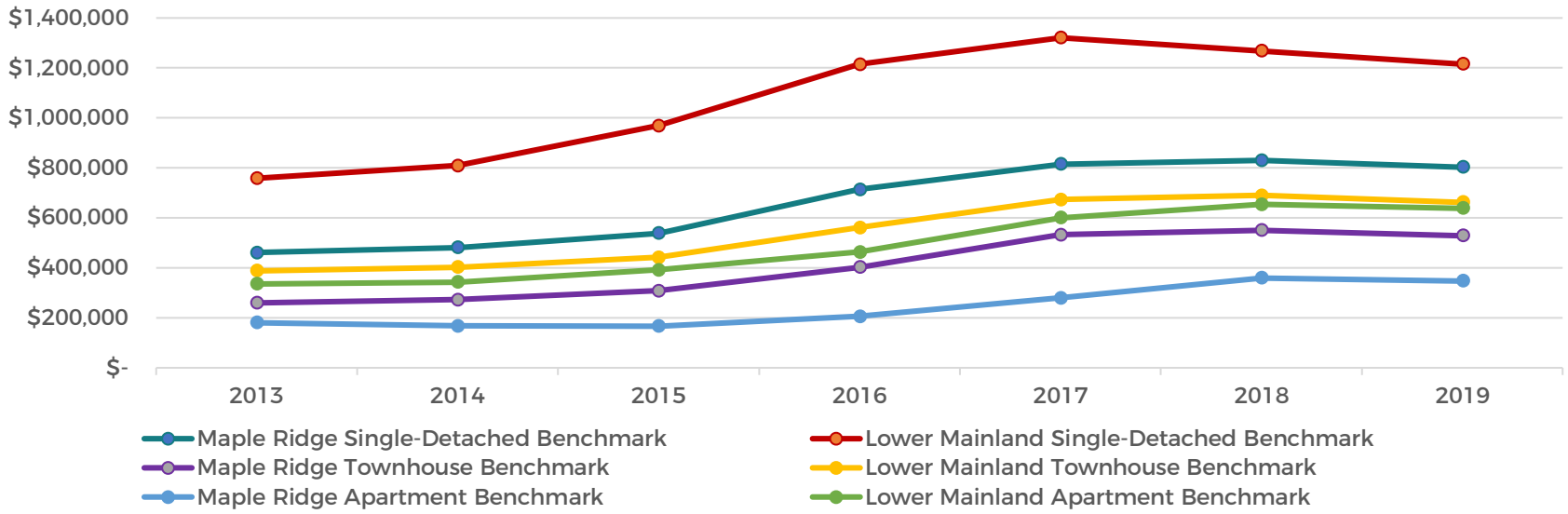


Source: Canada Mortgage and Housing Corporation

- **The benchmark price of a single-detached home in Maple Ridge has increased by 74.2% between November 2013 and November 2019, from $461,300 to $803,500.** As of November 2020, the benchmark price of a single-detached home in Maple Ridge was $897,900, an increase of 11.7% since November 2019.
- **The benchmark price of a townhouse in Maple Ridge has increased by 103.9% between November 2013 and November 2019, from $259,600 to $529,200.** As of November 2020, the benchmark price of a townhouse in Maple Ridge was $558,500, an increase of 5.5% since November 2019.
- **The benchmark price of an apartment in Maple Ridge has increased by 91.7% between November 2013 and November 2019, from $181,200 to $347,300.** As of November 2020, the benchmark price of an apartment in Maple Ridge was $367,200, an increase of 5.7% since November 2019.

- Across these housing types, benchmark prices in Maple Ridge are lower than the Lower Mainland benchmark price as of November 2020.

Figure 9: Benchmark Sales Prices, City of Maple Ridge & Lower Mainland (2013-2019)



Source: Greater Vancouver Real Estate Board

- **The median income of owner households in Maple Ridge has increased by 11.7% since 2011 while the benchmark price of a single-detached home in Maple Ridge has increased by 75.2%, resulting in a gap between what is available and affordable.** In 2016, the median income of owner households in Maple Ride ($97,820) was more than double the median income of renter households ($44,797) and 8% higher than owner households in Metro Vancouver ($90,278).

- **Since 2006, the proportion of 4+bedroom and 1-bedroom units has increased in Maple Ridge, while the proportion of studio, 2-, and 3-bedroom units has decreased.** While the proportion of larger units (4+bedrooms) has increased to a greater degree in Metro Vancouver, there has also been growth in the proportion of 1-, 2-, and 3-bedroom units across the region. Maple Ridge has experienced some growth of 2- and 3-bedroom units, yet the growth in larger units (4+bedrooms) has been most substantial.

Did you know?

Across Metro Vancouver between 2014 and 2019, the benchmark price of a single-detached home increased most significantly in Pitt Meadows (76%), followed by Maple Ridge at 74%.

Table 6: Occupied Private Dwellings by Number of Bedrooms, City of Maple Ridge (2006, 2016)

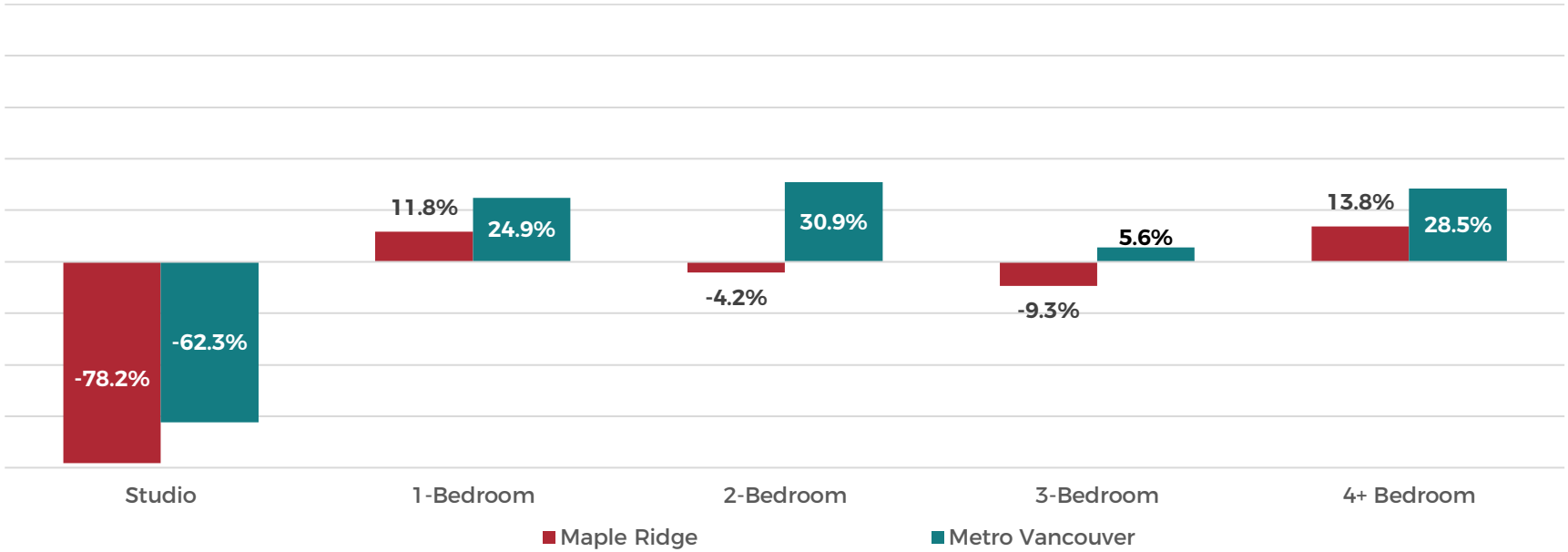
Bedroom Type	Maple Ridge (2006)	Maple Ridge (2016)
Studio	340	90
1-Bedroom	2,135	2,895
2-Bedroom	5,035	5,850
3-Bedroom	9,435	10,385
4+Bedroom	7,995	11,035

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

- The difference in percentage change by bedroom type between Maple Ridge and Metro Vancouver is reflected in the current (2016) composition of housing by bedroom type. Metro Vancouver experienced a more distributed percentage change in bedroom type between 2006 and 2016 and has a balanced proportion of 1-, 2-, 3- and 4+bedroom units, while Maple Ridge experienced more concentrated percentage change in 1-bedroom and 4+bedroom units. The trend towards fewer studios is a reflection of a pattern that is occurring throughout the region away from studios, due to the preference for 1-bedroom units among owners and renters alike, and the loss of existing units is likely due to demolitions. Elsewhere in the region, starts among 1- and 2-bedroom units have predominated new supply, while 3- and 4-bedroom starts are less common; this is in contrast to Maple Ridge where the housing stock is shifting toward larger homes, likely a result of Maple Ridge's appeal as a family-friendly

community. The percentage change in housing stock reflects a market shift toward larger homes – for families looking for more bedrooms, the Maple Ridge market has responded to meet this demand.

Figure 10: Occupied Private Dwellings by Number of Bedrooms, Percentage Change (2006-2016)



Source: Statistics Canada, Census of Population, 2006 & 2016

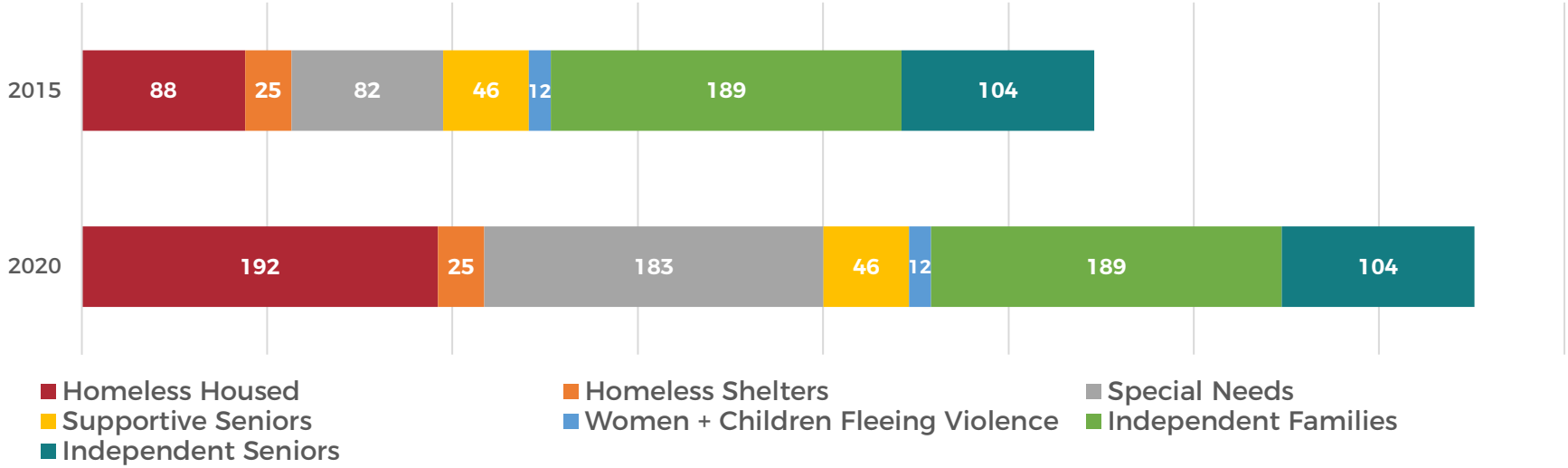
NON-MARKET HOUSING INDICATORS

- The rising cost of rental housing has contributed to a growing mismatch between what low-income households can afford and what is available in the community.
- **The number of non-market housing units in BC Housing's inventory increased between 2015 and 2020, from 433 units to 534 units in 2020.** This is primarily a result of an increase in special needs units[13] – from 82 units in 2015 to

[13] As per BC Housing, special needs housing refers to housing for clients requiring access to affordable housing with support services. These clients include, for example, adults with mental and/or physical disabilities or youth.

183 in 2020. As per BC Housing data, these new lower barrier units comprise housing for men with addictions, support recovery for men, and housing for adults with mental health challenges.

Figure 11: Number of Non-Market Housing Units Administered by BC Housing, City of Maple Ridge (2015 & 2020)



Source: BC Housing

- In addition to non-market housing units, BC Housing also administers emergency shelter and housing for persons experiencing homelessness. This category is divided into the following groups:
  - **Homeless Housed:** Housing for clients who are at risk of homelessness, or formerly homeless for a period of at least 30 days and up to two or three years. This type of housing includes the provision of on- or off-site support services to help the clients move towards independence and self-sufficiency.
    - **Homeless Rent Supplements:** This program connects people who are homeless to housing, income assistance, and community-based support services. The number of units shown represent an estimate of rent supplements given monthly based on available funding.
    - **Homeless Shelters:** Short stay housing. The shelters provide single or shared bedrooms or dorm-like sleeping arrangements, with varying levels of support services provided for the clients.

- **Between 2015 and 2020, the number of units in the "homeless housed" category increased from 88 to 192.** This is a result of the new temporary modular supportive housing projects in Maple Ridge – Royal Crescent (53 units) and Garibaldi Ridge (51 units) on Burnett Street, both of which are operated by Coast Mental Health.

Royal Crescent temporary supportive housing
Source: Maple Ridge News

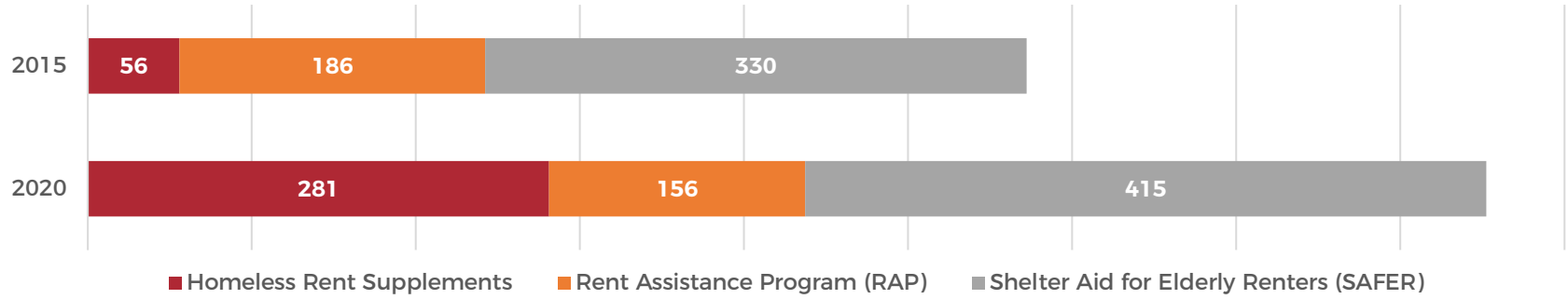
Garibaldi Ridge temporary supportive housing
Source: BC Housing

- **Between 2015 and 2020, the number of homeless rent supplements increased from 56 to 281.** This increase has provided outreach teams with greater capacity to house people experiencing homelessness, however, feedback received from consultation indicates rent supplements are not always sufficient to close the gap between market rents and what individuals on low-income assistance can afford. Additionally, with limited rental options, outreach teams have struggled to find available rental housing and landlords willing to work with their organizations.

- **Between 2015 and 2020, the number of households receiving rent supplements increased from 516 to 571** – this is primarily a result of an increase in the number of supplements administered through the SAFER program which is for low-income seniors. It is worth noting that the number of rent supplements administered through the RAP program for low-income families decreased between 2015 and 2020. This may be the result of eligibility thresholds,

an aging population that has been transferred to the SAFER program, changing levels of awareness of the program or lower income families moving out of the community.

Figure 12: Number of Rent Supplements Administered by BC Housing, City of Maple Ridge (2015 & 2020)



Source: BC Housing

- **Feedback from stakeholders indicated there is a need for higher barrier permanent supportive housing.** The existing supportive housing options in Maple Ridge are lower barrier programs, for people actively using substances, which are important and needed. However, there is a need to complement these existing facilities with supportive housing programs for individuals who are not actively using substances and may be living with complex mental health challenges.

- **Between 2015 and 2020, the number of applicants living in Maple Ridge placed on BC Housing's waitlist for non-market housing increased from 222 to 331, as seen in Table 7.** As of 2020, seniors represent the largest category of applicant households on the waitlist for non-market housing, at 129 households, or 39% of total applicant households. Families are the second largest applicant category on the waitlist for non-market housing, at 100 households or 30% of total applicant households on the waitlist for non-market housing.

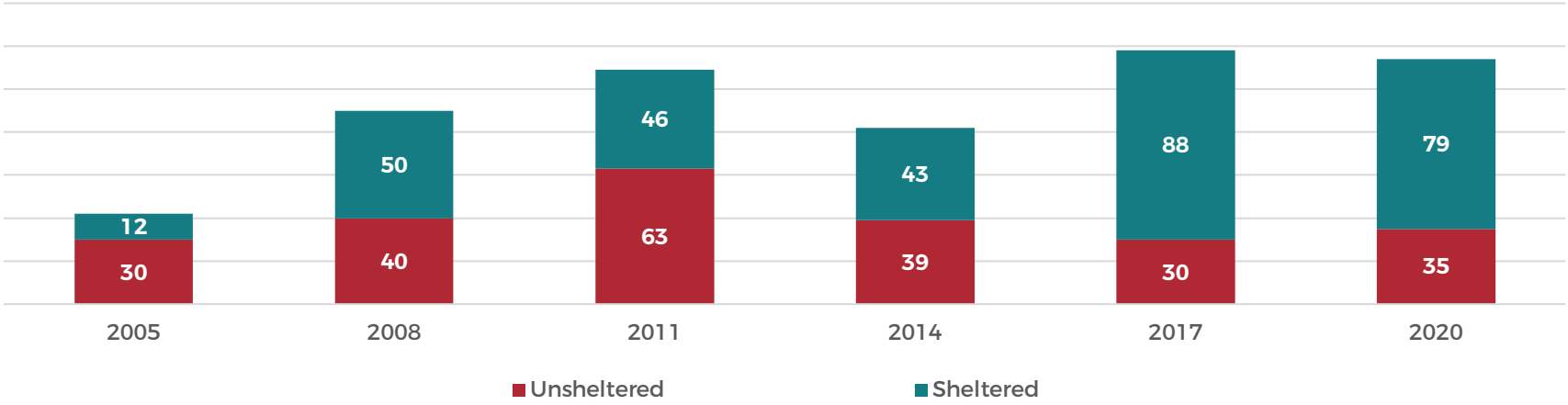
Table 7: Households on BC Housing Registry Waitlist for Non-Market Housing, City of Maple Ridge (2015 & 2020)

Year	Family	People with Disabilities	Senior	Wheelchair Accessible	Single	Total
2015	75	41	79	16	11	222
2020	100	67	129	18	17	331

Source: BC Housing

- **Between 2005 and 2020, the number of persons experiencing homelessness in Maple Ridge and Pitt Meadows increased by 159% as compared to an increase of 67% in the Metro Vancouver region.**[14] Feedback from outreach programs indicates persons experiencing homelessness in Maple Ridge represent all demographics – from 19-year-olds to 70-year-olds. Feedback from RainCity Housing indicated there is an over-representation of Indigenous people among their clientele, which is also reflected in the data from the Metro Vancouver Homeless Count.

Figure 13: Number of Individuals Experiencing Homelessness, Maple Ridge & Pitt Meadows (2005-2020)



Source: Metro Vancouver Homeless Count, 2005-2020

[14] Metro Vancouver Homelessness Count, 2020

Anticipated Housing Units

Metro Vancouver completed population and unit projections for the City of Maple Ridge, as outlined in Appendix 1.3. As per Table 8, the population is anticipated to increase to 92,600 people by the year 2026. An estimated 34,700 households will require some form of housing support, an increase of 4,438 households.

It important to recognize the distinction between private dwellings occupied by usual residents[15] versus private dwellings, which may be unoccupied or occupied by foreign residents and/or by temporarily present persons (i.e., students, temporary foreign workers). In most municipalities, there are more private dwellings than private dwellings occupied by usual residents. As of 2016, there was a total of 30,262 private dwellings occupied by usual residents and a total of 31,400 private dwellings in Maple Ridge.

Table 8: Projected Number of People & Households, City of Maple Ridge (2016-2026)

	2016	2018	2020	2022	2024	2026	Change 2016-2026
Total Number of People	82,256	87,200	88,500	89,800	91,200	92,600	+10,344
Total Households	30,262	31,500	32,200	33,000	33,850	34,700	+4,438
Household Size	2.72	2.77	2.75	2.72	2.69	2.67	-0.05

Source: Statistics Canada, Census of Population, 2016; Metro Vancouver, Terry Hoff Age-Cohort Model V.11

HOUSING UNIT PROJECTIONS BY BEDROOM TYPE

Housing unit projections are further analyzed by bedroom type, as per the legislative requirements. Feedback received during consultation indicates a range of smaller units are needed in Maple Ridge for seniors, couples/singles, and young families. A review of Census data from 2006-2016 indicates the proportion of housing made up of studios and 2- and 3-bedroom units has declined overall – 78.2% decline in studios, 4.2% decline in 2-bedrooms, and 9.3% decline in 3-

[15] The number of private dwellings occupied by usual residents is equal to the number of private households.

bedrooms. The proportion of housing comprising 1-bedrooms increased by 11.8% and larger homes of 4+bedrooms increased by 13.8%.

Based on these trends and a recognition of the need for additional housing options, the number of housing units by bedroom type anticipated between 2016 and 2026 is presented in two scenarios. As is the case with increasing the housing supply, the size and mix of the specific units constructed will ultimately be determined by market forces, potential policy directives, and Council decisions.

Table 9 provides anticipated units for 2020 – this is a "projection" determined by Metro Vancouver, as Census data is not available for 2020. Using Metro Vancouver's projections, two different unit mix allocations have been prepared in the following two scenarios. Scenario A maintains the 2016 Census distribution of units by bedroom type and Scenario B provides for a moderate increase in the distribution of 1-, 2-, and 3-bedroom units. Both scenarios are possible but will depend on the policy and regulatory directions, as well as approvals in coming years. Scenario B assumes a broader range of unit types will be supported – potentially to accommodate singles, seniors, young families and couples. Larger units of 4+bedrooms are not typically affordable for moderate income households and therefore a smaller increase in these units is realized in Scenario B.[16]

[16] The percentages used in Scenario B are based on 2011 and 2016 Census data:

- Where an increase in the proportion of a particular unit size (i.e. 1-bedroom) had occurred between 2011 and 2016, that same increase was applied to 2016 data to reach a proportionally constant increase by 2026;
- Where a decrease in the proportion of a particular unit (i.e. 2-bedroom and 3-bedroom) had occurred between 2011 and 2016, the proportional distribution was adjusted to reach 2011 levels by 2026;
- Where the proportion of a particular unit size (i.e. bachelor units) had remained constant between 2011 and 2016, the proportional distribution remains constant; and,
- 4-bedroom units comprise the remaining units following the adjustments to the proportion of bachelor, 1-, 2-, and 3-bedroom units.

Table 9: Housing Units Required by Bedroom Type (Current), City of Maple Ridge

Unit Size	2016 (#)	2016 (%)	Scenario A (2020)			Scenario B (2020)		
			Units	Change (#)	Distribution	Units	Change (#)	Distribution
0-Bedroom	90	0.3%	96	6	0.3%	96	6	0.3%
1-Bedroom	2,895	9.6%	3,081	186	9.6%	3,147	252	9.8%
2-Bedroom	5,850	19.3%	6,226	376	19.3%	6,438	588	20.0%
3-Bedroom	10,385	34.3%	11,053	668	34.3%	11,167	782	34.7%
4+Bedroom	11,035	36.5%	11,744	709	35.5%	11,352	317	35.3%
Total	30,255	100%	32,200	1,945	100%	32,200	1,945	100%

Source: Statistics Canada, Census of Population, 2016; Metro Vancouver, Terry Hoff Age-Cohort Model V.11

Table 10: Housing Units Required by Bedroom Type (Anticipated), City of Maple Ridge

Unit Size	2016 (#)	2016 (%)	Scenario A (2026)			Scenario B (2026)		
			Units	Change (#)	Distribution	Units	Change (#)	Distribution
0-Bedroom	90	0.3%	103	13	0.3%	103	13	0.3%
1-Bedroom	2,895	9.6%	3,320	425	9.6%	3,498	603	10.1%
2-Bedroom	5,850	19.3%	6,709	859	19.3%	7,281	1,431	21.0%
3-Bedroom	10,385	34.3%	11,911	1,526	34.3%	12,218	1,833	35.2%
4+Bedroom	11,035	36.5%	12,656	1,621	36.5%	11,599	564	33.4%
Total	30,255	100%	34,700	4,445	100%	34,700	4,445	100%

Source: Statistics Canada, Census of Population, 2016; Metro Vancouver, Terry Hoff Age-Cohort Model V.11

Households in Core Housing Need

For the purposes of this report, core housing need is used to measure affordability. The following section provides an explanation of the metrics that comprise core housing need.

Statistics Canada specifies, "A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).

- **Adequate housing** is reported by their residents as not requiring any major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors, or ceilings.
- **Affordable housing** has shelter costs equal to less than 30% of total before-tax household income.
- **Suitable housing** has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.

Non-family households with at least one maintainer[17] aged 15 to 29 attending school are considered not to be in 'core housing need' regardless of their housing circumstances. Attending school is considered a transitional phase, and low incomes earned by student households are viewed as a temporary condition.

Extreme core housing need has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income.

The following tables demonstrate renters are consistently faring worse than homeowners on all housing standards, particularly with affordability and suitability. In 2016, 36.2% of renter households were spending 30% or more of before-tax income on shelter costs, compared to 17.6% of owner households. Overall, affordability has slightly improved for those residents most challenged to afford housing, as the proportion of households in extreme core housing need decreased from 6.3% to 5.9% from 2006 to 2016. Conversely, the proportion of households in core housing need increased slightly, from 13.4% in 2006 to 13.8% in 2016.

[17] Maintainers or headship rates refer to the person self-identified in the Census to be the head of the household and it is their age profile that is used to represent the household's age and characteristics.

In terms of adequacy, the proportion of renter households living in dwellings in need of major repair has improved overall between 2006 and 2016, while remaining constant for owners. The proportion of households in overcrowded dwellings has also improved overall between 2006 and 2016. These standards provide a snapshot of the housing challenges experienced by Maple Ridge residents, and a more thorough affordability analysis is provided in the following household profiles section. Table 11 provides a summary of the number and percentage of renter and owner households over time, to help frame the discussion around core housing need by tenure.

Table 11: Households by Tenure, City of Maple Ridge (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	4,805	19.3%	5,455	19.4%	6,090	20.1%
Owner	20,135	80.7%	22,595	80.6%	24,160	79.9%
Total	24,940	100%	28,050	100%	30,250	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 12: Households Spending 30%+ of Before-Tax Income on Shelter, City of Maple Ridge (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	1,720	35.9%	2,105	38.6%	2,205	36.2%
Owner	4,635	23.2%	4,970	22.2%	4,210	17.6%
Total	6,355	25.6%	7,080	25.4%	6,415	21.3%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

To provide further context, the proportion of Metro Vancouver households spending 30%+ of their before-tax income on shelter costs was 27.2% in 2016 (37.5% for renter households, 21.5% for owner households). The proportion of households below the affordability standard was lower in Maple Ridge for all households.

Table 13: Households in Dwellings Requiring Major Repairs, City of Maple Ridge (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	430	9.0%	670	12.3%	495	8.1%
Owner	825	4.1%	1,040	4.6%	990	4.1%
Total	1,255	5.0%	1,715	6.1%	1,480	4.9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

To understand how Maple Ridge compares to the region, the proportion of Metro Vancouver households in dwellings requiring major repair is compared to Metro Vancouver data; 5.7% of households were in dwellings requiring major repair in 2016 (7.1% for renter households, 5.0% for owner households). The proportion of households below the adequacy standard was lower in Maple Ridge, with the exception of renter households.

Table 14: Households in Overcrowded Dwellings, City of Maple Ridge (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	620	12.9%	555	10.2%	530	8.7%
Owner	515	2.6%	755	3.3%	525	2.2%
Total	1,135	4.6%	1,310	4.7%	1,050	3.5%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

For comparison purposes, the proportion of Metro Vancouver households in overcrowded dwellings was 7.4% in 2016 (12.6% for renter households, 4.5% for owner households). The proportion of households below the suitability standard was lower in Maple Ridge.

Table 15: Households in Core Housing Need, City of Maple Ridge (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	1,589	33.1%	2,251	41.3%	2,249	36.9%
Owner	1,763	8.8%	1,901	8.4%	1,940	8.0%
Total	3,352	13.4%	4,152	14.8%	4,188[18]	13.8%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population; Ministry of Municipal Affairs and Housing Custom Tabulation

Overall, Maple Ridge has a lower proportion of households in core housing need when compared to Metro Vancouver. The proportion of Metro Vancouver households in core housing need was 17.8% in 2016 (30.6% for renter households,

[18] This has been determined by using the Ministry of Municipal Affairs and Housing custom Census tabulation, which contains core housing need by tenure. This proportional split has been applied to Census private households by tenure.

10.6% for owner households). The proportion of households in core housing need was lower in Maple Ridge, with the exception of renter households.

Table 16: Households in Extreme Core Housing Need, City of Maple Ridge (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	699	14.6%	863	15.8%	841	13.8%
Owner	884	4.4%	903	4.0%	936	3.9%
Total	1,583	6.3%	1,765	6.3%	1,777[19]	5.9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population; Ministry of Municipal Affairs and Housing Custom Tabulation

By contrast, the proportion of Metro Vancouver households in extreme core housing need was 7.6% in 2016 (12.2% for renter households, 5.0% for owner households). The proportion of households in extreme core housing need was lower in Maple Ridge, with the exception of renter households. This demonstrates renters in Maple Ridge are particularly challenged to afford acceptable housing when compared to renters across the region.

Affordability Analysis

In order to augment the quantitative data available through Statistics Canada, an affordability analysis "snapshot" has been completed for four different household types. These household types were determined based on stakeholder consultation and discussion with the City of Maple Ridge. Each example illustrates a different housing experience and highlights the diverse challenges that may be experienced when trying to secure affordable, suitable, and adequate housing. This analysis includes examples that relate to rental housing and homeownership.

The relative affordability of housing in a community is determined by the relationship between average shelter costs (rent or monthly mortgage) and household before-tax income.

[19] Ibid.

What are shelter costs?

- For renters, shelter costs include rent and utilities.
- In order to qualify for a mortgage, a gross debt service formula is used to determine a household's ability to afford homeownership and meet debt obligations, which takes into account mortgage payments (principal and interest), property taxes, condominium /strata fees (if any), and heating costs.
- Housing is one factor in the overall cost of living for individuals and families; other factors include the cost of groceries, transportation, and child care.

Affordability in this section uses two different measurements:

- For rental housing, the CMHC standard is used, which indicates that housing is considered unaffordable when a household spends 30% or more of its before-tax income on shelter costs; and,
- In order to qualify for a mortgage, banking institutions or mortgage brokers typically require a Gross Debt Service Ratio (GDS) of no more than 32%, meaning that household total monthly housing costs, such as mortgage payments, property taxes and heating costs, should be no more than 32% of before-tax monthly income.

Additional scenario-specific assumptions are outlined in the following "affordability profiles". For these scenarios, 2019 median income data and median resale data were used, the most recent comprehensive data sets available when this report was written.

HOUSEHOLD #1 – YOUNG FAMILY

Priya, daughter of Tom and Eleanor, married Rumi five years ago. They met through friends and have lived in Vancouver since Priya finished her nursing degree at BCIT. Their first child, Kali, is three and Priya is pregnant with their second child, which has accelerated their need for a larger home. They are currently renting a 2-bedroom apartment in East Vancouver and work full-time – Rumi works in construction and Priya is a nurse. They would like to buy a 3-bedroom home in Maple Ridge to have more space for their growing family and to be closer to Priya's parents. Alternatively, they would move into Priya's childhood home if Priya's parents are able to build a detached garden suite that they could move into.

What is currently available?

In 2019, there were many 3-bedroom homes available for purchase. The median price of a detached house is significant and while Priya and Rumi would like a detached home, a larger apartment or townhouse is more financially feasible. As there are not many larger apartments available, a townhouse is a more likely option. After talking with her parents, Priya is keen to explore the detached garden suite option, which would allow her and her parents to keep more of their savings. She is committed to working with the City of Maple Ridge to understand her options for constructing a new detached garden suite in her parent's backyard.

Table 17: Three-Bedroom Units Sold in Maple Ridge (2019)

Unit Type	Total Units Sold	Median Price
3-Bedroom Detached House	270	$740,000
3-Bedroom Townhouse	319	$520,000
3-Bedroom Apartment	5	$460,000

Source: Greater Vancouver Real Estate Board, 2019

What can they afford?

Priya's parents are able to contribute to the down payment, which has allowed Priya and Rumi to put down 20% toward the cost of their new home. This scenario also assumes Priya and Rumi have no significant debt (i.e., student loans, car loans, lines of credit). Using the assumptions outlined below, they can afford a home with a purchase price of $380,031 which would result in a $304,025 mortgage, with a monthly payment of $1,200 amortized over 30 years, plus property taxes and heating costs. While there may be 3-bedroom townhouses listed for less than $380,000, the median price of a 3-bedroom townhouse is $520,000, which would be unaffordable for Priya's family.

The following assumptions were used in this scenario:

- *5 Year Fixed Rate (Annual):* 4.79%[20] (stress test), 2.17% (mortgage payments)
- Amortization Period: 30 years
- Property Tax: $274/month[21]
- *Heating*: $120/month[22]
- Maintenance/Strata Fees: $290[23]

[20] For buyers who do not need mortgage insurance (i.e., down payments of 20% or more), the qualifying interest rate a lender will use for the stress test will be the Bank of Canada five-year benchmark rate, or the rate offered by lenders (plus an extra 2%) – whichever is higher. As of December 23, 2020, the Bank of Canada five-year benchmark rate was higher than the rates offered by lenders (plus 2%) in Maple Ridge. The mortgage rate used for the stress test is 4.79% and the mortgage rate used to calculate mortgage payments is 2.17%.
[21] Property tax estimates were provided based on a review of realty listings for townhouses priced close to $500,000.
[22] Heating costs are estimated based on baseboard heating for a 3-bedroom townhouse or apartment.
[23] Maintenance/strata fee estimates were provided based on a review of realty listings for townhouses priced close to $500,000. If applicable, 50% of the condominium fees must be included in the GDS and TDS calculations, which translates to $145 for this scenario.

Priya and Rumi would be interested in a larger rental unit, however there are not many larger units available for rent. With limited family-friendly rental options, young families are struggling to find acceptable housing in Maple Ridge.

Table 18: Household #1 – Homeownership Affordability Analysis (2019)

Before-Tax Annual Income	Before-Tax Monthly Income	Maximum Mortgage	Monthly Mortgage Payment	Purchase Price with 20% Down	Median Price: 3-Bedroom Townhouse
$117,600[24]	$9,800	$304,025	$1,200	$380,031	$520,000

Source: Statistics Canada, Labour Force Survey, 2019; Greater Vancouver Real Estate Board

Key Considerations

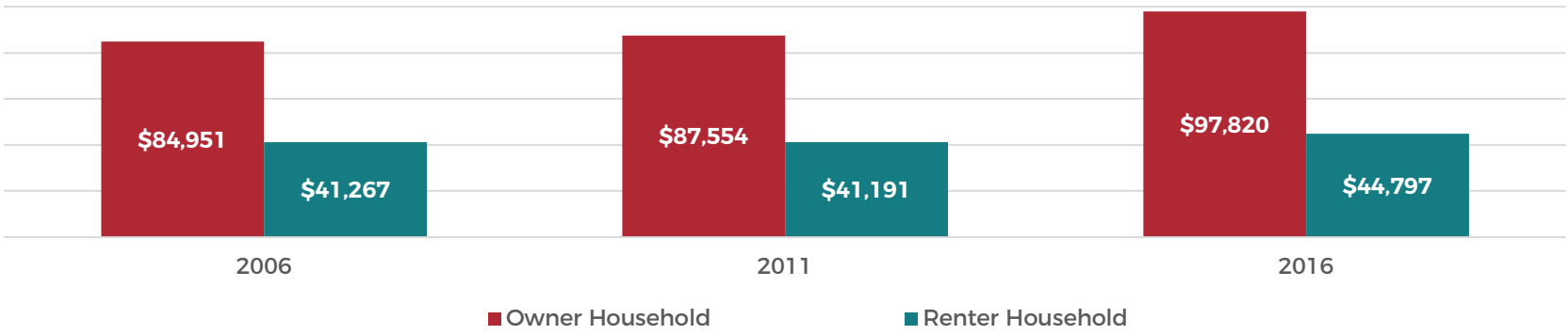
- **Feedback received during consultation indicates Maple Ridge is an attractive place to raise a family, particularly given its relative affordability as compared to other municipalities in the region.** Representatives from the development community specified you can "get more home for your dollar" in Maple Ridge and single-detached homes continue to be in high demand, particularly given Maple Ridge's connection to downtown Vancouver via the WestCoast Express. Secondary suites are increasingly popular in new builds and can help to close the affordability gap for young families who may need a mortgage helper to afford the cost of a single-detached home. Key stakeholders from the building and development industry specified the number of bedrooms is one of the most important housing features as families are looking for flexibility to grow.

- **The price of housing in Maple Ridge has increased substantially, while incomes have remained relatively constant. This has resulted in affordability challenges for both owner and renter households**. As of 2016, the proportion of renter households considered to be low and very low income (earning less than $60,000) is 63% and for owner households, the proportion is 26%. The median income of renter households is significantly lower than that of owner households as seen in Figure 14.

[24] Annual before-tax income was determined using the 2019 Labour Force Survey, which provided a median hourly wage of $40.00 for nurses in the Lower Mainland. Priya's total salary is $76,000, based on $40.00 x 1900 hours. Based on the 2019 Labour Force Survey, Rumi's wage as a construction labourer is estimated at $20/hour. His annual salary would be $41,600, based on $20/hour x 40 hours/week x 52 weeks/year.

- **The majority of housing in Maple Ridge is comprised of single-detached dwellings, yet recent completions data indicates the market is trending toward a greater diversity of housing types.** As new development comes forward, it will be important to monitor units by bedroom type, as Maple Ridge saw a significant increase in the proportion of units comprised of 4+bedrooms between 2006 and 2016 and a loss in the proportion of 3-bedroom units. Larger units (4+bedrooms) are not typically affordable for younger families, singles, and seniors and a loss in the proportion of 3-bedroom units is concerning, as that housing form is very important, particularly for young families.

Figure 14: Median Household Income by Tenure



Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

What does this mean?

- **The data analysis and stakeholder feedback indicate families are drawn to Maple Ridge for its housing prices.** While the median price of all housing types has increased significantly in recent years, Maple Ridge remains one of the more affordable communities in Metro Vancouver. This is reflected in November 2020 real estate data – Maple Ridge has the lowest single-detached, townhouse, and apartment prices when compared to all other Metro Vancouver communities.

- **However, the price of housing has increased significantly in recent years and the gap between what is available and what is affordable has grown considerably**. Feedback from the Housing Needs Survey conducted in Fall 2020 demonstrates many respondents feel their current housing is somewhat unaffordable or very unaffordable (112 people or 39.2% of respondents), however a larger proportion of respondents feel their current housing is affordable

or somewhat affordable (171 people or 59.8% of respondents). This pattern changes when considering those respondents who would like to move in the near future (107 people or 37.7% of respondents) – when asked what is preventing them from moving, the answer chosen by the largest number of respondents was "can't find an affordable place to live".

- While housing may be more affordable when compared to other communities in Metro Vancouver, potential future residents like Priya and Rumi will be challenged to afford the median price of a 3-bedroom single-detached home or townhouse.
- As new multi-unit and mixed-use projects come forward, it will be important to require a range of unit sizes. From 2006 to 2016, the largest proportional increase in Maple Ridge's housing was in the form of 4-bedroom units. Simultaneously, larger dwelling units comprise a very small proportion of purpose-built rental housing. Given the increases in the cost of housing, there is a need for a variety of unit sizes in both the rental and homeownership markets for families, seniors, and singles. Strategies employed in other Metro Vancouver municipalities to incentivize family-friendly construction warrant further consideration, as explored below.

For Example: Family Friendly Housing Policy in New Westminster

In 2015, the City of New Westminster started work on a Family-Friendly Housing Policy. As part of the background work, the City conducted a housing supply analysis which found that the city ranked 21st out of 22 Metro Vancouver municipalities with regard to 3-bedroom units. The City also conducted a feasibility study which concluded there is no negative impact on return on cost with an increased proportion of 2- and 3-bedroom units in new multi-unit projects.

Based on consultation and research, the City mandated:

- That new multi-unit ownership projects include a minimum of 30% 2- and 3-bedroom units, and that at least 10% of the total projects units be 3-bedroom or more; and
- That multi-unit rental projects include a minimum of 25% 2- and 3-bedroom units, and that at least 5% of the total project units be 3-bedroom or more.

HOUSEHOLD #2 – OLDER COUPLE

Tom and Eleanor have lived in Maple Ridge for 30 years – they love their tight-knit community and have many happy memories of raising their children in the city. Tom worked as an insurance broker and Eleanor was a homemaker and active in the community as a volunteer. Their two children have since moved out of the family home but remain close with their parents and visit often. Tom and Eleanor are getting older and would like to move to a smaller house in Maple Ridge – their current house has a big yard and they would like to be in a smaller detached or semi-detached unit with less maintenance, such as a one-level rancher. After looking at the real estate listings, Tom is worried many of the older ranchers and semi-detached options won't be accessible and would require renovations to make sure that he and Eleanor can live comfortably into their senior years. Ranchers have also been selling quickly and they are not sure that they want to invest so much of their savings in a new house. They are also exploring the possibility of building a detached garden suite on their property, so that they might downsize into that unit, and have their daughter and her family move into their 3-bedroom home.

What is currently available?

In 2019, there were 182 2-bedroom apartments sold. Given that Tom and Eleanor would like to move to a house with less maintenance requirements (i.e., yard work), but enough space for their grandchildren to visit, a 2-bedroom unit is most appealing. They aren't convinced an apartment will meet their needs, but there are additional drawbacks with older ranchers and they have committed to looking at all possible options. Tom has a bad hip and does not want to buy a house with stairs, so they are looking for a larger apartment unit or a detached garden suite. After reviewing the real estate listings, the detached garden suite option is increasingly appealing as they would be able to design a new unit to their accessibility requirements and stay at ground-level.

Example rancher in Maple Ridge.

Table 19: Two-Bedroom Apartment Units Sold in Maple Ridge (2019)

Unit Type	Total Units Sold	Median Price
2-Bedroom Apartment	182	$387,500

Source: Greater Vancouver Real Estate Board, 2019

What can they afford?

Based on median resale data for 2019, Tom and Eleanor would be able to sell their 3-bedroom detached home for $740,000. With the sale of their home, they can easily afford a smaller unit (e.g., 2-bedroom apartment) and would have additional money ($352,500) remaining to use toward travel and other expenses.

While Tom and Eleanor can easily afford the cost of a 2-bedroom apartment, they are keen to explore the detached garden suite option. Several of their friends have invested in townhouses, but many townhouses have stairs, which wouldn't be a viable long-term option given Tom's bad hip. A detached garden suite would be designed to be accessible and would allow their daughter to move back to Maple Ridge into their family home. She is keen to relocate to Maple Ridge but has struggled to find a single-detached house or townhouse her family can afford. Based on recent detached

garden suite construction costs in Maple Ridge, a new detached garden suite would total approximately $300,000[25], which Tom and Eleanor could easily afford, especially given their daughter would also contribute some of her savings.

Key Considerations

- **The City of Maple Ridge is experiencing population aging that will contribute to an increased need for seniors housing in coming years.** Between 2006 and 2016, the fastest growing segment of the population was people aged 85 years and over (52.4%). According to Metro Vancouver growth projections, the most significant growth in Maple Ridge over the next five years is expected to occur among senior populations with the proportion of residents aged 65 to 84 years expected to increase by 27.4%.

- **Older housing in the community presents an opportunity to renovate or retrofit units to suit the needs of an aging population.** According to the 2016 Census, 32% of dwelling units in Maple Ridge were built prior to 1981 and 30% of total dwelling units were built between 1981 and 2005. These older units are likely not accessible but may be renovated to allow residents to age-in-place and remain within their communities. The provincial government provides financial support for households completing renovations to ensure accessibility, as further outlined below.

For Example: Home Improvement Assistance Programs

- Home Adaptations for Independence helps low-income seniors and people with disabilities finance home modifications for accessible, safe and independent living. Eligible homeowners, renters and landlords can receive up to $20,000 per home in the form of a forgivable loan.
- The BC Seniors' Home Renovation Tax Credit is a refundable personal tax credit to assist individuals aged 65 and over with the cost of certain permanent home renovations.

[25] City of Maple Ridge, Detached Garden Suite Pilot Project Lookbook, 2018

- **As the population continues to age, there may be more seniors looking to downsize, but there are limited accessible choices within the community.** This indicates potential demand for a broader range of accessible housing options, such as single-level detached garden suites, apartment units, and units in mixed-use buildings. According to the 2016 Census, over half of the housing units in Maple Ridge are single-detached houses (56%), which often comprise more than one floor. Since 2006, there has been a significant increase in the number of units with 4+bedrooms (13.8%), which are not typically suitable for downsizing seniors.

What does this mean?

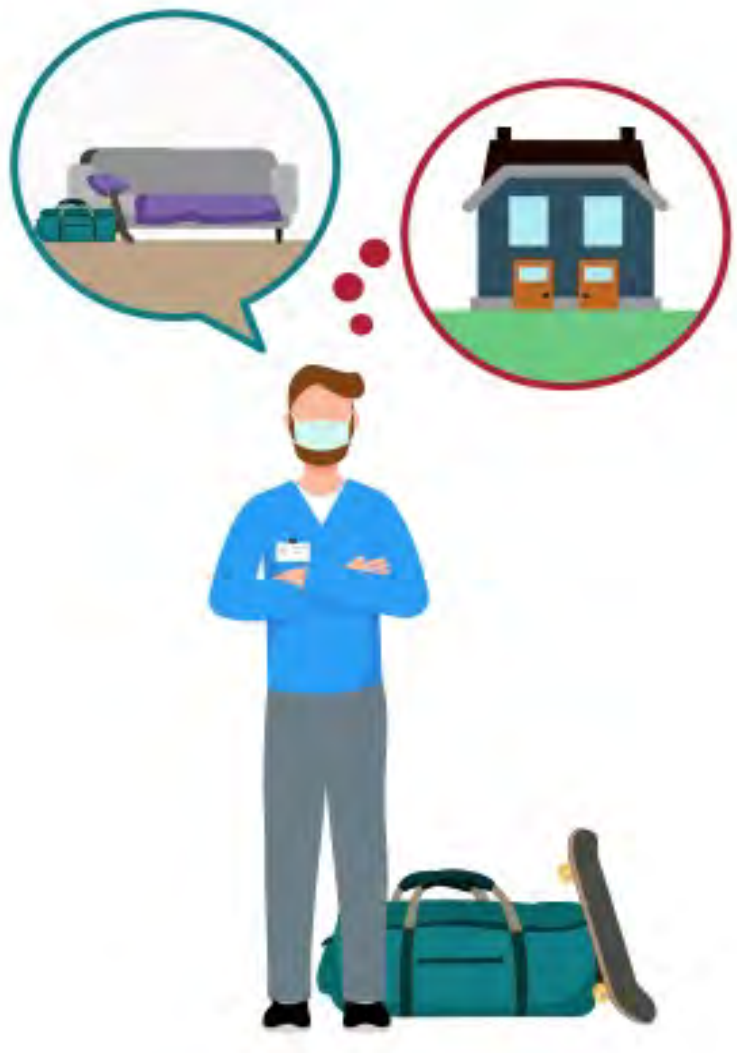
The data analysis and stakeholder feedback indicate there are limited housing options for downsizing Maple Ridge seniors. Given this understanding, it will be important to consider what options exist for seniors to downsize in an affordable way, how existing housing in Maple Ridge can be retrofitted to accommodate residents with limited mobility, and how new housing can be constructed to ensure accessibility.

- **Feedback from workshops indicated that there is a desire for ground-oriented housing forms, particularly for seniors looking to downsize.** With new housing, adaptable and accessible housing guidelines may prove beneficial to ensure new units are constructed to meet the needs of persons with limited mobility.

For Example: Adaptable Housing in Burnaby and Port Moody

- The City of Burnaby requires adaptable design in new multi-family residential developments that are approved through the Comprehensive Development (CD) rezoning process. For most developments, at least 20% of the single-level units must have adaptable design; for purpose-built seniors housing, this percentage increases to 100%. As an incentive, the Burnaby Zoning Bylaw provides a 1.85m^2 (approximately 20 sf) floor area exemption for every adaptable housing unit.
- The City of Port Moody recently adopted a new Zoning Bylaw which includes a requirement that 50% of all new apartment units must meet adaptable housing standards.

HOUSEHOLD #3 – SINGLE CARE AIDE



Elliott is a long-term, born-and-raised resident of Maple Ridge. He has deep connections to the city and has made sacrifices to avoid moving to a new municipality. Elliott is in his mid-20s and has recently started a new career as a care-aide. He is passionate about his work with seniors but hasn't been able to find full time employment while he builds up some experience. Elliott was living in an affordable basement suite near his work, and doesn't have a car, but was evicted for a family member of the property owner to move in.

He is currently couch surfing with friends, which is stressful, creating transportation challenges, and beginning to affect his ability to work. He needs to find something he can afford close to work, or with transit options to get there. Elliott has no mental health, substance use challenges or other barriers beyond his capacity to afford the available housing. While he is not yet working full-time hours, he is earning close to the median income for care workers in B.C. He could find a full-time job at minimum wage, but this would not substantially improve his financial situation and he wants to continue pursuing his career as a senior's care-aide.

What is currently available?

In 2019, as per CMHC data, the vacancy rates for rental housing appear relatively high compared to many Metro Vancouver municipalities (2.4% for all units). However, the smaller the unit in Maple Ridge, the lower the vacancy rate and it should be noted the data quality is rated "Fair" by the CMHC and should be used with caution – the vacancy rate data may not be particularly accurate. Additionally, feedback from stakeholders indicated these vacancy rates are not indicative of current context given so much has changed since October 2019.

Table 20: Rental Vacancy Rates, City of Maple Ridge, 2019

Vacancy Rate	Studio	1-Bedroom	2-Bedroom	3-Bedroom
CMHC Average	Suppressed	1.4%	3.6%	6.7%

Source: Canada Mortgage and Housing Corporation

While the specific vacancy rates may not be accurate, there appears to be a trend of larger units being vacant more than smaller units. The potential higher vacancy rate of larger units may make it easier for Elliott to find accommodation to share with friends or roommates.

Through the public and stakeholder consultation process, it was frequently heard the average rents produced by CMHC are not representative of the experiences of residents seeking new housing in Maple Ridge. This is a common experience, as CMHC's average considers "all the units in the universe," including both long-term tenancies and new leases, and old units and new units; this average is not representative of the rents in currently posted advertisements. The table below provides both the CMHC average rents and rental rates gathered through a scan of recent postings, as well as the difference between them (26%-50% higher than CMHC average).

Table 21: CMHC Average Rents (October 2019) and Market Rental Rates (November 2020), City of Maple Ridge

Rental Rates	Studio	1-Bedroom	2-Bedroom	3-Bedroom
CMHC Average	$868	$905	$1,177	$1,579
Market Scan	$1,098	$1,358	$1,694	$2,160
Difference	26%	50%	44%	37%

Source: Canada Mortgage and Housing Corporation, Craigslist & Kijiji Rental Listings

In considering the difference between the overall average rents and the currently posted rents, it appears Elliott will likely have to pay at least 26% more for a new rental unit than the average posted by the CMHC.

What can he afford?

Elliott is currently earning $2,100 per month[26], working 25 hours per week as a care-aide. He is hoping to receive more hours in the future as he builds up his experience and seniority. If he finds a new full-time job at minimum wage, he could earn $2,336 per month, or $236 more. Even with the recently increased minimum wage, Elliott would struggle to afford rent at a minimum wage full-time position. Elliott hopes to avoid finding a new job, but it could slightly increase his spending power.

While Elliott would prefer to continuing living alone – particularly considering the COVID-19 pandemic and his employment with seniors in the health care sector – it would be relatively less expensive to share accommodation with others. He could rent a studio or 1-bedroom alone or share a 2- or 3-bedroom with roommates. In comparing Elliott's current income, and potential income working full-time at minimum wage, against the cost of rent, it can be seen there are no available options meeting the affordability threshold of spending less than 30% of gross income.

Table 22: Household #3 - Rental Affordability Analysis (2019)

Annual Income	Monthly Income	Available for Rent (30% of income)	Available for Rent (50% of income)	Average Rent			
				Studio	1-Bedroom	2-Bedroom (shared – 50% of rent)	3-Bedroom (shared – 33% of rent)
$25,200	$2,100	$630	$1,050	$1,098	$1,358	$847	$713
$28,032	$2,336	$700	$1,168				

Source: Government of Canada, Job Bank; BC Minimum Wage

[26] The median wage of a care aide ($21/hour) in the Lower Mainland was determined through the Government of Canada's Job Bank. Monthly income was determined assuming a part-time work week of 25 hours.

Key Considerations

- **There is a growing disconnect between what renter households can afford and what is available.** With median incomes of $48,959 across rental households and average rents well above the threshold for affordability, it is increasingly difficult to afford average rents in Maple Ridge, particularly for those earning a minimum wage.
- **The majority of Maple Ridge's work force commutes out of the City – transportation costs are likely a significant portion of household expenses.** It is important to note that current transportation services have been reduced due to the COVID-19 pandemic - the West Coast Express service has been running three daily trains as opposed to five. Prior to the pandemic, 7.7% of Maple Ridge residents who are part of the labour force used public transit services as their main mode of commuting.[27] The new RapidBus service launched in January 2020 connects Maple Ridge to the Coquitlam Central Skytrain station and provides an opportunity to consider transit-oriented housing developments close to the bus route.
- **The number of purpose-built rental units has increased marginally over the last ten years, with 79% of the City's existing rental housing built prior to 1980.** With limited new supply, rents have increased, and vacancy rates are likely lower than what was reported by CMHC in October 2019.

What does this mean?

- **There is a need for new rental housing, including units affordable to lower-income households.** Stakeholder feedback demonstrates the rental vacancy rates are not indicative of what's happening in the rental market and more units are needed. With rising rental prices, there is a growing disconnect between what is available and affordable to median income earning households. Rental incentive programs have proven successful in other Metro Vancouver municipalities facing a shortage of new rental housing construction. In addition to more non-market rental units needed to meet needs, mid-market rental units help provide for the local labour force.

[27] Statistics Canada, 2016 Census of Population

For Example: Mid-Market Rental Units in the City of North Vancouver

The North Vancouver Housing Action Plan requires the provision of "Mid-Market Rental Units" in all new market rental developments seeking a density bonus. Termed the City's '10-10-10' policy, 10% of units in new market rental projects are required to be rented at 10% below average rents, as indicated by Canada Mortgage and Housing Corporation, for a minimum of 10 years. Starting January 1st, 2019, new applications will have to provide 10% of units at 10% below average rents in perpetuity.

Based on the 2018 average rents in the City, Mid-Market Rental Units are to be rented at the following rents:

Unit Size	2018 Average Rent (as per CMHC)	Mid-Market Rent (10% below Average Rent)	Recommended Annual Household Income Limit
Bachelor	$1,143	$1,029	$41,148
1-Bedroom	$1,333	$1,200	$47,988
2-Bedroom	$1,648	$1,483	$59,328
3+Bedroom	$2,457	$2,211	$88,452

HOUSEHOLD #4 – SINGLE OLDER PERSON

After relocating from the Interior to be closer to family, Sandra has lived in Maple Ridge ever since she and her late husband Bill retired 10 years ago. They had been renting a small one-storey home in Maple Ridge, which Bill's pension was able to support. They were avid gardeners and spent many days in their yard, enjoying the calm scenic setting.

Bill had typically managed the finances, and after his recent passing Sandra has struggled to keep up with household expenses – particularly because Bill's pension wasn't transferrable. Sandra is currently subsidizing the cost of rent with the small savings left by Bill, and she knows remaining in her current home will not be financially sustainable.

Sandra is still active and mobile, but the yardwork is a lot to manage on her own. She likes having access to the outdoor space but thinking to the future would like something easier to manage. Sandra's biggest concern is being able to afford a new lease at the current rental rates after holding the same lease, with minimal rent increases, for 10 years.

Sandra is hoping to find a ground level 1-bedroom unit she could stay in for the long-term but worries about her ability to afford market rental rates.

What is currently available?

According to 2019 CMHC rental data, 1-bedroom apartments in Maple Ridge had a vacancy rate of 1.4%; however, as per a market scan completed in November 2020, the average rent for a 1-bedroom apartment would be unaffordable for Sandra at $1,358. Sandra would like to access a rent subsidy or non-market option if she is eligible.

In 2020, as per BC Housing data, there were a total of 104 independent non-market housing units for seniors in Maple Ridge and 46 non-market supportive seniors' units.[28] The number of BC Housing funded non-market seniors housing units has remained constant in Maple Ridge since 2015. In addition to seniors living in non-market housing units, there are 415 seniors receiving the Shelter Aid for Elderly Renters (SAFER) subsidy in Maple Ridge. Currently, there are 129 senior households on the waitlist for BC-housing administered units in Maple Ridge. Since 2015, the number of seniors receiving rent supplements and the number of seniors on BC Housing's waitlist has increased.

What can she afford?

With an annual lifetime pension of $20,261[29], Sandra is not able to afford the average rent of a 1-bedroom apartment in Maple Ridge. Currently, Sandra's rent is $925[30], which requires her to spend approximately 55% of her gross income on shelter costs. Sandra is interested in moving to non-market housing, as she can't afford her current rent or the average rent of a 1-bedroom apartment ($1,358). Non-market housing may be difficult to access as there are many households on BC Housing's waitlist. She has recently applied for a rent subsidy to assist with shelter costs. Based on her annual income, Sandra would be eligible for a BC Housing SAFER rent supplement of $241 per month. While that may help to provide some additional financial flexibility, Sandra would still be required to spend over 45% of her income on shelter costs. This is unaffordable and will require trade-offs in other household expenses, such as food and transportation.

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[28] It is important to note there may be additional non-market housing units for seniors in Maple Ridge – this information is specific to those facilities that have an operating agreement with BC Housing.
[29] Canadian Retirement Calculator. Sandra was a homemaker and did not contribute to the Canada Pension Plan. Her total income is based on the Old Age Security pension, the Guaranteed Income Supplement, and her savings.
[30] As per CMHC data, average rent in 2009 was $655. Sandra's landlord has increased her rent by the maximum allowable increase each year since 2009, which, in 2020, results in $925.

In addition to struggling to afford her current rent, her unit requires renovations to improve accessibility in the kitchen and bathroom, which is not something her landlord is interested in undertaking. Susan is also concerned that if her health were to decline, she would not be able afford home support visits. While healthcare is not factored into housing costs, it is important to recognize Sandra will likely experience greater challenges to afford average rents as she continues to age.

Table 23: Household #4 – Before-Tax Income Analysis

	Old Age Security	Guaranteed Income Supplement	Savings[31]	Total
Annual	$7,384	$11,040	$1,837	$20,261
Monthly	$615	$920	$153	$1,688

Source: Canadian Retirement Income Calculator, BC Housing SAFER Calculator

Table 24: Household #4 - Rental Affordability Analysis

Annual Before-Tax Income	Monthly Before-Tax Income	Available for Rent (30% of income)	Available for Rent (50% of income)	SAFER Rent Supplement	Average Rent 1-Bedroom Apartment
$20,261	$1,688	$506	$844	$241	$1,358

Source: Canadian Retirement Income Calculator, BC Housing SAFER Calculator; Market Rental Scan

Key Considerations

- **According to Metro Vancouver growth projections, the most significant growth in Maple Ridge is expected to occur among senior populations** with the number of those aged 65 to 84 years expected to rise by 27% and those aged 85 years and over expected to rise by 24%. With the projected growth in the seniors' population, there will be an increased need for accessible housing options in coming years.

- **The number of independent non-market housing units and supportive units for low-income seniors has remained constant since 2015, while the number of seniors on the waitlist for BC Housing-administered units has increased.**

[31] $30,000 in TFSA, drawing down until 85 years old.

- **Feedback from community engagement demonstrates many seniors are "stuck" in their current homes** as there are limited age-friendly, accessible housing options which would allow them to move into smaller units. As seniors in Maple Ridge begin to downsize, there will be an opportunity for younger families to move into older homes.

What does this mean?

- **Low-income seniors are struggling to find affordable, accessible housing options in Maple Ridge.** Demand has increased for seniors' non-market housing, as demonstrated by the growth in the BC Housing waitlist. Stakeholders emphasized the need to consider proximity of community amenities and transit to new seniors housing projects. While the accessibility of units is important, it is also necessary to ensure seniors can continue to access services and transportation as they age-in-place.

- **For many seniors, isolation can be challenging.** Innovative multi-generational co-housing models include seniors living with other roommates to share household costs and provide social interaction. There was a desire from stakeholders to improve coordination among seniors' agencies and outreach groups through some sort of central listing agency. The North Shore Roommate Registry (not yet launched – seeks to pair single seniors together as roommates) is an example of the innovative programs being established to address senior isolation and affordability challenges.

- **For seniors with accessibility challenges, the Better-At-Home program can help to connect seniors living on their own to access home support**, encouraging aging-in-place. Promotional materials can help to improve take-up of this service.

- **Given the age of Maple Ridge's rental housing and the stocks' redevelopment potential, it will be important to assist tenants and provide support in the event of displacement due to demolition, renovation or repair, or conversion, as outlined in the City's Tenant Relocation Assistance Policy.**

- **Feedback from community engagement indicates there is a desire to explore innovative housing models** such as mixed tenure approaches, co-operatives, and co-housing. In other urban areas, unique partnerships and creative land acquisition strategies have facilitated new affordable housing projects, as profiled below.

For Example: Vancouver – Fraser Street Seniors Co-op

An application was approved in June 2018 to construct a six-storey mixed-use building for seniors (55+) to be operated as a co-operative. The Vancouver Affordable Housing Agency (VAHA) is redeveloping the site to create an affordable seniors housing project – 100% of the units will be rented at 70% to 100% of Housing Income Limits (HILS). The 411 Seniors Society will establish a seniors centre on the main floor, complete with commercial kitchen, multi-purpose space, and office space.

Fraser Street Seniors Co-op
Source: Community Land Trust

Key Areas of Local Need

Housing Needs Summary Statements

Based on an analysis of data in Part I of the Housing Needs Report and public engagement, the following summary statements describe the current and anticipated needs for the following groups:

AFFORDABLE HOUSING

Maple Ridge has the lowest housing prices in Metro Vancouver[32] - young families have traditionally found the municipality an attractive place to raise a family and this trend continues today. Feedback from consultation indicates young couples are leaving Vancouver and other centres for locations like Maple Ridge where they can access "more home and yard at price they can't get elsewhere in Metro Vancouver"[33]. **Simultaneously, the benchmark price of a single-detached home is increasingly out-of-reach for local dual-earner families.** Representatives from the development community specified secondary suites have become commonplace in new builds as the income from a rental unit can help cover mortgage costs. The perception of Maple Ridge as an affordable family-friendly community is challenged by rising home prices, however when compared to other Metro Vancouver municipalities, the cost of housing is lower than other municipalities in the region.

The proportion of Maple Ridge households in core housing need increased slightly from 2006 to 2016, while the proportion of households in extreme core housing need decreased. When compared to Metro Vancouver averages, the proportion of households in core housing need and extreme core housing need was lower in Maple Ridge, with the exception of renter households. Renters in Maple Ridge are particularly challenged to afford acceptable housing when compared to renters across the region.

Income data provides a detailed assessment of what levels of affordability are required to ensure households spend no more than 30% of their before-tax income toward shelter costs. As of 2016, the proportion of renter households

[32] Real Estate Board of Greater Vancouver, Monthly Market Report, November 2020.
[33] Feedback received at the Development Community Virtual Workshop.

considered to be low and very low income (earning less than $60,000) is 63% and for owner households, the proportion is 26%. Median income of renter households is significantly lower than that of owner households, and for renter households in particular, income has stayed relatively constant while rents have increased substantially.

In Maple Ridge, there is a disproportionate number of renter households in core and extreme core housing need, low rental vacancies, aging rental housing, and limited family-friendly rental units. While recent CMHC starts data demonstrates there has been an increase in rental housing construction over the last four years, there is a need for more affordable rental options. To address the need for more affordable housing options, Maple Ridge may consider encouraging more affordable homeownership options, as well as mid-market and non-market rental options to better achieve housing that is attainable relative to local incomes.

RENTAL HOUSING

The proportion of renter households in Maple Ridge (20%) has remained close to constant since 2006. As a municipality with relatively affordable homeownership prices, there has not been significant increase in demand for rental units. Vacancy rates have predominantly remained within what is considered to be indicative of a "healthy" rental market (i.e., rental vacancy rate between 1%-3%). **However, since COVID-19, the rental market has changed substantially and data from October 2019** (the most recent CMHC rental information) is no longer indicative of what is happening on the ground.

With limited rental housing construction over the last thirty years and increases in average rents, it is becoming more challenging for low-income households to find affordable rental housing. Community housing providers specified CERB payments have resulted in fewer individuals using shelters and experiencing homelessness as some lower income residents have been able to afford market rents. However, with additional demand for rental units, stakeholders indicated there are very few available rental apartments in Maple Ridge, particularly more affordable units. **Feedback from some non-profit organizations suggested current rent supplements are not enough to close the gap between what is available and what is affordable and may remain unused.**

There is a need for more affordable rental options to help young singles, downsizing seniors, and families to afford to live in Maple Ridge. As the existing rental housing is older, it will be important to consider adaptable and accessible policies for new rental development to ensure seniors have rental options that meet their needs. For families looking for more affordable options in Maple Ridge, there are limited larger rental units. Maple Ride may consider a family-friendly housing policy to require a certain percentage of 2- and 3-bedroom units in new rental developments.

SPECIAL NEEDS HOUSING

Special needs housing, or housing with support services, is typically intended to house youth or adults with mental and/or physical disabilities. **Maple Ridge is home to 183 non-market special needs housing units, while there are 67 people with disabilities on the non-market housing waitlist**. Between 2015 and 2020, the number of non-market special needs units has increased by 101 units, while the number of people with disabilities on the non-market housing waitlist has also increased from 41 to 67 households. Waitlist information is an important indicator; however, it is does not necessarily capture all households in need of subsidized non-market housing, as there may be households who are not aware of their eligibility for non-market housing or may experience other barriers to accessing BC Housing's waitlist. For many of these units, turnover is limited, and demand remains.

There is a need for accessible housing for residents with mobility limitations which is anticipated to increase with the aging population. Many municipalities have directed policy and regulation to include accessible and adaptable housing in all new condominium and apartment buildings. For all federally funded projects, CMHC requires new developments to have full universal design or a minimum of 20% of units to be accessible as a prerequisite of funding. Maple Ridge may consider establishing a set of guidelines for accessible and adaptable housing in order to meet the needs of Maple Ridge's aging population and the needs of those with physical and mental disabilities.

HOUSING FOR SENIORS

Maple Ridge has limited housing diversity – over half of the housing stock is single-detached dwellings. For seniors looking to downsize and remain in the community, there are limited options. Feedback from consultation emphasized the appeal of rancher-style housing; however, stakeholders from the development community indicated that form of housing is land-intensive and not financially viable. Detached garden suites may provide a suitable ground-oriented

option for seniors who are not interested in apartment-style living. In addition to detached garden suites, accessible homes in new multi-unit developments may be a viable option for downsizing seniors that would like to purchase a smaller home.

The rising cost of townhouses and apartments and older purpose-built rental housing that may not be accessible means that there are limited affordable rental options for low-income senior households. The number of independent non-market seniors' units and supportive seniors' units have remained constant since 2015, while the number of senior households on the non-market housing waitlist has increased by 63%, from 79 households in 2015 to 129 households in 2020. Additionally, the number of seniors receiving rent supplements has increased by 26%, from 330 in 2015 to 415 households in 2020. There is a need for additional seniors rental housing in the City, particularly given the anticipated increase in the proportion of seniors in Maple Ridge.

Given waitlist data and the aging of the population, it is anticipated the need for seniors' rental and ownership housing will continue to increase in Maple Ridge. Special consideration should be given to the fact that housing meant to accommodate seniors should be located in close walking distance to transit and services, should be single-level, and adaptable to ensure that it meets the needs of seniors as they continue to age-in-place.

HOUSING FOR FAMILIES

Historically, Maple Ridge has had a much higher proportion of young families and children than other municipalities in the Lower Mainland.[34] This is reflective of the City's appeal to young families – with lower house prices, Maple Ridge is more attainable for many first-time home buyers when compared to other communities in Metro Vancouver. Feedback from consultation re-enforced this dynamic; "you can get more home for your dollar" in Maple Ridge. **While this narrative remains true in comparison to other Metro Vancouver municipalities, the cost of housing has increased and homeownership is no longer affordable for Maple Ridge median income households.**

When considering units by bedroom type, the percentage change between 2006 and 2016 shows increases in the proportion of very large units (4+bedrooms) and smaller units (1-bedroom). While 2- and 3-bedroom units still comprise

[34] Maple Ridge OCP, Population & Housing Trends.

the majority of the housing stock, **there is a need for more affordable family-friendly housing options**, which are typically found in infill (detached garden suites, duplexes, triplex, townhouses), apartments and mixed-use development – these "missing middle" options can help to provide more attainable options in proximity to schools and services.

SHELTER FOR PEOPLE EXPERIENCING HOMELESSNESS AND HOUSING FOR PEOPLE AT-RISK OF HOMELESSNESS

Between 2005 and 2020, the number of persons experiencing homelessness in Maple Ridge and Pitt Meadows increased by 159% as compared to 67% in the Metro Vancouver region. Feedback from consultation indicates the complexities of increasing housing costs, the opioid crisis, and COVID-19 have created numerous barriers for marginalized individuals to access safe and secure housing. With additional financial support (i.e., CERB) fewer individuals are using shelters; however, overdose deaths have increased.

While the existing low-barrier supportive housing options (i.e., Royal Crescent, Garibaldi Ridge, and Alouette Heights) provide harm reduction service, there is a need to complement these existing facilities with supportive housing programs for individuals who are not actively using substances and living with complex mental health challenges.

Additionally, permanent affordable rental housing is needed to ensure individuals who are able to live independently can access housing within their means. Between 2015 and 2020, the number of homeless rent supplements increased by 402% - from 56 to 281. These supplements are highly effective in more affordable markets where the amount provided can help to close the gap between what is available and what is affordable. Feedback from consultation was mixed – while rent supplements have been highly effective, outreach teams are struggling to find available rental housing and landlords willing to work with their organizations. Additional rental housing is needed to provide housing choice to persons experiencing homelessness who are able to live independently.

The existing social services sector in Maple Ridge is comprised of many well-established organizations with proven track records working with people experiencing homelessness. Feedback received during consultation prioritized the importance of continued coordination in the sector and with government partners to address the root causes of homelessness.

Housing Supply Gaps

Based on an analysis of data in this report, the following housing gaps have been identified:

- **Non-Market Rental Housing:** Low-income households are challenged to afford the average cost of rental housing. An increase in the number of households on BC Housing's waitlist confirms the need for additional non-market rental housing in the community. There are limited larger rental units and with increasing benchmark home prices, additional family-friendly rental housing will be needed in Maple Ridge.

  In addition to non-market housing, mid-market rental programs warrant further exploration. As demonstrated in the income analysis, there is variety to the level of subsidy required by Maple Ridge households to make housing affordable and a mid-market program may help to close the affordability gap.

- **Higher Barrier Supportive Housing:** Feedback from community service organizations and non-profit housing providers highlighted the need for additional supportive housing in Maple Ridge. While the existing supportive housing programs are vitally important, their low-barrier approach needs to be complemented by a supportive housing form for residents who are not actively using substances and who are living with complex mental health challenges.

  Both low- and high-barrier programs are essential to meeting the needs of persons experiencing homelessness and those who are unable to live independently due to physical or mental disabilities. To provide additional housing choice, Maple Ridge may consider partnerships and opportunities with government and the non-profit sector to address this need.

- **Accessible Housing:** As Maple Ridge's population continues to age in coming years, it will be important to build new accessible, single-level units and renovate existing units to accommodate changes in life stages and accessibility. Currently, the predominant housing form in Maple Ridge is single-detached homes, which are often multi-level and not always possible to retrofit. Additionally, the majority of the City's purpose-built rental housing was constructed before 1980 and may not be suited to the needs of older residents looking for accessible units. To enable aging-in-

place, there should be a sufficient supply of accessible housing to accommodate the needs of those who cannot renovate existing single-detached homes.

- Stakeholders expressed a desire for additional housing choice, particularly for affordable, accessible, single-level living options close to amenities and transit. As Maple Ridge explores options to diversify its existing housing stock, how best to accommodate aging-in-place and the location of new seniors' housing projects will be key considerations. Maple Ridge should consider providing seniors' housing in areas that are walkable, close to transit, in proximity to seniors' services, and near support systems that they can access independently.

- **Greater Diversity of Housing Form:** Housing form in Maple Ridge is relatively homogenous – just over half of the housing stock is comprised of single-detached dwellings. Stakeholders expressed a desire for greater housing choice to ensure seniors have housing options that meet their needs and young families and singles have housing options such as apartments and townhouses that are more affordable than single-detached homes. There is an opportunity to introduce sensitive infill housing (e.g., detached garden suites, duplexes), missing middle ground-oriented housing (e.g., townhouses), mixed-use housing and apartments in the Town Centre or along transit corridors to regenerate Maple Ridge's existing housing.

In Closing

Maple Ridge is a community characterized by lower housing prices when compared to Metro Vancouver. While this remains true, findings from this report indicate rising house prices have created affordability challenges for dual-income households. The average price of a single-detached home is out-of-reach for median income earners and with limited rental vacancies, Maple Ridge residents are struggling to find affordable housing options. Feedback from stakeholders emphasized the impact of COVID-19 on the rental market and given the most recent CMHC data is pre-COVID, it will be important to review 2020 information as it becomes available.

Seniors are facing particular challenges to age-in-place given the limited number of single-level, accessible, and affordable housing options. There has been no new construction of non-market seniors' housing in Maple Ridge in the last five years and the number of seniors on the BC Housing waitlist is growing. In addition to demand for new non-market units, market rental units are older and may not be suited to the needs of older residents looking for accessible units. While CMHC starts data indicates there has been an increase in rental housing construction over the last four years, it will be important to ensure new rental development is designed to accommodate aging-in-place.

Feedback from engagement reflects the importance of housing with support services, particularly for people experiencing homelessness. The supportive housing projects operated by Coast Mental Health have provided a safe and secure environment for many Maple Ridge residents, which has been vitally important during the on-going opioid crisis. There is a need for additional supportive housing for people living with complex mental health challenges who are not actively using substances, which may be explored in partnership with government and non-profit agencies.

As Maple Ridge navigates the challenges facing many Metro Vancouver municipalities, development approvals, policy and regulatory changes, and partnerships will help to advance housing affordability, accessibility, and sustainability and address the needs outlined in this report.

APPENDIX 1.1:

Housing Needs Report Summary

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: City of Maple Ridge

REGIONAL DISTRICT: Metro Vancouver

DATE OF REPORT COMPLETION: February 2021 **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	
	Neighbouring municipalities and electoral areas: City of Pitt Meadows, District of Mission
	Neighbouring First Nations: Katzie First Nation

POPULATION			
Population: 82,256 (2016)		**Change since** 2006 :	19.3 %
***Projected* population in 5 years:** 92,600 (2026)		**Projected change:**	12.6 %
Number of households: 30,262 (2016)		**Change since** 2006 :	21.4 %
***Projected* number of households in 5 years:** 34,700 (2026)		**Projected change:**	14.7 %
Average household size: 2.72 (2016)			
***Projected* average household size in 5 years:** 2.67 (2026)			
Median age (local): 41.4 (2016)	**Median age (RD):** 40.9 (2016)	**Median age (BC):** 43.0 (2016)	
Projected median age in 5 years: 41.7 (2026)			
Seniors 65+ (local): 13.7/15.7 %	**Seniors 65+ (RD):** 13.7/15.7 %	**Seniors 65+ (BC):**	18.3 %
***Projected* seniors 65+ in 5 years:**			20.5 %
Owner households:	79.9 %	**Renter households:**	20.1 %
Renter households in subsidized housing:			13.4 %

INCOME				
	Median household income	**Local**	**Regional District**	**BC**
	All households	$ 86,164	$ 72,585	$ 69,979
	Renter households	$ 44,797	$ 48,959	$ 45,848
	Owner households	$ 97,820	$ 90,278	$ 84,333

ECONOMY		
	Participation rate: 68.9 %	**Unemployment rate:** 5.1 %
	Major local industries: construction, retail trade, heath care and social assistance sector	

HOUSING		
	Median assessed housing values: $ 814,000 (2021)	**Median housing sale price: $** 905,300 (December 2020)
	Median monthly rent: $ 1,038	**Rental vacancy rate:** 2.4 %
	Housing units - total: 31,400	**Housing units – subsidized:** 534 (2020)
	Annual registered new homes - total: 553 (2018)	**Annual registered new homes - rental:** 96 (2018)
	Households below *affordability* standards (spending 30%+ of income on shelter): 21.3 %	
	Households below *adequacy* standards (in dwellings requiring major repairs): 4.9 %	
	Households below *suitability* standards (in overcrowded dwellings): 3.5 %	

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   To encourage a variety of housing types and densities to meet the diverse residential needs of the City, the OCP seeks to: accommodate growth through infill by promoting housing types and tenures to support diverse needs (e.g. income and abilities), lifestyles (e.g. age and values), and preferences. Examples include housing for older residents, housing for persons with disabilities; rental and ownership housing; new homeowners and empty nester housing

2. **Any community consultation undertaken during development of the housing needs report:**

   In November 2020, stakeholder consultation was completed with representatives from social service organizations, non-profit housing providers, developers, realtors, and local government representatives. In addition to stakeholder consultation, the public was engaged through two platforms – a housing needs survey and a virtual open house. These opportunities provided the project team with valuable feedback that has helped inform key findings identified in this report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Maple Ridge Community Associations Virtual Workshop: A virtual workshop in November 2020. This session was well-attended by representatives from social service organizations and non-profit agencies. Participants provided their thoughts on who needs housing in Maple Ridge, what's missing, and what is needed to make housing work for Maple Ridge residents. This session focused on the challenges facing seniors in Maple Ridge.

4. **Any consultation undertaken with First Nations:**

   Municipal Advisory Committee on Accessibility & Inclusiveness (MACAI) Presentation: Preliminary project findings were presented to MACAI on November 19th, 2020. This session provided an opportunity for committee members to ask questions and learn more about the Housing Needs Report process. The Maple Ridge, Pitt Meadows, Katzie Seniors Network attended this session, providing perspective from Katzie First Nation.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	96	103
1 bedroom	3,081 - 3,147	3,320 - 3,498
2 bedrooms	6,226 - 6,438	6,709 - 7,281
3+ bedrooms	22,797 - 22,519	24,567 - 23,817
Total	32,200	34,700

Comments:

Feedback received during consultation indicates a range of smaller units are needed in Maple Ridge for seniors, couples/singles, and young families. Based on these trends, the number of housing units by bedroom type anticipated in five years is presented in two scenarios - one maintains 2016 Census proportions and one provides for an increase in smaller units. The report includes a more detailed breakdown by bachelors, 1-, 2-, 3- and 4+ bedrooms.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	24935	100	28045	100	30255	100
Of which are in core housing need	3,352	13.4	4,152	14.8	4,188	13.8
Of which are owner households	1,763	8.8	1,901	8.4	1,940	8.0
Of which are renter households	1,589	33.1	2,251	41.3	2,249	36.9

Comments:

Of all owner households, 8.0% experienced core housing need. Of all renter households, 36.9% experienced core housing need. Maple Ridge has a lower proportion of households in core housing need when compared to Metro Vancouver, with the exception of renter households. The proportion of Metro Vancouver households in core housing need was 17.8% in 2016 (30.6% for renter households, 10.6% for owner households).

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	24935	100	28045	100	30255	100
Of which are in extreme core housing need	1,583	6.3	1,765	6.3	1,777	5.9
Of which are owner households	884	4.4	903	4.0	936	3.9
Of which are renter households	699	14.6	863	15.8	841	13.8

Comments:

Of all owner households, 3.9% experienced extreme core housing need. Of all renter households, 13.8% experienced extreme core housing need. By contrast, the proportion of Metro Vancouver households in extreme core housing need was 7.6% in 2016 (12.2% for renter households, 5.0% for owner households). The proportion of households in extreme core housing need was lower in Maple Ridge, with the exception of renter households. This demonstrates renters in Maple Ridge are particularly challenged to afford adequate and suitable housing when compared to renters across the region.

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

   Maple Ridge is a community characterized by lower housing prices when compared to Metro Vancouver. While this remains true, findings from this report indicate rising house prices have created affordability challenges for dual-income households. The average price of a single-detached home is out-of-reach for median income earners.

2. **Rental housing:**

   In Maple Ridge, there is a disproportionate number of renter households in core and extreme core housing need, low rental vacancies, aging rental housing, and limited family-friendly rental units. There is a need for more affordable rental options to help young singles, downsizing seniors, and families to afford to live in Maple Ridge.

3. **Special needs housing:**

   Maple Ridge is home to 183 non-market special needs housing units, while there are 67 people with disabilities on the non-market housing waitlist. There is a need for accessible housing for residents with mobility limitations which is anticipated to increase with the aging population.

4. **Housing for seniors:**

   Maple Ridge has limited housing diversity – over half of the housing stock is single-detached dwellings. For seniors looking to downsize and remain in the community, there are limited options. The rising cost of apartments and older purpose-built rental housing that may not be accessible means that there is limited affordable seniors' housing.

5. **Housing for families:**

   While 2- and 3-bedroom units still comprise the majority of the housing stock, there is a need for more affordable family-friendly housing options, which are typically found in infill, apartments and mixed-use development – these "missing middle" options can help to provide more attainable options close to schools and services.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   While the existing low-barrier supportive housing options (i.e., Royal Crescent, Garibaldi Ridge, and Alouette Heights) provide harm reduction service, there is a need to complement these existing facilities with supportive housing programs for individuals who are not actively using substances and living with complex mental health challenges.

7. **Any other population groups with specific housing needs identified in the report:**

Were there any other key issues identified through the process of developing your housing needs report?

Housing form in Maple Ridge is relatively homogenous – just over half of the housing stock is comprised of single-detached dwellings. Stakeholders expressed a desire for greater housing choice to ensure seniors have housing options that meet their needs and young families and singles have housing options such as apartments and townhouses that are more affordable than single-detached homes. There is an opportunity to introduce sensitive infill housing (e.g., detached garden suites, duplexes), missing middle ground-oriented housing (e.g., townhouses), mixed-use housing and apartments in the Town Centre or along transit corridors to regenerate Maple Ridge's existing housing. As Maple Ridge's population continues to age in coming years, it will be important to build new accessible, single-level units and renovate existing units to accommodate changes in life stages and accessibility.

APPENDIX 1.2:

Engagement Summary Report

CITY OF MAPLE RIDGE

Engagement Summary Report

Prepared by CitySpaces Consulting

January 2021

CITY SPACES

MAPLE RIDGE
British Columbia

MAPLE RIDGE
Housing Needs Assessment

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Introduction

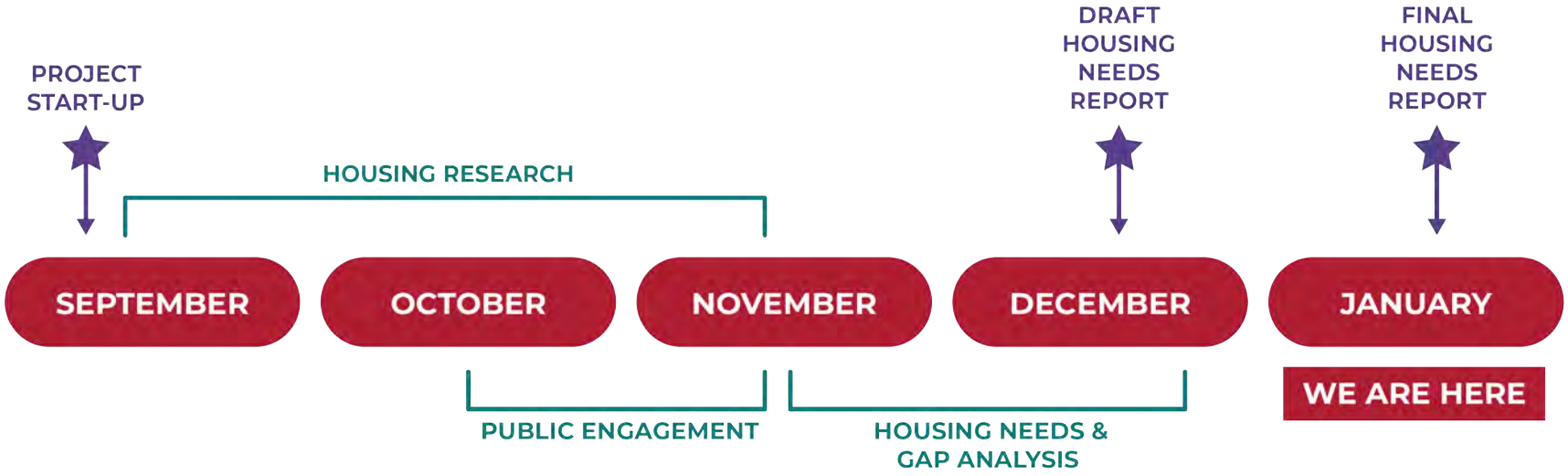
In September 2020, the City of Maple Ridge engaged CitySpaces Consulting to conduct a Housing Needs Report (HNR). As of April 16, 2019, local governments are required to collect data, analyze trends, and present reports that describe current and anticipated housing needs. This HNR fulfills the legislative requirements outlined in the Local Government Act (mainly Part 14) and Housing Needs Report Regulation.

As part of this process, quantitative information is summarized in the Housing Needs Report's Appendix 1.2: Information Collection – Metro Vancouver's Community and Housing Profile for Maple Ridge. Research sources include 2006, 2011, and 2016 Census counts in Canada; Canada Mortgage and Housing Corporation (CMHC); BC Stats; BC Housing; Real Estate Board of Greater Vancouver; BC Assessment; and City of Maple Ridge.

Further to the quantitative data collection, in November 2020 there were opportunities for stakeholders to provide their insights and comments on housing in Maple Ridge. Stakeholder consultation was completed with representatives from social service organizations, non-profit housing providers, developers, realtors, and local government representatives. In addition to stakeholder consultation, the public was engaged through two platforms – a housing needs survey and a virtual open house. These opportunities provided the project team with valuable feedback that has helped to inform key findings identified in the report.

This report summarizes the outcomes of the community engagement process. The engagement activities included a housing needs survey, virtual workshops with representatives from community associations and the development sector, a virtual open house, and key stakeholder interviews. The findings from these activities will help to inform potential future project phases and the policy development process.

Figure 1: Project Timeline



Consultation Activities

Communications and Awareness

The City of Maple Ridge's website and social media channels were the primary tools used to inform the community about the Housing Needs Report and to provide opportunities to engage with the project team. Project updates and invitations to complete the Housing Needs Survey and attend the Virtual Open House were posted to the City's website and social media channels. The City's Twitter and Facebook pages are platforms with wide-reaching coverage and proved to be useful platforms during the engagement process.

Housing Needs Survey

The project team developed a Housing Needs Survey to understand housing needs and gaps as perceived by Maple Ridge residents. This survey was developed using the SurveyMonkey platform and was available to residents for four weeks. A VISA gift card was offered to respondents to incentivize participation.

The survey primarily comprised multiple-choice questions, as well as open-ended prompts. In total, 28 questions were included in the survey. Maple Ridge staff promoted the survey using materials prepared by CitySpaces – Twitter, Facebook, and website posts helped to ensure residents were aware of the survey. Social service agencies shared the survey link with their networks and certain organizations were able to offer assistance with a paper version of the survey.

In total, 287 responses were received from a diversity of survey participants. Appendix 2.1: Survey Responses contains a detailed summary of feedback received from the survey.

Virtual Workshops

The project team organized two virtual workshops with different stakeholder groups to learn more about housing needs and gaps from those with local experience in the non-profit sector and development community.

- On November 5th, 2020, CitySpaces hosted a virtual workshop for representatives from the non-profit sector using **Zoom** and **mural.co**, an interactive digital whiteboard. This session was well-attended by representatives from social service organizations and non-profit agencies. Participants provided their thoughts on housing needs in Maple Ridge, what is missing, and what is needed to make housing work for Maple Ridge residents. This session focused on the challenges facing seniors in Maple Ridge. The digital whiteboard responses are presented in Appendix 2.2: Mural Responses.

- On November 6th, 2020, CitySpaces hosted a virtual workshop using **Zoom** and **mural.co**, an interactive digital whiteboard. This session was well-attended by representatives from the development community and real estate sector. Participants provided their thoughts on housing needs in Maple Ridge, what kinds and forms of housing are missing in Maple Ridge, and what is needed to provide more housing to suit resident preferences. This session focused on the relative affordability of Maple Ridge compared to other Metro Vancouver municipalities and the appeal associated with "purchasing more home for the dollar". The digital whiteboard responses are presented in Appendix 2.2: Mural Responses.

Virtual Open House

Maple Ridge staff hosted a virtual open house with display boards was hosted in late November 2020. A total of six residents attended the Open House, allowing for in-depth conversation about housing issues and trends.

Stakeholder Interviews

CitySpaces Consulting supplemented feedback received during workshops with seven stakeholder interviews to learn more about the challenges affecting persons experiencing homelessness as well as housing needs in neighbouring municipalities.

MAPLE RIDGE NON-PROFIT ORGANIZATIONS

CitySpaces Consulting completed stakeholder interviews with representatives from four non-profits in Maple Ridge that work with people experiencing homelessness, in addition to staff from the City's Community Social Safety Initiative.

These discussions provided further context around housing gaps and challenges that have emerged since the onset of COVID-19 in March 2020.

NEIGHBOURING MUNICIPALITIES

The project team completed interviews with the District of Mission and the City of Pitt Meadows to learn more about housing issues in their communities and key takeaways that may be useful for the Maple Ridge context.

What We Heard

Housing Needs Survey

HIGHLIGHTS

- The majority of respondents live in single-detached homes and own their homes.
- Affordability is more challenging for renter households.
- Respondents are very concerned about the cost of ownership and housing suitability[1].
- The majority of respondents are planning to stay in their homes. For those respondents who are planning to move, homeownership is the preferred tenure. A large proportion of respondents are looking for a single-detached home and respondents are most interested in 2- and 3-bedroom units. There is significant variety in what respondent households are able to afford for monthly rent or mortgage payments.
- The majority of respondents were middle-aged (age 35 to 64), identified as White, had lived in Maple Ridge for more than 20 years, and were living with a partner/spouse and children, or a partner/spouse.
- A greater proportion of respondents found it to be somewhat challenging or very challenging as compared to somewhat easy or very easy to find housing that meets their needs (62% of respondents or 170 people vs. 17% of respondents or 46 people).
- Respondents think there should be more of many different kinds of housing - the largest number of respondents (13% of respondents or 172 people) indicated “independent seniors rental housing”, closely followed by “supportive seniors housing” (11% of respondents or 151 people) and “supportive housing for persons with disabilities” (11% of respondents or 145 people).

[1] Suitable housing has enough bedrooms and space for the size of your family/household.

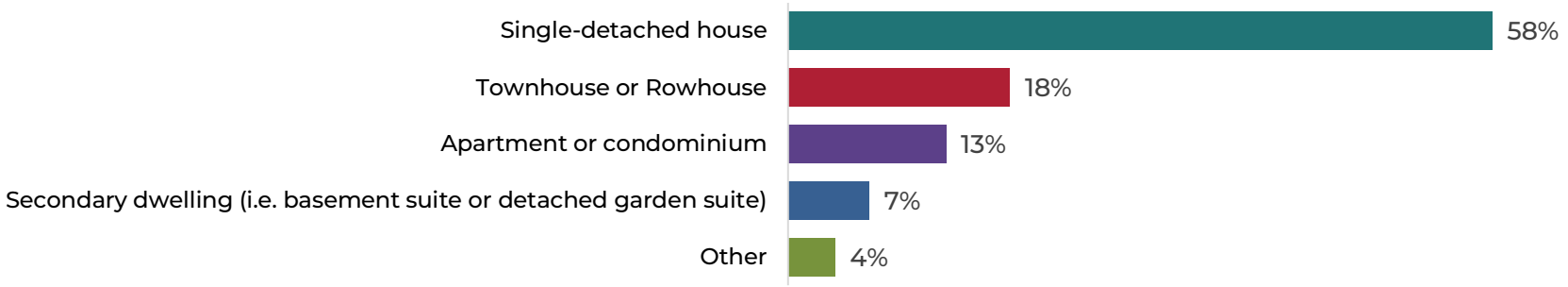
KEY FINDINGS

The following charts and graphs summarize feedback received and form the basis for further analysis.

Housing Typology

Of the identified dwelling types, 58% of respondents (165 people) live in a single-detached house.

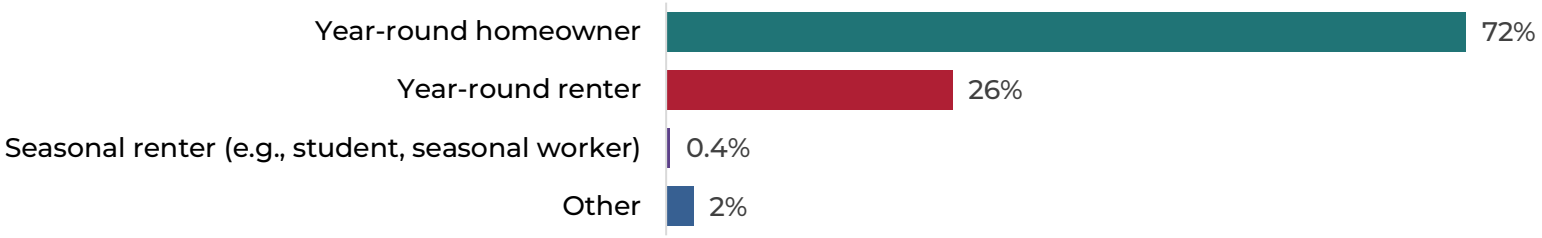
My home is a:



Residency in Maple Ridge

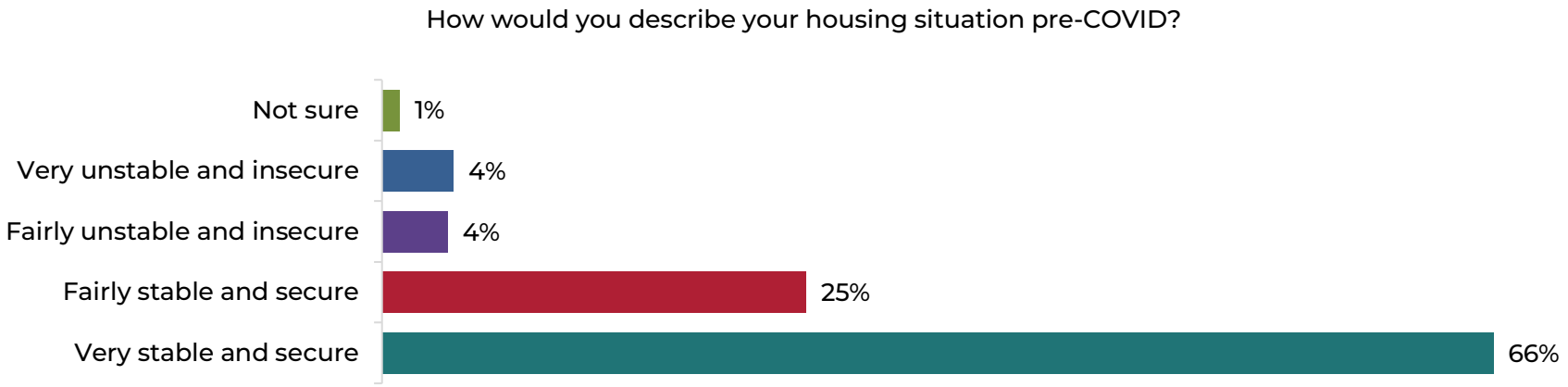
The majority of respondents (72% or 204 people) were year-round homeowners.

How would you describe your residency in Maple Ridge?



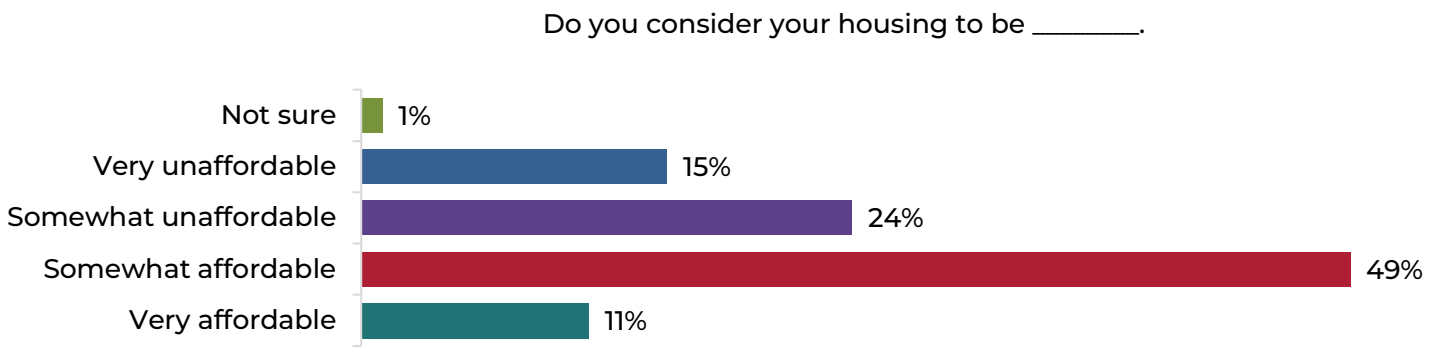
Housing Stability Pre-COVID

The majority of respondents (66% or 186 people) described their housing situation pre-COVID as stable and secure.



Housing Affordability

- Respondents were somewhat divided regarding housing affordability – 139 people (49% of respondents) indicated their housing is "somewhat affordable", 69 people (24% of respondents) indicated their housing was "somewhat unaffordable", 43 people (15% of respondents) indicated their housing was "very unaffordable", and 32 people (11% of respondents) indicated their housing was very affordable.
- Of the respondents who indicated their housing is "very affordable", the majority of those respondents (77%) were homeowners. Conversely, of the respondents who indicated their housing is "very unaffordable", the majority of those respondents (52%) were renters.



Renter Affordability

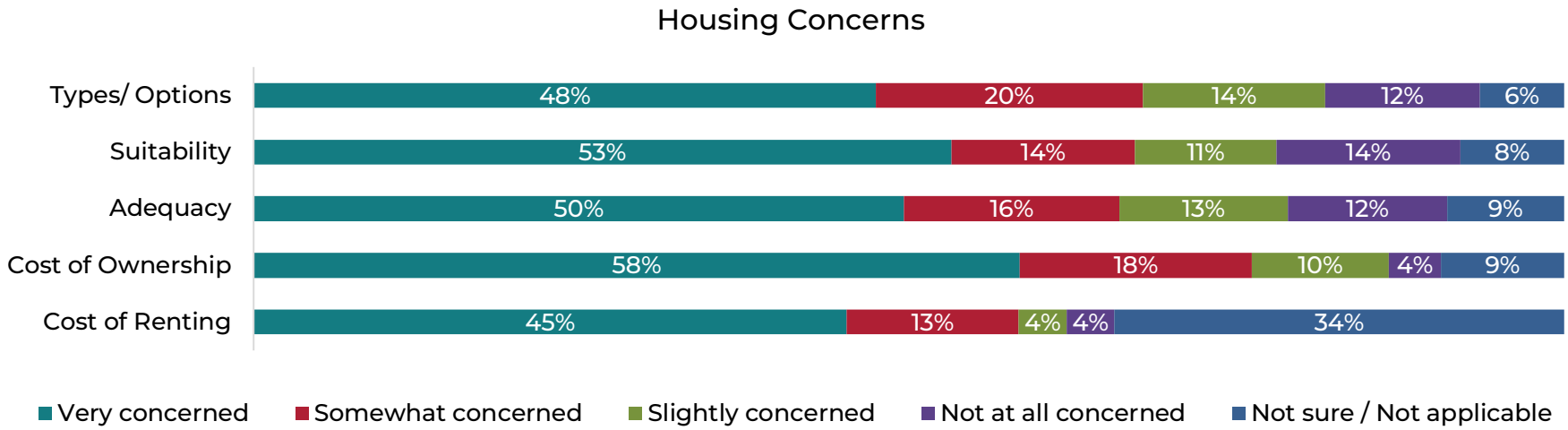
Respondents were asked if, after paying rent and utilities, they could afford other basic needs. This question was applicable to 94 respondents – of those respondents, the majority are struggling to cover basic needs, as 51% of respondents or 48 people indicated "some months they have enough money left over to cover basic needs, and other months they don't have enough money".

Homeowner Affordability

Respondents were asked if, after paying their mortgage and other taxes and utilities, they could afford other basic needs. This question was applicable to 207 respondents – of those respondents, the majority of respondents (53%) have enough money left over each month for other basic needs.

Housing Concerns

Respondents were asked to identify and rank housing issues that are of personal concern. Of the issues listed, the greatest number of respondents were "very concerned" about the *cost of ownership* and a *lack of suitable housing* (162 respondents and 148 respondents, respectively).

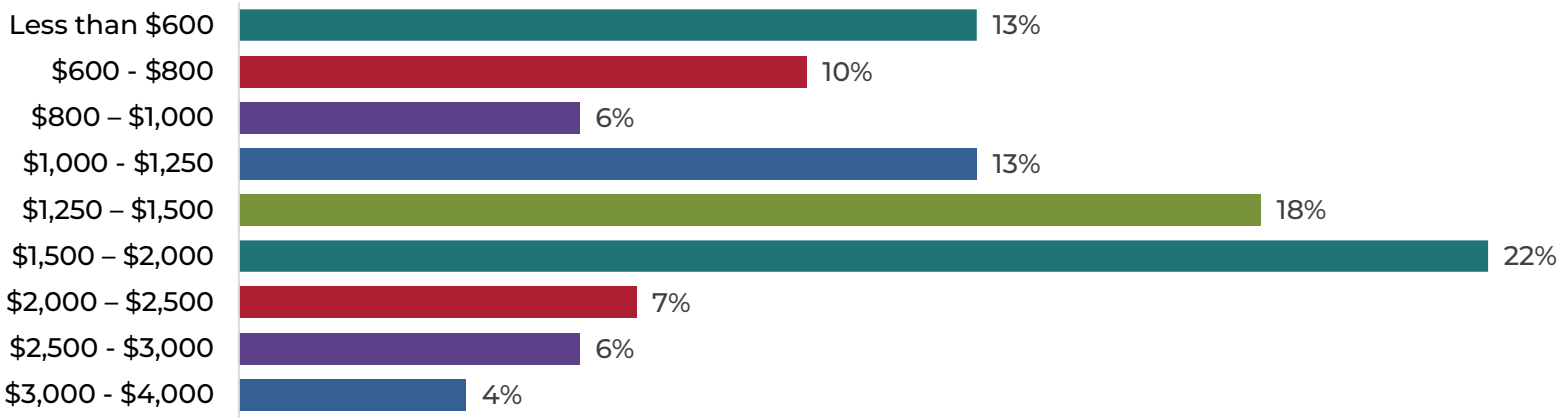


Moving – Housing Considerations

- The majority of respondents (62%, or 177 people) are planning to stay in their current home.
- For those planning to move to a different home, a large proportion of respondents (48%, or 49 people) are looking for a single-detached home, while a smaller proportion (20% of respondents or 20 people) are looking for an apartment or condominium.
- For those planning to move to a different home, respondents were somewhat divided regarding their bedroom preferences – 39 people (39% of respondents) would need 3 bedrooms, 27 people (27% of respondents) would need 2 bedrooms, 19 people (19% of respondents) would need 4 or more bedrooms, 11 people (11% of respondents) would need 1 bedroom, and 4 people (4% of respondents) would need a studio.
- For those planning to move to a different home, the majority of respondents (71%, or 72 people) are looking to own.

- Respondents planning to move to a different home were asked to identify and rank housing the most important considerations when choosing where to rent or buy a home. Of the considerations listed, cost of housing, sufficient parking space, number of bedrooms, and type of housing (e.g. house, apartment, townhouse) were ranked as "important" by the greatest number of respondents (90 respondents, 65 respondents, 63 respondents, and 63 respondents, respectively).
- For those planning to move to a different home, respondents were somewhat divided in the price range they are able to afford – 30% of respondents (21 people) could afford between $250,000 to $500,000, 30% of respondents could afford between $500,000 - $750,000, 31% of respondents (22 people) could afford more than $750,000, and 9% of respondents (6 people) could afford less than $250,000. As of November 2020, the benchmark price of an apartment in Maple Ridge was $367,200, which would be affordable to the majority of survey respondents looking to move.
- Respondents planning to move to a different home were asked how much they can afford monthly for rent or mortgage payment. The responses demonstrate the impact of income polarization in Maple Ridge – with the median income of owner households more than double that of renter households ($97,820 vs. $44,797), there is significant variety in what respondent households can afford on a monthly basis.

How much can you afford monthly for rent or mortgage payment?

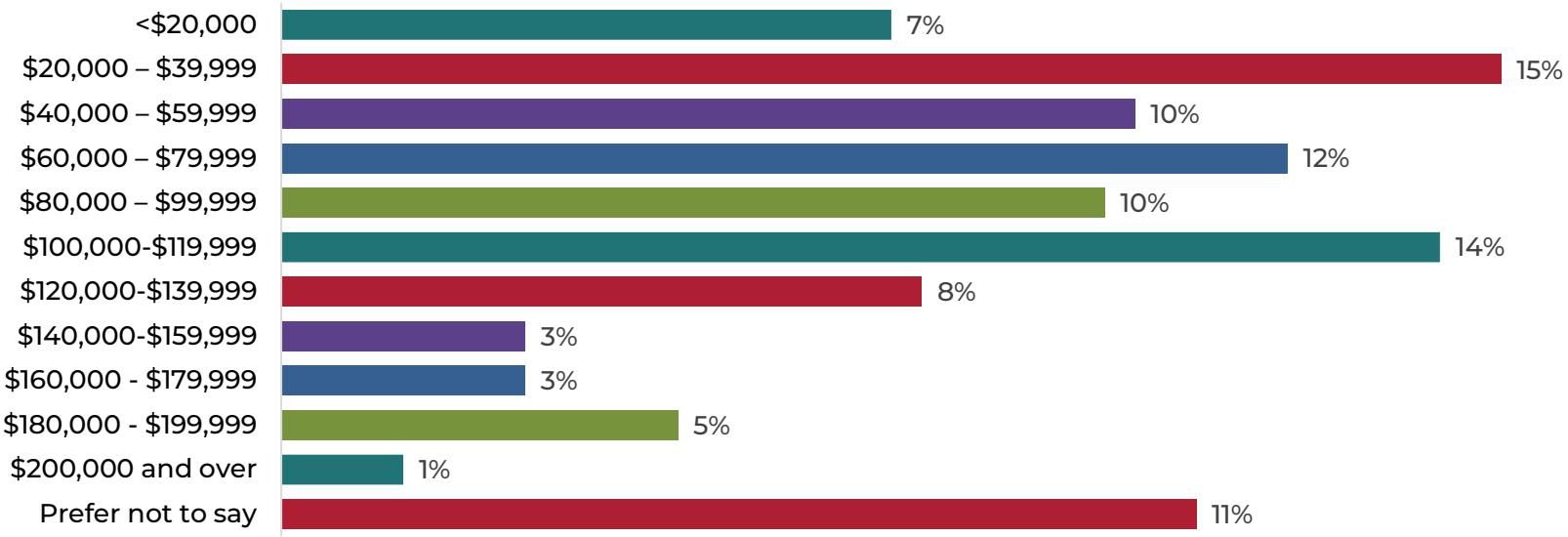


- The most common reasons preventing people from moving are “can’t find an affordable place to live” (38 people or 38% of respondents) and “can’t find the type of housing that I’m looking for” (23 people or 23% of respondents).

Household Characteristics

- The largest number of respondents either lived with their partner/spouse and one or more children (or adult dependents) – 43% of respondents or 119 people – or with their partner/spouse – 24% of respondents or 65 people.
- The majority of respondents have lived in Maple Ridge for more than 20 years (50% of respondents, 134 people).
- Respondents were somewhat divided in age – the largest proportion of respondents are between the ages of 35 to 44 (25% of respondents or 67 people), followed closely by respondents between the ages of 45 to 54 (24% of respondents or 65 people) and respondents between the ages of 55 to 64 (21% of respondents or 56 people). Seniors and young adults comprised a smaller proportion of respondents, at 18% of respondents or 49 people, and 12% of respondents or 32 people, respectively.
- The majority of respondents (93% of respondents or 250 people) did not identify as Indigenous. The proportion of survey respondents that identified as Indigenous (4.5%) is reflective of the proportion of Maple Ridge residents who identified as Indigenous in the 2016 Census (4.7%).
- The majority of respondents identified as White (93% of respondents or 249 people). The proportion of survey respondents that identified as Arab, Asian, Black, and Latin American is smaller than the proportion of Maple Ridge residents who identified as visible minorities in the 2016 Census.
- Prior to the COVID-19 pandemic, the majority of respondents were working full-time (56% of respondents or 151 people).
- There is a great degree of diversity among respondent households’ annual incomes as indicated in the figure below.

Prior to the COVID-19 pandemic, what was your household's approximate annual income?

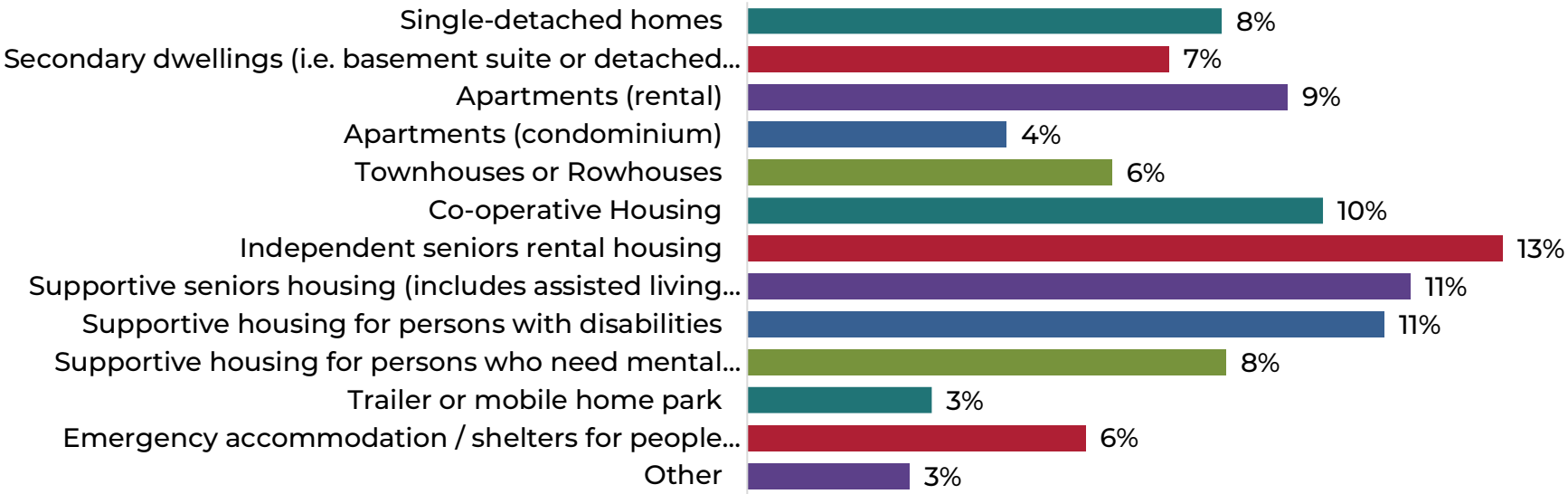


Housing Needs & Gaps

- When asked how challenging it is for respondents to find housing that meets their needs, respondents were somewhat divided in their answers. The largest proportion of respondents (36% of respondents or 99 people) indicated it is "very challenging", followed by 26% of respondents (71 people) who indicated it is "somewhat challenging". Smaller proportions of respondents found it "easy" or "very easy" to find housing that meets their needs – with 4% of respondents (12 people) specifying it is "very easy" and 12% of respondents (34 people) specifying it is "somewhat easy".

- When asked what kinds of housing they think there should be more of, respondents were somewhat divided. The largest number of respondents (13% of respondents or 172 people) indicated “independent seniors rental housing”, closely followed by “supportive seniors housing” (11% of respondents or 151 people) and “supportive housing for persons with disabilities” (11% of respondents or 145 people).

What kind of housing do you think there should be more of?



Qualitative Responses

- Respondents were asked if the COVID-19 pandemic has impacted their housing situation. The majority of responses (approximately 56% or 125 people) specified the pandemic has not impacted their housing situation. For those respondents where the pandemic did impact their housing situation, it was primarily because of employment loss related to COVID-19 which has created affordability challenges. Several respondents also indicated they have had older children return home for a variety of reasons.

- Respondents were also asked if they had any other comments about the current housing situation in Maple Ridge. Three major themes were identified in the qualitative responses, as further detailed below:

ISSUES WITH HOUSING

- This theme includes concerns respondents identified with regard to different forms of housing in the community including low-barrier supportive housing, townhouses, shelters, modular housing, and condominiums. Comments that reflected stigma toward particular groups of people (e.g., people using substances, single parents, people experiencing homelessness, people with mental health challenges) were also included in this category.

- This theme also included issues related to the cost of housing, safety and crime concerns, and specific considerations regarding infrastructure, roads, and transportation.

TYPES OF HOUSING NEEDED/WANTED

- This theme includes comments related to the various types of housing and amenities respondents would like to see more of in Maple Ridge, including affordable housing, seniors' housing, housing for seasonal workers, second-stage housing, supportive housing, and emergency housing. The largest proportion of comments in this category reflected a need for additional social/affordable housing (14% of comments) and supportive housing (7% of comments).

- Respondents specified an interest in more single-detached homes, condominiums/apartments, mobile home parks, townhouses, duplexes, secondary dwellings, cohousing and co-ops.

- Respondents also emphasized the importance of locating housing close to services and amenities, public transit, and work/school.

PRIORITY GROUPS

This theme includes comments made regarding priority groups, meaning households that are particularly challenged to find acceptable housing in Maple. The largest proportion of comments in this category were regarding seniors (9% of comments) and families (6% of comments). A representative sample of comments is included below:

- “Yes, it is deplorable for anyone who isn’t part of mainstream Maple Ridge. Homelessness can affect anyone... Housing is a fundamental human right and a basic need BEFORE anyone can be successful at addressing their substance use or mental health issues. Current position in Maple Ridge seems to run anyone who doesn’t fit the current mainstream ideal is to have them moved out. Not everyone in a tent city is mentally ill or addicted yet politicians continue to pass buck and demand more treatment services. They need roof over their head first. Empathy is sorely lacking in Maple Ridge and knowledge and understanding of trauma/mental health and substance issues is poor. Address the criminal element and professional protesters in these camos first. Quit blaming those who are already marginalized across the board. We are years behind best practice in this city!”
- “It would be nice if there were more places to work in maple ridge. It seems like homes and townhouses are going up everywhere, but all these people have to commute. Thousands of more cars on the road driving to work elsewhere and no forethought.”
- “I would like to see more help for lower income families. I am a recovering addict and have found that the more I get my life together the harder it is to find supports.”
- “Housing needs to be inclusive in every area of the city. MR likes to create ghettoized areas then displace everyone. Too much sprawl lack of roads. No coordination of road projects. Frequent blocking of all ways out of town. When dewdney, lougheed, bypass work is all at the same time. Leaving town can take over one hour in rush hour.”
- “I’ve being in the system for 40 years and have not being assisted in my housing ... I have always paid market rent and moved with more than a few renovictions I have being on the B.C. housing list for years now have my name on many lists and have being in contact with MLA office for help with housing for two arty terms and no luck !!:will third time be the charm ? I am saddened and have nowhere to go ,, my sister needs o move and it’s a waiting game for me”
- “Traffic is out of control. Parks are uninspired and poorly maintained. Our taxes are so high, I wish we had some of the amenities that other cities have. Our streets have no sidewalks or street lights. If you plan housing, plan them to be a little more livable. Please be considerate of natural green spaces above all else. They were here first.”

- “not every senior has enough pension coming in to justify paying more than $800 per month for rent. Living on CPP and OAS combined is not quite $ 1400 per month. Someone needs to do the math, rent, hydro, cable/internet can exceed $1000 per month. Doesn't leave much leftover for food and transportation”
- “When the Anita Place camp was dispersed, what options was the city required to provide to the campers? I’ve noticed the homeless population has dispersed throughout Maple Ridge and the problem is still there, just not as concentrated. Why are homeless people attracted to MR? There must be leniency or something the community is providing that is almost attracting the homeless population.”

Community Associations Virtual Workshop

This virtual workshop was well-attended by a diversity of representatives from the non-profit and health sectors. The following organizations and agencies were in attendance: City of Maple Ridge; More Than a Roof; Ridge Meadows Seniors Society; Maple Ridge, Pitt Meadows, Katzie Seniors Network; Ridge Church; Baptist Housing, RCMP, Fraser Health, and other interested community members. The digital whiteboard responses from this session are presented in Appendix 2.2: Mural Responses.

The virtual workshop provided a chance for the project team to share preliminary project findings using a PowerPoint presentation. Respondents were asked to provide feedback on who needs housing in Maple Ridge, what kinds and forms of housing are missing in Maple Ridge, and what is needed to provide more housing to suit resident preferences. Feedback received is summarized in more detail below.

HIGHLIGHTS

- CMHC rents are not indicative of rental prices on the ground – COVID-19 has had a significant impact on the rental market.
- There is a need for more housing diversity in Maple Ridge.
- Older, more affordable, rental housing presents accessibility challenges. The City should explore regulations to incorporate accessibility features in new developments.

- There is significant demand for affordable rental units for many household types.
- Young families are struggling to afford the cost of housing - both ownership and rental options.
- Some workshop attendees expressed a desire to explore ground-oriented single-level housing options for downsizing seniors, such as ranchers. Other participants specified this form of housing is not economically viable given land costs.
- Infrastructure issues such as sidewalk conditions were flagged as an issue for seniors.
- Workshop attendees emphasized the importance of mixed-income and mixed-tenure buildings - seniors of all income levels should live alongside different households such as families and singles.
- Young adults are struggling to move out of their parents' homes due to limited housing options that are affordable and meet their needs.
- Looking forward, there is a need to address NIMBY-ism and stereotypes related to affordable housing. These attitudes can be a barrier to building more social housing in the community, which is very much needed.
- Innovative building forms and tenure models were identified as possible options to explore in more detail, including co-housing and co-operatives.
- While this exercise was referenced as a positive step, participants emphasized the importance of "operationalizing the findings" and indicated the implementation of the previous Housing Action Plan was ineffective.

Development Community Virtual Workshop

This virtual workshop was well-attended by a diversity of representatives from the development community. The following organizations and agencies were in attendance: Noura Homes; Urban Development Institute, StreetSide Developments, Homebuilders Association Vancouver, Epic Homes, and Polygon Homes. The digital whiteboard responses from this session are presented in Appendix 2.2: Mural Responses.

The virtual workshop provided a chance for the project team to share preliminary project findings using a PowerPoint presentation. Respondents were asked to provide feedback on who needs housing in Maple Ridge, what kinds and forms of housing are missing in Maple Ridge, and what is needed to provide more housing to suit resident preferences. Feedback received is summarized in more detail below.

HIGHLIGHTS

- Maple Ridge is a relatively affordable community – prospective buyers can get more home and yard at a price not available elsewhere in Metro Vancouver. The ability to "get more for your dollar" makes Maple Ridge appealing for first-time home buyers and for households priced out of other Metro Vancouver municipalities.
- The majority of first-time homebuyers are driven by price point, as well as the number of bedrooms and availability of secondary suites to serve as a mortgage helper. There has been a significant increase in the number of secondary suites in new builds to help young families close the affordability gap.
- There is a need for additional housing diversity in Maple Ridge – particularly townhouses, duplexes, triplexes, and fourplexes. The City should contemplate allowing secondary suites and detached garden suites in additional zones across the city.
- Better coordination is needed regarding housing and transportation. With new transit corridors emerging in Maple Ridge, there is an opportunity to build more transit-oriented housing.
- With regards to additional units above and beyond the principal dwelling, detached garden suites are expensive to build, whereas secondary suites do not add significantly to the housing cost. Respondents specified units above garages on rear loaded lots to be the most viable option.
- Participants highlighted the impact of pre-zoning to create more housing quickly. The Housing Choice program in Coquitlam was referenced as a successful example of how a municipality can help to facilitate approvals without a public hearing process.
- Project approval times are the largest risk to developers and any measures that can be taken to reduce approval time can help to lower costs for homebuyers and risk for developers.

- NIMBY attitudes and restrictive zoning limit the possibility of building new, multi-unit development in some of Maple Ridge's neighbourhoods.
- The City may consider exploring incentives for the type of development they would like to see, such as property tax reductions for rental housing.

Virtual Open House

Maple Ridge staff hosted a virtual open house with display boards was hosted in late November 2020. These display boards are attached as Appendix 2.3. A total of six residents attended the Open House, allowing for in-depth conversation about housing issues and trends.

Feedback provided from attendees emphasized the importance of social and affordable housing, particularly with COVID creating additional challenges for Maple Ridge households. Housing co-operatives were identified as a tenure form that warrants further consideration, particularly from an affordability perspective. When considering new development and master planning, walkability is highly important and must be prioritized across the City.

Other feedback received referenced the different factors that drive decision-making about housing – primarily location, cost, and number of bedrooms. For seniors, accessibility is a challenging and smaller ranchers or granny flats may be a viable option for downsizing households. For seniors who don't own their homes, the cost of housing is a growing concern and seniors are struggling to find affordable and accessible housing options.

Key Stakeholder Interviews

CitySpaces Consulting supplemented feedback received during workshops with stakeholder interviews to learn more about the challenges affecting persons experiencing homelessness as well as housing needs in neighbouring municipalities.

MAPLE RIDGE NON-PROFIT ORGANIZATIONS

CitySpaces Consulting completed stakeholder interviews with representatives from several organizations in Maple Ridge that work with people experiencing homelessness. These discussions provided further context around housing gaps and challenges that have emerged since the onset of COVID-19 in March 2020. The City of Maple Ridge's Manager of Community Social Safety Initiative provided contacts for representatives at RainCity Housing, the Salvation Army, Alouette Addictions, and Fraser River Indigenous Society.

HIGHLIGHTS

- There is a significant gap between programs that are designed to be transitional housing and market housing – additional permanent, long-term supportive housing is needed to address this issue.
- Rental housing and landlord fatigue has resulted in fewer landlords putting their units into the rental pool for vulnerable residents. The existing supply is under high pressure which has caused prices to increase. New affordable rental housing for low-income households would be beneficial.
- The low-barrier supportive housing programs are vitally important, but there is a need to complement these programs with higher barrier options for people not using substances. Different floors in the Salvation Army are used for low- and high-barrier programs, and this approach was referenced as a successful model.
- In addition to higher-barrier programs, supportive housing is needed to support people with complex mental health challenges.
- There was a decrease in the number of people experiencing homelessness due to the Canada Emergency Response Benefit (CERB). Simultaneously, there was an increase of people overdosing. The opioid crisis and homelessness crisis are interconnected and must be examined together to develop practical solutions and supports.
- Housing subsidies are critically important and can make a significant difference in an individual affording market rent; however, subsidies are dependent on available housing and willing landlords.

NEIGHBOURING MUNICIPALITIES

The project team completed interviews with the District of Mission and the City of Pitt Meadows to learn more about housing issues in their communities and key takeaways that may be useful for the Maple Ridge context.

HIGHLIGHTS

- The stakeholder interview with the District of Mission highlighted recent findings from their Housing Needs Report – single parents are particularly challenged to afford housing in Mission. With regards to housing gaps, Mission is exploring strategies to provide "missing middle" housing types and is incentivizing new rental and multi-unit development to address the projected shortfall. The District is considering many different strategies to provide new housing and will be completing a Housing Strategy in 2021.

- The stakeholder interview with the City of Pitt Meadows focused on their growth constraints related to agricultural land. Infill housing and rural residential development are under consideration to address population growth and housing needs. New townhouse developments have been popular with seniors – particularly larger units that provide additional flexibility. Partnerships, including a hub model, were referenced as an important framework to respond to challenges associated with persons experiencing homelessness. City staff highlighted adaptable/accessible design guidelines as an important tool to construct housing that will help to facilitate aging-in-place.

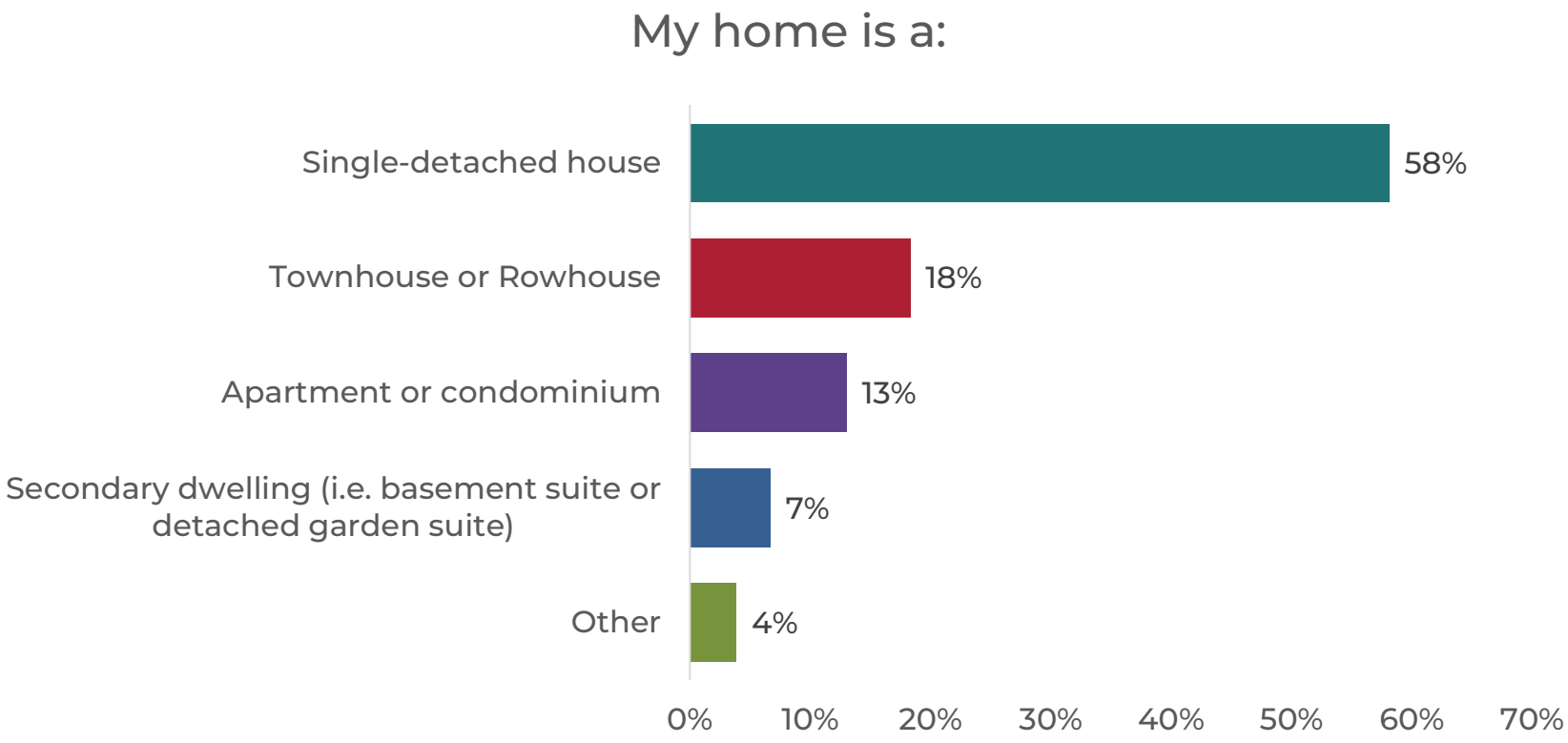
In Closing

The intent of this report is to provide the City of Maple Ridge with an overview of the comments received from stakeholders who participated in the Housing Needs Survey, virtual workshops, virtual open house, and key stakeholder interviews. This Engagement Summary Report, combined with quantitative data included in the Housing Needs Report's Appendix 1.2: Information Collection, has been used to inform the key findings identified in the Housing Needs Report.

APPENDIX 2.1

Survey Responses

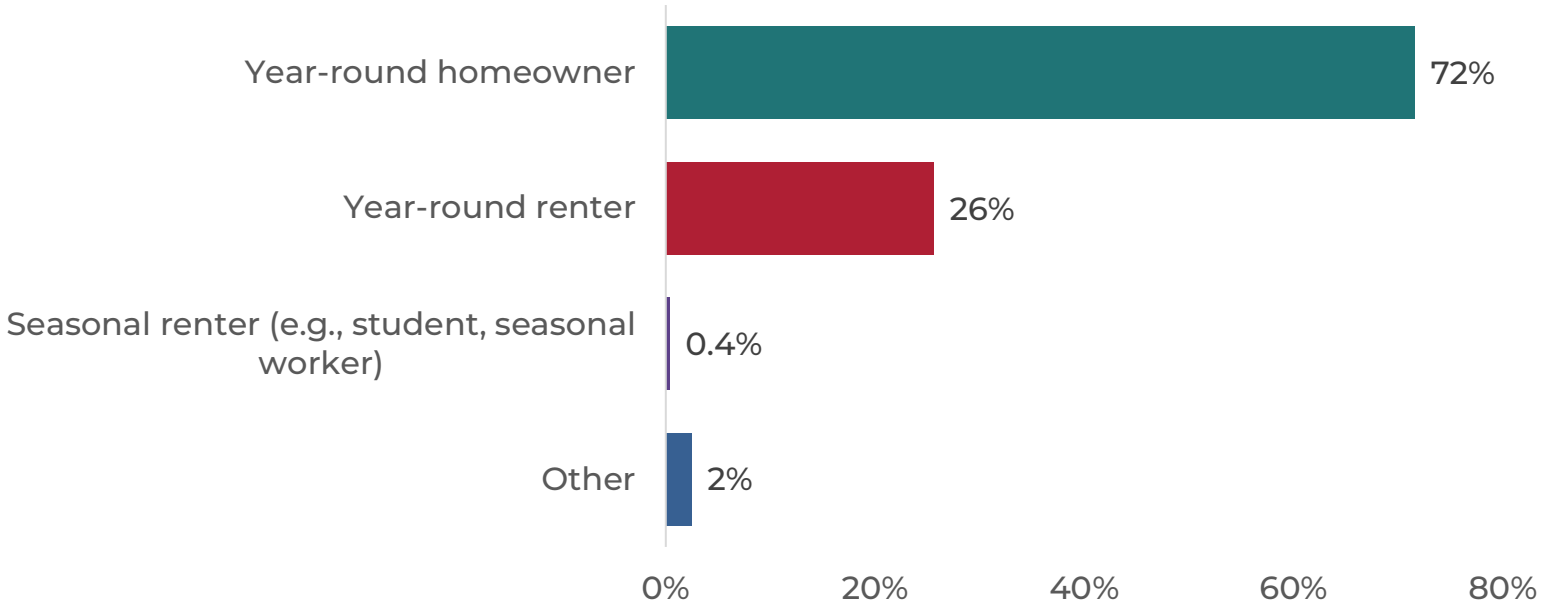
Question 1



My home is a	#	%
Single-detached house	165	58%
Townhouse or Rowhouse	52	18%
Apartment or condominium	37	13%
Secondary dwelling (i.e. basement suite or detached garden suite)	19	7%
Other	11	4%
Total	**284**	

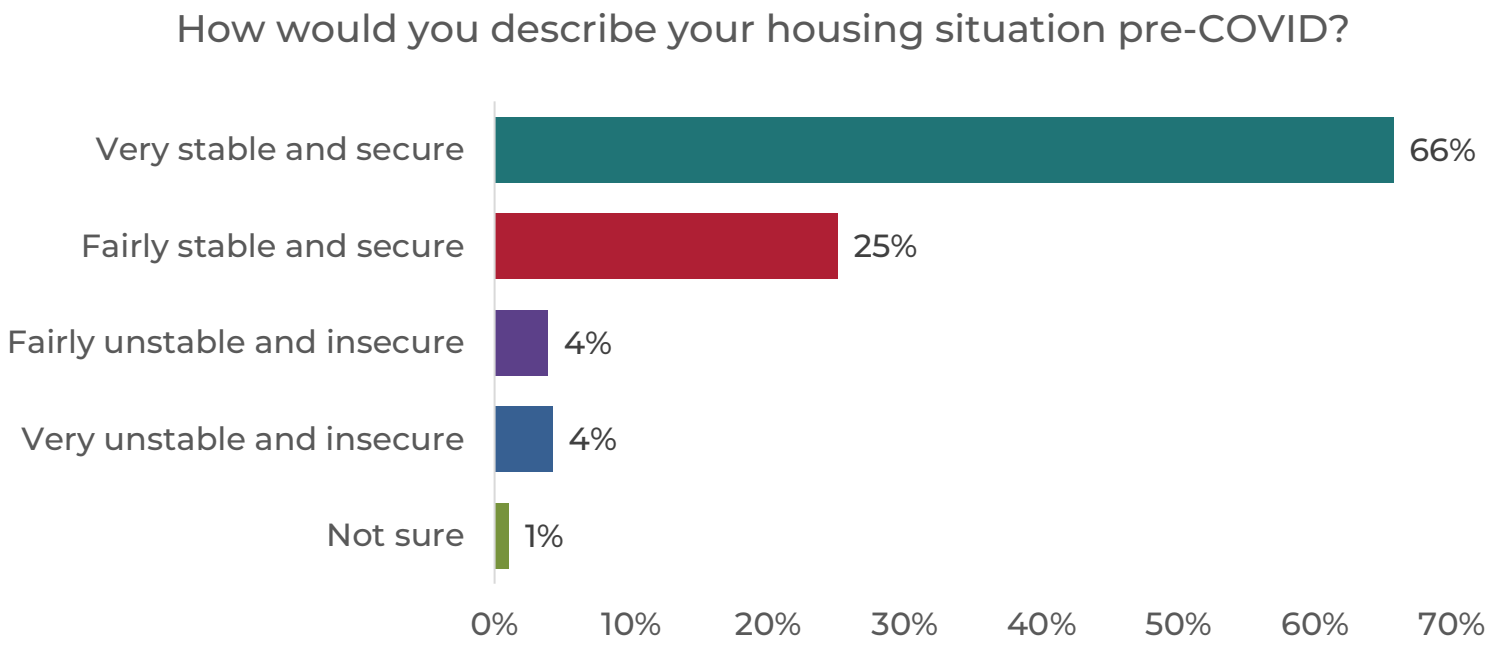
Question 2

How would you describe your residency in Maple Ridge?



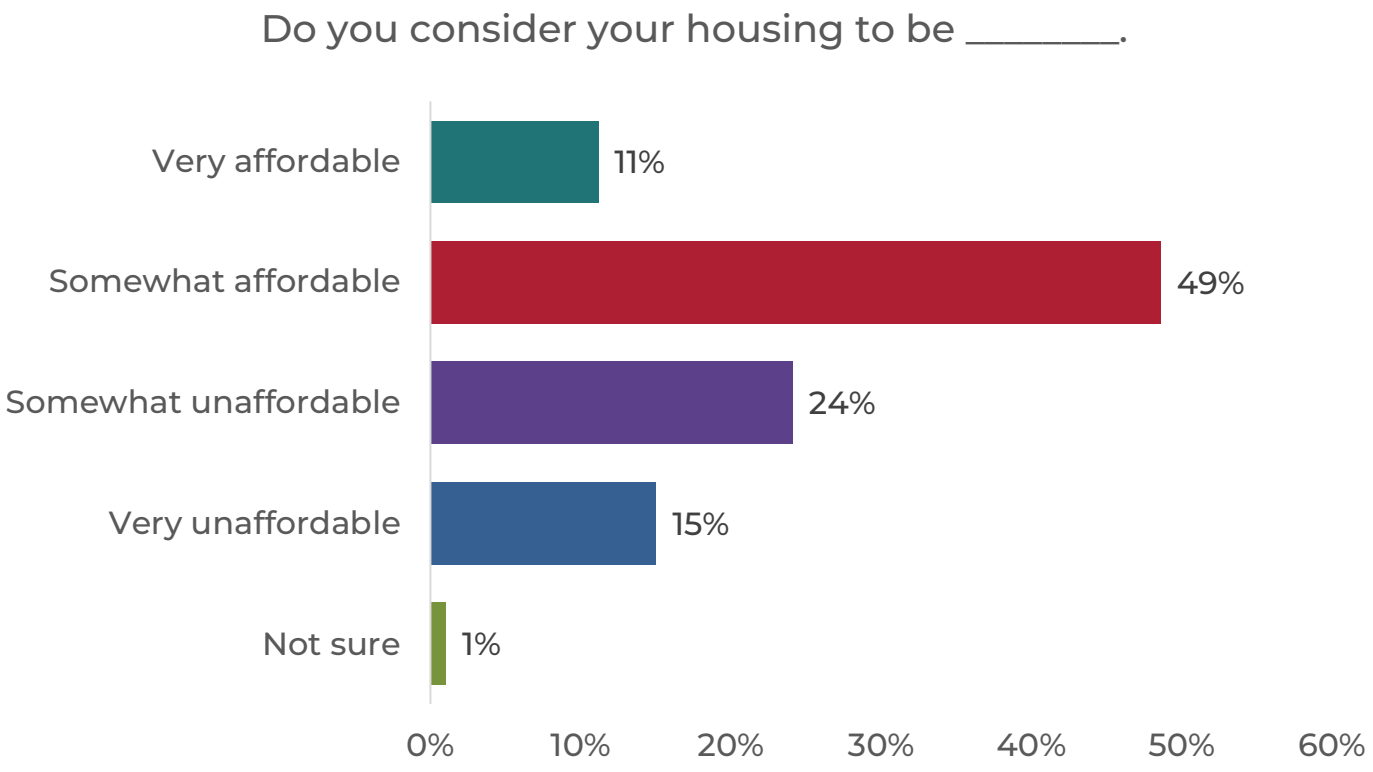
How would you describe your residency in Maple Ridge?	#	%
Year-round homeowner	204	72%
Year-round renter	73	26%
Seasonal renter (e.g., student, seasonal worker)	1	0.4%
Other	7	2%
Total	**285**	

Question 3



How would you describe your housing situation pre-COVID?	#	%
Very stable and secure	186	66%
Fairly stable and secure	71	25%
Fairly unstable and insecure	11	4%
Very unstable and insecure	12	4%
Not sure	3	1%
Total	**283**	

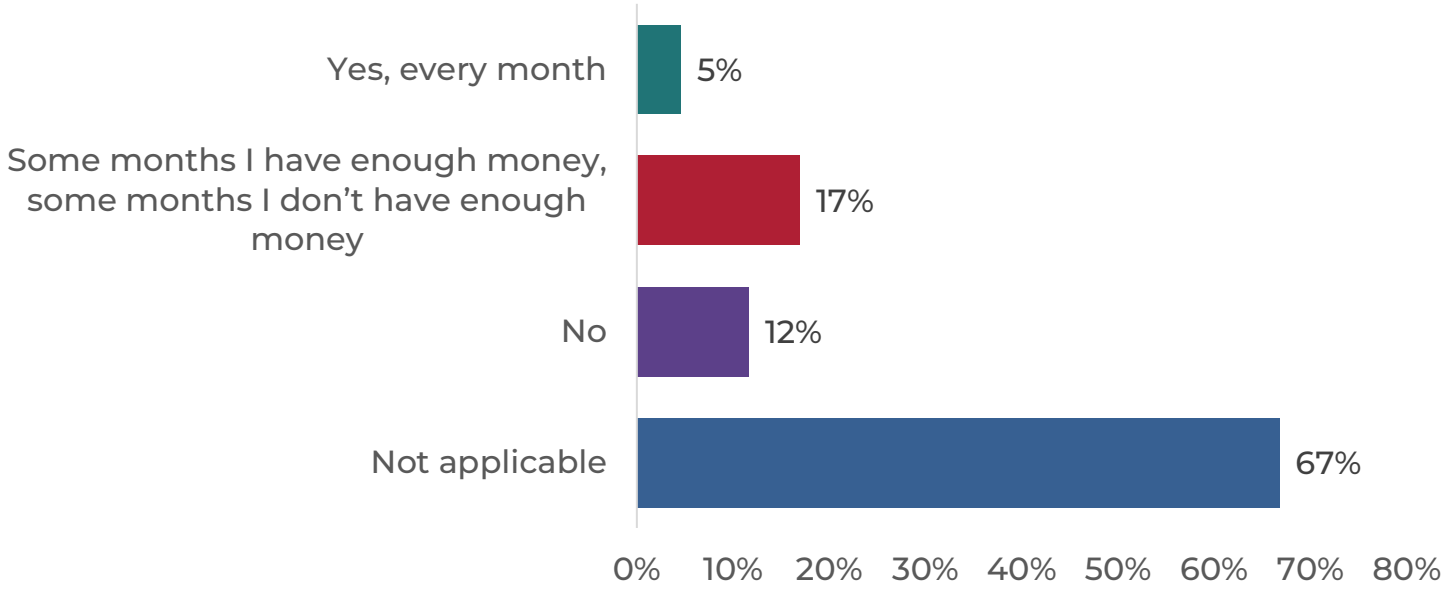
Question 4



Do you consider your housing to be _____.	#	%
Very affordable	32	11%
Somewhat affordable	139	49%
Somewhat unaffordable	69	24%
Very unaffordable	43	15%
Not sure	3	1%
Total	**286**	

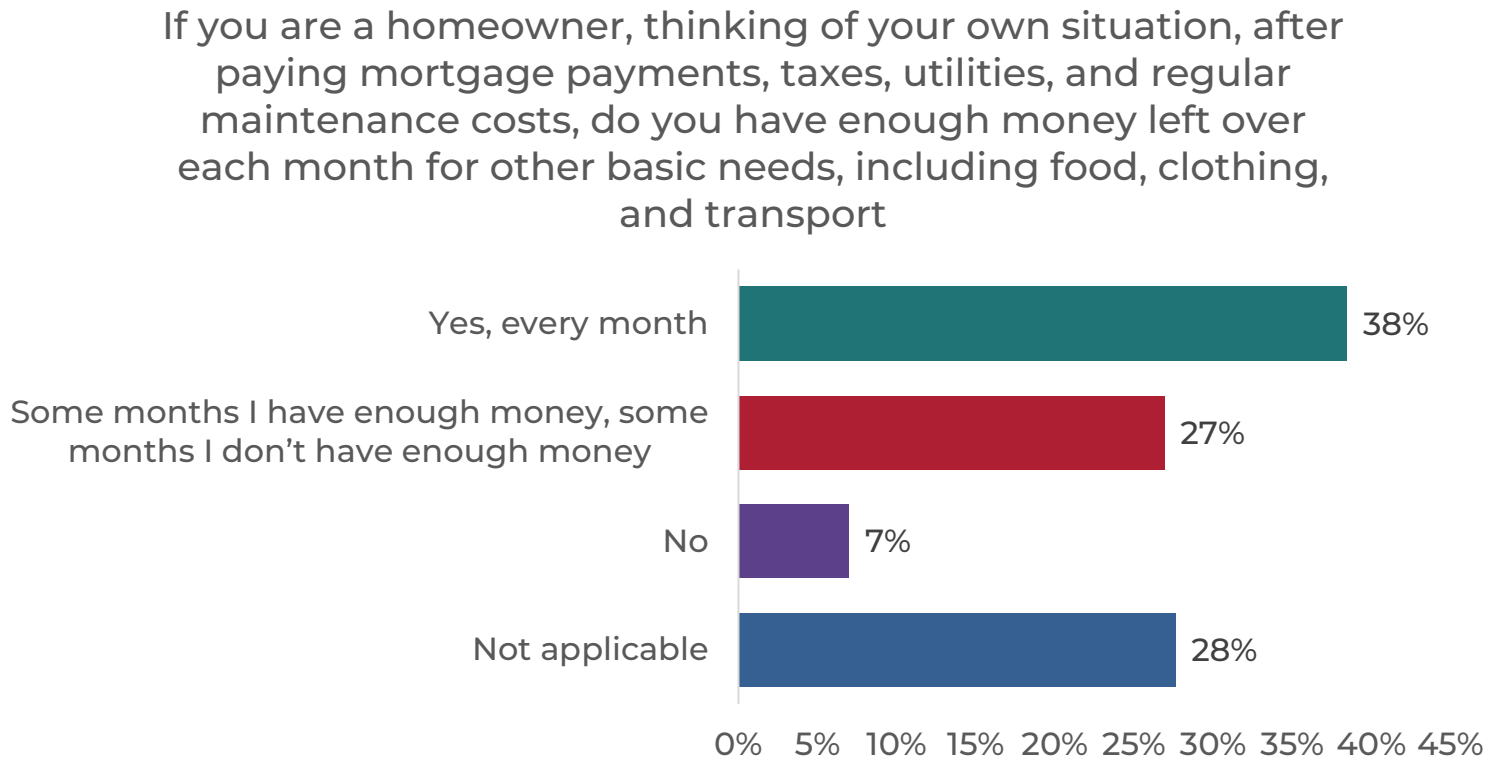
Question 5

If you are a renter, thinking of your own situation, after paying your rent and any utilities not included in your rent each month, do you have enough money left for other basic needs, including food, clothing, and transportation?



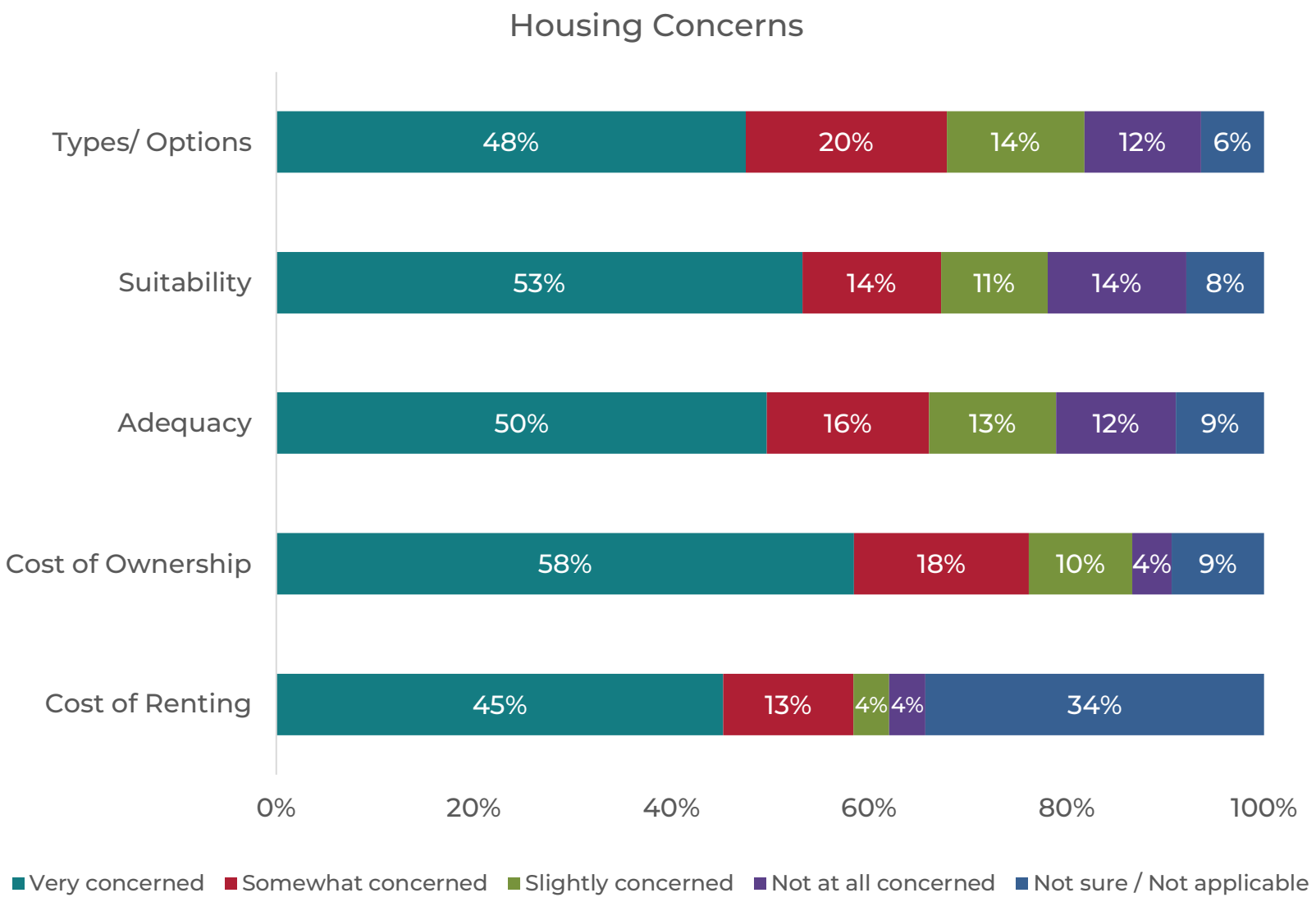
If you are a renter, thinking of your own situation, after paying your rent and any utilities not included in your rent each month, do you have enough money left for other basic needs, including food, clothing, and transportation?	#	%
Yes, every month	13	5%
Some months I have enough money, some months I don't have enough money	48	17%
No	33	12%
Not applicable	189	67%
Total	**283**	

Question 6



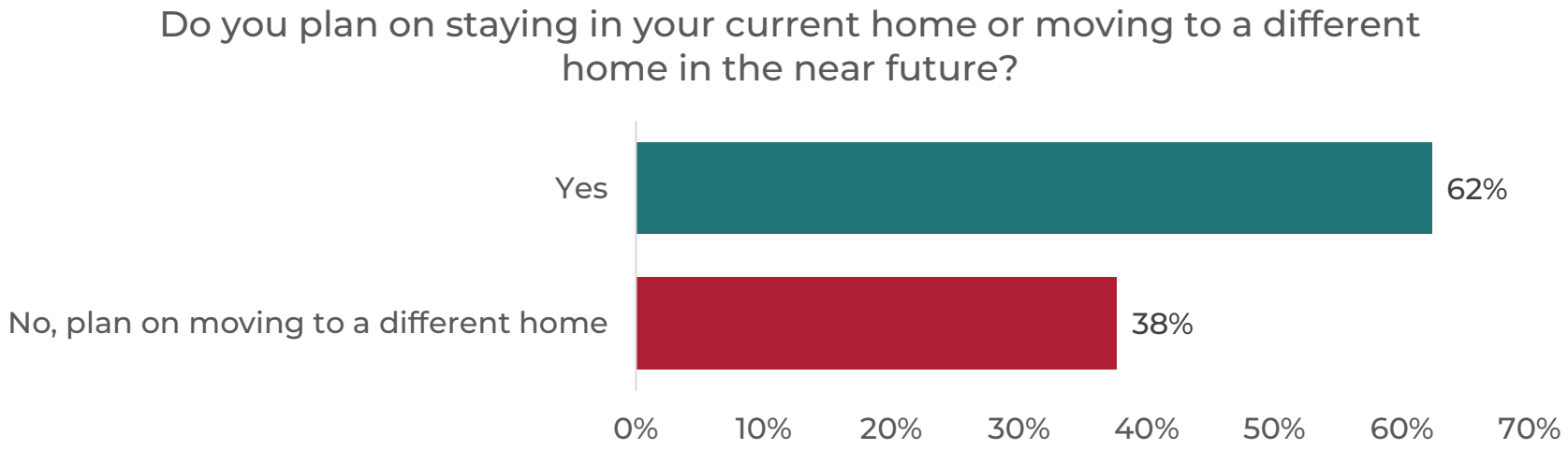
If you are a homeowner, thinking of your own situation, after paying mortgage payments, taxes, utilities, and regular maintenance costs, do you have enough money left over each month for other basic needs, including food, clothing, and transport	#	%
Yes, every month	110	38%
Some months I have enough money, some months I don't have enough money	77	27%
No	20	7%
Not applicable	79	28%
Total	**286**	

Question 7


Housing Concerns
Types/ Options
48%
20%
14%
12%
6%
Suitability
53%
14%
11%
14%
8%
Adequacy
50%
16%
13%
12%
9%
Cost of Ownership
58%
18%
10%
4%
9%
Cost of Renting
45%
13%
4%
4%
34%
0%
20%
40%
60%
80%
100%
Very concerned
Somewhat concerned
Slightly concerned
Not at all concerned
Not sure / Not applicable

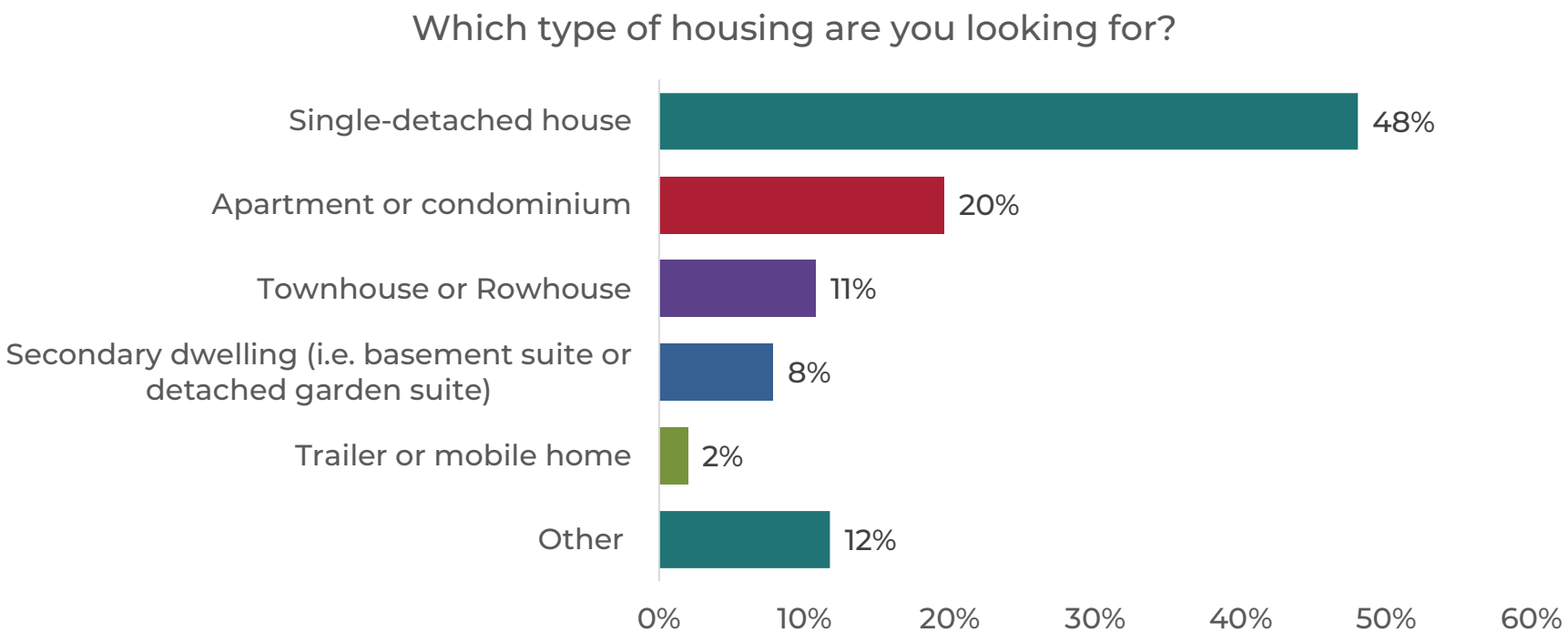
Housing Concerns	Cost of Renting		Cost of Ownership		Adequacy		Suitability		Types/ Options	
	#	%	#	%	#	%	#	%	#	%
Very concerned	124	45%	162	58%	139	50%	148	53%	133	53%
Somewhat concerned	36	13%	49	18%	46	1`6%	39	14%	57	14%
Slightly concerned	10	4%	29	10%	36	13%	30	11%	39	11%
Not at all concerned	10	4%	11	4%	34	12%	39	14%	33	14%
Not sure / Not applicable	94	34%	26	9%	25	9%	22	8%	18	8%
Total	**274**		**277**		**280**		**278**		**280**	

Question 8



Do you plan on staying in your current home or moving to a different home in the near future?	#	%
Yes	177	62%
No, plan on moving to a different home	107	38%
Total	**284**	

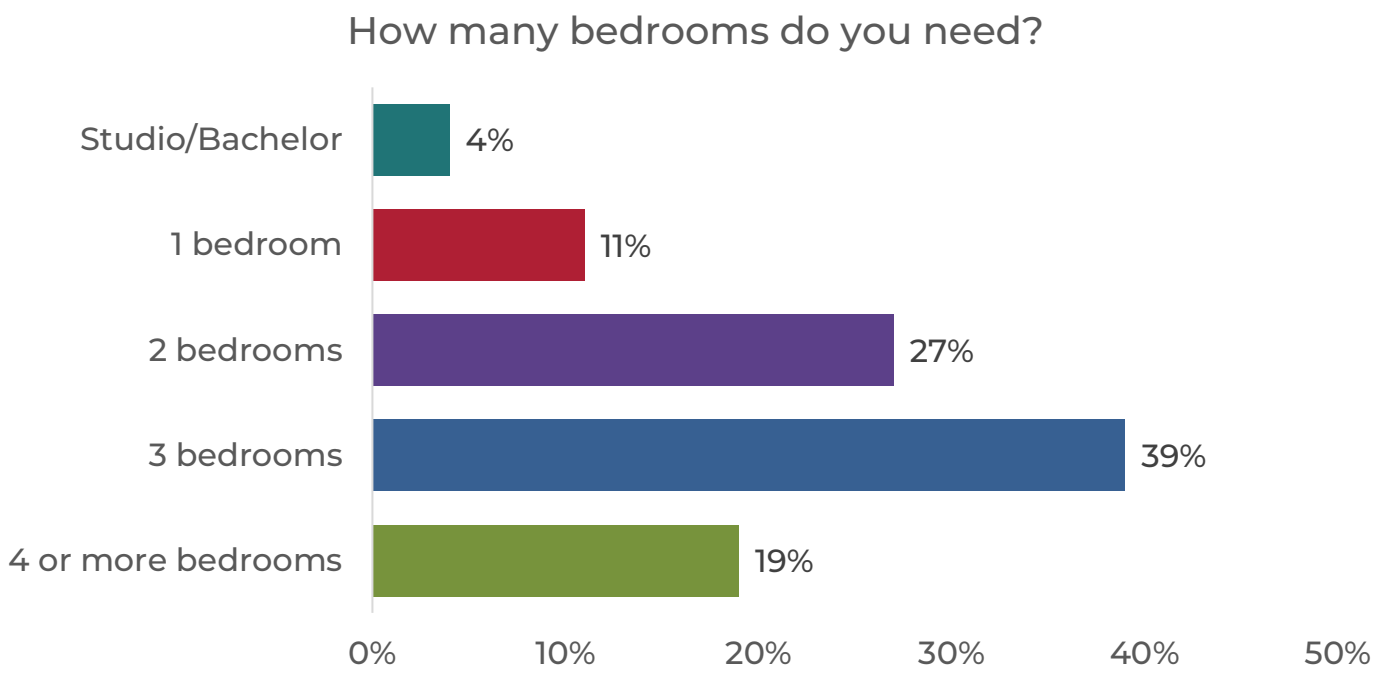
Question 9



Which type of housing are you looking for?	#	%
Single-detached house	49	48%
Apartment or condominium	20	20%
Townhouse or Rowhouse	11	11%
Secondary dwelling (i.e. basement suite or detached garden suite)	8	8%
Trailer or mobile home	2	2%
Other *(Responses below)*	12	12%
Total	**102**	

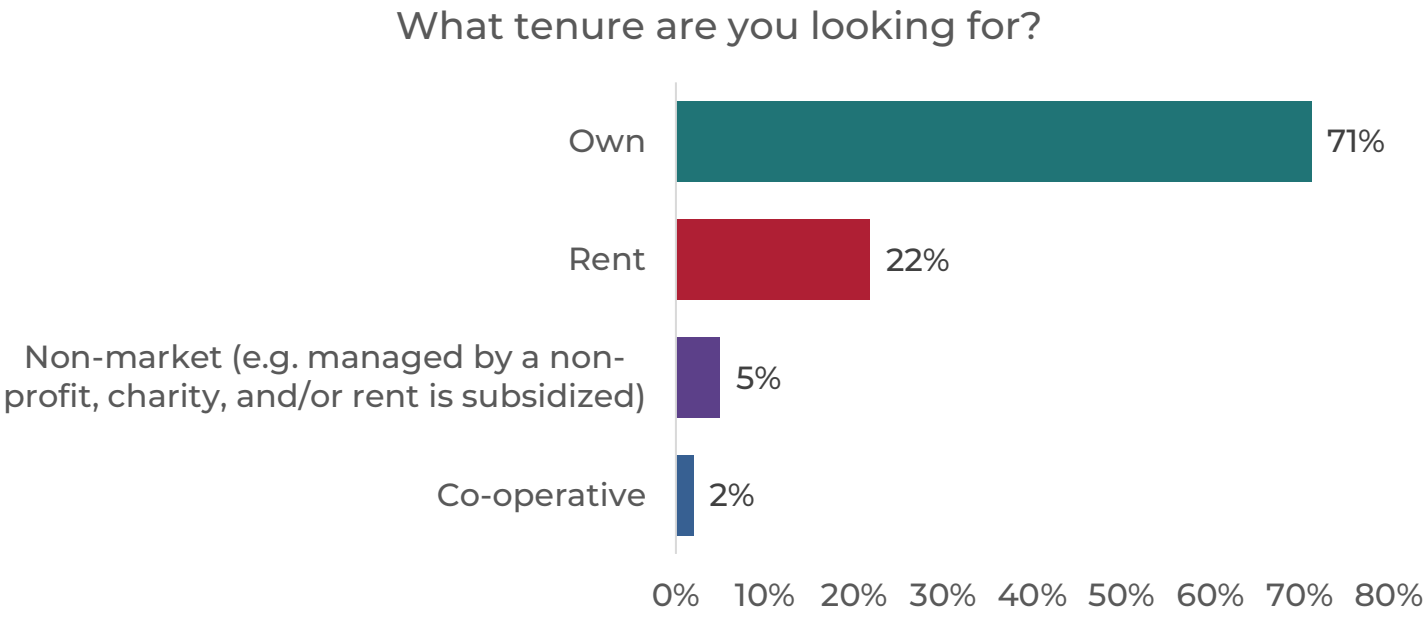
Question 9: 'Other' Responses	#
A small studio or 1 bedroom safe adequate place to live out my days	1
Detached house on a bigger lot (acre)	1
Don't care what it is as long as its not in maple ridge	1
I would love to be able to rent a small house with a garden and where I can have a dog. I would even be happy with a condo with a back yard	1
I'm disabled and its impossible to find subsided housing in the lower mainland	1
NA	1
Need home with suite for aging parents, and my own disability issues	1
not applicable	1
One level home (for pet access and mobility)	1
Shared for affordability	1
Something away from Maple Ridge	1
Unsure as it's too costly at the moment but have been looking for new place	1
Total	**12**

Question 10



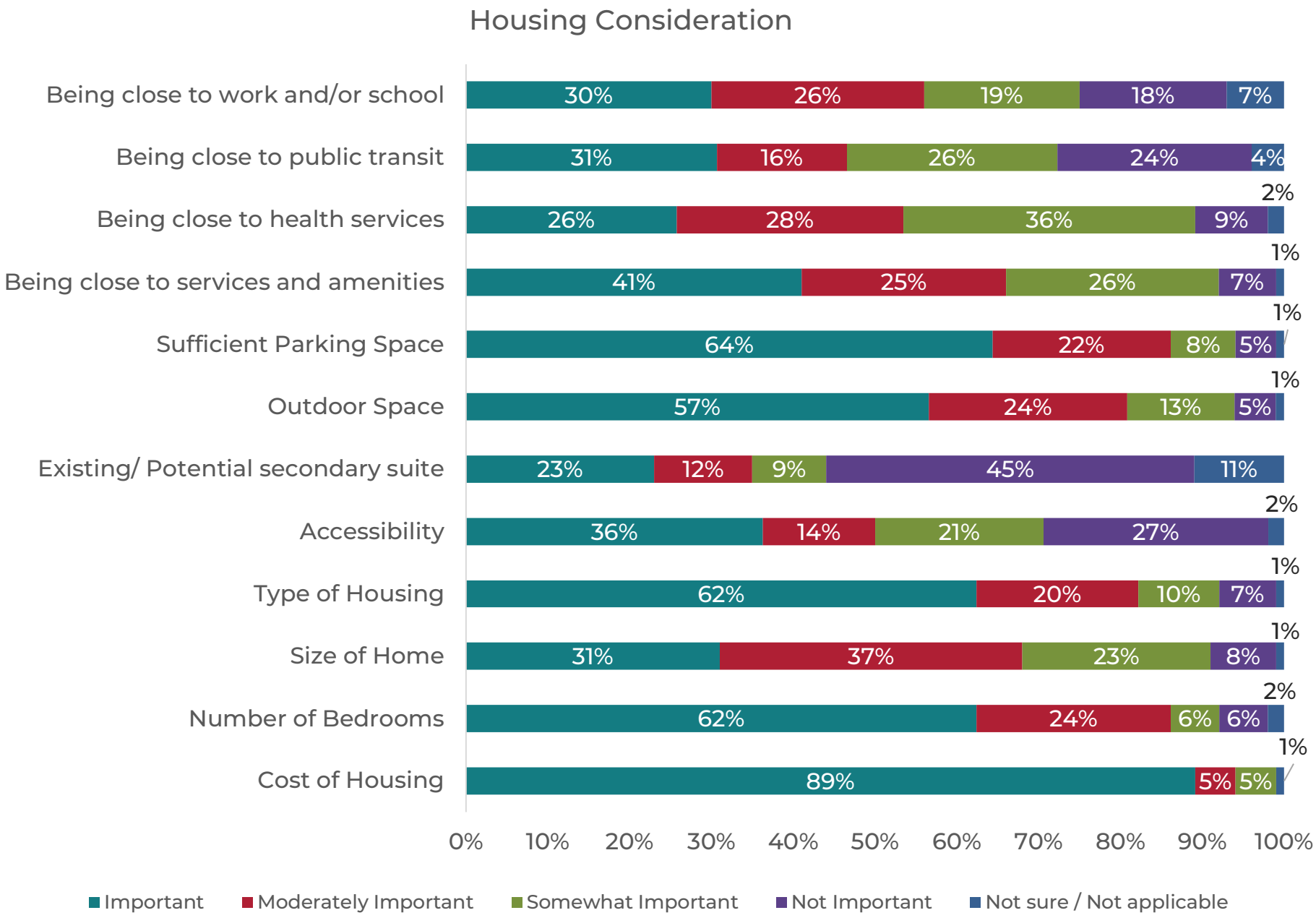
How many bedrooms do you need?	#	%
Studio/Bachelor	4	4%
1 bedroom	11	11%
2 bedrooms	27	27%
3 bedrooms	39	39%
4 or more bedrooms	19	19%
Total	**100**	

Question 11



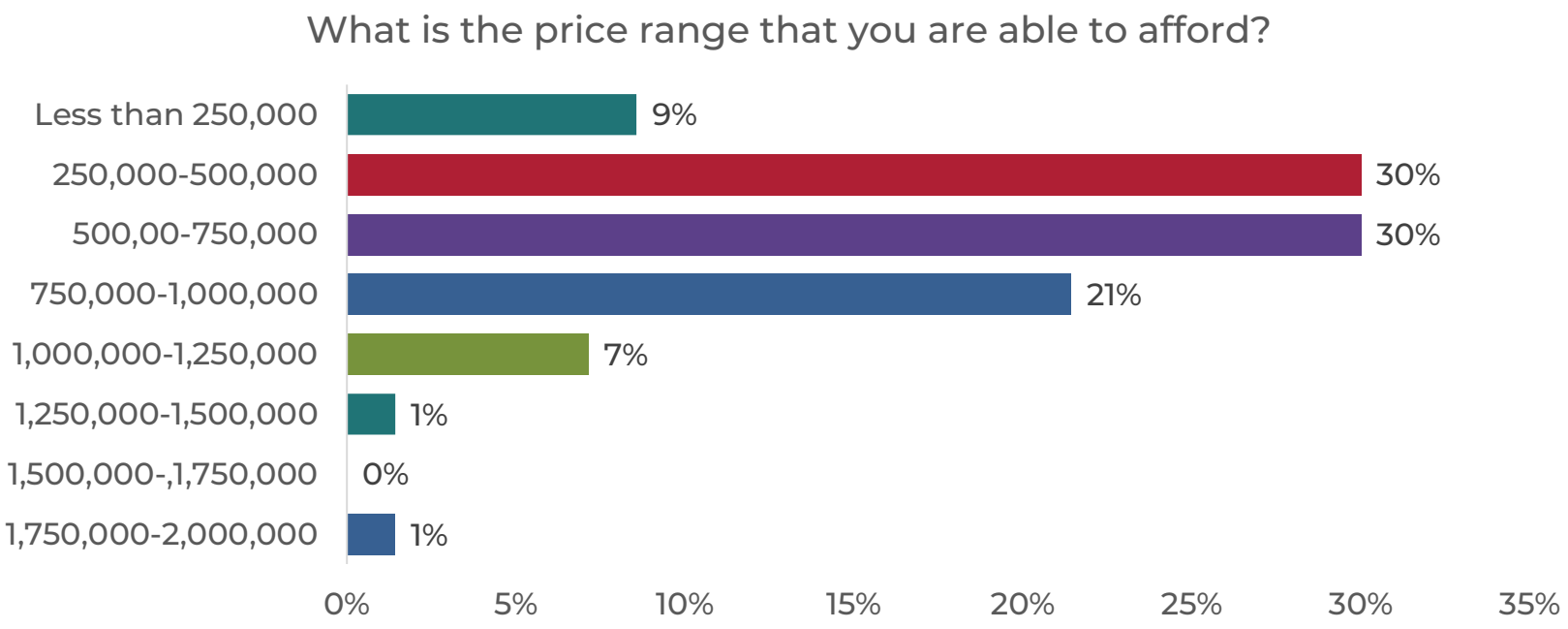
What tenure are you looking for?	#	%
Own	72	71%
Rent	22	22%
Non-market (e.g. managed by a non-profit, charity, and/or rent is subsidized)	5	5%
Co-operative	2	2%
Total	**101**	

Question 12


Housing Consideration
Being close to work and/or school
30%
26%
19%
18%
7%
Being close to public transit
31%
16%
26%
24%
4%
Being close to health services
26%
28%
36%
9%
2%
Being close to services and amenities
41%
25%
26%
7%
1%
Sufficient Parking Space
64%
22%
8%
5%
1%
Outdoor Space
57%
24%
13%
5%
1%
Existing/ Potential secondary suite
23%
12%
9%
45%
11%
Accessibility
36%
14%
21%
27%
2%
Type of Housing
62%
20%
10%
7%
1%
Size of Home
31%
37%
23%
8%
1%
Number of Bedrooms
62%
24%
6%
6%
2%
Cost of Housing
89%
5%
5%
1%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Important
Moderately Important
Somewhat Important
Not Important
Not sure / Not applicable

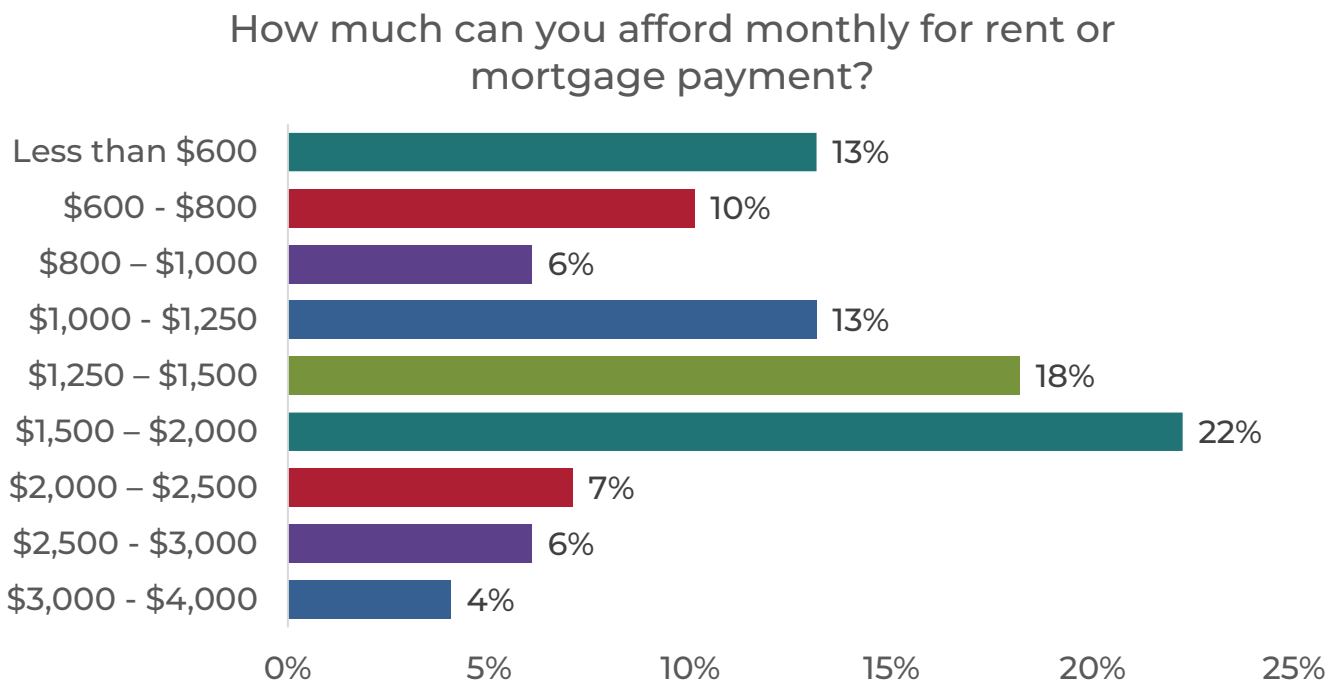
Housing Consideration	Important		Moderately Important		Somewhat Important		Not Important		Not sure / Not applicable		Total
	#	%	#	%	#	%	#	%	#	%	#
Cost of Housing	90	89%	5	5%	5	5%	0	0%	1	1%	**101**
Number of Bedrooms	63	62%	24	24%	6	6%	6	6%	2	2%	**101**
Size of Home	31	31%	37	37%	23	23%	8	8%	1	1%	**100**
Type of Housing	63	62%	20	20%	10	10%	7	7%	1	1%	**101**
Accessibility	37	36%	14	14%	21	21%	28	27%	2	2%	**102**
Existing/ Potential secondary suite	23	23%	12	12%	9	9%	45	45%	11	11%	**100**
Outdoor Space	56	57%	24	24%	13	13%	5	5%	1	1%	**99**
Sufficient Parking Space	65	64%	22	22%	8	8%	5	5%	1	1%	**101**
Being close to services and amenities	41	41%	25	25%	26	26%	7	7%	1	1%	**100**
Being close to health services	26	26%	28	28%	36	36%	9	9%	2	2%	**101**
Being close to public transit	31	31%	16	16%	26	26%	24	24%	4	4%	**101**
Being close to work and/or school	30	30%	26	26%	19	19%	18	18%	7	7%	**100**

Question 13



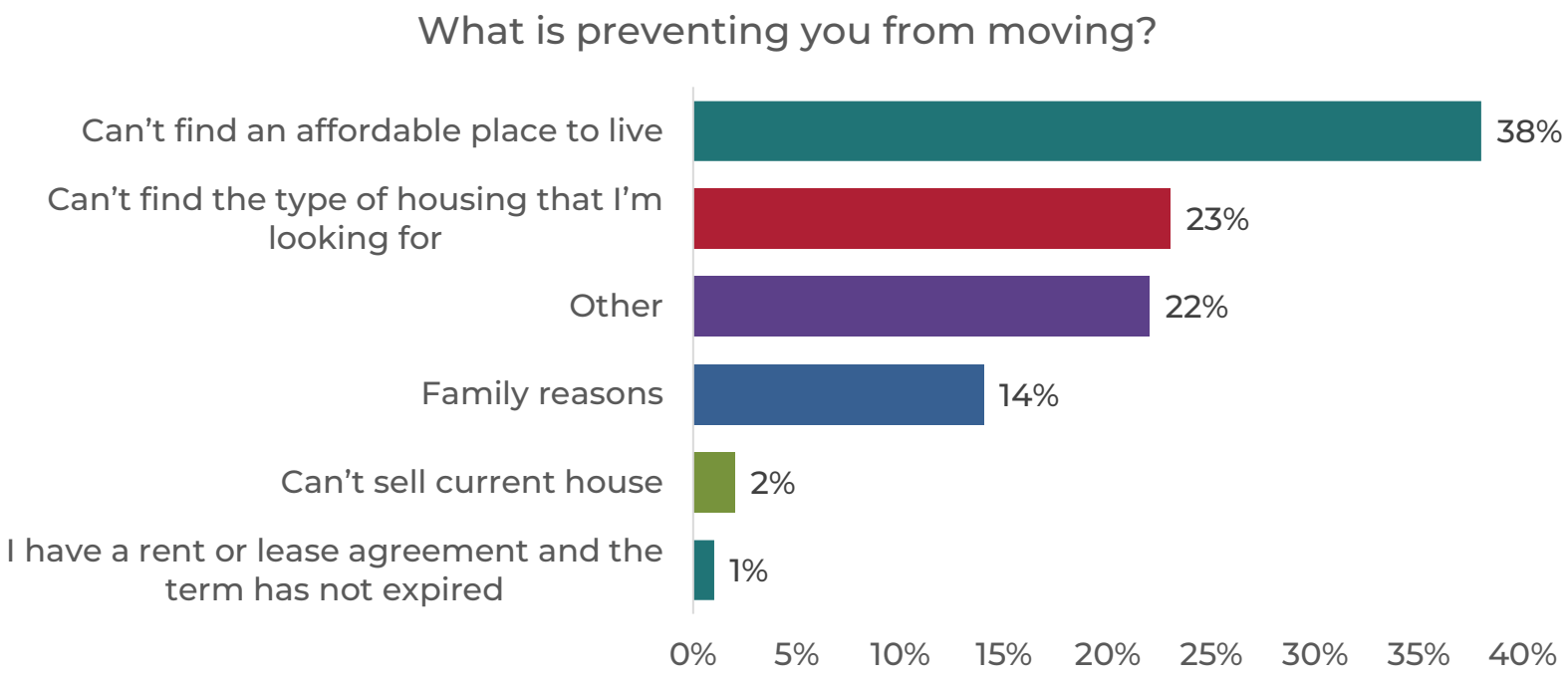
What is the price range that you are able to afford?	#	%
Less than 250,000	6	9%
250,000-500,000	21	30%
500,00-750,000	21	30%
750,000-1,000,000	15	21%
1,000,000-1,250,000	5	7%
1,250,000-1,500,000	1	1%
1,500,000-,1,750,000	0	0%
1,750,000-2,000,000	1	1%
Total	**70**	

Question 14



How much can you afford monthly for rent or mortgage payment?	#	%
Less than $600	13	13%
$600 - $800	10	10%
$800 – $1,000	6	6%
$1,000 - $1,250	13	13%
$1,250 – $1,500	18	18%
$1,500 – $2,000	22	22%
$2,000 – $2,500	7	7%
$2,500 - $3,000	6	6%
$3,000 - $4,000	4	4%
Total	**99**	

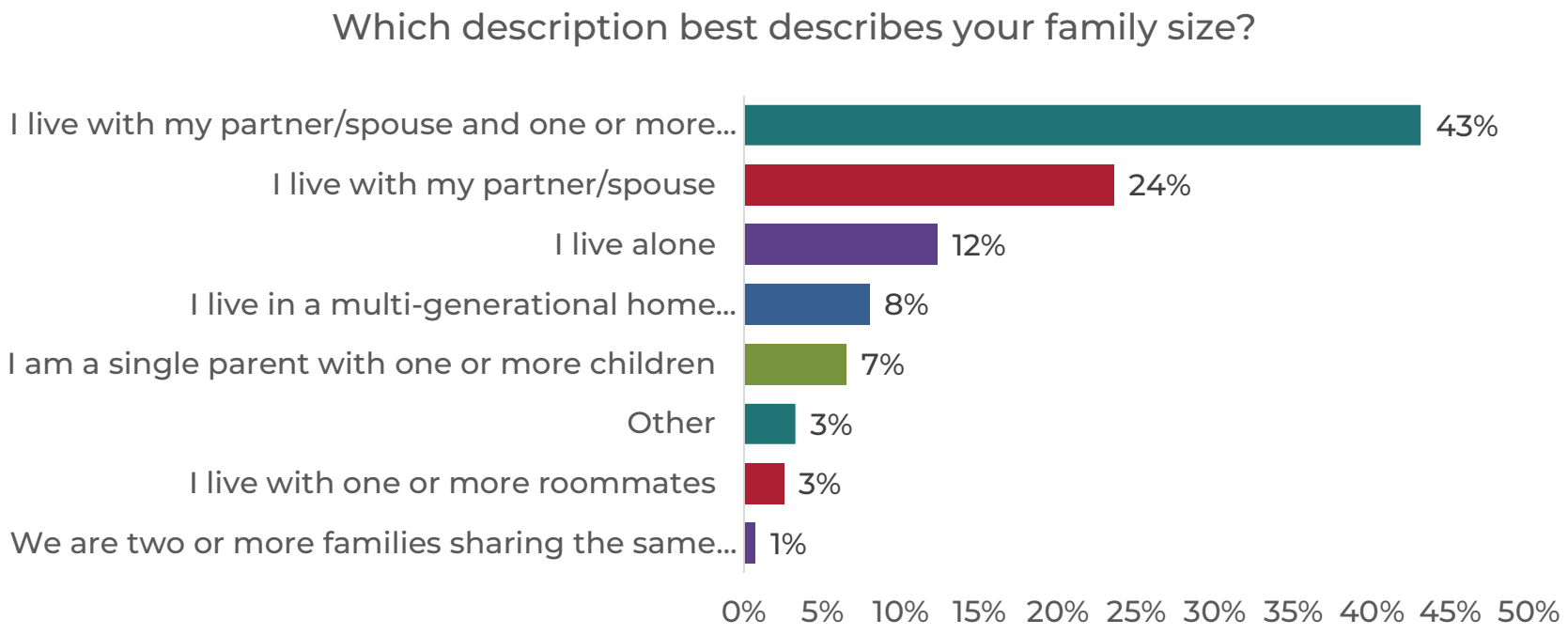
Question 15



What is preventing you from moving?	#	%
Can't find an affordable place to live	38	38%
Can't find the type of housing that I'm looking for	23	23%
Other *(Responses below)*	22	22%
Family reasons	14	14%
Can't sell current house	2	2%
I have a rent or lease agreement and the term has not expired	1	1%
Total	**100**	

Question 15: 'Other' Responses	#
All except 2 and 3, question will not allow to select multiple options	1
Bank refuses to qualify me even though I have a good credit.	1
Can't find acreage in our price range. Can't subdivide property. City would be a nightmare to build with.	1
Can't find our needs in location, size, layout accessibility and parking	1
Can't find suitable place within price range	1
City hall has delayed my presale assignment due to delaying inspections, harassment and other red tape	1
Family issues PLUS CAN'T find type we need	1
Have already bought and sold	1
I needed to choose two of the options. Can't find affordable housing and can't find the type I am looking for	1
Intend to move in 4-5 years so not in a tush	1
just waiting for the right house, we have specific wants but we are actively looking / putting in offers when once comes up	1
Just waiting until 2022	1
NA	1
No need	1
not applicable	1
Not quite ready yet	1
Not ready	1
nothing	1
Nothing affordable available	1
Recently purchased and planning on selling in a year	1
Waiting for Pitt Meadows Maple Ridge Community Services new housing comes online. Must have subsidized housing.	1
waiting to retire and leave town	1
Total	**22**

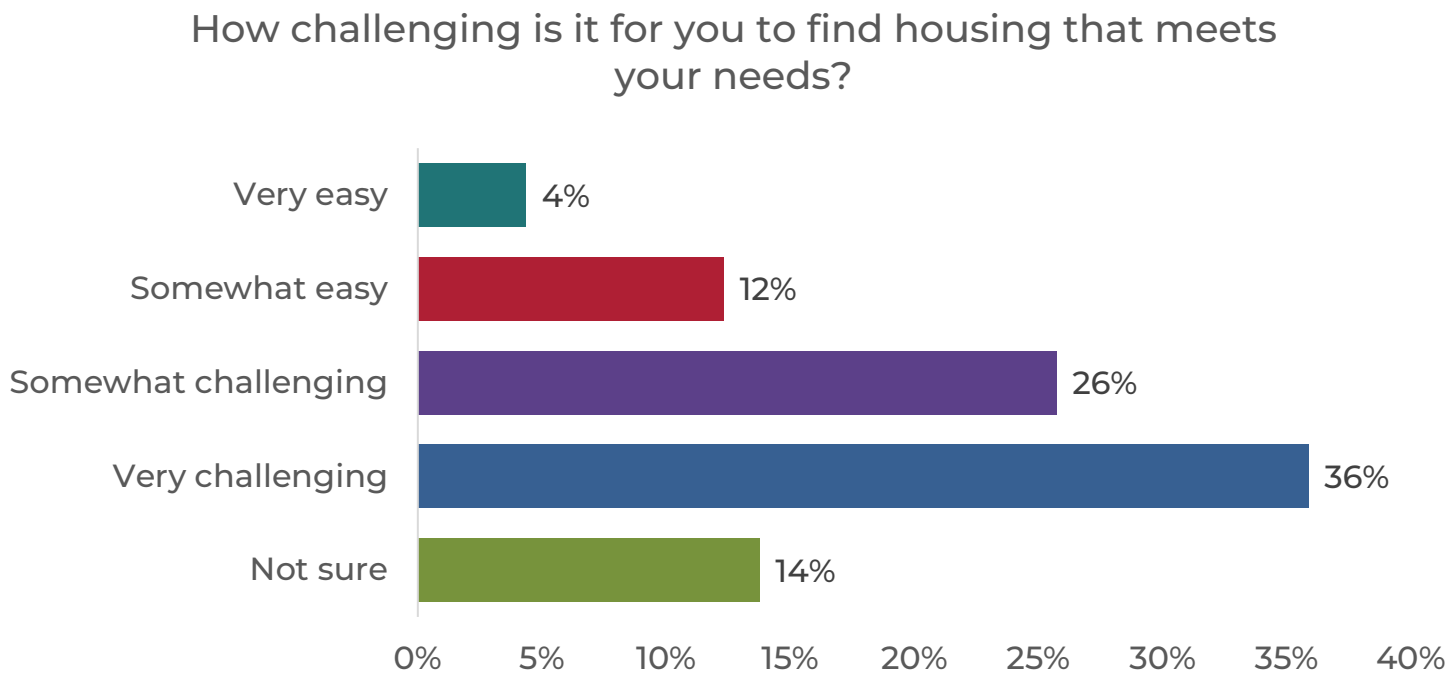
Question 16



Which description best describes your family size?	#	%
I live with my partner/spouse and one or more children (or adult dependents)	119	43%
I live with my partner/spouse	65	24%
I live alone	34	12%
I live in a multi-generational home (parents/kids/grandparents/grandkids living together)	22	8%
I am a single parent with one or more children	18	7%
Other *(Responses below)*	9	3%
I live with one or more roommates	7	3%
We are two or more families sharing the same home	2	1%
Total	**276**	

Question 16: 'Other' Responses	#
Currently me & roommate, but I need to add my elderly parents, and current home is not accessible (3 levels, too many stairs, not enough baths, not level access for their needs	1
have a boarder	1
I am trying to move out of my parents' house	1
I am usually a party of 2, just myself and my spouse, but currently I live with a parent and my husband lives with his	1
I rent a chair from my mother because I can't afford to rent an apt.	1
Live with child	1
Live with my dad	1
My housing is secure. I am concerned about others.	1
Widow with one adult child	1
Total	**9**

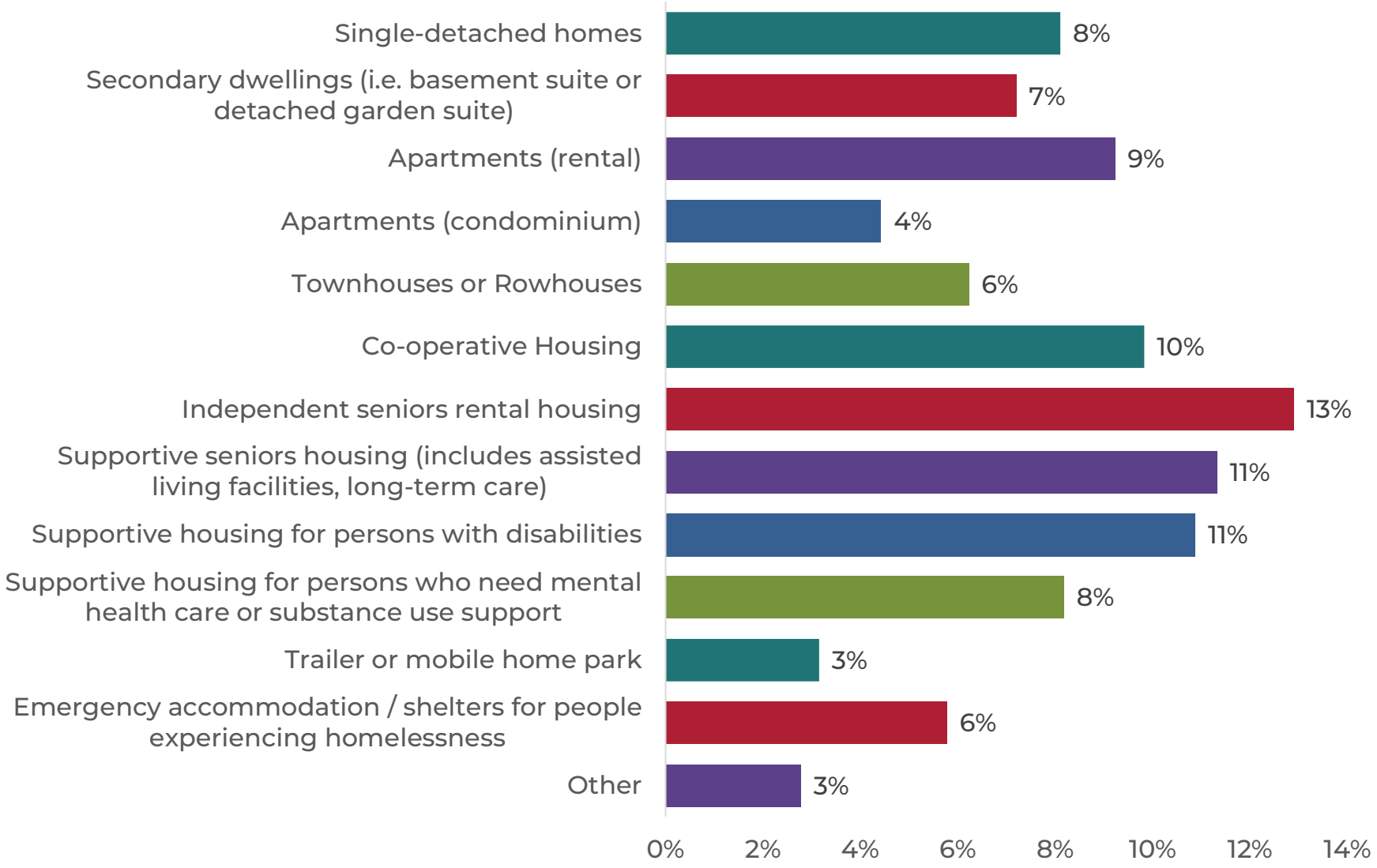
Question 17



How challenging is it for you to find housing that meets your needs?	#	%
Very easy	12	4%
Somewhat easy	34	12%
Somewhat challenging	71	26%
Very challenging	99	36%
Not sure	38	14%
Total	**276**	

Question 18

What kind of housing do you think there should be more of?



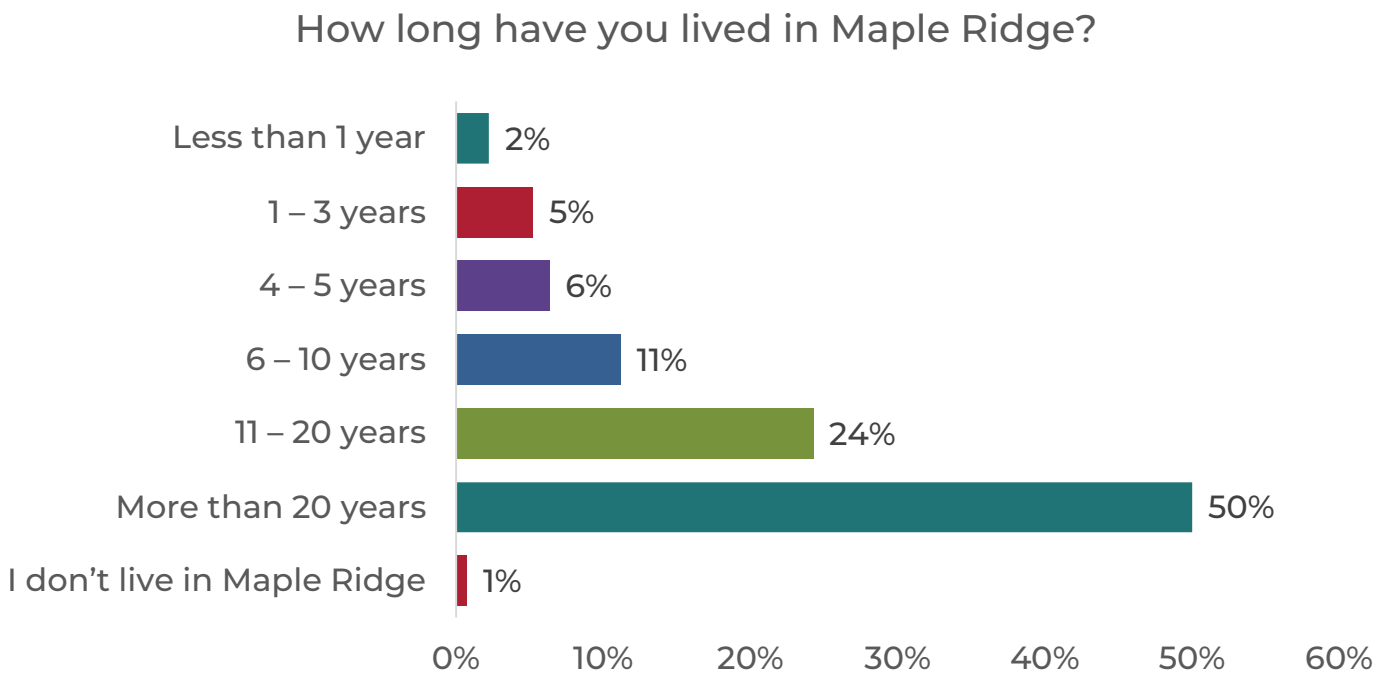
What kind of housing do you think there should be more of?	#	%
Single-detached homes	108	8%
Secondary dwellings (i.e. basement suite or detached garden suite)	96	7%
Apartments (rental)	123	9%
Apartments (condominium)	59	4%
Townhouses or Rowhouses	83	6%
Co-operative Housing	131	10%
Independent seniors rental housing	172	13%
Supportive seniors housing (includes assisted living facilities, long-term care)	151	11%
Supportive housing for persons with disabilities	145	11%
Supportive housing for persons who need mental health care or substance use support	109	8%
Trailer or mobile home park	42	3%
Emergency accommodation / shelters for people experiencing homelessness	77	6%
Other *(Responses below)*	37	3%
Total	**1333**	

Question 18: 'Other' Responses	#
A tiny home community	1
Additional homes for family members on farmland or acreages.	1
Affordable acreage	1
affordable non-supportive housing	1
affordable single-family homes on small lots.	1
Affordable, safe and suitable rentals for seniors and low-income families.	1
ANYTHING affordable for families, especially if they have kids or pets!	1
BC housing 2nd stage transitions parents mental health or substance	1
Because I didn't pick Emergency Shelters, I want to be clear that I believe we need them. I know we have 3 at this moment and that is a good thing and don't feel we need more of the same housing. We need a housing continuum	1
carriage homes, more than one is for family	1

Question 18: 'Other' Responses	#
co-housing (different than co-op housing) with rental units included shared accommodations. Seniors with houses could rent space to others so there is companionship and those with empty rooms are sharing with others who need space - can share on mortgage cost if that is a benefit to the owner	1
Developers need to build rancher style homes for seniors who do not want to live in strata homes	1
Emergency shelter beds suitable for seniors, short-term, furnished suites for seniors, affordable rental apartments (my kids can't move out)	1
Family low income/affordable housing in a safe community	1
HOUSING FIRST	1
Increase cooperative housing options.	1
Infrastructure in all developing areas. Make our community walkable.	1
Legal duplexes, triplex and 4-plexes; including conversion of suitable existing properties. There are many houses in Maple Ridge with 6+ adults living in a household. This also helps people continue to live in their homes longer and helps to get new owners into the market. We have lots of new, crappy high-density housing. I know urban planners like it, but MR has a unique opportunity to grow without completely losing its character.	1
LESS DRUG USING SHELTERS/dens! ONLY dry/clean shelters!	1
Low barrier, treatment-based housing, with rules and requirements	1
Low-cost housing options for people with low income	1
No more crack houses and government sponsored drug dens	1
Non. Maple ridge is too big and busy. This is no longer a small town. Before we get more housing get more infrastructure	1
Not for profit housing	1
Ongoing accommodation for people experiencing homelessness	1
Pet friendly accommodation	1
Ranchers (for older people and young buyers)	1
Rent to own	1
Seniors only - ownership or rental	1
Sub dividable acreage	1
Supports for Independent living in the home.	1
Take care of the people from this community !! First	1

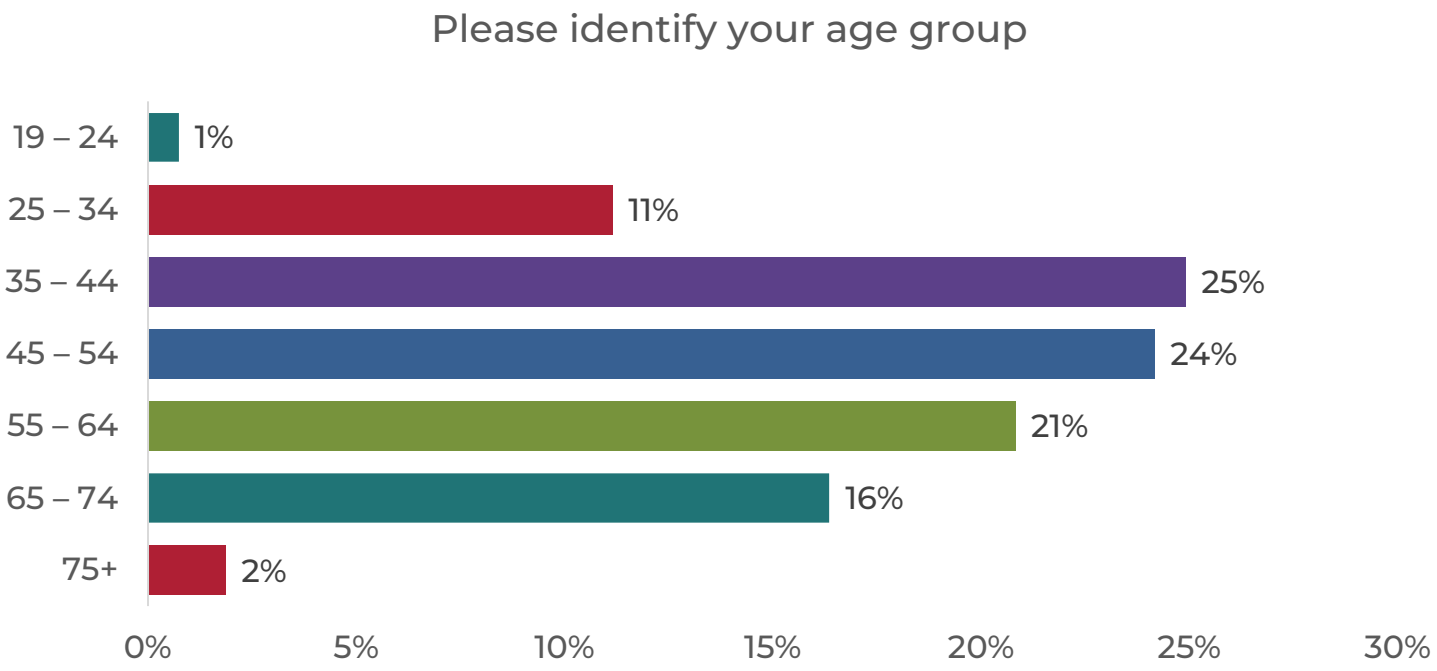
Question 18: 'Other' Responses	#
Tiny homes	1
Treatment centres, 24/7 supervised mental Health care facility	1
We do not need any more 'supportive' housing for those in addiction. We need treatment centres so they can get better and rent their own place.	1
We need more affordable single detached homes that are not on small lots with no yard (not a trailer park lot). 70's and 80's size lots. Pandemics and all the social ills go with overcrowded housing. High density according to Health departments in BC is a formula to get a virus (pandemic.)	1
youth safe house	1
Total	**37**

Question 19



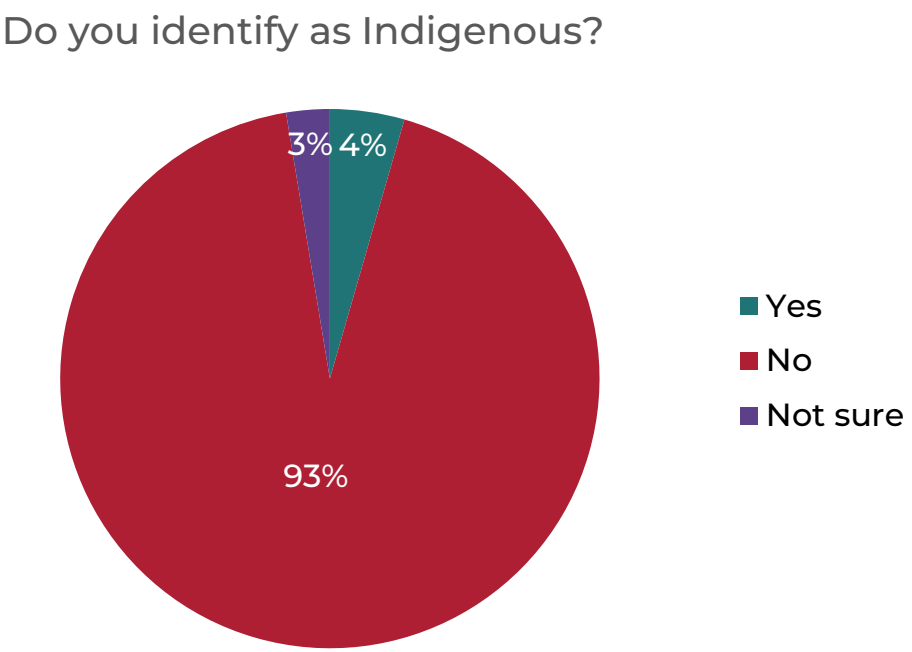
How long have you lived in Maple Ridge?	#	%
Less than 1 year	6	2%
1 – 3 years	14	5%
4 – 5 years	17	6%
6 – 10 years	30	11%
11 – 20 years	65	24%
More than 20 years	134	50%
I don't live in Maple Ridge	2	1%
Total	**268**	

Question 20



Please identify your age group	#	%
19 – 24	2	1%
25 – 34	30	11%
35 – 44	67	25%
45 – 54	65	24%
55 – 64	56	21%
65 – 74	44	16%
75+	5	2%
Total	**269**	

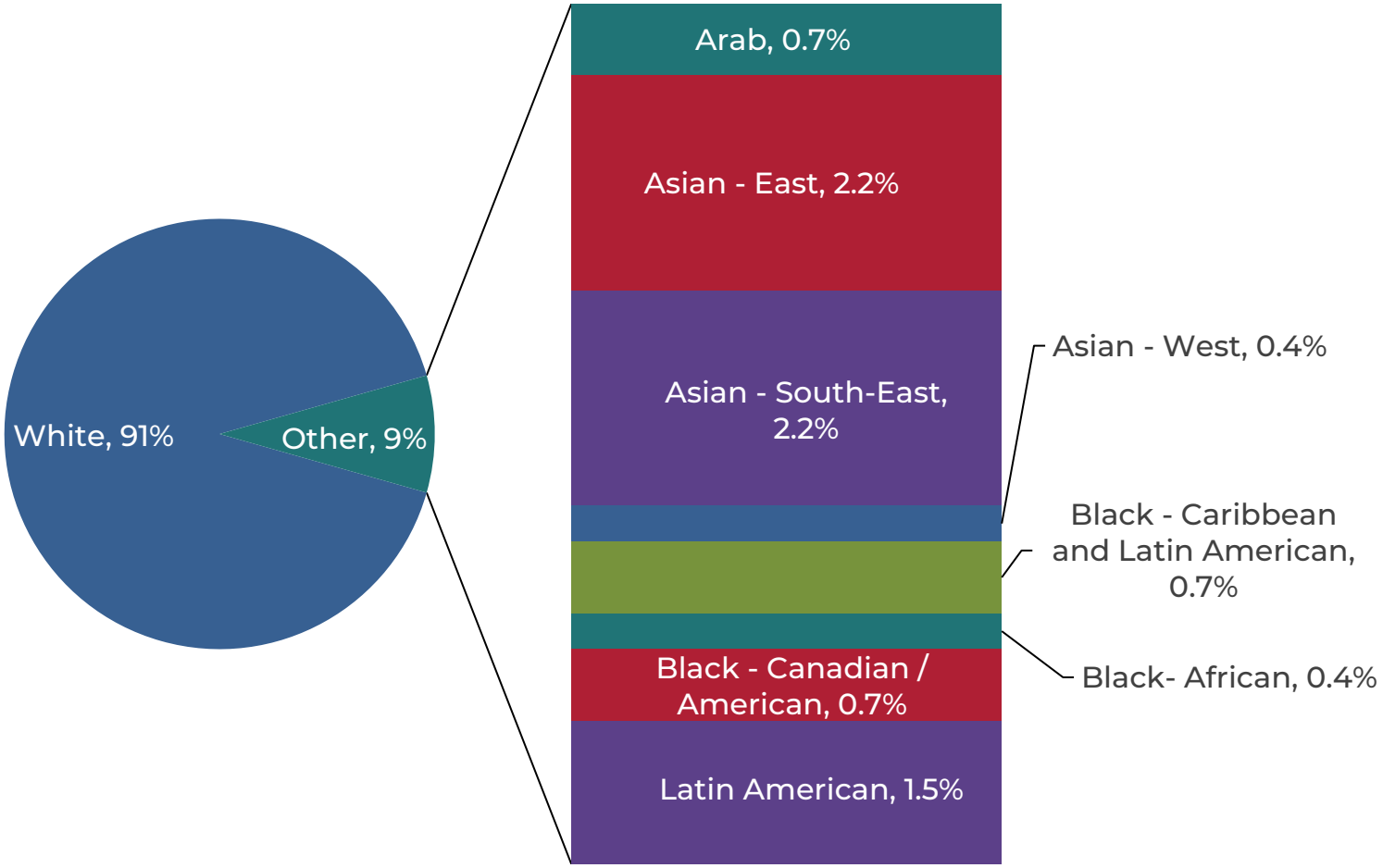
Question 21



Do you identify as Indigenous?	#	%
Yes	12	4%
No	250	93%
Not sure	7	3%
Total	**269**	

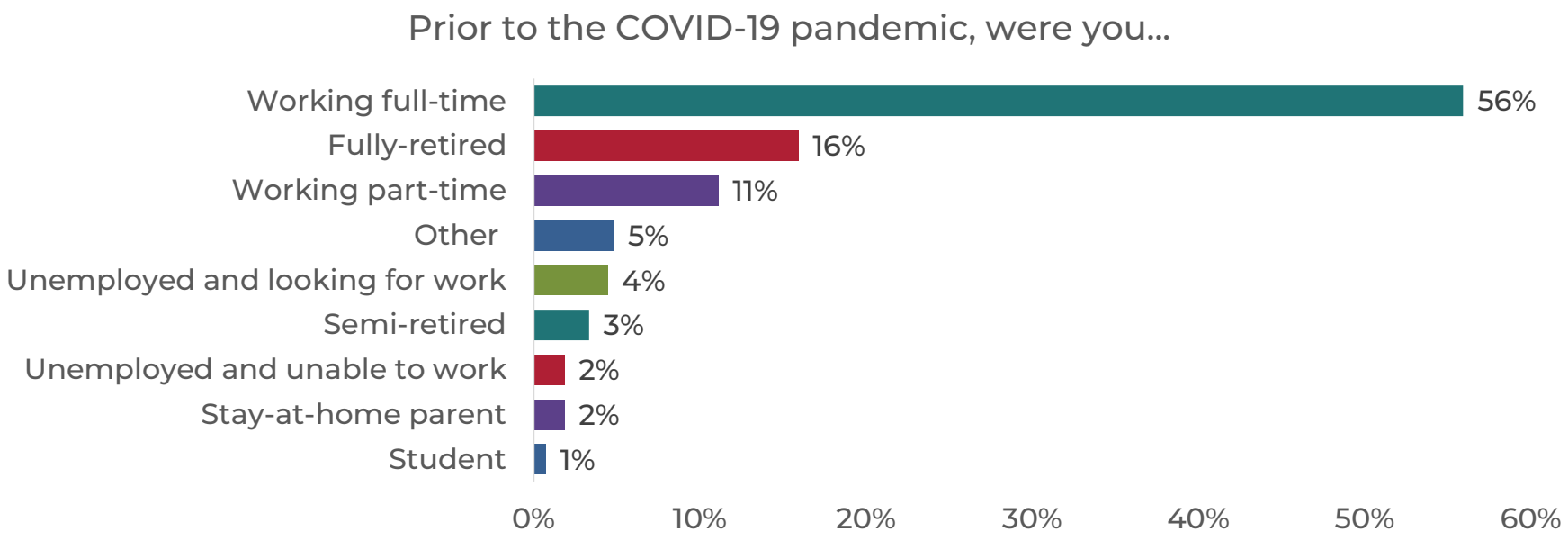
Question 22

Do you identify with any of the following racial groups?



Do you identify with any of the following racial groups?	#	%
Arab	2	0.7%
Asian - East	6	2.2%
Asian - South-East	6	2.2%
Asian - West	1	0.4%
Black - Caribbean and Latin American	2	0.7%
Black- African	1	0.4%
Black - Canadian / American	2	0.7%
Latin American	4	1.5%
White	249	91%
Total	**273**	

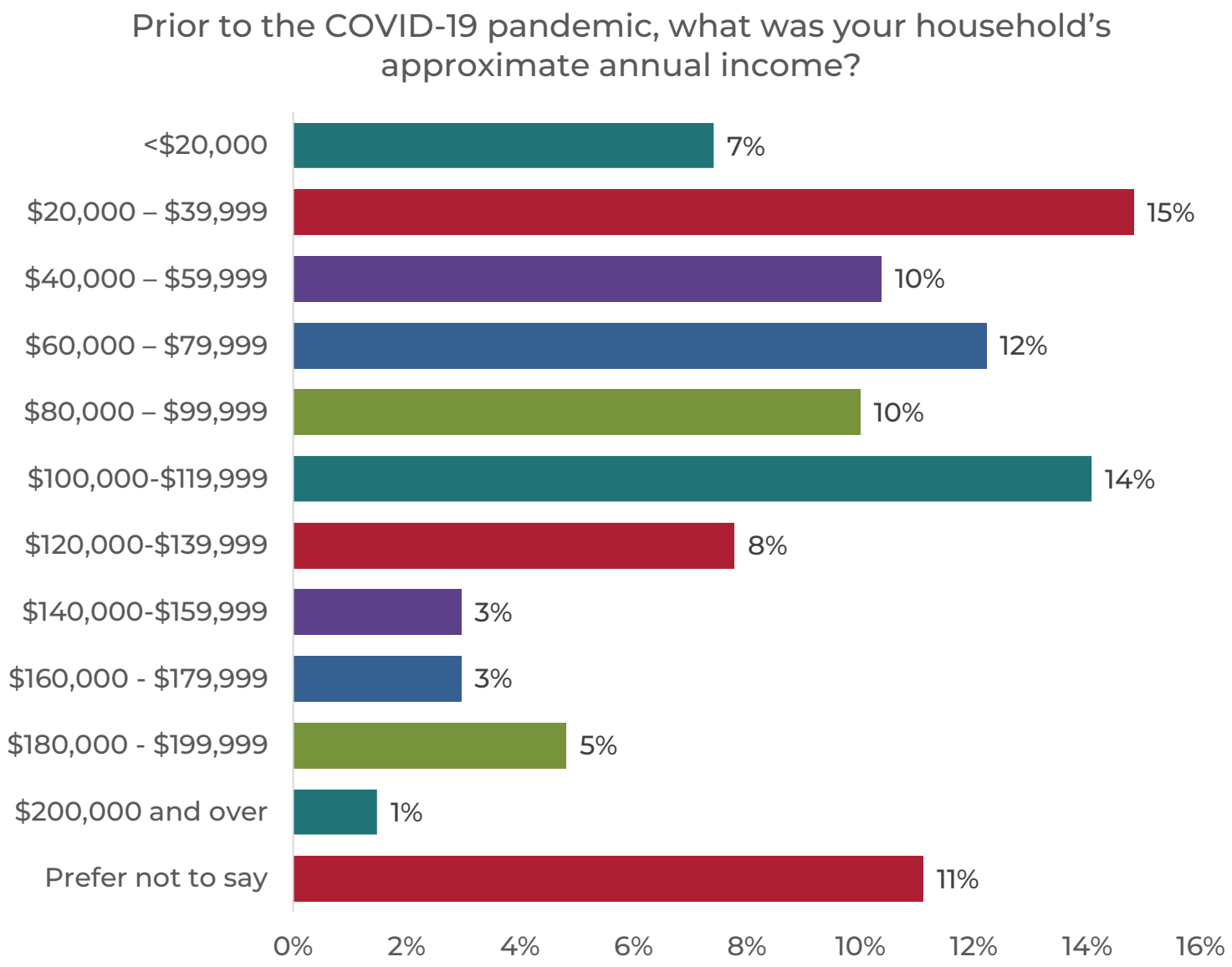
Question 23



Prior to the COVID-19 pandemic, were you...	#	%
Working full-time	151	56%
Fully-retired	43	16%
Working part-time	30	11%
Other *(Responses below)*	13	5%
Unemployed and looking for work	12	4%
Semi-retired	9	3%
Unemployed and unable to work	5	2%
Stay-at-home parent	5	2%
Student	2	1%
Total	**270**	

Question 23: 'Other' Responses	#
At home day care	1
Disability	2
Disabled	2
Disabled	1
Disabled PWD	1
I work part-time and on disability	1
in transition house fleeing abuse moving into market rent	1
On disability	2
Self employed	1
Working full time, on maternity leave	1
Total	**13**

Question 24


Prior to the COVID-19 pandemic, what was your household's approximate annual income?
<$20,000
7%
$20,000 – $39,999
15%
$40,000 – $59,999
10%
$60,000 – $79,999
12%
$80,000 – $99,999
10%
$100,000-$119,999
14%
$120,000-$139,999
8%
$140,000-$159,999
3%
$160,000 - $179,999
3%
$180,000 - $199,999
5%
$200,000 and over
1%
Prefer not to say
11%
0%
2%
4%
6%
8%
10%
12%
14%
16%

Prior to the COVID-19 pandemic, what was your household's approximate annual income?	#	%
<$20,000	20	7%
$20,000 – $39,999	40	15%
$40,000 – $59,999	28	10%
$60,000 – $79,999	33	12%
$80,000 – $99,999	27	10%
$100,000-$119,999	38	14%
$120,000-$139,999	21	8%
$140,000-$159,999	8	3%
$160,000 - $179,999	8	3%
$180,000 - $199,999	13	5%
$200,000 and over	4	1%
Prefer not to say	30	11%
Total	**270**	

Question 25

Has the COVID-19 pandemic impacted your housing situation? Please describe to help us understand if this is a short-term or long-term impact.
Not by much. But the lack of services we used to rely on have caused a Domino effect, if that makes sense, impacting many areas as well as housing.
Only hope in the last 10-15 years are the new subsidized senior/disabled housing coming online soon. I have been waiting ++10 years on BC Housing list for my place.
Needed to get second job to afford and possibly may have to look at downsizing or moving away
no
Making less money during the shut down. If we're not shut down, it hasn't changed.
No
No the rental situation has been bad for over 5 years
No
Yes, husband went from working to the cerb
Not at all.
No
Yes. Much less housing security. Much higher risk for self-employed. Could potentially face gaps with no income or periods of earning 25-50%. Harder to do business development to find new customers. It would be great to be able to have more flexibility than current rules to be able to put in an unit. ie. less constraints on proportion, which unit the owner lives in, number of units, etc. - within reason and reflecting the growing urban realities and demand for housing of all types in our community.
Yes..less work
no
Yes it has. Because my partner is not able to work our income has gone down which has resulted in more stress and hardship.
no
Hasn't impacted my life at all.
It has not, coincidentally we chose to sell our apartment and buy a house & temporarily live with parents apart during covid until we find the right one
I was just coming off maternity leave and just told my previous employer I was not going to return since I was going to find a job closer to home and part-time. Then COVID happened and I can't find a new job or childcare. On top of that I can't even qualify for unemployment. If I knew COVID was going to happen I would have gone back to my previous employment after maturity leave instead of resigning to try and find something more suitable and now ending up with nothing.
Employment security and now spending savings for monthly bills

Has the COVID-19 pandemic impacted your housing situation? Please describe to help us understand if this is a short-term or long-term impact.
It has made looking for work more difficult, which could impact being able to afford our current housing.
Reduced hours make paying bills hard
no we are both in essential service jobs
No
No, not at this time.
No.. worked full.time
Yes as we became behind in rent after my spouse had to be away from work for 14 days due to a mild cold virus. Shortly after his hours were cut due to work slowing down.
No
No. It hasn't.
Thankfully no
No
No
No outside space/green space/garden Fear of losing job and housing. Income is minimum wage, rent is 1100 month for 1 bedroom. Long term is scary, no security.
No
Not really. Affordable housing was nearly impossible to find d pre covid. Maple Ridge has a HUGE housing crisis We need help
Adult children have returned home, not sure if this will be short or long term
No
Yes-our strata fees were increased and our daily living expenses have also increased due to the fact we're both immune compromised and unable to physically shop for ourselves. Our taxes have increased as well as our utilities. Also we have a mortgage which is due for renewal in the new year. We are on a second floor with no elevator and will have to eventually move when we are no longer physically able to climb the stairs. We live on a fixed pension and of course this has not increased. This is a long term impact as we have had to use some of what little savings we have.
Not ours but that of our grandson daughter & a friend. Rent is very expensive
Yes. Long-term. My disabilities and immuno-compromised status mean I cannot be looking for work. So now have zero income! Therefore bilks pile up (still need to eat), and cannot afford home maintenance chores (this strata dies not cover stuff like pressure washing, exterior painting, gutter cleaning, etc, so my place is falling into disrepair :(

Has the COVID-19 pandemic impacted your housing situation? Please describe to help us understand if this is a short-term or long-term impact.
we have been very lucky, but we know people who were not so lucky
no
Not at all
Its made it hard to pay rent, bills and food bills
No
Hasn't impacted us
Not at all
I now have adult children living back at home because they can't afford it on their own.
Its made it more difficult to afford prop tax and insurance with wage decreases. More property theft.
No
No it had not
Nothing has changed
No impact
working from home, higher cost to operate
We dont see anybody socially anymore
I have compised autoimmune system.
No not really.. I am trying to find a different place to live but am staying put till after covid...
I was laid off and then went on maternity leave so I will have been out of work for almost 2 years
Loss of personal freedom
No
Less income, only one parent can work due to children
We were fortunate to have found a place for March 1, 20 The landlord is great, but there needs to be more in place to prevent landlords from displacing tenants for non-sound reasons. We moved to Ridge 3 years ago and we are on our 3rd rental due to the first two landlords displacing us after 1 year for their own reasons. Moving is expensive and finding a rental with a pet (we had our dog for 13 years and would have never given him up) is near impossible!
No it didn't impact me. The government rental support was very helpful in keeping me able to pay my rent.
No impact

Has the COVID-19 pandemic impacted your housing situation? Please describe to help us understand if this is a short-term or long-term impact.
My husbands industry has completely crashed, and I am left being the only income provider for our family.
No
The pandemic has made our home uncertain. I feel that this will be long term until there is more employment with a higher wage.
covid killed my job march 15. we shut down with no notice and my employer has just sold the company. ive been broke so long i dont see any relief on the horizon
No
Yes
No
No
No my health has.
No
It has made the ability to actively start looking to get out of Ridge more difficult. I would also like to edit that in the question 17, I think, I ticked other and wrote low barrier but meant to say no more low barrier.
Definitely has ... have no savings now went back to work just 3 days a week now and not even my regular job ..money is so tight now
No.
Yes...daycare
No
No
No impact
No
Has not
no
no
Yes, landlord is now talking renovations and will need to move.
More difficulty in getting tradespeople I trust
Thankfully no, but I am working part-time at the moment
No
No

Has the COVID-19 pandemic impacted your housing situation? Please describe to help us understand if this is a short-term or long-term impact.
it has been difficult in moving about the building. I think this will make it difficult to get to know our neighbors even after the end of the pandemic because of the wearing, or not wearing of ppe.
Health wise it's a long term impact as I am already disabled and have had to move 3 times in the past 2 years..due to tearing down affordable rents to build CONDOs $$$ with no concern as to the seniors that helped build this town but unfortunately didn't inherit their parents house and or $$$..We are the baby boomers that are just being forgotten. If it continues there will be many more tent cities ...only this time it will be seniors...
Thankfully it has not impacted us at all, but it has affected friends.
It has as I live in a home with vulnerable family. There is no way to isolate or quarantine in the home. Adding a TRU for disabled elder who cannot climb stairs has also be halted.
hard to rent when there are so few options
Yes working from home and had to set up a home office and better internet
No, not at all.
No
no
Yes, I have to ho into work, increasing transportation cost substantially, making it difficult to pay bills including strata fees
Work is not full time anymore, my daughter and her son live with me, she is unable to work due to mental health, no addiction issues. Everything is more expensive and very hard to make it.
no
yes my daughter can't afford to move out, because her partner is unemployed as a result of covid -19.
No - home owner unaffected.
We have done painting ,new floors, dejunking.
we are lucky, and our incomes were not impacted by Covid, we both retained our full time employment
Couch surfing mostly, was previously living with those who are immunocompromised. Long term impact, since covid isn't going away anytime soon, and will soon begin teaching in public school system, especially risky with covid.
No
rent is so expensive
No
No change
No impact so far
I am currently helping support my parents who it has impacted.
It has caused isolation which feels like being prisoners in ones own home.
it has made it worse as it has become another reason for discrimination.

Has the COVID-19 pandemic impacted your housing situation? Please describe to help us understand if this is a short-term or long-term impact.
Have an adult child living with us as cannot make enough $$ to rent. Cannot srll property will not give enough to rent or buy 2 homes and provide place for adult child to live with one of us.
my son cant attend schoiol i need to work single mom hes not allowed to be left alone but all funding is for kids 12 and under
We still are here now but may be having to move but hopefully not
No
No but would like to able to buy smaller one level home that is not part of a strata- not townhouse or condo but rancher style home. Need to find suitable housing for folks with mental illness before anything else. They need housing before treatment can be effective. Not sure current admin in this city gets that.
It hasn't at the moments
N/A
no impact
No impact
not so far but there's always a chance the landlord could sell as they have both been impacted by Covid
We were saving to replace electrical and plumbing. Now we feel like it’s not safe to spend the money during the pandemic.
No
No
It would've been great to be able to pause strata fees over covid but this is "Impossible" according to the Strata company.
No - my rental housing is stabel unless the family sells their home or wants to have one of their children live in this unit.
Almost every advertisment for a rental says no pets! Also they are wanting applications that in clude SIN # and they will do credit checks. This leaves a person like me on a pension in a difficult situation. My passed credit difficulties resulting from divorce should not have to be disclosed. Also have a son with PTSD receiving DI. He is currently living in airbnb's!!!!
Yes, layed off, relied on cerb, then ei. Got part time job to make ends meet
No
Not sure how to pay rent every month. So we give up food in order to put all our money to rent. Leaving us to try and catch up on bills the following month leaving us no food again the next month. It will be like this for the unforeseeable future as I work at a casino and they aren't even open yet
had to take in a boarder to help with the cost of living
Covid has not. Living down the street from a shelter and what goes on there is forcing me to move from a home I love. I could walk to work everyday but do not because I do not feel safe.
Hasn’t impacted
No
no

Has the COVID-19 pandemic impacted your housing situation? Please describe to help us understand if this is a short-term or long-term impact.
I was out of the job for 2 months ans was unable to save up for a down payment on a apartment. Though as a first time home buyer its nearly impossible for someone to move out by themselves
Personally not impacted but am concerned over what i see and hear regarding other experiencing difficulty as a result of loss of employment and income.
No affordable places
Only slightly, due to everyone working from home 100% of the time, and not enough space for a dedicated office area.
Adult child has had to quarantine twice during the pandemic and hence we have had to assist financially and with housing space
We had to remortgage our house in order to pay bills.
Worried about hubby being laid off due to pandemic
No
No
No. My wife and I are luck to both be essential workers
No. Myself and my wife's jobs were not affected
no
Still living in my sisters back yard
No.
Higher costs on everything
It has not
no
Broke my ankle beginning of covid wasn't eligible for cerb had to defer payments.
No
No impact
No, other than we would be in real trouble if it led to a job loss
no
No
N/a
I am no longer working and not receiving any supplemental benefits. We went from a dual income to single income home.
It flooded and we could not get anyone to work on it for 3 months
No
Had to apply for mortgage deferral

Has the COVID-19 pandemic impacted your housing situation? Please describe to help us understand if this is a short-term or long-term impact.
No
No
No
No
Not at all
I was layed off and currently awaiting EI, things are getting hard. My son was also layed off, my husabd is disabled
No
Daycare costs to high to get a job to where im not just working for daycare. Was looking before covid, then not eligible to receive any benifits although struggling to work.
Not yet
Not yet. Short-term. Conceivably, further economic disruption could change our personal and family situation.
No impact
No
No.
Yes! I had to take in a rom mate to cover costs, because I cannot find a job, and I need to find place that can be renovated to adapt to my own disabilities, and need to have a suite for my elderly parents to live separately but under the same roof (eg their own suite on same site)
It hasn't impacted my housing situation but I am concerned for vulnerable folks in my community. The need for more supportive housing for folks is evident and this housing needs to be inclusive and low barrier.
My husband has not worked very much he is self employed.
Yes
I am still working but my spouse has no employment due to covid 19. Him not working has made it hard for us to afford rent and support our 3 full time children and 3 part time children (joint custody)
No but I know it has negatively impacted many people
It hasn't affected me
Our university age child has moved home and is studying online.
No
No.
No
Yes as a small business owner business is down 75% with no help in sight
Yes, my husband drives local tour bus, the company closed in March. He has been advised there will be no work until at least next year.

Has the COVID-19 pandemic impacted your housing situation? Please describe to help us understand if this is a short-term or long-term impact.
N0
No impact.
Long term as I work in a school and chose not to go back to work to protect my young children from Covid exposure.
Yes, tenant din't pay the rent so that it is hard to pay mortgage
No impact
No
We would now move to a bigger house with an office space and more room for our kids
No
No
We lost one salary for about 4 months
No
Lost my employment, with a threat of sale we almost we told we had to leave. Thankfully they have decided to let us stay for our lease runs out.
no, I was fortunate enough to have a landlord who is related to me
No
the pandemic has forced me to stay where I am instead of moving to something more affordable
No
Has not impacted my situation

Question 26

Do you have any other comments about the current housing situation in Maple Ridge?
As a single parent, I'm dreading for the future if the children who are living in trailers, motels or other inappropriate firms if housing. There needs to be an organization who is dedicated to helping parents/caregivers who are struggling, for the future of these children. Help should be offered to single parents who are/were dealing with abuse. We need more emergency housing. But also supportive housing for those who struggle with mental health and addictions. I also see senior citizens who can barely walk, taking their laundry out (as I do, too). So unfair for sick people in Their 70's to carry their laundry, walking and busing in any weather for clean laundry, living in an unsuitable housing. As we do.
There have been three large supportive housing projects completed for vulnerable young and old. Now there is a large complex of suites just for seniors and the disabled. The average wait time on the BC Housing list had been over 10years. Finally it is our turn to have new shelter.
Need better amenities and services to compliment housing and citizens needs
Need more single detached homes in a lower price range for first time buyers. Condos and town houses are not the answer. Need subsidized housing for seniors.
Stop building more housing with no where for the people to work./ services for them. We keep going East and there's nothing out there
Please densify the downtown core and other accessible areas where residents won't need their own way of transportation to get in/out of. Offer affordable rentals for seniors, families and people w disabilities in the downtown area. Protect the ALR from development.
Same as most other places in the Lower Mainland, too much development of upper middle class condos. I had to move here from North Van, my family, and everything I knew because the bldg I'd lived in for a decade was torn down and I couldn't afford the rent on a new place. It's devastating.
Too many skinny townhouses with no yard at unaffordable price. I want to stay in this community but it's not transit accessible so I have to drive so I need to pay for a car. But I can't own any kind of housing while doing that. Bigger homes with yards for families and pet owners. Affordable housing for youth. We should also follow suit to Vancouver and allow pets in rentals
No
We can't have any more low barrier drug houses
The situation is not good, and potentially getting worse with COVID economic hits, policies by senior governments that may effectively discourage supply. Also very concerned about focus on higher densities, which are bad for pandemic and not

Do you have any other comments about the current housing situation in Maple Ridge?
necessarily providing a good quality of life to residents. A poor design of a new building makes it a crappy place to live - my experience renting in MR before current ownership. Note, lots of experience renting in different cities....
There is way too many row houses and townhouses going up. In a few years they look like crap not maintained. We were known to grow elegantly with the green space around us...now we are sprawling everywhere and ontop of each other. We don't need tons of people shoved all over the place.
Homeownership needs to be looked at down payment is the issue for many
we have enough shelters
It would appreciated if there were more housing that allowed pets. Housing that doesn't cost so much. It feels like the prices keep going up while the amount of money being able to be made has gone down.
Need more affordable for younger families
We need to be able to add living units to existing housing stock. It should be easier to add a second house into existing properties. The present rules are too restrictive. More flexibility around definition of principle house and the siting of the second unit. The square footage should be more flexible.
To many townhomes and not enough affordable single detached housing.
Need more senior affordable living , new homes versus condos and townhomes Stop creating more for homeless and protect community and tax payers property from this
Stop with these over priced shoebox condos. Most non single people need more space than that. Condos are affordable but not where kids should be raised but a home Or town home is unobtainable for so many. Cap rent based on sq footage - landlord are getting greedy profiting instead of shared living cost or ensuring everything is cover and a contingency. A 2-bedroom basement should not be over 1200$
Very hard for single parents I work a lot to support kids and need housing near school for them. Single parents are also discriminated against by landlords worried single parent can’t pay and often dont rent to us even with valid proof of stable income
They despartly need low cost housing for people, the cost of rent is ridiculous
No
There are so many townhomes without enough parking. Also, many housing developments with no proper amenities. More homes and families but no areas for daycares or other services to support these families.
Enough tents... treatment enough enabling
It is very hard to find suitable and affordable housing for families with small children.
Keep it out of the farmland
I believe the prices of rents in the lower mainland is disturbing. People working part time cant afford what is out there. Cost of living needs to increase.
Stop giving housing to addicts for nothing. They need detox. Give affordable housing to seniors and low income parents trying to get back on their feet - they will honour it and not destroy what is given to them
Housing is Maple is very very expensive and hard to find a suitable place to live in. Rent is outrageous

Do you have any other comments about the current housing situation in Maple Ridge?
no
No
expensive, crime stats.
Too many single family dwellings- not enough infrastructure nor affordable housing for low income.
Stop rolling out the FREE housing for those who abuse it. There are FAMILIES desperate for affordable housing..ANYTHING. Maple Ridge working class NEEDS HELP
We have been saddled with too many homeless people and all of the associated problems that come with them. We don't enjoy the crime and violence that have been getting worse and worse over the past 5 years and are thinking about moving away when we can
There are no townhouses suitable for seniors to buy. Everything is skinny, 3 stories, all the housing seems to be for first time buyers. We need more rancher type homes in gated coMmuntities
More affordable homes for low income seniors.
We need affordable housing for seniors and families. Stop putting modular housing in this area and in inappropriate places.
Needs to be proper supports in place as the current "wrap around supports" are not working
My concern is why is there modular housing by schools, daycares, parks etc. Among a large list of other concerns that not relevant to this survey
Being a senior on a fixed income we have found Maple Ridge sadly lacking in decent affordable housing (ownership or rentals) which is strictly for seniors.
I would like yo see more cooperative housing, subsidized rental for seniors & low income young people & families
We are over run by drug addicts who steal, accost and assault citizens, and drive down our market values while making us unsafe in our own homes. . My elderly parents are often afraid to walk in their neighbourhood due to presence of these addicts camping near their home.
nope, no suggestions that MR can do at the city level - it's provincial or federal help that is needed
Do not put housing for homeless or mentally ill people near where Seniors live.
no
Instead of housing perhaps treatment and mental health facilities should be the focus
Affordable rent for all ages.
We need senior housing, please no more warehousing for the drug addicted, but instead proper addiction treatment!!!
Not enough affordable housing for low income earners
Bc housing shouldn't be putting pressure on people who rent by competing to rent the same places for scattered housing.
NO MORE MODULARS. Build housing for seniors, low income families and disabled
Maple Ridge has to do more regarding the safety on the street so people feel safe in our community for our businesses. I thought we had a Mayor ??

Do you have any other comments about the current housing situation in Maple Ridge?
I would like to see more senior housing (independence and long term) instead of housing for addictions and homelessness
Please work on developing affordable seniors housing and no more low barrier housing. I'd like to see my tax dollars go to seniors who have contributed to our country and paid their taxes. They deserve better
Housing alone won't fix the issues we have - we need wrap around supports for those with mental health/substance abuse and employment. After living here for 15plus years we still have not scene / experienced an increase in local employment options. To this day we remain a small mom and pop community. Have a look at Pitt Meadows - we are eating their dust in regards to lands identified for employment / industrial lands or larger employer options. The EDO should have performance targets and be held accountable to brining in employment opportunities. There is not enough partnerships being done with Chamber/City and WorkBC.
way too many no/low barrier options which have no regard for human life. This housing should be eliminated and more treatment for drugs/mental health should replace
Seniors and low income families first, rehab, mental health facilities (open Riverview!) need to be addressed or maple ridge is going to continue losing the battle of addiction/treatment with more deaths and those who are homeless with mental health issues NEED to be forced into treatment.....our seniors did so much for everyone their whole lives, its time they should be taking it easy and enjoying what is left
I would like to see more help for lower income families. I am a recovering addict and have found that the more I get my life together the harder it is to find supports.
Im safe where iam, but I need my own place.
Maple Ridge needs more affordable rental housing for seniors... The homeless housing should not be built in the middle of town.. Maple Ridge has enough shelters no more.....Focus on your seniors we would love low income housing ....
The cost of homes in unbelievable and no way allows my generation to be able to buy.
Affordable housing needed for young families
Less sprawl is needed, focus more on rentals in the downtown area and larger family lots outside of there. No more tightly packed homes.on tiny lots
There needs to be more subsidized housing built for single low income individuals, families and elder residents. It is appalling to see how people are foundering to find rentals that are affordable or allow pets, even children! And the things potential landlords demand from potential renters is crazy! Credit checks, charging for extra people to stay, telling you you can't have visitors, no parking, etc
Prices are too high. Too many people looking for housing and not enough places, so prices are astronomical and landlords can be very picky. Also very hard to rent a place that will allow dogs
Out of control illegal suites making street parking issues. Far to much high density development with no increase in infrastructure to support drastically increased population with no additional resources specifically emergency services
We need more affordable family rentals that are clean and well managed.

Do you have any other comments about the current housing situation in Maple Ridge?
Because of the pandemic and the housing government has chosen for the drug use I can not sell my home. I plan on moving far away from mapleridge to a community that is Safe
stop housing criminals and addicts here. family and senior housing is needed. my family isnt safe here. but this is where my support system is
We need treatment for drug addicts, not just homes. Our streets are not safe with countless addicts and thieves on every corner.
No
Get rid of the modular housing and instead provide treatment facilities for substance abuse and mental health issues.
We absolutely do not need any more housing for the homeless.
No
The seniors, the single moms, the couple with 2 kids who are both working just to barely scrape by, these are the people who need housing help the most. My daughter is a single mother, doing nursing school online and working part time out of Ridge. Her and our grandchild cant afford to move out, ever, at this point. Aside from BC Housing snatching up all available rentals and paying the landlords more than asking price so they can get more addicts off the streets and hidden away, our city has no available, income based, drug free, safe places for young men and women, or old, to go to be able to start their independence. SO many kids are living at home til 30+ because theres nowhere to go. Seniors need safe, affordable complexes with good security so they can socialize. Its detrimental to their mental health. The very people who busted their butts to make sure we all had a nice place to go, have nowhere they can afford on their pensions. With alot of adult children or grandchildren needing financial help to get ahead, seniors are even more strapped for cash. At one point, for a year before his SAFER and CPP disability kicked in, his welfare cheque was $510 dollars a month and he paid $480 rent for 450ish s.f. Maple Ridge has severely overdeveloped the housing market over the last decade. We do not have the infrastructure or business infrastructure to support the too many people already here. Our roads are a nightmare always. Theres nowhere safe to shop. Transit is jampacked during a pandemic. Let's not talk about the streets of Maple Ridge. Start giving the low income taxpayers a break. Build mini communities within our community, where neighbors can be friends and protect each other. Make them secure for kids and seniors at minimum. Make them semi supportive business wise like the current Dewdney project between 222 & 224. We dont need more millionaire housing. Shut down silver valley expansion, 232, 132 and Abernathy are suffering environmentally. Golden Ears in the summer? I mean come on. I know how smart you all are. Cramming in as many ppl as possible is not the way to pay the Bill's. Cleaning out the core and building a desirable shopping experience like Fort Langley or Horseshoe Bay or something. I had such high Hope's for Maple Ridgw. Not anymore. As soon as we are able, we are out.
Need to make it affordable for low income rents are way to high and make it really hard for making ends meet
No
There are WAY too many condos! There needs to be affordable HOUSES for regular people including single people . There are way too many condos that allow rentals with privately owned units. They should be 100% separate ALL owner occupancy or ALL rentals. There are way too many services and housing /shelters for drug addicts and bhms. There should be no wet housing or low barrier anything! I am extremely disappointed with the direction maple ridge is headed. The downtown area is dirty, boring and full of bums and drug addicts. Beautiful houses, heritage homes and smaller manageable houses are being destroyed in favour of condos and townhouses. Port Haney and Port Hammond are losing their character and heritage.

Do you have any other comments about the current housing situation in Maple Ridge?
No more housing for homeless, or drug addicts unless there are full supports in place. Mandatory treatment for mental health issues or drug addiction, not just free housing.
My home was safe. Now there is a homeless shelter across the street. There is soooo much crime in my neighbourhood.
none
The cost is extremely high, the availability is not always in a safe area which lessens the desire to live in the location.
Not at the moment
We need more affordable housing for all - including the working class! Affordable, stop with all this BS that people should be paying 1200 a month to live in a shoebox, those new apartments on 122nd ave are a joke for pricing.
I'm a manager of Dewdney Villas - as affordable housing complex in Maple Ridge and so many families contact me looking for affordable housing. We certainly need more social housing for families
Rents are too high. My Disability income is net $1014.00 monthly. I pay $900. rent. If I were to lose my housing, there are NO options for me but to live on the street.
Yes. Prices are becoming too unaffordable and taxes are too high.
More density should be built at West coast express stations, high rises etc
Like most of the Lower Mainland, the rental availability at reasonable prices is abysmal. The community is growing and so does the rental market.
Subsidized Housing for Seniors ONLY .//No Kids, No grandkids...no mental problems...We need subsidized housing specific to seniors 65 and over ..Just 1 tower in the heart of Maple Ridge maybe house 200 seniors ,,close to shopping ,transit,medical etc...Most seniors I know could live very comfortable in a 300 sq ft studio apartment....
I believe there is a severe shortage of affordable rental housing. Seems the majority of housing being built is for ownership, not rentals.
there needs to be more housing for working people, seniors and disabled (other than addiction). Co-op housing is so lacking. I feel strongly about the immediate need for Co-op Housing.
We live in an area with small acreages. I would love to be able to build a carriage house on my property for my son and daughter in law to live in, however because we are on septic and zoned single family we can't. At one time our family of 5 lived here and used the same size septic as 2 people do now. If two more people lived on the property, and used the same septic, then why does it matter if there was a carriage home on the property? We need to start densifying like this so that families can be involved in childcare etc.
Too many condos
To much high density with out the transportation infrastructure needed. roads are not being designed for quick smooth flow but are being designed to restrict the flow with more traffic on the roads the opposite of what is needed.
Would like to see some level of emergency housing for youth who are considered homeless
There are too many apartments being build, the ground isn't stable and currently strata shave to spend a lot of money to make sure we don't get flooded, this happened once already due to your drainage park you build!

Do you have any other comments about the current housing situation in Maple Ridge?
Now with Concordia on 227th, building , the ground isn't stable, we get a lot of water run off ,ever since the park and casino was build, we are scared to be flooded once again and have not seen any input or help from the city or the builders to put extra drainage in! Yes do I want to move!!! Away from Maple Ridge as the clay area we live in is not being looked after properly as for drainage! Our strata with all seniors are not going to be able to afford our fees soon! With everything going up yet not our pensions and we have to protect our places from the extra water run off, we are better off moving away from Maple Ridge and find a more affordable and also secure place to live.
no
There needs to be affordable housing in West Maple Ridge, not the far east
Affordable rental units are almost nonexistent, especially for those who are lower income, or like my circumstance, pet friendly.
Need more funded addition treatment and homes
I believe in a housing continuum
I would really like to build an additional house on my property for my daughter. 10 acres on city water and sewer. Looked in to doing this and only got the run around.
Importance of animal / pet friendly complexes for companionship. Very important for seniors. Would really help their mental health Couldn't qualify an earlier answer - I want to be mortgage free into my retirement.
We need more services for residents of supportive housing, as it often takes more than 1 or 2 years to overcome your addictions . We need more counselors in our elementary and high schools for at risk students.We need more affordable housing. We need more awareness of bylaws, particularly in the case of water courses, the riparian zone, and trees.
There is a need for affordable rent and safe renting options for families in our community.
It is absurd. No thought has gone into transit, accessibility nor affordability.
Not enough of a mix of house, ie ranchers mixed with 2-storey homes to encourage a mix of ages in areas. Not enough low cost and safe rentals available. Way too many 3-level townhouse units being built, especially with little parking availability. Mixed housing types should be encouraged with developers. Also a serious need for affordable assisted living facilities for seniors.
Not enough affordable and/or pet friendly options. I see basement suites in Albion asking for the same prices as those (comparable in size and quality) in Vancouver city. It's unreasonable. Cheaper to rent in Surrey than maple ridge, and Surrey has more transit options and other amenities.
no
I work in the not for profit housing world and I see a huge void in supports for people living with mental health challenges. There can be more support for aging folks as they age in place and strive to live independently.

Do you have any other comments about the current housing situation in Maple Ridge?
Housing providers need support to help ensure their rentals are safe and appropriate for all.
It would be nice if there were more places to work in maple ridge. It seems like homes and townhouses are going up everywhere but all these people have to commute. Thousands of more cars on the road driving to work elsewhere and no forethought.
rental prices need to come down, almost unaffordable to live
Please make more rental available for our people transitioning from homelessness, seniors and young people. Many young people are leaving Maple Ridge for cheaper locations. We DO NOT need more single family homes even if the City would like the taxes
Affordable housing for seniors and homeless
Need more space for the homeless, to get them off the streets
no
The pricing is ridiculous. People who grew up in this community cannot afford to live in it which is so sad. We need to find a way to make it affordable so people can live and work in Maple Ridge.
Developers should not have the final say of our housing as what they are doing does not work for the community in the long run. Keep in mind these developers would never reside in what they are building.
this situation has existed for more than 10 years due to the tendency of civic governments who control zoning to be controlled by wealth and real estate interests who profit greatly from zoning issues. I also object strongly to question number 21 as any questions regarding race or origin really should have no bearing on housing availability. Housing should be for all citizens regardless of race or origin as 0ur Citizenship is of only one type defined as ALL equal under our founding charter, something we too easily forget. Actuaries provide the life insurance industry accurate projections that allow that industry to continue to profit from their charges for life insurance by being able to "see the future". Why is it that we lack the ability to"see the future" in terms of housing needs for our past, current, and future living citizens and act accordingly? Something very WRONG here!!!!
Housing needs to be inclusive in every area of the city. MR likes to create ghettoized areas then displace everyone. Too much sprawl lack of roads. No coordination of road projects. Frequent blocking of all ways out of town. When dewdney, lougheed, bypass work is all at the same time. Leaving town can take over one hour in rush hour.
Too many homes being built but not rentals. Need more cooperative housing toed to 30% of income
my landlord removed ddoor windows for trwelve days our belongings taken and not a thing done to him after risking our lives all our belongings taken and we now are going to be homeless because rental ban up we fall through every crack
density in the downtown core, 222 st to 232 to the point skytrain or light rail will be brought out. More apartments, stop with row homes in Albion and beyond, with all the basement suites, may as well densify and put in condos in, appropriately built with parking to stop clogging the streets.

Do you have any other comments about the current housing situation in Maple Ridge?
With population gains, we need a northern traffic corridor similar to poco, coquitlam (with David st). Funneling everyone down lougheed is not sustainable. Plan it, do it, work with pitt meadows, get people to the bridges, free flowing traffic with no lights.
To many low barrier housing for mental health/addictions. we need more rentals for working class families and adequate housing for seniors. We do not need more low barrier.
Yes it is deplorable for anyone who isn't part of mainstream Maple Ridge. Homelessness can effect anyone..... Housing is a fundamental human right and a basic need BEFORE anyone can be successful at addressing their substance use or mental health issues. Current position in MAple Ridge seems to run anyone who doesn't fit the current mainstream ideal is to have them moved out. Not everyone in a tent city is mentally ill or addicted yet politicians continue to pass buck and demand more treatment services. They need roof over their head first. Empathy is sorely lacking in Maple Ridge and knowledge and understanding of trauma / mental health and substance issues is poor. Address the criminal element and professional protesters in these camps first. Quit blaming those who are already marginalized across the board. We are years behind best practices in this city!
Needs more affordable rentals and affordable homes for first buyers
Needs to be sorted out
the neglect of the problem of unhoused people is criminal.
I am against putting the homeless with addictions or mental issues in housing without counselling and without barriers. Moving them into buildings and allowing obvious stolen items worsens the situation.
we need more low income options for seniors as well as young people starting out and single parent families. We do not need new high -rises which will impact our roads and highways. It's bad enough already
We won't be able to stay when we retire
Most affordable place in Metro Vancouver.
No
We desperately need low income senior housing. We desperately need long term treatment facilities. We desperately need a safe place for street entrenched youth.
Rental spaces above ground are costly; cost of 1 bedroom condos is too high.
Lack of rental buildings. Lack of housing that allows a small dog to keep an active senior active and not lonely. I have lived in the same condo building for 7 years and have lived in 4 different units due to each one being sold. We need decent rental building for regular people. Not everyone wants to live in a basement in someone elses house. Lacks privacy.
The prices are astronomical. Any family needs a minimum of 2 full time incomes to squeak by if they are lucky. We were a 3 income family before covid and were just able to get by confortably
property taxes to high
Way too many housing developments and no improvements to roads and not alot of ammenaties.

Do you have any other comments about the current housing situation in Maple Ridge?
They should have no drug use in the Modular Housing quit enabling the government is just keeping them sick I am clean 10 years,the government should talk to Recovery Addicts and we will tell you what works
No
Balance the amount of housing (any type) with the economic development. Businesses should pay more taxes than residents and our amenities are atrocious.
I'm thankful that the NDP built housing for the homeless.
Its to expensive for the younger generation to move out on their own
I think Maple Ridge council has approved far too much development of very expensive subdivisions and has done little to address the availability of low cost housing.
If I could access rental assistance I would be ok As I am on disability it takes 3/4 of my income to have a room
Our population is aging, and we need to do a better job of ensuring our seniors are not forced to move away, or in with family where they lose their independence. We have done more than enough for the street population, with very little in the way of results. Our crime rate doesn't appear to have changed since the modular housing was put up, because all we did was take people off the street and throw them into a building. Until there is actually help for people to deal with mental health or substance abuse issues, their lives are not going to be any better.
More affordable housing is needed everywhere, not just Maple Ridge. The generation that is now in their mid 20's onwards find it almost impossible to purchase a single detached home.
PLEASE provide more housing options for homeless and those with mental health and substance abuse issues. These people are valid members of our community and we need to treat everyone with RESPECT.
I get $1014. per month and pay $900 rent, this is a big problem.
no
Affordable rentals, for seniors and everyone. Mental institutions for homeless.
Too much residential development with no shopping options. We need to focus on commercial development and provide options for residents.
Do something about the modular homes for the mental health and drug addicted. They need way more services to get clean. I mean counceling inside the homes they are given for a sober life
I feel there needs to be more housing that easily accessible to those with mental and physical disabilites and those who are low income
no more wet housing
I’ve being in the system for 40 years and have not being assisted in my housing ... I have always paid market rent and moved with more than a few renovictions I have being on the B.C. housing list for years now have my name on many lists and have being in contact with MLA office for help

Do you have any other comments about the current housing situation in Maple Ridge?
with housing for two arty terms and no luck !!:will third time be the charm ? I am saddened and have nowhere to go ,, my sister needs o move and it's a waiting game for me
Current housing for addicts with no supportive resources on site have negatively impacted neighborhoods, seniors and businesses.
Maple Ridge does not need any more single family homes or townhomes. Maple Ridge needs more decent affordable rental housing for our low-income residents. Currently, there is nowhere for people who are homeless and either living on the streets of our community or in the Salvation Army homeless shelter to be housed because the transitional housing (Alouette Heights) and temporary modular housing (Maple Ridge Modulars on Royal Crescent and Garibaldi Ridge on Burnett Street) is full and the people who live there have little to no affordable rental housing to move into when ready to do so. If there was more affordable housing, it would free up those transitional and temporary housing spaces for people who are homeless and give them the opportunity to move up the housing continuum. We also need to stop building out and start building up.
Housing needs to have proper parking. All new builds do not have proper parking and everyone is parking on the streets.
Maple ridge needs to increase density and offer integrated housing options for all economic demographics in all neighborhoods but especially down town. We can not continue to build more single family homes in the east and north.
There is construction of too many for-profit housing units in Maple Ridge, and not enough availability of affordable housing for people earning minimum wage, in a low income bracket, for persons on disability and for seniors on basic pension income. Many people who work here cannot afford accommodation costs, nor can people on marginal incomes. Any increase of lower income persons here will result in the growth of homeless citizens.
We have too many drug housing with out a way to get them clean. Maple Ridge is warehousing them we don't need anymore. NDP it's time to go.
We have very little housing for low income families. We need rental units. With covid, there will be a greater need as incomes have been compromised, people are already trying to downsize due to economics. We need fewer single family dwellings for the time being. we need further housing supports for folks with disabilities.
Need housing for all, need to keep rapidly rising property taxes lower.
A need for more single level homes from older people, a need for more city involvement in developing affordable housing. The city to provide a location for a homeless shelter/supported housing building.
If more housing if any sort is to be built more schools both elementary and secondary need to be built. Also need more recreation facilities such as indoor pools and gyms. Just building housing will make the community unliveable. Also with housing better transport both roads and transit. And boost the local economy so people don't have to travel too far for work or shopping.
The city of Maple Ridge needs to be careful with more development. There is enough development going on right now, while everything else is NOT catching up! Stop developing more homes, start catching up with amenities (schools, shopping etc). Commercial development has to happen ASAP before any more residential development is approved! Also, consider Maple Ridge as a tourism/outdoor experience community with all the beautiful green space. If you over-develop this will all go to waste instead of using the green space to create tourism economy! It's actually not rocket science and has been mentioned many times before!
It was challenging to find a sing detached home with amenities and space inside and out.

Do you have any other comments about the current housing situation in Maple Ridge?
Wish our city leadership was not so spiteful towards those without homes
No
Remove the permission on the detached cottage units on properties, as it has negative affects on neighbours.
I'm very dissatisfied with the lack of schools, my children couldn't attend their own catchment school, the safety of my children when spending time in the community due to the drug addicts (HUGE issue) and the lack of infrastructure. If you want to keep hardworking citizens like myself in Maple Ridge you should address these issues before you add more housing and people to the city.
My family and friends are so beyond disappointed with the councils decision to let development take place along the south alouette river. We do not need more mega houses that the average family cannot afford. I have grown up in maple ridge and it is so sad that my age group that grew up here cannot easily afford a home of their own here. Instead of saying yes to any all developers how about taking the time to see what developments are happening and if it makes sense. Epic homes built along fern crescent and after talking to the new owners there they were very disappointed with what they got, they thought they were going to be getting a cool individual looking house in a unique spot in maple ridge, whattthey got in reality was a cookie cutter house that was not what they said was advertised. Maple ridge needs to focus on quality over quantity. What's being done so that young families can afford to buy homes in the town they grew up in.
No
NA
We need low cost housing for single parents, Seniors and young adults aging out of foster care
We must have more not for profit housing, coop housing and subsidized housing.
Affordable housing is a must ! Not " market value " rents , and luxury condos , but truly affordable housing for seniors , singles and young working families
Yes, there is not enough rental accommodation, especially at the lower end. Low-end rental should be highest priority from a planning perspective, and from a policy perspective, co-housing, co-op housing and subsidized housing are in high need.
We need more supportive housing for seniors and single parents. We also need rehab centers.
Need more amenities and services in new areas of residential development
Need actual supportive housing. Not low barrier. Seniors first Single parents/low income
I think the need for a variety of housing types cannot be seen in isolation from location and transportation options. This should be part of the consideration. There should be more options available within neighbourhoods, so that people don't necessarily need to move away when they want to downsize.

Do you have any other comments about the current housing situation in Maple Ridge?
Having amenities close by is important for a lot of people as well. Especially when transportation options are limited. Having real transportation options throughout the community means people have a wider choice as to where they can live. There is way too much car dependence in our town, and that won't change as long as the car continues to get priority everywhere and cycling and walking networks are as fragmented as they are, and transit is infrequent and unreliable.
We currently live in fear of abuse and crime, inflicted upon us by all the drug addicted persons roam our streets! PLEASE CLEAN UP OUR CITY AND HELP MAKE IT SAFE AGAIN! Having seniors housing in the same areas as those modulars (centers of drug use and stolen stuff!) is just not safe of myself as a person with significant mobility issues, or for seniors, many if who do not hear well, see well, or are unsteady on their feet. PLEASE make us safe!
The city needs to take a stance on hate in the community for our most vulnerable. Clean up maple ridge is a disgrace and mayor and council need to take a vocal stance against the lawlessness that is occurring. It is embarrassing.
We have a young daughter, I fear for the young people theses days. The cost of living, is way to high for them to manage. They will not be able to move out on there own, let along afford a place to buy thus effecting the tax base of communities.
If it wasn't for the reasonable rent in the dedicated building I live in, I would not be able to afford other current rentals offered in Maple Ridge. Lots of expensive condos for rent but the decent, affordable dedicated rentals are very sparse.
We continue to build townhouses and even single family neighbourhoods without building up the city's infrastructure. Roads, schools, shopping, amenities are all lacking. We need businesses to serve the community and pay taxes. Developers should be contributing to our infrastructure, not just making profits. There are lots of good things about Maple Ridge but we need to grow and develop all around, not just build more houses. We still can't work or shop in our own city
We need safe, affordable rental housing for seniors with some basic supports - housekeeping, meals, transportation. There are too many vulnerable seniors (frail, low-income, isolated) living alone in the community.
No
Not enough housing for seniors and those who make.minimum wage.
I find current council lacks insight into inclusion and understanding of what is needed to make housing decisions
There is a very dire need for affordable housing. Our local politicians need to treat the unhoused people in our community with value, and help them not try to get rid of them. Supportive housing needs to be SUPPORTED.
Homeless people living situation must be improved / resolved.
Traffic is out of control. Parks are uninspired and poorly maintained. Our taxes are so high, I wish we had some of the amenities that other cities have. Our streets have no side walks or street lights. If you plan housing, plan them to be a little more livable. Please be considerate of natural green spaces above all else. They were here first.
Stop cutting down trees and cramming so many houses into any space available. Start putting some thought into things
City needs to be very involved in providing appropriate housing for homeless residents
When the Anita Place camp was dispersed, what options was the city required to provide to the campers? I've noticed the homeless population has dispersed throughout Maple Ridge and the problem is still there, just not as concentrated. Why are

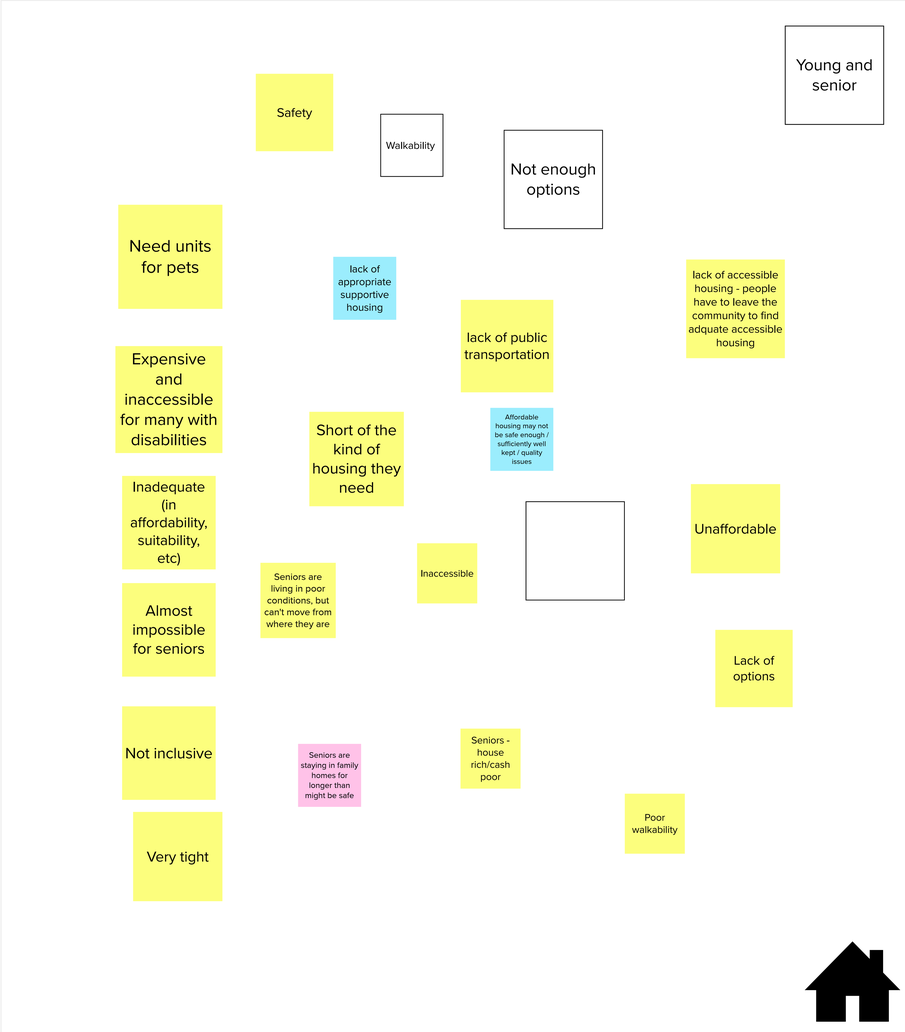
Do you have any other comments about the current housing situation in Maple Ridge?
homeless people attracted to MR? There must be leniency or something the community is providing that is almost attracting the homeless population.
The city should be looking and infrastructure if there is more houses built- now we live in Silver valley and the traffic it's very bad as well as not enough room at the elementary school and not a high school close - there is a lot of new developments and not enough parking spaces and roads
No more subsidy
Green dollar for dollar initiatives and housing with not great public transit options.
No
We need more low cost housing for the homeless
Too many condominium for sale, the prices are one I will never be able to afford.
Build up, not out. Try to get rid of some of the bad apples in city hall slowing things down. Prioritize non market housing solutions as Developers have the market solutions packed. Densify the core, understand you aren't going to build rome in a day.
More apartments / condos in the town center are needed
Duplex and or subdivision zoning needs to be allowed for greater affordability and options for multi generational families.
not every senior has enough pension coming in to justify paying more than $800 per month for rent. Living on cpp and oas combined is not quite $ 1400 per month. Someone needs to do the math, rent, hydro, cable/internet can exceed $1000 per month. Doesn't leave much leftover for food and transportation
More affordable housing is needed; hard for younger professionals to find a suitable place to live

APPENDIX 2.2

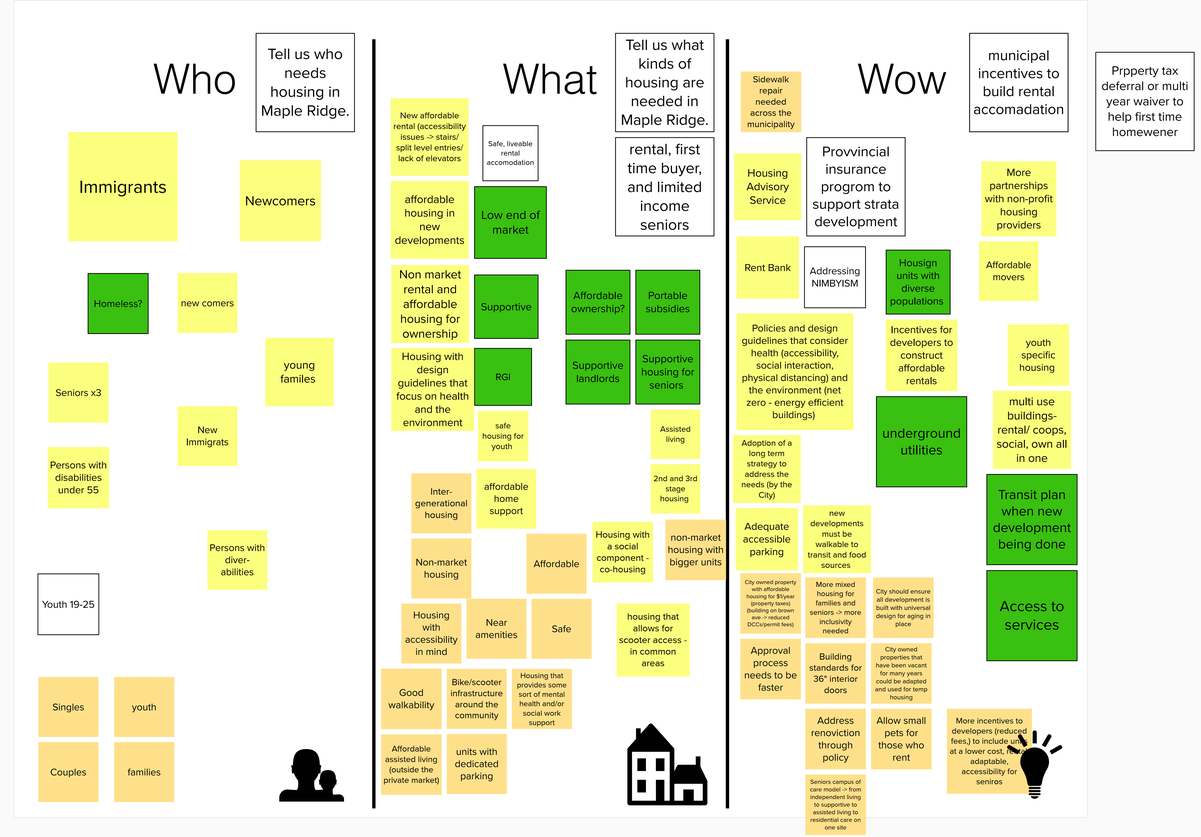
Mural Responses

Maple Ridge Housing Needs Worksheet

Our Current Housing Situation



Our Housing Needs



CITY SPACES

Maple Ridge Housing Needs Worksheet

Our Current Housing Situation

Tell us one word to describe housing in Maple Ridge.

- car-dependent
- affordable
- Transitioning
- Evolving
- Entry Level
- single-family
- yards
- suburban
- not walkable
- Ground-oriented
- Affordable
- Family oriented

Our Housing Needs

Who

Tell us who needs housing in Maple Ridge.

- Everyone (first time homebuyers, young families, social, move up, downsizes)
- Those that need access to transit
- Families
- Missing middle
- Individuals priced out of their current (more expensive) Metro Vancouver areas.
- People seeking affordable options
- Young Families
- Professionals who can work from home
- Downsized seniors

What

Tell us what kinds of housing are needed in Maple Ridge.

- Rental
- Basement suites in all SFD zones
- Creative options to reduce land raw land per unit
- Duplex/Triplex/Fourplex Legal Suites/ Gardan Suites
- Townhomes
- Homes with Basements/Extra Space
- more transit-oriented housing
- Townhouses for families and smaller apartments for seniors

Wow

What policies and tools should Maple Ridge consider?

- Reduce entitlement turn times
- Increase heights
- Pre-zone rental
- Less restrictive zoning
- Open up more greenfield areas, communities grow organically and brownfield is expensive
- Flexible Zoning
- Pre-zoning
- Be wary of expanding municipal requirements for housing
- Discuss expansion of transit as part of Transport 2050 and the RGS review Faster processing times - time is money
- Be careful about adding accessibility requirements for Townhomes. They are better suited for apartments
- Don't slow up on allowing growth (i.e. 0.8% growth rates) -> projections are not prescriptive/a cap

CITY SPACES

APPENDIX 2.3

Open House Display Boards

MAPLE RIDGE
Housing Needs Assessment

WELCOME!

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

MAPLE RIDGE
British Columbia

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MAPLE RIDGE
Housing Needs Assessment

Welcome!

What do you think about housing in Maple Ridge?

CHAT WITH US

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

SEND US FEEDBACK

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

FEEDBACK FORM

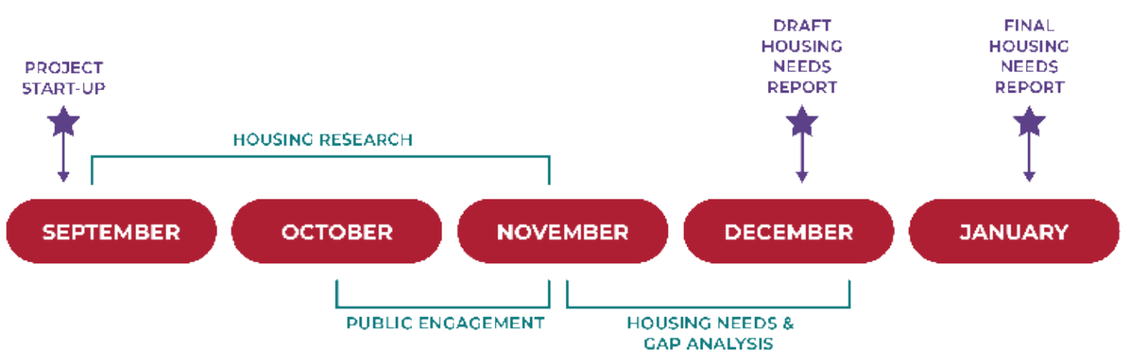
Complete a feedback form following this open house so we can learn more from your perspective!

MAPLE RIDGE
Housing Needs Assessment

What are we doing?

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

WHAT IS THE PROCESS?



WHY ARE WE DOING THIS?

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

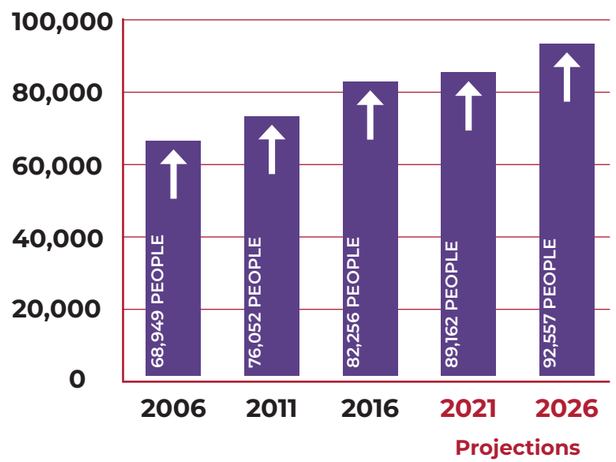
MAPLE RIDGE
Housing Needs Assessment

What have we learned?

POPULATION AND DEMOGRAPHIC TRENDS

POPULATION

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



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

MEDIAN AGE

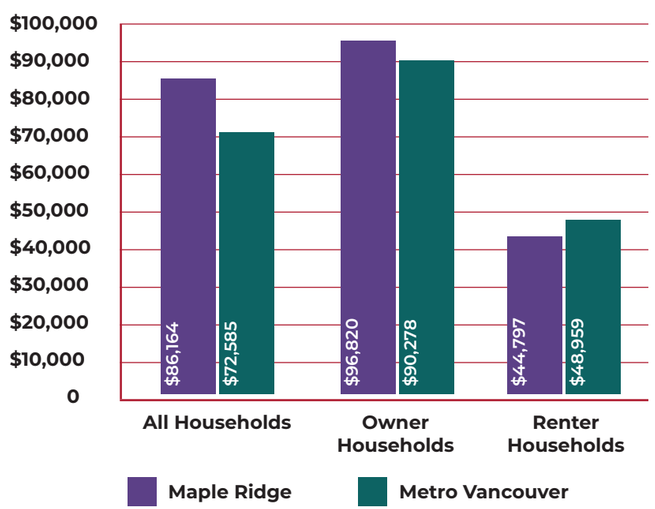
Aging population- Between 2006 and 2016, the fastest growing segment of the population was people aged 85 years and over (52.4%).

38.8 Years old (2006) → 41.4 Years old (2016)

Source: Statistics Canada, Census (2006 + 2016)

MEDIAN HOUSEHOLD INCOME

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



Source: Statistics Canada, Census (2006 + 2016)

LABOUR FORCE (2016)

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

68.9% (65.7%) **Participation Rate**

5.1% (5.8%) **Unemployment Rate**

Maple Ridge | Metro Vancouver

Source: Statistics Canada, Census (2006 + 2016)

MAPLE RIDGE British Columbia

CITY SPACES

MAPLE RIDGE
Housing Needs Assessment

What have we learned?

HOUSING SUPPLY AND TRENDS

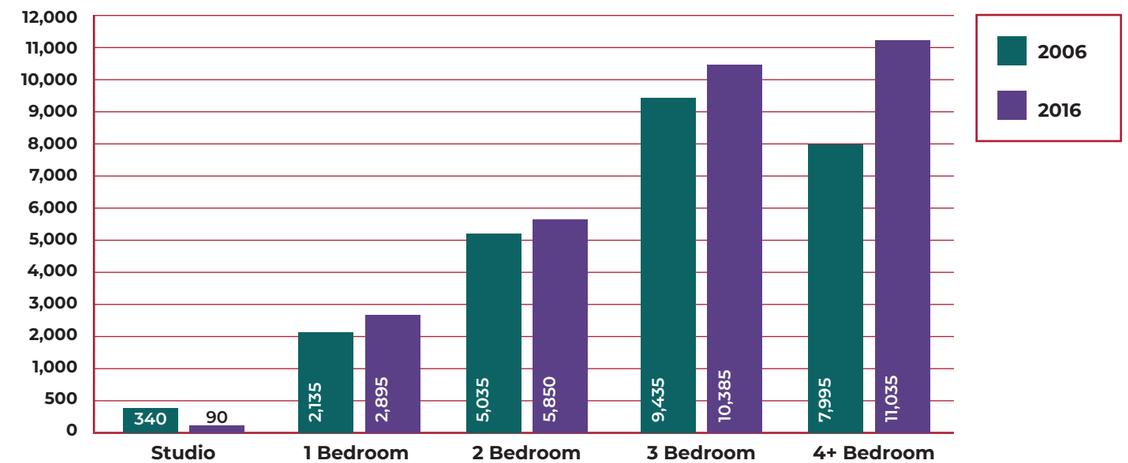
IF MAPLE RIDGE WAS 25 HOUSES...

14	1	3	3	4
Would Be Single-Detached	Would Be Semi-Detached	Would Be Homes With a Suite	Would Be Townhouse	Would Be An Apartment

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

Source: Statistics Canada, Census (2006 + 2016)

NUMBER OF BEDROOMS



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

Source: Statistics Canada, Census (2006 + 2016)

PERIOD OF CONSTRUCTION

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

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

Source: Statistics Canada, Census (2006 + 2016)

HOUSING COMPLETIONS

	Single-Detached	Semi-Detached	Townhouse	Apartment	TOTAL
2019	196	6	175	174	551
2018	283	8	141	186	618
2017	274	20	157	81	532
2016	369	8	320	60	757
2015	288	36	177	201	701

Source: Canada Mortgage and Housing Corporation

MAPLE RIDGE
British Columbia

CITY SPACES

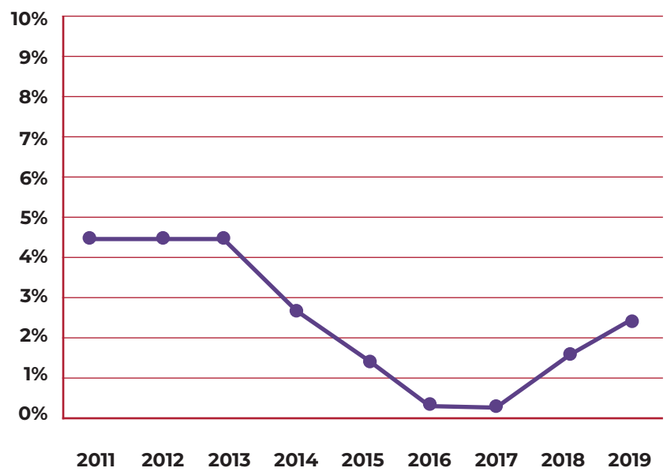
MAPLE RIDGE
Housing Needs Assessment

What have we learned?

RENTAL HOUSING TRENDS

VACANCY RATE

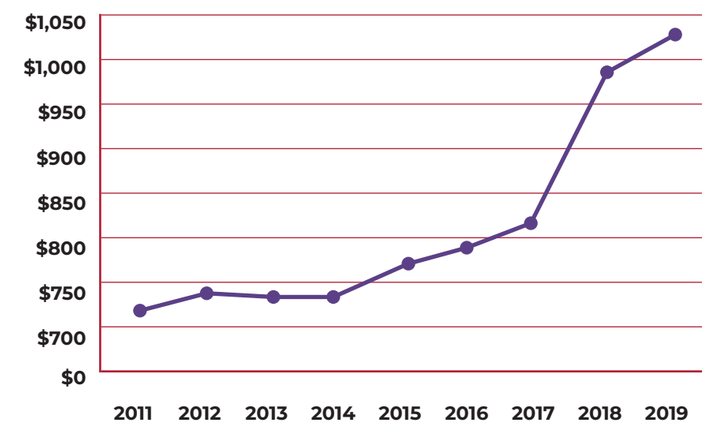
Vacancy rates approached 0% in 2016/2017, but have seen some recovery.



Source: Canada Mortgage and Housing Corporation

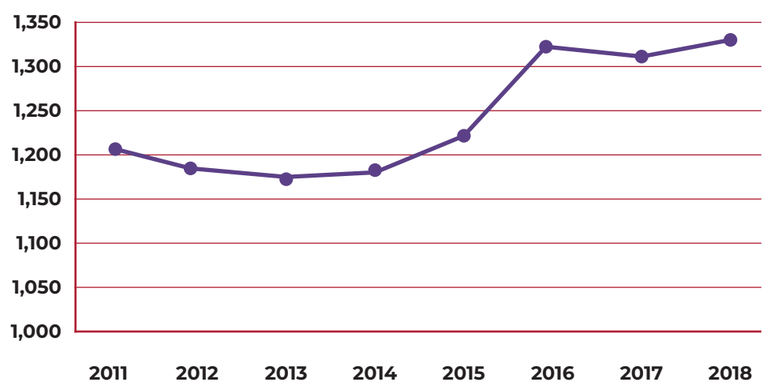
AVERAGE RENT

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



Source: Canada Mortgage and Housing Corporation

NUMBER OF UNITS IN PURPOSE-BUILT RENTAL MARKET



Source: Canada Mortgage and Housing Corporation

FEEDBACK FROM CONSULTATION

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

MAPLE RIDGE
British Columbia

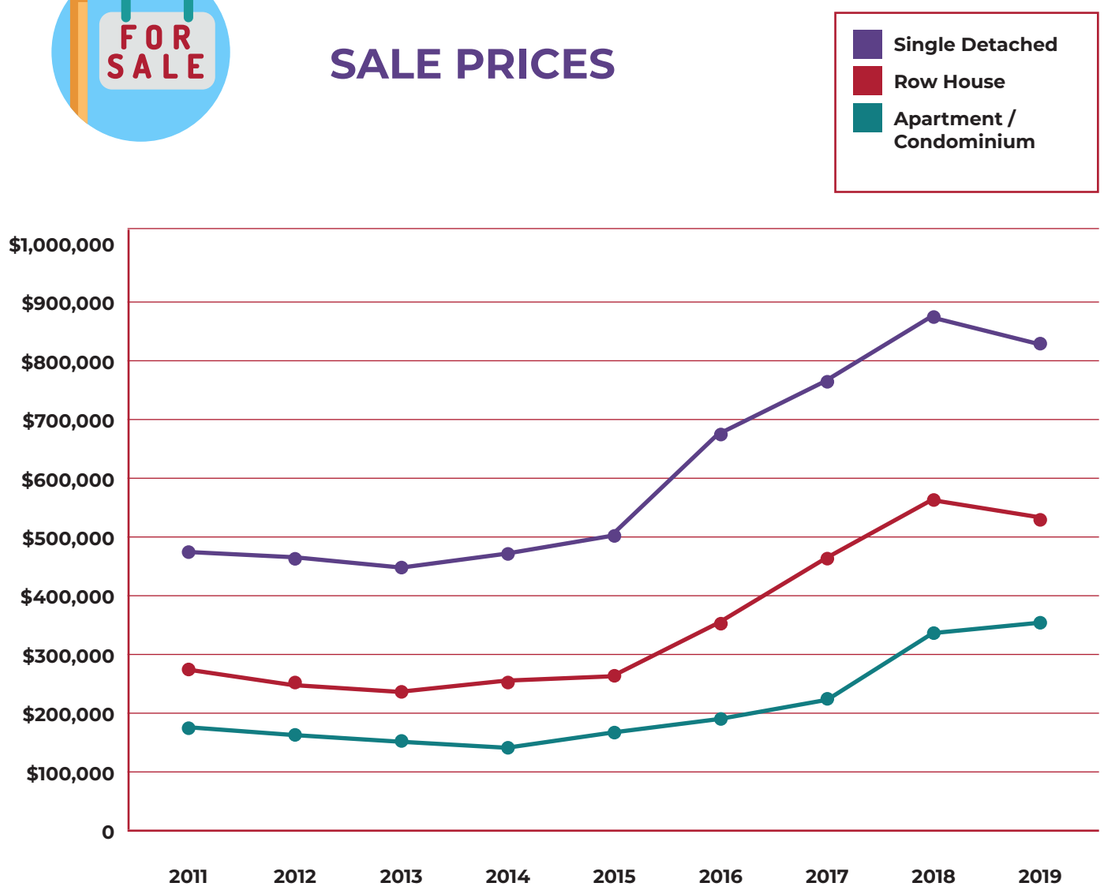
CITY SPACES

MAPLE RIDGE
Housing Needs Assessment

What have we learned?

HOMEOWNERSHIP TRENDS

SALE PRICES



Sales prices have almost doubled for all structure types.

Source: Real Estate Board of Greater Vancouver

FEEDBACK FROM CONSULTATION

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

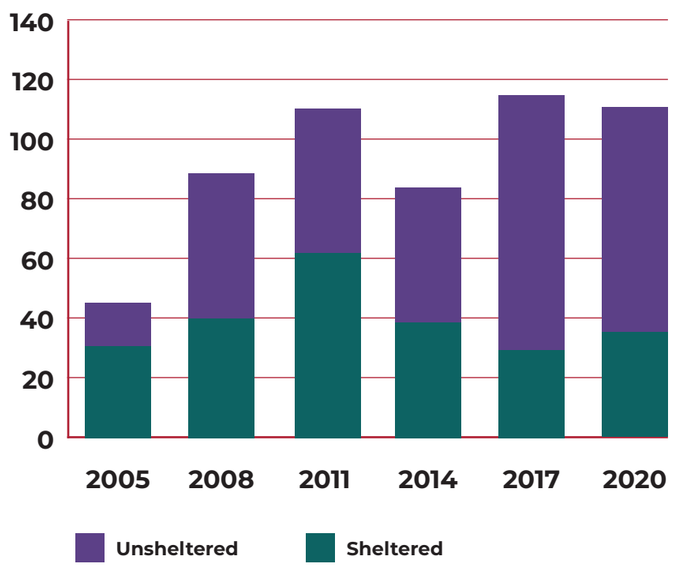
MAPLE RIDGE
Housing Needs Assessment

What have we learned?

NON-MARKET HOUSING TRENDS

NUMBER OF INDIVIDUALS EXPERIENCING HOMELESSNESS

In Maple Ridge and Pitt Meadows



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

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

Source: Metro Vancouver Homeless Count

SOCIAL HOUSING WAITLIST

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

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

Source: BC Housing

FEEDBACK FROM CONSULTATION

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

MAPLE RIDGE
British Columbia

CITY SPACES

MAPLE RIDGE
Housing Needs Assessment

Thank you for attending this virtual open house!

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

FEEDBACK FORM

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

EMAIL

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

We look forward to hearing your comments!

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

CITY SPACES

MAPLE RIDGE
British Columbia

MAPLE RIDGE
Housing Needs Assessment

APPENDIX 1.3:
Information Collection

metrovancouver

HOUSING NEEDS REPORT
Part 1: Community and Housing Profile

Maple Ridge

September 2020

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1. INTRODUCTION

Local governments across the Metro Vancouver region and across British Columbia encounter challenges in their efforts to achieve a diverse and affordable housing supply for all residents. Housing needs reports collect, review, and analyze data about current and projected population, household income, significant economic sectors, and the currently available and anticipated housing units in a given community, in order to establish a baseline understanding of housing need and demand. The housing needs report becomes the basis for determining current and projected housing need, and provides evidence-based information to support local planning efforts in addressing these gaps.

This report is structured in four parts:

1. Introduction
   Describes the housing needs report requirement for local governments in British Columbia, the study purpose, and regional context.
2. Community Profile
   Provides key demographic, household, and economic data, including population and household projections.
3. Housing Profile
   Provides an overview of housing supply, market conditions, and housing indicators.
4. Housing Need (TO BE COMPLETED BY RESPECTIVE JURISDICTIONS (i.e. "Part 2" of the Housing Needs Report)
   Summarizes housing need in the community identified through the research and analysis and engagement processes.

1.1 PURPOSE

New legislative requirements in British Columbia (BC) took effect April 16, 2019 requiring local governments to collect data, analyze trends and prepare reports that describe current and projected housing needs in their communities. Municipalities and regional districts in BC are required to complete publicly accessible housing needs reports by April 2022 and every five years thereafter.

Housing needs reports are intended to strengthen the ability of local governments to understand their current and future housing needs, and to ensure that local policies, plans, and development decisions that follow are based on recent evidence. These reports can identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. Having a housing needs report is a critical input that supports the development of a comprehensive housing strategy or action plan.

1.2 REGIONAL CONTEXT

Local governments are required to consider the most recently collected information and housing needs report when amending an official community plan or regional growth strategy. In Metro Vancouver, member jurisdictions are required to adopt Regional Context Statements which include policies or strategies that will work toward meeting future housing demand as set out in the regional growth strategy.

2. COMMUNITY PROFILE

The community profile section examines key demographic, household, and economic indicators for Maple Ridge, including population growth, age, household characteristics, and labour force statistics. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

2.1 DEMOGRAPHICS

Population

According to the 2016 Census of Population, there were 82,256 people living in Maple Ridge. Maple Ridge represents 3.3% of the Metro Vancouver population, which was 2.5 million in 2016. Between 2006 and 2016 (the three most recent census periods), Maple Ridge grew by 19.3%, adding 13,307 people, and representing 3.8% of the region's total population growth. Table 1 shows the population growth in Maple Ridge, Metro Vancouver and British Columbia from 2006 to 2016.

Table 1. Population Growth, Maple Ridge, Metro Vancouver, and BC (2006, 2011, 2016)

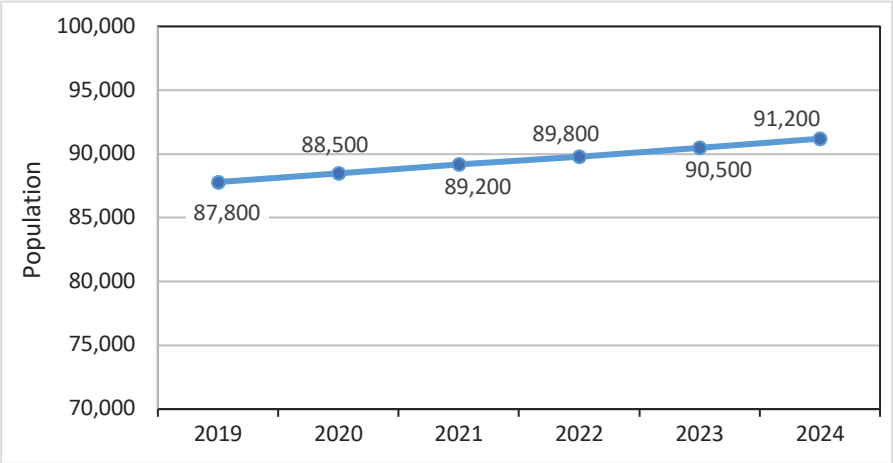
Community / Area	Population Growth	2006	2011	2016
Maple Ridge	19.3%	68,949	76,052	82,256
Metro Vancouver	16.4%	2,116,581	2,313,328	2,463,431
British Columbia	13.0%	4,113,487	4,400,057	4,648,055

Source: Statistics Canada, Census of Population, 2006, 2011, 2016.

ANTICIPATED POPULATION

Metro Vancouver prepares population and growth projections for the region and its member jurisdictions. According to the most recent projections, Maple Ridge's population is anticipated to increase by 3,400 people, from 87,800 residents in 2019 to 91,200 residents in 2024.

Figure 1. Anticipated Population, Maple Ridge and Metro Vancouver (2019 to 2024)



Source: Metro Vancouver

The growth shown in Figure 1 represents an anticipated population growth of 3.9% over a 5-year period. In comparison, the Metro Vancouver region is expected to experience 7.1% population growth over the 5-year period, 2019-2024 (Table 2).

Table 2. Anticipated Population Growth, Maple Ridge and Metro Vancouver (2019 to 2024)

Community/Area	Anticipated Population Growth	2019	2024
Maple Ridge	3.9%	87,800	91,200
Metro Vancouver	7.1%	2,663,800	2,852,700

Source: Metro Vancouver

Age Profile

Table 3 shows the median age of Maple Ridge's population, as reported in the three most recent census periods. Maple Ridge's median age (41.4) was slightly higher than that of the region (40.9).

Table 3. Median Age, Maple Ridge and Metro Vancouver (2006, 2011, 2016)

Age	2006	2011	2016
Maple Ridge	38.8	40.2	41.4
Metro Vancouver	39.1	40.2	40.9

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Every segment of the population in Maple Ridge increased between 2006 and 2016. The fastest growing segment of the population was people aged 85 years and over (52.4%), followed by people aged 65 to 84 years (50.5%), and 45 to 64 years (34.6%). Table 4 shows the population by age group in Maple Ridge during the last three Census periods (2006, 2011 and 2016).

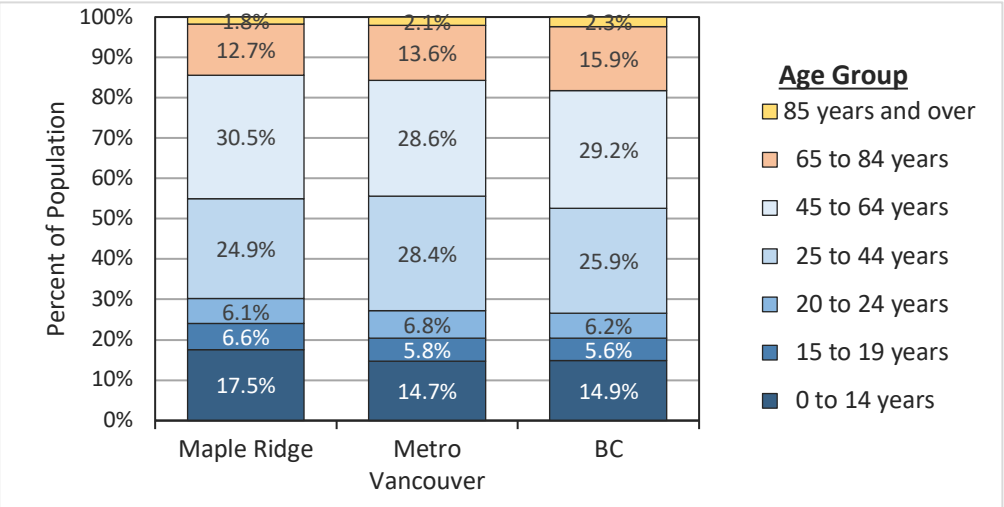
Table 4. Population by Age Group, Maple Ridge (2006, 2011, 2016)

Age Group	2006		2011		2016		Percent change 2006-2016
0 to 14 years	14,020	20.3%	13,795	18.1%	14,425	17.5%	2.9%
15 to 19 years	5,200	7.5%	5,870	7.7%	5,395	6.6%	3.8%
20 to 24 years	3,795	5.5%	4,680	6.2%	4,985	6.1%	31.4%
25 to 44 years	19,410	28.2%	19,655	25.8%	20,465	24.9%	5.4%
45 to 64 years	18,620	27.0%	22,845	30.0%	25,065	30.5%	34.6%
65 to 84 years	6,960	10.1%	8,070	10.6%	10,475	12.7%	50.5%
85 years and over	945	1.4%	1,140	1.5%	1,440	1.8%	52.4%
Total	**68,950**	**100%**	**76,055**	**100%**	**82,255**	**100%**	**19.3%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

The age distribution of the population in Maple Ridge was slightly younger than that of Metro Vancouver and the province of BC. The proportion of children and youth aged 19 years or under was higher in Maple Ridge (24.1%) than in Metro Vancouver (20.5%) and in BC (20.4%). The proportion of seniors 65+ years old in Maple Ridge (14.5%) was slightly smaller than Metro Vancouver (15.7%) and smaller than in BC (18.3%). Figure 2 compares the total population of Maple Ridge, Metro Vancouver, and BC by age group.

Figure 2. Population by Age Group, Maple Ridge, Metro Vancouver, and BC (2016)



Source: Statistics Canada, Census of Population, 2016

ANTICIPATED AGE PROFILE

According to Metro Vancouver growth projections, the most significant growth in Maple Ridge is expected to occur among senior populations with the number of those aged 65 to 84 years expected to rise by 26.1% and those aged 85 years and over expected to rise by 22.2%. The number of people aged 25 to 44 years is also expected to rise by 5.6%. Meanwhile, the population aged 24 years and under is expected to decline. Table 5 shows the anticipated population growth by age group in Maple Ridge from 2019 to 2024.

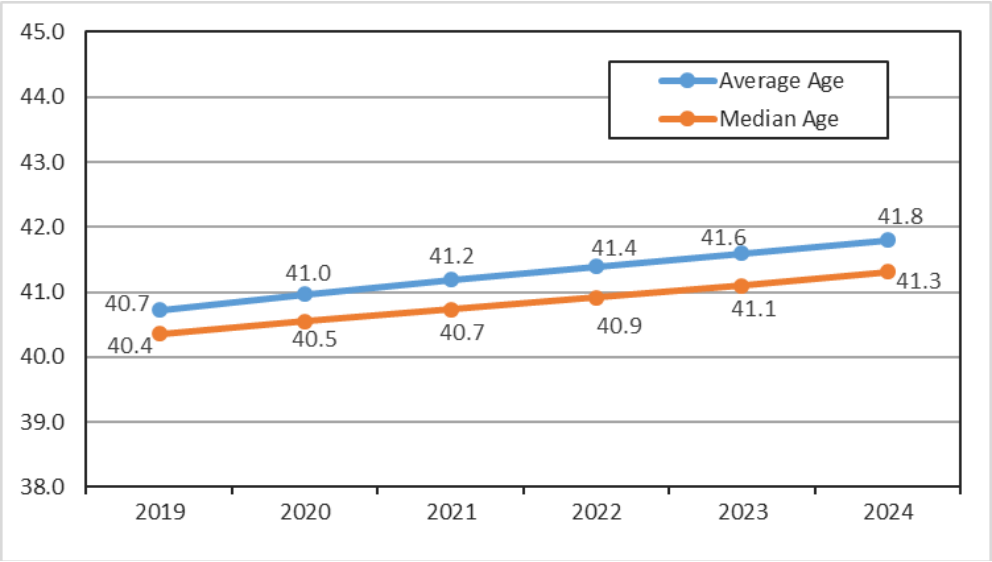
Table 5. Anticipated Population Growth by Age Group, Maple Ridge (2019 to 2024)

Age Groups	2019		2024		Population Change 2019 - 2024	
0 to 14 years	14,300	16.3%	14,100	15.5%	-200	-1.4%
15 to 19 years	5,200	5.9%	5,000	5.5%	-200	-3.8%
20 to 24 years	5,400	6.2%	4,600	5.0%	-800	-14.8%
25 to 44 years	23,200	26.4%	24,500	26.9%	1,300	5.6%
45 to 64 years	26,100	29.7%	25,700	28.2%	-400	-1.5%
65 to 84 years	11,900	13.6%	15,000	16.4%	3,100	26.1%
85 years and over	1,800	2.1%	2,200	2.4%	400	22.2%
Total	**87,800**	**100.0%**	**91,200**	**100.0%**	**3,400**	**3.9%**

Source: Metro Vancouver

BC Stats also prepares population estimates and projections at a regional district level. According to BC Stats' most recent projections which are shown in Figure 3, the median age of the anticipated population in Metro Vancouver will increase from 40.4 years in 2019 to 41.3 years by 2024, suggesting that the trend over the 5-year period will be an aging of the region's population. This is concurrent with the findings of Metro Vancouver's projections, and trends experienced across the province and country.

Figure 3. Average and Median Age of the Anticipated Population, Metro Vancouver (2019 to 2024)



Source: BC Stats

2.2 HOUSEHOLDS

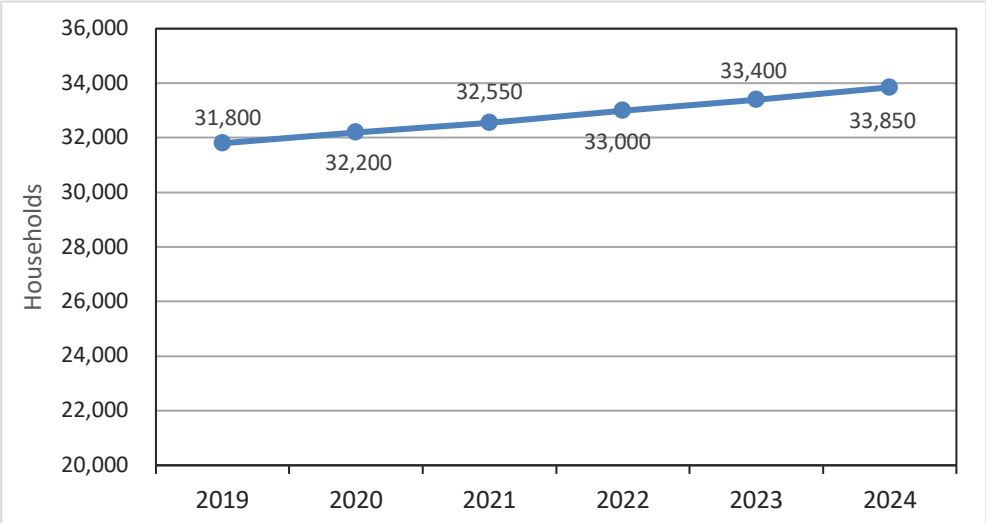
Number of Households

In 2016, the total number of households in Maple Ridge was 30,262. This is an increase in the total households from the previous two census periods. In 2011, there were 28,044 households in Maple Ridge, and in 2006 there were 24,935. This represented a 21.4% growth in the number of households between 2006 and 2016.

ANTICIPATED HOUSEHOLDS

According to Metro Vancouver population and housing projections, the anticipated number of households in Maple Ridge is expected to grow to a total of 33,850 households by 2024, a 6.5% increase from 2019. Figure 4 contains information on the household projections for Maple Ridge from 2019 to 2024.

Figure 4. Anticipated Total Number of Households, Maple Ridge (2019 to 2024)



Source: Metro Vancouver

Household Size

More than half (54.3%) of Maple Ridge households were 1-person households and 2-person households, as shown in Table 6. Households containing 5 or more persons accounted for 10.3% of all Maple Ridge households. According to the 2016 Census, the average number of persons in a Maple Ridge household was 2.7, which was a bit higher than the average household size in Metro Vancouver (2.5) and BC (2.4).

Table 6. Number and Percentage of Households by Household Size, Maple Ridge (2006, 2011, 2016)

Household Size	2006		2011		2016	
1 person	5,280	21.2%	6,250	22.3%	6,725	22.2%
2 persons	7,855	31.5%	8,865	31.6%	9,700	32.1%
3 persons	4,210	16.9%	4,940	17.6%	5,315	17.6%
4 persons	4,815	19.3%	5,090	18.2%	5,400	17.8%
5 or more persons	2,770	11.1%	2,900	10.3%	3,115	10.3%
Total	**24,935**	**100.0%**	**28,040**	**100.0%**	**30,260**	**100.0%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

ANTICIPATED HOUSEHOLD SIZE

By 2024, the average number of persons in a Maple Ridge household is expected to be 2.7.

Household Tenure

Approximately four out of five (79.9%) of Maple Ridge households were owners in 2016. This proportion was slightly lower than the previous two census years (80.6% in 2011 and 80.7% in 2006). Maple Ridge's ownership rate was higher than that of Metro Vancouver (63.7%) and the province as a whole (68.0%). Table 7 shows the tenure breakdown for Maple Ridge households for the past three Census periods.

Table 7. Number and Percentage of Households by Household Tenure, Maple Ridge (2006, 2011, 2016)

Tenure	2006		2011		2016	
Owner households	20,135	80.7%	22,595	80.6%	24,160	79.9%
Renter households	4,805	19.3%	5,455	19.5%	6,090	20.1%
Total	**24,935**	**100%**	**28,045**	**100%**	**30,255**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

According to the Statistics Canada Census, 'subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

Of the 6,085 renter households in Maple Ridge in 2016, 815 (13.4%) self-reported that they were living in subsidized housing / receiving a subsidy. Table 8 shows information on the subsidy status for renter households in Maple Ridge during the past three Census periods.

Table 8. Number and Percentage of Renter Households in Subsidized Housing, Maple Ridge (2006, 2011, 2016)

Subsidized Renter Households	2006		2011		2016	
Renter households with subsidy	n/a	n/a	855	15.7%	815	13.4%
Renter households without subsidy	n/a	n/a	4,595	84.3%	5,270	86.6%
Total	**4,800**	**100%**	**5,450**	**100%**	**6,085**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Note: 2006 Census did not collect information on the presence of rental subsidies.

Household Income

In 2016, the median income for all Maple Ridge households was $86,164, and the average income was $98,885. These were higher than incomes of households throughout the Metro Vancouver region in 2016 ($72,585 median income; $96,423 average income) and BC as a whole ($69,979 median income; $90,354 average income). Table 9 shows the median household incomes for Maple Ridge, Metro Vancouver, and BC during the past three census periods.

Table 9. Median Household Incomes, Maple Ridge, Metro Vancouver, and BC (2006, 2011, 2016)

Median Household Income	2006	2011	2016
Maple Ridge	$75,704	$77,218	$86,164
Metro Vancouver	$65,342	$68,830	$72,585
British Columbia	$62,372	$65,555	$69,979

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

In Maple Ridge, 33.4% of all households were earning less than $60,000 per year during the latest census period, as shown in Table 10. The proportion of households earning less than $30,000 per year was 13.6% in 2016. These households often require below market housing such as rent-geared-to-income housing.

Table 10. Number and Percentage of Households by Household Income Bracket (Constant 2015$), Maple Ridge (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under $5,000	440	1.8%	680	2.4%	330	1.1%
$5,000 to $9,999	340	1.4%	385	1.4%	325	1.1%
$10,000 to $14,999	560	2.2%	600	2.1%	640	2.1%
$15,000 to $19,999	790	3.2%	1,095	3.9%	955	3.2%
$20,000 to $24,999	900	3.6%	1,015	3.6%	980	3.2%
$25,000 to $29,999	760	3.0%	725	2.6%	875	2.9%
$30,000 to $34,999	1,010	4.1%	935	3.3%	1,035	3.4%
$35,000 to $39,999	935	3.7%	955	3.4%	1,110	3.7%
$40,000 to $44,999	1,125	4.5%	975	3.5%	1,040	3.4%
$45,000 to $49,999	1,085	4.4%	990	3.5%	1,020	3.4%
$50,000 to $59,999	1,825	7.3%	2,115	7.5%	1,800	5.9%
$60,000 to $69,999	1,620	6.5%	1,885	6.7%	2,015	6.7%
$70,000 to $79,999	1,880	7.5%	2,160	7.7%	1,840	6.1%
$80,000 to $89,999	1,940	7.8%	1,880	6.7%	1,910	6.3%
$90,000 to $99,999	1,635	6.6%	1,690	6.0%	1,665	5.5%
$100,000 to $124,999	3,200	12.8%	3,435	12.2%	3,955	13.1%
$125,000 to $149,999	2,205	8.8%	2,585	9.2%	3,090	10.2%
$150,000 to $199,999	1,690	6.8%	2,440	8.7%	3,405	11.3%
$200,000 and over	990	4.0%	1,510	5.4%	2,260	7.5%
Total households	**24,935**	**100.0%**	**28,045**	**100.0%**	**30,255**	**100.0%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Compared to the median income for all Maple Ridge households ($86,164), renter households had a significantly lower median income ($44,797). Among renters, the proportion of households earning less than $60,000 was 62.8%. The proportion of households earning less than $30,000 per year was 32.9% in 2016. Table 11 shows the number and percentage of renter households by household income bracket for the past three census periods.

Table 11. Number and Percentage of Renter Households by Household Income Bracket (Constant 2015$), Maple Ridge (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under $ 5,000	170	3.5%	175	3.2%	120	2.0%
$5,000 to $9,999	160	3.3%	160	2.9%	155	2.5%
$10,000 to $14,999	350	7.3%	345	6.3%	420	6.9%
$15,000 to $19,999	350	7.3%	530	9.7%	535	8.8%
$20,000 to $24,999	360	7.5%	405	7.4%	405	6.6%

Household Income	2006		2011		2016	
$25,000 to $29,999	300	6.3%	285	5.2%	370	6.1%
$30,000 to $34,999	345	7.2%	285	5.2%	375	6.2%
$35,000 to $39,999	265	5.5%	390	7.2%	360	5.9%
$40,000 to $44,999	380	7.9%	315	5.8%	335	5.5%
$45,000 to $49,999	275	5.7%	280	5.1%	260	4.3%
$50,000 to $59,999	425	8.9%	340	6.2%	495	8.1%
$60,000 to $69,999	315	6.6%	365	6.7%	390	6.4%
$70,000 to $79,999	265	5.5%	535	9.8%	410	6.7%
$80,000 to $89,999	310	6.5%	280	5.1%	315	5.2%
$90,000 to $99,999	115	2.4%	190	3.5%	245	4.0%
$100,000 to $124,999	245	5.1%	230	4.2%	475	7.8%
$125,000 to $149,999	100	2.1%	150	2.8%	180	3.0%
$150,000 to $199,999	55	1.1%	105	1.9%	170	2.8%
$200,000 and over	15	0.3%	85	1.6%	75	1.2%
Total renter households	**4,800**	**100.0%**	**5,450**	**100.0%**	**6,095**	**100.0%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Conversely, owners had a higher median income when compared to the rest of Maple Ridge households. With a median household income of $97,820, owner households made almost $12,000 more than the median income for all Maple Ridge households, and $53,000 more than the median income for renter households. The median income of owner households was 2.2 times higher than the median income of renter households. Table 12 shows the number and percentage of owner households by household income bracket for the past three census periods.

Table 12. Number and Percentage of Owner Households by Household Income Bracket (Constant 2015$), Maple Ridge (2006, 2011, 2016)

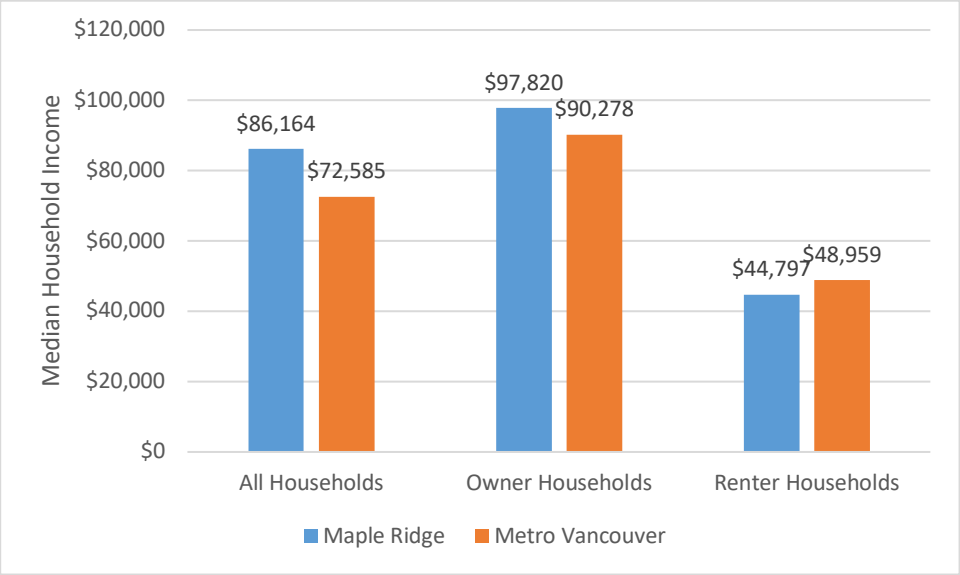
Household Income	2006		2011		2016	
Under $ 5,000	265	1.3%	505	2.2%	215	0.9%
$5,000 to $9,999	180	0.9%	230	1.0%	175	0.7%
$10,000 to $14,999	215	1.1%	250	1.1%	215	0.9%
$15,000 to $19,999	445	2.2%	560	2.5%	420	1.7%
$20,000 to $24,999	540	2.7%	610	2.7%	575	2.4%
$25,000 to $29,999	465	2.3%	435	1.9%	505	2.1%
$30,000 to $34,999	670	3.3%	650	2.9%	655	2.7%
$35,000 to $39,999	665	3.3%	560	2.5%	755	3.1%
$40,000 to $44,999	740	3.7%	660	2.9%	710	2.9%
$45,000 to $49,999	815	4.0%	710	3.1%	760	3.1%
$50,000 to $59,999	1,400	7.0%	1,775	7.9%	1,305	5.4%
$60,000 to $69,999	1,310	6.5%	1,515	6.7%	1,620	6.7%
$70,000 to $79,999	1,615	8.0%	1,625	7.2%	1,430	5.9%

Household Income	2006		2011		2016	
$80,000 to $89,999	1,630	8.1%	1,600	7.1%	1,595	6.6%
$90,000 to $99,999	1,520	7.6%	1,500	6.6%	1,420	5.9%
$100,000 to $124,999	2,960	14.7%	3,210	14.2%	3,480	14.4%
$125,000 to $149,999	2,100	10.4%	2,435	10.8%	2,910	12.0%
$150,000 to $199,999	1,640	8.1%	2,330	10.3%	3,235	13.4%
$200,000 and over	980	4.9%	1,420	6.3%	2,180	9.0%
Total owner households	**20,130**	**100.0%**	**22,590**	**100.0%**	**24,160**	**100.0%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Finally, Figure 5 compares the median household incomes in Maple Ridge and Metro Vancouver by household tenure, highlighting the significantly higher incomes of owner households compared with renter households.

Figure 5. Median Household Income by Tenure, Maple Ridge and Metro Vancouver (2016)



Source: Statistics Canada, Census of Population, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

2.3 ECONOMY & EMPLOYMENT

Labour Force

The local economy has a significant impact on housing need and demand. Maple Ridge's participation rate was higher than that of Metro Vancouver and the province as a whole. Its unemployment rate, however, was lower than that of Metro Vancouver and the province, as shown in Table 13.

The number of workers in the labour force increased by 23.0% between 2006 and 2016, which was fairly consistent with the 19.3% population growth experienced by Maple Ridge over the same period.

Table 13. Labour Force Statistics, Maple Ridge, Metro Vancouver, and BC (2016)

	Maple Ridge	Metro Vancouver	British Columbia
Total Population Aged 15 Years and Over	**66,555**	**2,064,615**	**3,870,375**
In Labour Force	45,850	1,355,520	2,471,665
Employed	43,495	1,276,900	2,305,690
Unemployed	2,355	78,620	165,975
Not In Labour Force	20,700	709,095	1,398,710
Participation Rate	68.9%	65.7%	63.9%
Unemployment Rate	5.1%	5.8%	6.7%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

The largest proportion of workers residing in Maple Ridge worked (regardless of whether their place of work was in Maple Ridge or not) in the construction industry (12.1% of the workforce), retail trade sector (12.0% of the workforce), and the health care and social assistance sector (11.2% of the workforce). Large proportions of workers residing in Maple Ridge also worked in manufacturing (7.3%), educational services (6.5%), and accommodation and food services (6.0%). Table 14 displays the number and percentage of workers by industry for the past three Census periods for workers who lived in Maple Ridge.

Table 14. Number and Percentage of Workers by NAICS Sector, for workers who lived in Maple Ridge (2006, 2011, 2016)

Sector	2006		2011		2016	
Industry - Not applicable	465	1.2%	785	1.9%	605	1.3%
All industry categories	37,200	98.8%	41,525	98.1%	45,250	98.7%
Agriculture, forestry, fishing and hunting	685	1.8%	475	1.1%	550	1.2%
Mining, quarrying, and oil and gas extraction	145	0.4%	95	0.2%	195	0.4%
Utilities	215	0.6%	325	0.8%	240	0.5%
Construction	3,560	9.5%	4,580	10.8%	5,535	12.1%
Manufacturing	3,920	10.4%	2,750	6.5%	3,360	7.3%
Wholesale trade	2,205	5.9%	2,450	5.8%	2,055	4.5%
Retail trade	4,550	12.1%	5,205	12.3%	5,510	12.0%
Transportation and warehousing	2,190	5.8%	2,215	5.2%	2,635	5.7%
Information and cultural industries	890	2.4%	955	2.3%	1,355	3.0%
Finance and insurance	1,375	3.7%	1,950	4.6%	1,830	4.0%
Real estate and rental and leasing	825	2.2%	730	1.7%	910	2.0%

Sector	2006		2011		2016	
Professional; scientific and technical services	1,785	4.7%	2,145	5.1%	2,600	5.7%
Management of companies and enterprises	40	0.1%	40	0.1%	80	0.2%
Administrative and support; waste management and remediation services	1,615	4.3%	1,680	4.0%	1,955	4.3%
Educational services	2,555	6.8%	2,585	6.1%	2,990	6.5%
Health care and social assistance	3,980	10.6%	4,595	10.9%	5,130	11.2%
Arts; entertainment and recreation	770	2.0%	1,050	2.5%	960	2.1%
Accommodation and food services	2,410	6.4%	2,675	6.3%	2,745	6.0%
Other services (except public administration)	1,835	4.9%	2,240	5.3%	2,185	4.8%
Public administration	1,655	4.4%	2,785	6.6%	2,430	5.3%
Total	**37,665**	**100%**	**42,315**	**100%**	**45,855**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Commuting Destination

In Metro Vancouver, commuting destination is also an important factor when considering a household's housing and transportation cost burden. 60.8% of Maple Ridge's residents commuted to a different part of the region for work, compared to 34.0% who both lived and worked within Maple Ridge. Table 15 shows the breakdown of commuting destinations for workers with a usual place of work (workers who have a specific work address outside their home).

Table 15. Number and Percentage of Workers with a Usual Place of Work by Commuting Destination, Maple Ridge (2016)

Commuting Destination	2016	
Within Maple Ridge	11,085	34.0%
Within Region of Metro Vancouver but outside of Maple Ridge	19,815	60.8%
Within BC but outside of Metro Vancouver	1,565	4.8%
To a different Province or Territory	125	0.4%
Total - Worker Population with a Usual Place of Work	**32,585**	**100%**

Source: Statistics Canada, Census of Population, 2016

Mobility

Mobility status provides information about the movement of residents. Non-movers are persons who lived in the same residence as on the same date 5 years earlier. Non-migrants are persons who did not live in the same residence 5 years earlier, but who still lived in Maple Ridge (moved within the Census Subdivision).

Migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

Table 16. Mobility Status as Compared to 5 Years Ago, Maple Ridge (2006, 2011, 2016)

Mobility Status	2006		2011		2016	
Non-movers	34,775	54.1%	41,590	58.7%	44,370	58.0%
Non-migrants	14,525	22.6%	14,725	20.8%	15,465	20.2%
Migrants	14,945	23.3%	14,565	20.6%	16,635	21.8%
Total	**64,250**	**100.0%**	**70,875**	**100.0%**	**76,465**	**100.0%**

Source: Statistics Canada, 2006 Census of Population, 2011 National Household Survey, 2016 Census of Population

As shown in Table 16, 58.0% of Maple Ridge residents were non-movers according to the 2016 Census, meaning they had lived in the same residence five years ago. Movement from other parts of Canada and other countries is an important source of new residents to many parts of the Metro Vancouver region, and has an impact on housing supply.

3. HOUSING PROFILE

The housing profile section provides an overview of key housing indicators for Maple Ridge, including dwelling units currently occupied and available, changes in the housing stock, and housing values. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

3.1 HOUSING SUPPLY

Housing Unit Types

Over half of the 30,265 housing units in Maple Ridge were single-detached houses (55.6%). Following this housing type, apartments in apartment buildings were the most common form of housing, comprising 16.8% of the total housing units.

From 2006 to 2016, semi-detached houses saw the largest increase (59.0%), followed by apartments in a duplex, which include detached houses with secondary suites (54.9%). During the same time period, apartments in buildings with five or more storeys also increased by 33.1%, as did row houses (32.9%) and apartments in buildings with fewer than five storeys (31.4%). Table 17 shows the dwelling units by structure type in Maple Ridge during the past three Census periods.

Table 17. Number and Percentage of Dwelling Units by Structure Type, Maple Ridge (2006, 2011, 2016)

Structure Type	2006		2011		2016	
Single-detached house	15,235	61.1%	16,650	59.4%	16,825	55.6%
Semi-detached house	500	2.0%	645	2.3%	795	2.6%
Apartment (duplex)	2,395	9.6%	2,890	10.3%	3,710	12.3%
Row house	2,720	10.9%	3,160	11.3%	3,615	11.9%

Structure Type	2006		2011		2016	
Apartment (fewer than 5 storeys)	3,215	12.9%	3,635	13.0%	4,225	14.0%
Apartment (5 or more storeys)	650	2.6%	860	3.1%	865	2.9%
Other single-attached house	25	0.1%	15	0.1%	10	0.0%
Movable dwelling	190	0.8%	190	0.7%	215	0.7%
Total	**24,935**	**100%**	**28,045**	**100%**	**30,265**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

In terms of the breakdown of housing units by type (i.e. number of bedrooms), the large majority of Maple Ridge's housing units (90.1%) was housing that could be suitable for families (2 bedroom or 3+ bedroom units). Between 2006 and 2016, there was a significant decrease (-73.5%) in the number of dwelling units with 0 bedrooms (bachelor / studio units), a housing type that can provide much-needed affordable housing for low and very-low income individuals. Table 18 shows the dwelling units by number of bedrooms in Maple Ridge during the past three Census periods.

Table 18. Number and Percentage of Dwelling Units by Number of Bedrooms, Maple Ridge (2006, 2011, 2016)

Number of Bedrooms	2006		2011		2016	
0 bedrooms	340	1.4%	75	0.3%	90	0.3%
1 bedroom	2,135	8.6%	2,540	9.1%	2,895	9.6%
2 bedrooms	5,035	20.2%	5,885	21.0%	5,850	19.3%
3+ bedrooms	17,430	69.9%	19,545	69.7%	21,420	70.8%
Total	**24,935**	**100%**	**28,045**	**100%**	**30,255**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

According to the 2016 Census, one third of the dwelling units in Maple Ridge were built prior to 1981 (32.2%), and almost one in five (19.1%) were constructed in the most recent 10-year period, from 2006-2016. Table 19 shows information on dwelling units in Maple Ridge by period of construction.

Table 19. Number and Percentage of Dwelling Units by Period of Construction, Maple Ridge (2016)

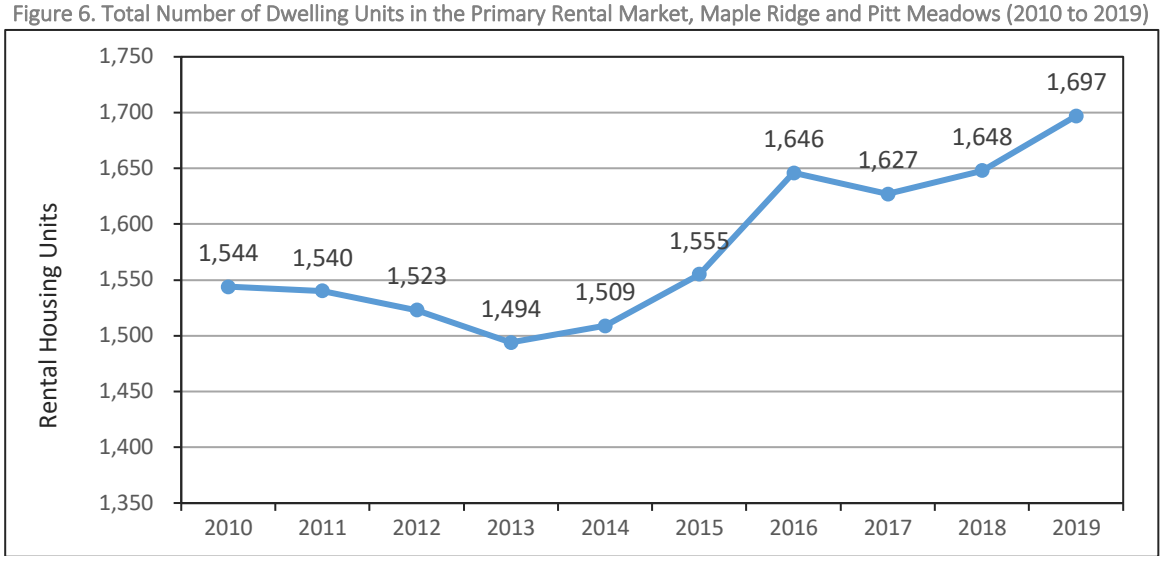
Period of Construction	2016	
1960 or before	2,805	9.3%
1961 to 1980	6,950	23.0%
1981 to 1990	5,665	18.7%
1991 to 2000	6,395	21.1%
2001 to 2005	2,670	8.8%
2006 to 2011	3,170	10.5%
2011 to 2016	2,600	8.6%
Total	**30,255**	**100%**

Source: Statistics Canada, Census of Population, 2016

Rental Housing

In terms of rental housing, the following subsection outlines information regarding the primary and secondary rental market in the Maple Ridge and Pitt Meadows area. The Canada Mortgage and Housing Corporation tracks rental market data in Maple Ridge and combines it with Pitt Meadows for reporting purposes. Figure 6 shows the number of purpose-built rental units in the primary rental market in Maple Ridge and Pitt Meadows over time. This includes both purpose-built rental apartments and row housing (townhouses). In 2019, there were a total of 1,697 units in the primary rental market. Over the 2010 to 2019 period, the number of purpose-built rental units decreased by 9.9% (153 units).

Figure 6. Total Number of Dwelling Units in the Primary Rental Market, Maple Ridge and Pitt Meadows (2010 to 2019)



Source: Canada Mortgage and Housing Corporation

Secondary suites and private condominium rentals represent a portion of the rental housing stock in the Metro Vancouver region. Data for both private condominium rentals and secondary suites is difficult to obtain at the municipal level. According to the *Metro Vancouver Housing Data Book*, there were an estimated 1,455 secondary suites in 2017 and an estimated 868 private rental condominium units in 2018 in the private rental market in Maple Ridge and Pitt Meadows.

Table 20 shows the rental vacancy rates in the Maple Ridge and Pitt Meadows area overall and by type of housing unit (i.e. number of bedrooms) since 2010. In 2019, the total vacancy rate in the Maple Ridge and Pitt Meadows was at 2.0%, an increase from the 1.6% vacancy rate the previous year. The overall rental vacancy rate has decreased significantly since 2010, when it was at 3.2%.

Table 20. Vacancy Rate by Number of Bedrooms, Maple Ridge and Pitt Meadows (2010 to 2019)

Number of Bedrooms	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
0 bedrooms	0.0%	0.0%	n/a	14.3%	0.0%	n/a	0.0%	n/a	n/a	n/a
1 bedroom	3.2%	4.9%	5.8%	3.3%	2.4%	1.6%	0.7%	0.6%	1.0%	1.2%
2 bedrooms	3.5%	2.4%	3.4%	4.9%	3.3%	1.6%	0.2%	0.5%	2.4%	2.9%
3+ bedrooms	2.3%	5.3%	3.1%	0.8%	1.6%	0.8%	0.0%	0.0%	1.9%	3.4%
Total	**3.2%**	**4.0%**	**4.6%**	**3.7%**	**2.6%**	**1.5%**	**0.4%**	**0.5%**	**1.6%**	**2.0%**

Source: Canada Mortgage and Housing Corporation

Notes: includes purpose built rental apartment and row housing numbers

Non-Market Housing

Non-market housing is affordable housing that is owned or subsidized by government, non-profits, or housing cooperatives; where the housing is provided at below market rents or prices. Non-market housing is found across the housing spectrum, ranging from emergency housing, to supportive housing and cooperatives.

BC Housing assists in meeting the needs of BC's most vulnerable residents through the provision of affordable non-market housing, and by making housing in the private rental market more affordable through the provision of rent supplements. The information in this section is based on BC Housing's summary of housing units identified as emergency, supportive and independent housing in Maple Ridge. There may be other non-market housing units available in Maple Ridge that are not part of BC Housing's list, so the data presented in this section may not be comprehensive.

Table 21 summarizes the number of dwelling units that were identified by BC Housing as non-market units in Maple Ridge and Metro Vancouver in 2019, and Table 22 summarizes the total number of non-market housing units and shelter beds specifically available for the homeless population in Maple Ridge and Metro Vancouver.

Table 21. Number of Dwelling Units that are Non-Market (Subsidized) Units, Maple Ridge and Metro Vancouver (2019)

Community	Transitional Supported and Assisted Living	Independent Social Housing		Total Units
		Low Income Families	Low Income Seniors	
Maple Ridge	238	189	104	531
Metro Vancouver	9,084	11,418	13,113	33,615

Source: BC Housing

Table 22. Number of Housing Units and Shelter Beds for the Homeless, Maple Ridge and Metro Vancouver (2019)

Community	Housing Units for the Homeless	Shelter Beds	Total

Maple Ridge	141	25	166
Metro Vancouver	7,384	1,281	8,665

Source: BC Housing

In addition to those living in subsidized housing units, there were 189 families receiving subsidies through BC Housing's Rental Assistance Program (RAP), and 104 seniors receiving the Shelter Aid for Elderly Renters (SAFER) subsidy in Maple Ridge in 2019. These programs provide eligible low-income, working families and seniors with low to moderate incomes with financial assistance to afford monthly rent in the private market. BC Housing also provides rent supplements for people experiencing or at risk of homelessness. In 2019 there were 261 individuals receiving this type of subsidy to access housing in the private market in Maple Ridge.

Finally, Table 23 shows the number of cooperative housing units available in Maple Ridge. The 3 cooperative housing developments contained a total of 162 cooperative housing units.

Table 23. Number of Cooperative Housing Units by Number of Bedrooms*, Maple Ridge (2019)

Number of Bedrooms	Total Units*
0 bedrooms	0
1 bedroom	23
2 bedrooms	116
3+ bedrooms	23
Total*	**162**

Source: Co-operative Housing Federation of BC

Changes in Housing Stock

Housing completions are a measure of increasing housing supply. Table 24 shows housing completions by structure type over time in Maple Ridge. Since 2011, the number of housing completions has varied significantly, reaching a peak of 757 units completed in 2016. The majority of completions in Maple Ridge have been for single detached units, though the number of apartment completions has also been high in the last couple years. The number of rental housing completions has been low, as shown in Figure 7.

Table 24. Number of Housing Completions by Structure Type, Maple Ridge (2011 to 2019)

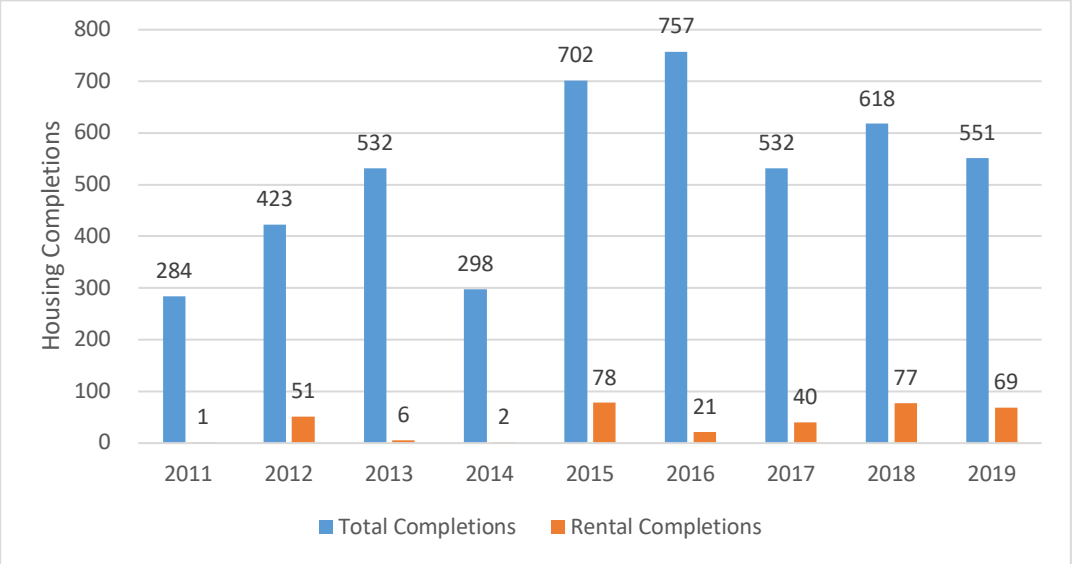
Housing Completions	2011	2012	2013	2014	2015	2016	2017	2018	2019
Secondary Suite	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Single Detached	197	206	208	175	288	369	274	283	196
Semi-Detached	6	12	2	4	36	8	20	8	6
Row House	81	159	30	68	177	320	157	141	175

Housing Completions	2011	2012	2013	2014	2015	2016	2017	2018	2019
Apartment	0	46	292	51	201	60	81	186	174
Total	**284**	**423**	**532**	**298**	**702**	**757**	**532**	**618**	**551**

Source: Canada Mortgage and Housing Corporation

Note: secondary suite data not available for Maple Ridge

Figure 7. Number of Housing Completions by Tenure, Maple Ridge (2011 to 2019)



Source: Canada Mortgage and Housing Corporation

As housing developments age over time, the renewal and redevelopment of these dwellings can result in demolitions. Demolitions affect net additions to the housing stock. Housing demolitions have varied in Maple Ridge since 2011. In 2019, 51 units were demolished. Table 25 shows the number of housing demolitions by structure type from 2011 to 2019.

Table 25. Number of Housing Demolitions by Structure Type, Maple Ridge (2011 to 2019)

Housing Demolitions	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Detached	56	60	41	44	62	77	61	56	50
Row house	1	0	0	0	0	0	0	0	0
Apartment	2	0	0	0	0	54	0	0	1
Total	**59**	**60**	**41**	**44**	**62**	**131**	**61**	**56**	**51**

Source: Canada Mortgage and Housing Corporation

3.2 HOUSING MARKET CONDITIONS

Housing Values

Tables 26 and 27 show the median values of housing for all units, by structure type, and by types of housing unit (0, 1, 2, 3, and 4+ bedrooms) in Maple Ridge based on data from the 2016 Census of Population. As of 2016, the median housing values were highest for apartment (duplexes) (basically, houses with basement suites) ($681,392) and single-detached houses ($650,136) and lowest for apartment units in low rise buildings (fewer than 5 storeys) ($210,287) and apartment units in mid to high rise buildings (5 or more storeys) ($250,260). Median housing values were highest for 4+ bedroom dwellings ($699,094) and lowest for 1 bedroom dwellings ($200,252).

Table 26. Median Housing Values by Structure Type, Maple Ridge (2016)

Structure Type	Number of Dwellings	Median Value
Single-detached house	15,065	$650,136
Apartment (5 or more storeys)	425	$250,260
Apartment (fewer than 5 storeys)	2,115	$210,287
Apartment (duplex)	2,290	$681,392
Row house	3,285	$348,747
Semi-detached house	590	$400,544
Total	**23,980**	**$598,306**

Source: Statistics Canada, Census of Population, 2016

Table 27. Median Housing Values by Number of Bedrooms, Maple Ridge (2016)

Number of Bedrooms	Number of Dwellings	Median Value
0 bedrooms	10	n/a
1 bedroom	825	$200,252
2 bedrooms	3,795	$299,255
3 bedrooms	9,120	$549,728
4+ bedrooms	10,230	$699,094
Total	**23,980**	**$598,306**

Source: Statistics Canada, Census of Population, 2016

Sale Prices

The Real Estate Board of Greater Vancouver also tracks home sales in the Metro Vancouver region through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices. The MLSLink® Housing Price Index (HPI), established in 1995, is modelled on the Consumer Price Index. Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation). The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, and number of bedrooms, for example. Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model. Table 28 shows the HPI by structure type in Maple Ridge from 2011 to 2019. During that time, benchmark prices increased by 75.2% for single detached homes, 85.6% for row homes and by 89.3%

for apartments or condominiums. In 2019 (and in all years), single detached houses had much higher benchmark prices ($824,200) than row houses ($529,900) and apartment/condominium units ($355,200).

Table 28. Benchmark Price (HPI) by Structure Type, Maple Ridge (2011 to 2019)

Structure Type	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Detached	$470,400	$465,133	$461,500	$472,500	$505,100	$692,500	$776,100	$880,700	$824,200
Row House	$285,500	$276,233	$269,400	$271,300	$282,400	$373,500	$471,300	$574,300	$529,900
Apartment / Condominium	$187,600	$178,967	$170,800	$169,800	$172,300	$190,000	$232,600	$327,200	$355,200

Source: Real Estate Board of Greater Vancouver

Affordable Sales

Metro Vancouver is often identified as having the highest home prices relative to household income in North America. Factors such as sale price, household income and mortgage rates impact affordability within the ownership market. Ownership units are considered to be affordable if households with median household income can purchase the unit, with 10% down, 25-year amortization period and pay no more than 30% of their income. Based on these considerations the estimated affordable price is set at $420,000 (previously set to $385,000 for 2011-2015).

Table 29 below shows the estimated total and affordable sales in Maple Ridge by structure type between 2013 and 2018.

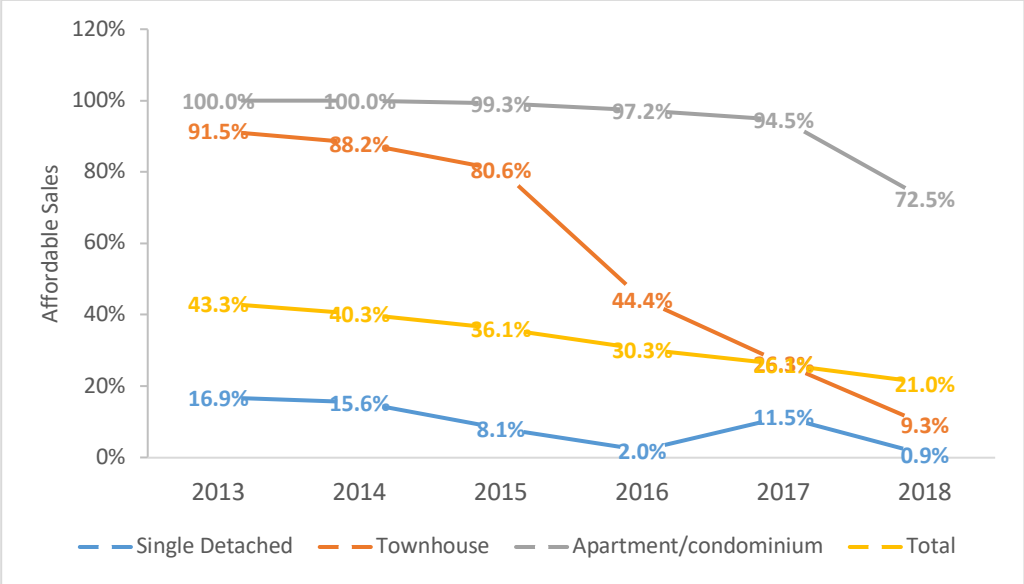
Table 29. Estimated Real Estate Sales, Total and Affordable, by Structure Type, Maple Ridge (2013 to 2018)

	2013		2014		2015		2016		2017		2018	
Structure Type	Total	Afford-able	Total	Afford-able	Total	Afford-able	Total	Afford-able	Total	Afford-able	Total	Afford-able
Single Detached	935	158	1,196	186	1,551	126	1,739	35	1,299	149	872	8
Townhouse	295	270	364	321	588	474	647	287	567	149	397	37
Apartment/ condominium	184	184	205	205	274	272	464	451	474	448	429	311
Total	1,414	612	1,765	712	2,413	872	2,850	864	2,340	610	1,698	356

Source: Real Estate Board of Greater Vancouver

Figure 8 shows the percentage of affordable sales by structure type. In 2018, only 21.0% of total sales were considered affordable on average (356 affordable sales of the 1,698 total sales). The proportion of total sales that are deemed affordable has decreased every year since 2013, when it was 43.3%. Apartments and condominiums were much more likely to be affordable. The proportion of apartment/condominium sales that were deemed affordable has also decreased every year, from a high of 100.0% in 2013 to 72.5% in 2018.

Figure 8. Affordable Sales, by Structure Type, Maple Ridge (2013 to 2018)



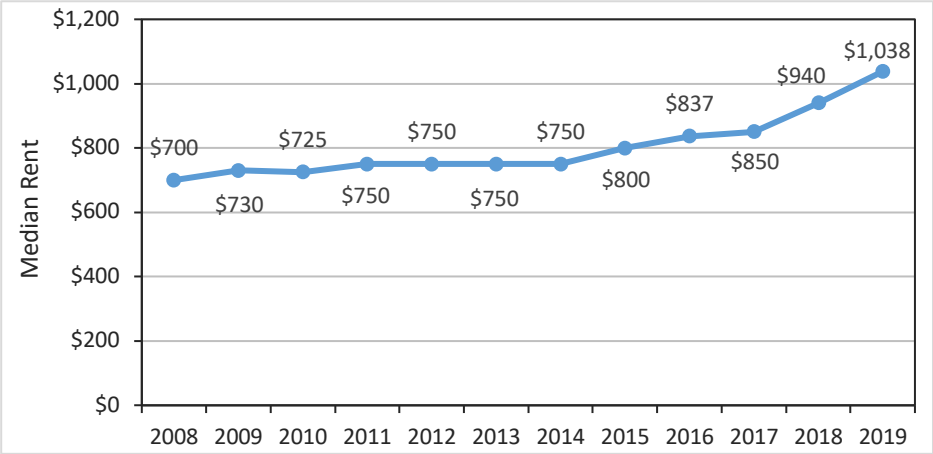
Source: Real Estate Board of Greater Vancouver

Rental Prices

In 2019, the primary rental market average monthly rent price in Maple Ridge was $1,030, and the median rent was $1,038. In comparison, the average monthly rent in Metro Vancouver was $1,394, and the median rent was $1,300.

Figure 9 shows the median monthly rents for the primary rental market in Maple Ridge, which includes purpose-built rental apartments and townhouses. CMHC does not collect rental price data for the secondary rental market.

Figure 9. Primary Rental Market Median Monthly Rent, Maple Ridge (2008 to 2019)



Source: Canada Mortgage and Housing Corporation

As shown in Table 30, the median rents have been mostly increasing for all types of rental housing units in Maple Ridge since 2008. Between 2008 and 2019, overall median rents rose by $338 or 48.3%.

Table 30. Primary Rental Market Median Monthly Rent by Number of Bedrooms, Maple Ridge (2008 to 2019)

Number of Bedrooms	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
0 bedrooms	$515	$535	$585	$570	$550	$600	$600	$600	$600	$632	$749	**
1 bedroom	$640	$650	$670	$690	$700	$715	$710	$733	$713	$784	$874	$868
2 bedrooms	$820	$830	$850	$850	$890	$875	$850	$940	$938	$945	$1,125	$1,208
3+ bedrooms	$1,200	$1,000	$1,050	$1,250	$1,200	$1,325	$1,250	$1,247	$1,330	$1,374	$1,456	$1,540
Median Rent	**$700**	**$730**	**$725**	**$750**	**$750**	**$750**	**$750**	**$800**	**$837**	**$850**	**$940**	**$1,038**

Source: Canada Mortgage and Housing Corporation

Affordable Rents

Affordability is a function of high housing costs relative to incomes and it can be made worse if rents grow at a faster rate than incomes. Affordability pressures can also be more severe for households falling at the lower end of the income distribution.

Rental units are considered to be affordable to a household if that household spends 30% or less of their household income on rent. Based on this consideration, units that rent for $940 per month or less are deemed to be affordable for households earning $37,500 per year (approximately 50% of the 2016 regional median household income), and units that rent between $940 and $1,500 are deemed to be affordable for households earning $60,000 (approximately 80% of the 2016 regional median household income).

In Maple Ridge, the number of rental units that rent for $940 or less (affordable to households earning $37,500) fell from 1,028 in 2016 to 629 in 2018, a decrease of 38.8%. The number of rental units that rent between $940 and $1,500 (affordable to households earning $60,000) increased by 38.7%.

Table 31. Rental Units by Rent Thresholds, Maple Ridge (2016 to 2018)

	2016		2017		2018	
	#	%	#	%	#	%
Units that rent for $940 or less	1,028	80.8%	971	77.3%	629	49.3%
Units that rent between $940 - $1,500	408	32.1%	321	25.6%	566	44.3%
Total Rental Units	**1,272**		**1,256**		**1,277**	

Source: Canada Mortgage and Housing Corporation

3.3 HOUSING INDICATORS

Affordability

According to Statistics Canada, affordability means housing that costs less than 30% of a household's before-tax household income, including the following costs:

- For renters: rent and any payments for electricity, fuel, water and other municipal services;
- For owners: mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services.

In 2016, 21.3% of all private households (6,415 households) were living below the affordability standard in Maple Ridge. Table 32 shows the number and percentage of households in Maple Ridge spending 30% or more of their income on shelter costs but less than 100% for the three most recent census periods.

The proportion of owner households spending 30%-100% of their income on shelter costs in Maple Ridge (17.6%) was lower than that in the Metro Vancouver region as a whole (20.3%) but comparable to the proportion province-wide (17.1%) in 2016.

In Maple Ridge, Metro Vancouver, and BC, significantly more renter households spent 30%-100% of their income on shelter costs. In Maple Ridge, 36.2% of renter households fell below the affordability standard, which was higher than the proportion of Metro Vancouver renter households (33.8%) and the proportion of BC renter households (35.2%).

Table 32. Households Spending 30%-100% of Their Income on Shelter by Tenure, Maple Ridge (2006, 2011, 2016)

Affordability	2006		2011		2016	
Total Private Households	24,785	100%	27,825	100%	30,065	100%
Below the affordability standard	6,355	25.6%	7,080	25.4%	6,415	21.3%
Owner Households	19,995	100%	22,370	100%	23,980	100%
Below the affordability standard	4,635	23.2%	4,970	22.2%	4,210	17.6%
Renter Households	4,790	100%	5,455	100%	6,085	100%
Below the affordability standard	1,720	35.9%	2,105	38.6%	2,205	36.2%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Adequacy

Adequacy refers to housing that does not require any major repairs, according to its residents. Table 33 shows that a relatively small number of the total private households in Maple Ridge reported that their housing required major repair. In 2016, 1,480 households experienced adequacy challenges, representing 4.9% of all households. A slightly higher percentage of renter households (8.1%) than owner households (4.1%) had adequacy challenges.

Table 33. Households Requiring Major Repair by Tenure, Maple Ridge (2006, 2011, 2006)

Adequacy (Requiring Major Repair)	2006		2011		2016	
Total Private Households	24,935	100%	28,040	100%	30,255	100%
Below the adequacy standard	1,255	5.0%	1,715	6.1%	1,480	4.9%
Owner Households	20,135	100%	22,590	100%	24,160	100%
Below the adequacy standard	825	4.1%	1,040	4.6%	990	4.1%
Renter Households	4,800	100%	5,455	100%	6,090	100%
Below the adequacy standard	430	9.0%	670	12.3%	495	8.1%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Suitability

Suitability is a measure of whether housing has enough bedrooms for the size and make-up of the resident households, according to National Occupancy Standard (NOS) requirements. As shown in Table 34, the proportion of household living in overcrowded conditions was significantly higher among renters than among owners in Maple Ridge. In 2016, 1,050 households had suitability challenges, representing 3.5% of all households. The percentage of renter households with suitability challenges (8.7%) was higher than that for owner households (2.2%).

Table 34. Households Living in Overcrowded Conditions by Tenure, Maple Ridge (2006, 2011, 2016)

Suitability (Overcrowding)	2006		2011		2016	
Total Private Households	24,935	100%	28,040	100%	30,255	100%
Below the suitability standard	1,135	4.6%	1,310	4.7%	1,050	3.5%
Owner Households	20,135	100%	22,590	100%	24,160	100%
Below the suitability standard	515	2.6%	755	3.3%	525	2.2%
Renter Households	4,800	100%	5,455	100%	6,090	100%
Below the suitability standard	620	12.9%	555	10.2%	530	8.7%

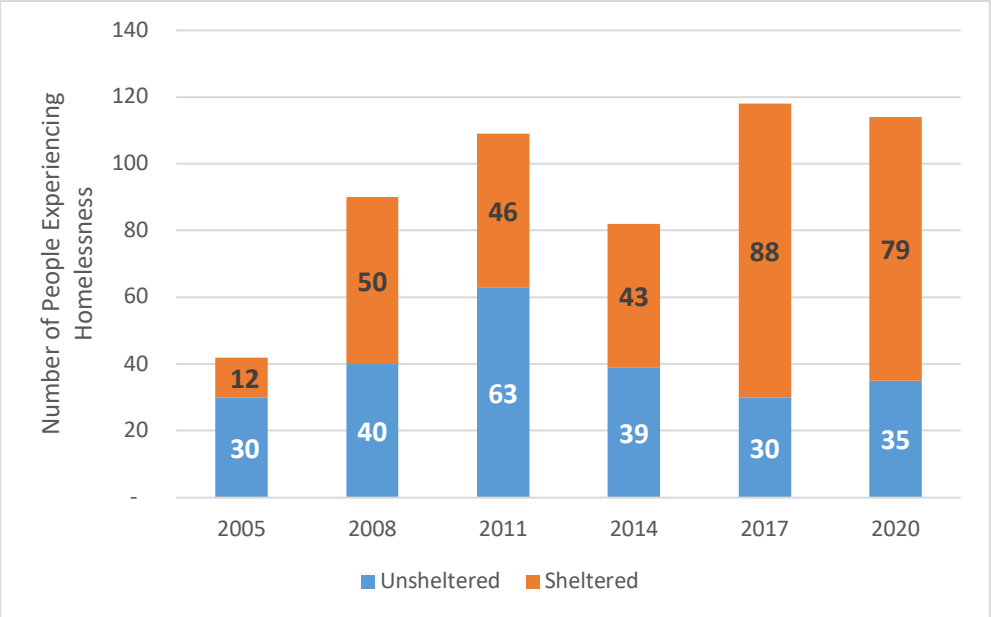
Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Homelessness

Homelessness data is not available for Maple Ridge alone. The Metro Vancouver regional Homeless Count, which occurs every three years, presents combined data for Maple Ridge and Pitt Meadows. Figure 10 shows the number of individuals experiencing homelessness, both sheltered and unsheltered, in Maple Ridge and Pitt Meadows. Between 2005 and 2020, homelessness increased by 159.1% in Maple Ridge and Pitt Meadows and by 67.2% in the Metro Vancouver region. In 2020 in Maple Ridge and Pitt Meadows, a total of 22 individuals identified as being Indigenous/Aboriginal, though not all survey respondents answered this question. This data is based on the preliminary data report for the 2020 Metro Vancouver Homeless Count. The final report will be released in fall 2020 and will provide additional analysis.

More data is available from the 2017 Homeless Count. In 2017, of the 124 individuals experiencing homelessness in Maple Ridge and Pitt Meadows, 4 were accompanied children. In 2017, there were 18 seniors who were experiencing homelessness in Maple Ridge and Pitt Meadows – 17 were sheltered and 1 unsheltered.

Figure 10. Number of Individuals Experiencing Homelessness, Sheltered and Unsheltered, Maple Ridge and Pitt Meadows (2005 to 2020)



Source: Metro Vancouver Homeless Count, 2005-2020

Social Housing Waitlist

BC Housing collects data on households that have applied for social housing in Metro Vancouver through the Housing Registry, a centralized database for those non-profit housing providers that have chosen to participate. The waitlist tracks applicant households by municipality across the region, as well as by specific characteristics including family or single person households, seniors, persons with disabilities and households needing wheelchair access.

Over the past six years, the number of households in Maple Ridge waiting for social housing increased by 62.8%, from 196 in 2013 to 319 in 2019. Senior households represented the largest component of the social housing waitlist in Maple Ridge in 2019 at 42.0% of households, followed by family households at 27.9% of households. The next largest component of the waitlist were persons with disabilities, with 19.4% of households.

Table 35. Social Housing Waitlist by Household Characteristics, Maple Ridge (2013 to 2019)

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

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019)
(Note: Rent Supplements, Transfers, and Pending Applications are not included in totals)

4. HOUSING NEED

THIS SECTION TO BE COMPLETED BY RESPECTIVE JURISDICTIONS (i.e. "Part 2" of the Housing Needs Report).
Requirements of this section are summarized in the tables below.
More information: https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for government/uploads/summaryhnrrequirements_apr17_2019.pdf

Housing Units Required – Current and Anticipated (in 5 years)	Legislation
Number of units needed by housing type (0 bedroom, 1 bed, 2 bed, 3+ bed)	LGA: 585.3 (c) (i), (ii)

Households in Core Housing Need (3 previous census reports)	Housing Needs Reports Regulation
Core Housing Need, overall and by tenure (# and %) Extreme Core Housing Need, overall and by tenure (# and %)	Section 8 (1) (a) (i), (ii) Section 8 (1) (a) (iii), (iv)

Statements about key areas of local need	Housing Needs Reports Regulation
• Affordable Housing • Rental Housing • Special Needs Housing • Housing for Seniors • Housing for Families • Shelters and housing for individuals experiencing or at risk of homelessness	Section 8 (1) (b) (i), (ii), (iii), (iv), (v), (vi)

Summary Form	Housing Needs Reports Regulation
• Key contextual information (e.g. location, population, median age, unemployment rate, etc.) • Summary of all the required content • Summary of housing policies in OCPs and RGSs (if available) • Summary of community consultation, and consultation with First Nations, other local governments and agencies. • Other key housing issues or needs not identified in the required content.	Section 8 (1) (c) https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/housing_needs_reports_summary_form.pdf

APPENDIX: GLOSSARY

ADEQUATE in relation to housing, means that, according to the residents in the housing, no major repairs are required to the housing.

AFFORDABLE HOUSING has shelter costs equal to less than 30% of total before-tax household income.

APARTMENT means a dwelling unit in a building with three or more dwelling units. Typically, apartments are classified as either: (a) apartment in a building that has fewer than five storeys; and, (b) apartment in a building that has five or more storeys.

APARTMENT (DUPLEX) means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings. Apartment (duplex) units are commonly the main units and the secondary suite units in houses with secondary suites.

CENSUS DIVISION the general term for provincially legislated areas (such as county and regional district) or their equivalents. Census divisions are intermediate geographic areas between the province/territory level and the municipality (census subdivision).

CENSUS SUBDIVISION the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes.

COOPERATIVE HOUSING is a type of housing that residents own and operate as part of a membership.

CORE HOUSING NEED means a household living in housing that falls below at least one of the adequacy, affordability or suitability standards and that would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable.

DWELLING STRUCTURAL TYPE refers to the structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc.

EXTREME CORE HOUSING NEED has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

HOMELESSNESS is the situation of an individual or family that does not have a permanent address or residence.

HOUSEHOLD refers to a person or a group of persons who occupy the same dwelling.

MARKET HOUSING means housing that is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market.

MEDIAN is the value which is in the centre of a group of values.

MIGRANT means a migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

MOBILITY STATUS means a mobility status within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census;

MOVABLE DWELLING means a single dwelling, other than a mobile home, used as a place of

residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer houseboat, or floating home.

MOVER means a mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, movers are persons who did not live in the same residence as on the same date 5 days earlier. Movers include before non-migrants and migrants.

NAICS means the North American Industry Classification System Canada 2012, published by Statistics Canada;

NAICS sector means a sector established by the NAICS.

NON-MIGRANT means a non-migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-migrants are persons who did not live in the same residence 5 years earlier, but who still lived in the same census subdivision (moved within the Census Subdivision)

NON-MOVER means a non-mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-movers are persons who lived in the same residence as on the same date 5 years earlier.

NON-MARKET HOUSING means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby rent or mortgage payments are not solely market driven.

OTHER SINGLE-ATTACHED HOUSE means a single dwelling that is attached to another building and that does not fall into any of the other dwelling structural types, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).

OWNER HOUSEHOLD refers to a private household where some member of the household owns the dwelling, even if it is still being paid for.

PARTICIPATION RATE means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

PRIMARY RENTAL MARKET means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

RENTAL ASSISTANCE PROGRAM (RAP) is a type of rent supplement program that BC Housing offers to eligible low-income families.

RENTER HOUSEHOLD refers to private households where no member of the household owns their dwelling.

ROW HOUSE means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

SECONDARY RENTAL MARKET means a market for rental housing units that were not purpose-built as rental housing;

SEMI-DETACHED DWELLING means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached

dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

SHELTER AID FOR ELDERLY RENTERS (SAFER) is a type of rent supplement program that BC Housing offers to eligible low-income older adults and people with disabilities.

SINGLE-DETACHED DWELLING means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

STRUCTURE TYPE see 'Dwelling Structural Type'.

SUBSIDIZED HOUSING refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

SUITABLE HOUSING means housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

TENURE refers to whether the household owns or rents their private dwelling.

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TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	February 9, 2021
		FILE NO:	01-0110-01-2021
FROM:	Chief Administrative Officer	**MEETING:**	Workshop

SUBJECT: **Community Social Safety Initiative Update**

EXECUTIVE SUMMARY:
Despite two waves of the COVID-19 pandemic, much progress has been made on the Community Social Safety Initiative (CSSI). The CSSI Action Plan is now 85% operationalized and we are proud to bring forward updates on the following:

1. Lock Out Crime Through Environmental Design Program;
2. Tiered Enforcement and Advanced Visibility;
3. Transitional Services;
4. Expert Consultants; and
5. Deployment of the CSSI Dashboard.

A recent CSSI Partners Meeting on January 13, 2021 focused on the remaining big-ticket initiatives including Restorative Justice, a Supportive Recovery Bylaw and Integrated Court. The meeting was attended by 30 senior and executive-level participants, was chaired by the CAO, and had six presenters, both internal and external. Engagement in discussions was strong as partners are seeing the mutual benefit of the CSSI. The City presented themes of data sharing and invited members' participation on an Integrated Court sub-committee.

In addition, staff have been asked to provide information on Community Safety Officer (CSO) coverage, including the current state and alternative staffing models, which are set out later in this report.

The CSSI Action Group, Expert Consultants, and our Community Partners are contributing to the significant progress on the various initiatives that support Mayor and Council's strategic priority of Community Safety.

RECOMMENDATION:

For Information Only

DISCUSSION:

a) **Background Context:**
Looking back on the history of the CSSI, Council endorsed the Community Social Safety Initiative on February 12, 2019. After refinement and funding in July of the same year, the plan began to take shape with the launch of the Downtown Vibrancy and Clean Streets projects in August, and the launch of the CSO pilot project in September. Shortly thereafter on October

29, 2019, CSSI Expert Consultants were appointed. Key regulatory tools to support the CSSI, including the Safer Streets Bylaw and the Nuisance Bylaw, developed by the Director of Bylaw and Licencing Services were adopted in November 2019 and January 2020 respectively.

The pace of the Action Group picked up significantly towards the end of 2019 with Phase 1 of the Business Engagement Plan in December of 2019. The roll out of a consolidated radio communications network furthered the corporate wide initiative. Early in 2020, the Manager of the CSSI was put in place to lead the Initiative and the Action Group became operational. Shortly thereafter, the COVID-19 pandemic posed incredible challenges for us all.

b) **Community Social Safety Action Plan**

The Community Social Safety Action Plan has a total of 35 separate safety initiatives and is now 85% operationalized (see Appendix A). The remaining items are the most complex initiatives, requiring strategic partnerships. Some recent highlights include the following initiatives discussed in the subsections below.

i. **LOCTED Program**

One of the action items within the Plan is to explore the expansion of the Façade Program to increase the number of properties that employ Crime Prevention Through Environmental Design (CPTED). In partnership with the Downtown Maple Ridge Business Improvement Association (DMRBIA), the Lock Out Crime Through Environment Design (LOCTED) program has proven successful. Many business owners have expressed a desire to be empowered through these tools to protect their businesses and livelihoods. Since August 28, 2020 the program has produced the following:

- **LOCTED Reports Delivered: 13**
  This is a free service from the CSOs. Reports include the CPTED Assessment Checklist, photos, recommendations and a one-page information sheet about the philosophies of CPTED.

- **Grant Money Distributed: $6,000**
  Business owners are eligible for reimbursement up to 50% of their improvements invoice, to a maximum of $2,000. The program has been a success, with business/property owners investing in improved security/safety infrastructure, with matching funds provided equally between the City and the DMRBIA.

ii. **Coordinated and Tiered Enforcement**

Regarding the Tiered Enforcement action item, the relationship between Bylaw Services and the RCMP has strengthened significantly. CSOs and the Uniformed Community Response Unit (UCRU) are participating in highly visible joint patrols in the downtown core on a weekly basis. These patrols are scheduled well into the future. Patrols enable teams to deal with hot spots in the downtown core. Further, there is additional cooperation between the teams on COVID-19 enforcement and the application of the Nuisance Prohibition Bylaw.

The third team in the Tiered Enforcement model is the Security Service. After significant review, we were able to align the necessary services with the budget. The Security Service team responds to very difficult calls and communicates well with CSOs through the consolidated radio system. In addition, Security Service personnel have quickly adopted a new incident reporting system, allowing for real-time data sharing on the CSSI Dashboard.

iii. <u>Transitional Services</u>

With respect to the Transitional Services action item, the Manager of CSSI and the Manager of Community Planning met with Jacqueline Kea, Warden of the Alouette Correctional Centre for Women. This was a fruitful discussion about the release planning process and establishing a connection between the City and the Community Integration Worker. Building a partnership with this institution will enable discussions about both capacity and support for individuals returning to the community.

c) **Expert CSSI Consultants**

Rob Thiessen and Fraser MacRae are continuing to support and advise the Manager of CSSI and the team as we navigate complicated waters. Their service is very helpful and valuable to the City. Mr. Thiessen continues to monitor capacity and strength amongst social service providers and operators, and has an impressive network of contacts. Mr. MacRae has incredible insights about enforcement leadership, police services, and strategy.

d) **CSSI Dashboard**

As a result of very impressive and timely work from the IT Business Solutions team, the CSSI Dashboard was built as a real-time tool that serves both to help strategize on the deployment of finite resources as well as to inform policy decisions. The dashboard is being used internally for briefings/debriefings, in public CSSI presentations, in reports for the Downtown Maple Ridge BIA Safety and Security Committee, and is linked to the Performance Measures Dashboard.

The CSSI Dashboard also shows the corporate performance metrics. One goal is a 75% closure rate within 48 hours for routine homeless and Safer Street files. Other tracked metrics relate to CSO Referrals and CPTED Assessments.

e) **CSSI Partners Meeting on January 13, 2020**

This well-attended meeting is the second in our series of Partner Meetings intended to bring policy makers together to discuss and collaborate on the CSSI. The following agenda led the group into constructive and productive discussions:

- CSSI Action Plan – *Chad Cowles, Manager of CSSI, City of Maple Ridge*
- Pathways Online Resource Tool – *Christina Shearme, Community Network Coordinator*
- Restorative Justice – *Ranjit Kingra and Colette Madsen, Community Services*
- Community Integration Housing Supports – *Steven Lamothe, Manager of Service Delivery, Ministry of Social Development & Poverty Reduction*
- Supportive Recovery Bylaw and Ongoing Planning Projects – *Amanda Grochowich, Community Planner, City of Maple Ridge*
- Integrated Court – *Christina Crabtree, GM Corporate Services, City of Maple Ridge*

The CSSI team emphasized the theme of data sharing, and managed to gain participation on an Integrated Court sub-committee from key partners, including Probation and the Ministry of Social Development and Poverty Reduction.

f) **Community Safety Officer Coverage Models and Financial Implications**

As per Council's request for additional information on 16 hours/7 days a week coverage by CSOs, set out below are two options that would increase level of service.

Current Schedule: 4 Community Safety Officers

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
AM Shift	2 CSOs	2 CSOs	2 CSOs	2 CSOs	2 CSOs	2 CSOs	2 BCOs
PM Shift	NIL	2 CSOs	2 CSOs	2 CSOs	2 CSOs	NIL	NIL

The CSO current schedule lacks coverage on Monday and Saturday PM shifts, as well as on Sundays (4 total shifts). Further, there is no capacity for vacation and sick coverage. As a result, the team is short staffed compared to response expectations.

Option 1: Addition of 1 Senior Community Safety Officer + 1 Community Safety Officer

Based on the high risk nature of this work and proven best practices, CSOs utilize a partner patrol model. This model drastically improves Officer safety and increases the level of compliance. Therefore, it is highly recommended that CSOs are always rolled out in pairs.

1 Senior CSO	**$103,967**
1 CSO	**$ 93,967**
Total	**$197,934**

These two positions can be slotted into a schedule that creates a more comprehensive coverage model. In the 16 hours/7 days a week model, we consider two 8 hour shifts per day, 7 days per week to achieve the desired coverage. A total of 14 shifts need to be covered by a pair of CSOs. Three pairings of CSOs can cover 15 shifts per week; however this leaves minimal coverage for sick/vacation.

Option 2: Addition of 1 Senior CSO + 2 Community Safety Officers

Guaranteed 7am to 11pm – 16 hours/7 days a week

Two additional CSOs and one Senior CSO would provide enough coverage to maintain total 16/7 coverage without interruption

1 Senior CSO	**$103,967**
2 CSOs (93,967 x 2)	**$187,943**
Total	**$291,901**

The Importance of the Senior CSO

The Bylaw & Licencing Services Department has identified the need for a frontline Senior CSO to report to the Manager of CSSI and to provide supervisory and road support to the Community Safety Officers in the course of their duties.

The Senior CSO will create structural alignment in the Bylaw Services organizational chart. By rightsizing the managerial and supervisory spans of control, the Licences and Bylaws Department can dramatically improve productivity and responsiveness to public complaints and needs. It is widely recognized that enforcement department best practices include a span of control of 5-7 for frontline workers.

The Senior CSO will be responsible for disseminating information to the CSOs, and implementing operational protocols. They will translate the leadership's vision, direction, message, and intent into practice. The Senior CSO will be expected to provide leadership to CSOs, and be a positive role model for the organization.

CSO Cost Breakdown:
Senior CSO Salary with Burden: $98,000
CSO Salary with Burden: $88,000

One Time Costs

Full Uniform, Including Equipment	$1,200.00
Monitor	245.00
Computer – Panasonic CF-54	3,470.00
Desk Phone	752.00
Cell Phone	300.00
Total	**$5,967.00**

g) **CSO Operational Priorities**
The top operational priority for the CSOs remains the Downtown Core, and more specifically: Memorial Peace Park to Tim Hortons on 224 to Chevron at Lougheed and 223 to Beckett Park. In this area are foot patrols, joint patrols, joint outreach, and focused operations. The intention is to prepare the Downtown core for business and safe use, maintain it all day, and branch out from there when possible. We are currently being significantly challenged by hoarding behaviour.

NEXT STEPS:

The Action Group will continue working on achieving results through the Action Plan. In development of the broader Community Social Safety Plan, a key next step is to commence the public consultation process, which was endorsed at the October 29, 2019 Council workshop (as amended by Council). The public consultation process will involve a virtual public open house, anticipated for May 2021, with presentation of an outcomes report to Council before the summer meeting break.

CONCLUSION:

The Community Social Safety Initiative, fully integrated into the Corporate Work Plan, is hitting targets and having real impact to help ensure that Citizens Feel Safe and are Engaged, Citizens are protected, and Citizens' well-being is supported.

Prepared by: **Chad Cowles**
Manager, Community Social Safety Initiative

Reviewed by: **Lisa Zosiak**
Manager, Community Planning

Reviewed by: **Michelle Orsetti**
Director of Bylaw and Licencing Services

Reviewed by: **Trevor Thompson**
Director of Finance

Approved by: **Christina Crabtree**
General Manager, Corporate Services

Concurrence: **Al Horsman**
Chief Administrative Officer

Appendix A: Updated CSSI Action Plan

Community Social Safety Action Plan

Framework	Focus Area	Program	Purpose	Update	Lead	% Complete (or ETA)
Citizens Feel Safe and Are Engaged in the Community	Clean Streets & Walkways	Pilot Program to Expand Early Morning Cleanup	To improve feelings of safety in the Town Centre through increased efforts of needle and solid waste removal prior to businesses opening in the morning.	An additional resource has been added to perform early morning cleanup that focuses on the removal of needles and solid waste in the Town Centre. These duties are performed before businesses open so as to provide a clean environment for customers. This program addresses feedback from business owners who have identified that the presence of needles makes themselves and their customers feel unsafe. Results of this program are being tracked. Service to be reinitiated in Spring 2020. We are also exploring opportunities to coordinate efforts with will community partners to engage in street cleanup restorative justice programs.	Parks and Facilities	100%
		Additional Needle Removal Training	To provide additional needle removal training to staff and contractors, as appropriate, to increase the coordinated efforts of needles and solid waste removal and increase beautification efforts.	Staff training in place. Continue to incorporate further training as necessary. On January 29, in partnership with Fraser Health, , the Fire Department hosted a blood borne pathogens and safe needle handling course delivered to community event and festival organizers.	Bylaw, Parks, Engineering	100% And Ongoing
		Expand Façade Program	To increase the number of properties that employ CPTED principles.	Exploring the feasibility of expanding the Façade Program to include improvements that are in alignment with Crime Prevention Through Environmental Design principles. In May 2020, the BIA is continuing to allocate grants under the jointly funded facade program.	Senior Policy and Sustainability Analyst, Manager CSSI, DMRBIA	100% Pilot launched Q3 2020
	Vibrant Downtown	Pilot Program for Activations	To increase positive, welcoming, and no-cost activities to improve the feelings of safety and increase citizen engagement in the downtown core.	Implemented the Happenings in the Park program which supplemented and enhanced summer programming. New events were added in and around Memorial Peace Park to activate the area on Wednesday, Thursday, Friday and Saturday evenings. This program has received lots of positive feedback and we are currently reviewing successes. Ongoing funding for a downtown activation program was approved in the 2020 Financial Plan Bylaw.	Recreation and Community Engagement	100%
		Program Vulnerable Areas	To re-imagine and program "vulnerable areas" which are often viewed as "unsafe" and to increase the utilization and engagement in those spaces.	Additional focus on programming of the corridor between Greg Moore Youth Centre and the Haney Place Mall over the summer months in 2019, including basketball and ping pong games introduced on an ad hoc basis. Incorporated lighting up the corridor in the 2019 Glow event. Continue to look for opportunities to incorporate programming in vulnerable spaces as appropriate.	Recreation and Community Engagement	100%
		Light Alleyways	To create safer space and deter crime.	Staff are currently planning to identify more areas for improved lighting. Engineering shared a Town Centre Lighting deficiency map, with priority areas highlighted. Community Safety Officers submitted a list of recommendations, and BC Hydro has agreed to add 13 lights to North Lane in the first phase of upgrades. Where excavation and conduit installations are required, Engineering is exploring utilizing newer technologies such as micro-trenching which may be able to significantly lower the costs but the feasibility of this is still unknown.	Engineering, Planning	30% Q4 2020
		Town Centre Visioning Public Process	To seek input from the community, through in-person and online formats, on their vision for the Town Centre's future. This process will also explore options and opportunities for drawing people into the Town Centre and creating greater vibrancy, particularly in the business and civic areas.	The public consultation process commenced in August 2020, and included an open house, WalkShop tour of TC, and a virtual workshop with the business community. The Consultant facilitated a Staff Workshop on December 18, 2020. An outcomes report will be presented to Council on February 23, 2021.	Planning	90% Q4 2020
	Enhance Volunteer Programs	Community Safety Tours	To focus on Community Engagement while promoting positive interactions with the public and increasing community partnerships. Promoting public education and reducing criminal activity through crime prevention education. Includes business outreach and community event foot patrols.	Community Safety tours is one of many of the RCMP volunteer programs. This new volunteer program was introduced in the Summer. RCMP rolled out Community Safety Tours in the summer of 2019 in alignment with and support of the community social safety initiative focused on the Town Centre.	RCMP Volunteers	100% And Ongoing

Community Social Safety Action Plan

Framework	Focus Area	Program	Purpose	Update	Lead	Status
Citizens Feel Safe and Are Engaged in the	Enhance Volunteer Programs	Enhanced Block Watch Communications	To improve information sharing and communications through existing online applications.	Implemented enhancements to existing online applications to incorporate additional information and notifications for the Block Watch program and its volunteers.	RCMP Crime Prevention, IT	100%
		Ambassador program	Will focus on Community Engagement while promoting positive interactions with the public and increase community partnerships.	Currently exploring the development of the Ambassador program, managed through the Community Safety Officer Team in Bylaw Services to compliment existing efforts. Joint patrols will be planned that involve our Community Safety Ambassadors and CSOs in problematic areas. Once the threat of COVID-19 sufficiently subsides, we have funding to launch the City's Ambassador program. In the meantime we are building job descriptions, recruitment strategies, and working on branding.	Licences and Bylaw	40% Q2 2021 (COVID delayed)
Citizens Are Protected	Visibility and Response	Coordinated and Tiered Approach to Enforcement and Engagement Services	To deliver a coordinated and tiered approach to enforcement and engagement. This program supports a safe and welcoming environment to our citizens by responding appropriately, with the appropriate resource, to various safety related concerns raised by citizens and businesses including the DTBIA. Working with RCMP, Bylaws, Parks, Recreation & Culture, experts and contractors, we will ensure an efficient, effective, tiered approach to enforcement and engagement that utilizes a robust communications and incident response strategy.	Short term and stop gap strategies have been employed to alleviate pressure on urgent issues:	Licences and Bylaw	
				- additional security guards and reallocation of existing security resources		100%
				- reinvigoration of security group to identify issues and develop a plan to move forward		100% Q3 2020
				- obtaining & compiling incident data to identify priorities, trends and measures. IT built a new reporting tool for Westridge that populates a dataset that we are using on the CSSI dashboard.		100% Q3 2020
				- Streamlined security service to ensure coverage of critical areas while creating budget alignment. Now that the appropriate service levels have been identified, working with Purchasing to finalize the RFP.		90% Q4 2020
		RCMP Proactive Foot-beat file	To increase visibility & responsiveness in the downtown.	An operational file that logs when members pro-actively engage in foot patrols in the downtown area and talk with businesses and citizens enhancing police presence.	RCMP	100%
		RCMP Extended On Site Visibility	To increase visibility & responsiveness and education on crime deterrents in the downtown.	While doing computer or paperwork officers choose strategic locations to increase police visibility.		100%
		UCRU Bike Patrol	To increase visibility & responsiveness in the downtown.	RCMP employ a seasonal bike patrol that is deployed in both the downtown and parks, which allows for increased visibility and community engagement.		100%
		Safe Streets Bylaw	To develop a bylaw that addresses issues relating to citizen safety, including aggressive panhandling.	Bylaw has been adopted and became effective November 12, 2019.		100%

Community Social Safety Action Plan

Framework	Focus Area	Program	Purpose	Update	Lead	Status
	Protective Services	Additional Bylaw Officers	Two time-durated bylaw officers will be dedicated to the downtown area and surrounding parks. Primary responsibilities will involve making referrals to local service providers, liaising with businesses and community organizations, engaging citizens in positive interactions and facilitating a safe and enjoyable environment by ensuring compliance with parks bylaws, such as overnight camping, alcohol and substance misuse in park space and fields in surrounding parks.	- Hiring of these positions has been completed. These two bylaw officers will be incorporated into the coordinated approach to enforcement and engagement. - Bylaw Officers hired as Community Safety Officers. The pilot program was very successful. - Funding for 2 full time Community Safety Officers was approved in the 2020 Financial Plan Bylaw. - May 2020, approval from CAO to post two more RFT Community Safety Officers.	Licences and Bylaw	100%
		Improved Radio Communications	Consolidate radio communications for City staff, security & key stakeholders to improve response and coordination efforts among these groups as well as having long term benefits for response and coordination during emergency incidents.	Handhelds radios (Motorolla XPR 7580e) and accessories have been distributed the PRC, Bylaws, Security, and Operations, allowing for interoperability between the groups. Departmental policies have been drafted and deliver to each user group. The improved capability has proven to be extremely valuable during the COVID-19 response with staff redeployed to different service areas. The radio network is managed and maintained by the electrical technician at the Operations Centre. They have reported 2 possible dead zones at the foot of Thornhill and on Forman Drive.	Electronic Technician, Operations Centre	100%
		RCMP Service Level Review	To review police service needs for Maple Ridge.	A review of the existing model is underway. An update to Council will occur this Fall.	CAO, Finance, RCMP	50%
		Explore Bylaw Officers Authorities	To maximize the effectiveness of enforcement resources by exploring additional authorities that may be leveraged through Bylaw Officers.	Bylaws provided Council with an update on departmental work and resource needs in October 2019. A legal opinion was shared with Council and it defined the Community Charter authorities for Bylaw Officers, which includes Peace Officer status while performing their duties.	Licences and Bylaws	100%
Citizens' Well-being is Supported	Alternative Forms of Justice	Port Coquitlam Integrated Court	To achieve an Integrated Court.	Supporting efforts of Crown Counsel to implement Integrated Court in Port Coquitlam. Working on strategies to support local access to this Court. The BIA has emerged as a willing community partner.	GM Corporate Services, RCMP	25% Q2 2021
		Restorative Justice/Diversion	To support efforts on increasing the use and effectiveness of this program.	RCMP works directly with Community Services regarding Restorative Justice, to make referrals for business and schools on lower level incidents. This is a volunteer program that allows for accountability with non-court options. Bill C-75 has created a scenario where RCMP requires greater capacity. Bylaw Services met with Community Services on July 30 and CSOs will also be referring individuals and harmed parties.	GM Corporate Services, Manager CSSI	100% Q3 2020
	Corrections	Transitional Services	Explore opportunities to support individuals coming out of Corrections facilities.	Exploratory meetings with the Probation Team from Maple Ridge Community Corrections, and the Warden at the Alouette Correctional Centre for Women. CSSI team connected with the Community Integration Worker to explore ways to share information about capacity and resources in the City.	GM Corporate Services	75% Q2 2021

Community Social Safety Action Plan

Framework	Focus Area	Program	Purpose	Update	Lead	Status
Citizens' Well-Being is Supported	Housing	Housing Action Plan	Establishes a key strategy in creating new, affordable seniors rentals and special needs housing.	Density bonus changes have been adopted into the Zoning Bylaw that will contribute to the delivery of affordable housing options.	Planning	100%
			Encourage a broad variety of housing forms to enhance choice, tenure, and affordability	The RT-2 zone to allow ground-oriented residential infill development (triplex, four plex and courtyard) was adopted into the Zoning Bylaw and some applications have been received for these housing forms. Maple Ridge Official Community Plan Amending Bylaw No. 7673-2020 to include Ground-Oriented Residential Infill Development Guidelines (to guide form and character of these developments) in the Maple Ridge Official Community Plan was adopted on November 24, 2020.	Planning	100% Q4 2020
				Zone work completed for R-4 infill single-family use (permits 450m^2/4,843ft^2 lots) and will be incorporated into the new Zoning Bylaw 2600-2019. Final reading is anticipated December 8, 2020.	Planning	100%
				Review of secondary suite (SS) and detached garden suite (DGS) regulations to help increase rental unit opportunities. Accountability mechanisms explored with Council. An amendment to the Zoning Bylaw to remove the Owner Occupancy requirement for secondary suites and detached garden suites received 1st and 2nd readings on November 24, 2020 and will be forwarded to public hearing in January 2021. A companion bylaw amendment to the Business Licence Bylaw to incorporate a Good Neighbour Agreement received 1st, 2nd, and 3rd readings on November 24, 2020 (no public hearing necessary) and was adopted at final reading with the Zoning Bylaw amendment on January 26, 2021	Planning	100% Q1 2021
		Social Housing Plan	Establish a Social Plan with Council directed priority action items	Social Housing Plan established in 2019. Defined Council priorities such as: - Abstinence based housing - Seniors housing - Housing for people with a disability - Housing for families with a low income - Mapping exercise on housing substance use services	Planning	100%
			Expressions of Interest for Affordable Housing Providers	Currently exploring potential provider partnerships. This includes working with BC Housing, Fraser Health and other outside non-profit agencies to undertake affordable housing project assessments.	Planning	80% Q2 2021
			Social Services Inventory	In 2019 Council endorsed funding to hire SPARC BC to map a range of substance use, mental health and housing services in Maple Ridge to inform a made in Maple Ridge Development Model (as an update to the inventory undertaken in 2016). A Social Services Inventory was undertaken with SPARC BC and included input from BC Housing and Fraser Health. The inventory was presented to Council in Spring 2020. Completing a gap analysis is the next phase and is underway with anticipated outcomes report to Council later in 2021.	Planning	60% Q2 2021
			Supportive Recovery Bylaw	Update to Council in Oct. 2019 provided options and advice regarding a regulatory approach for supportive recovery homes and transitional facilities. This work has been ongoing with Zoning Bylaw amendment to define the use and trigger requirement of a Housing Agreement (on a case by case basis) received 1st & 2nd readings in July 2020. Proceeding to public hearing in September and bylaw adopted in November 2020.	Planning and Licences and Bylaws	100% Q4 2020
				Complementary regulations to regulate other classes of Assisted Living Residences are anticipated before Council in early 2021.	Planning	25% Q2 2021
				Working with Business Licencing to bring forward amendments to the Business Licence Regulation Bylaw to tailor the application process Supportive Recovery class of Assisted Living Residences.	Planning and Licences and Bylaws	25% Q2 2021