

CITY OF MAPLE RIDGE UPDATED HOUSING NEEDS REPORT

Prepared for the City of Maple Ridge
By Urban Matters CCC

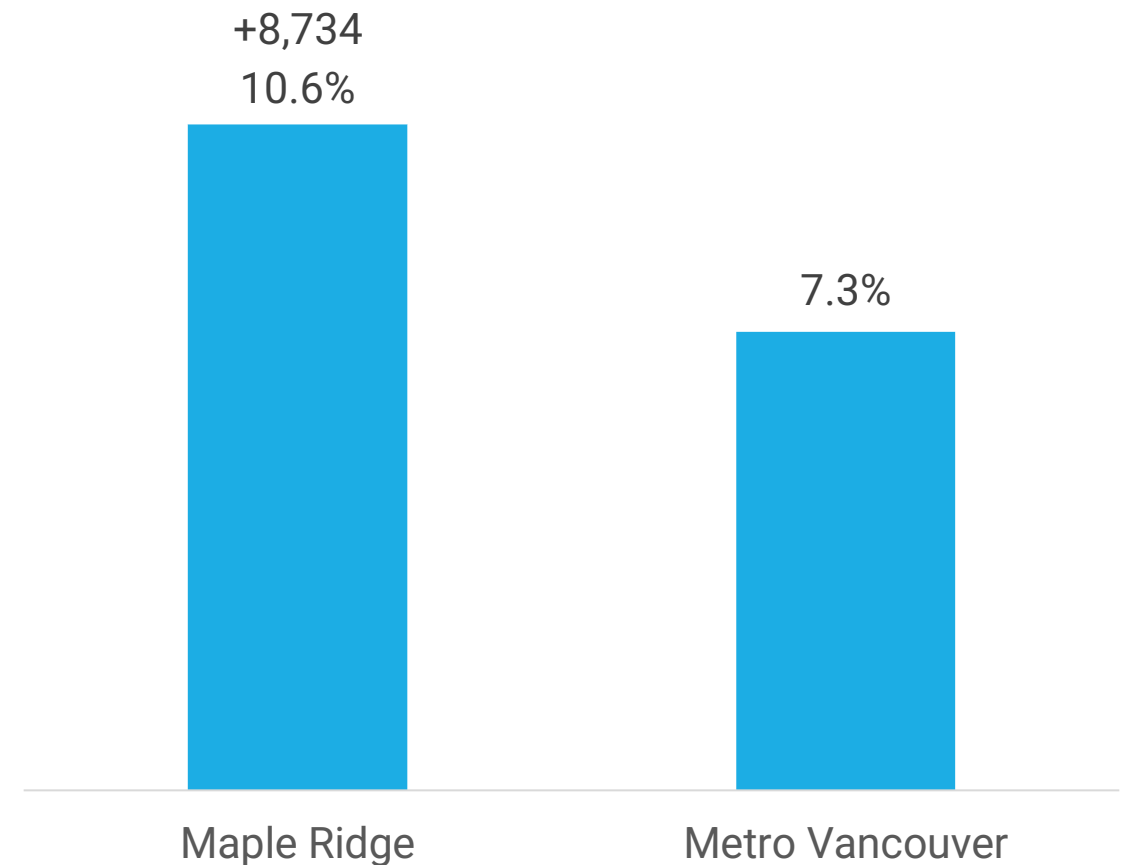
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KEY HOUSING INDICATORS

*Statistics Canada Census 2021, CMHC
Housing Portal*

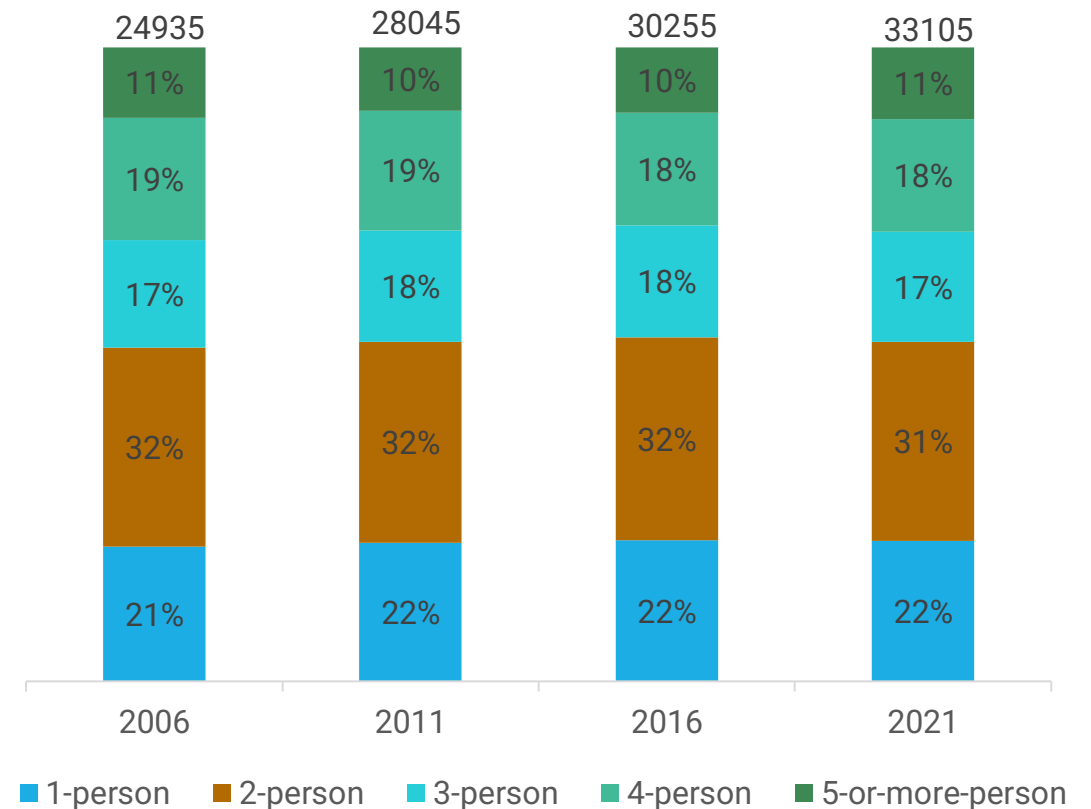
POPULATION

- Between 2016 and 2021, the population in the City grew by 10.6% (+8,734) from 82,256 in 2016 to 90,990, in 2021.
- The City is experiencing a higher growth rate compared to the region.



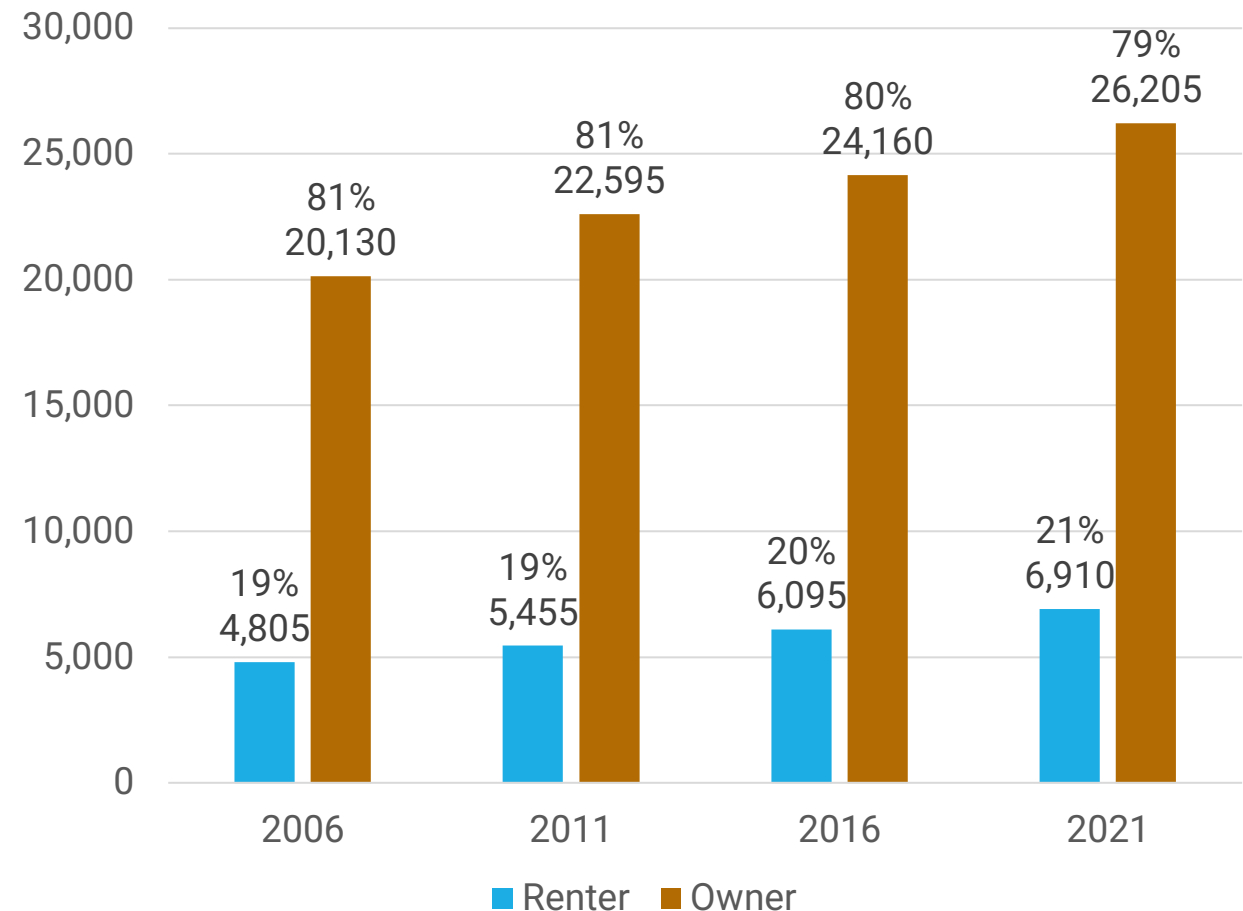
HOUSEHOLDS

- Between 2016 and 2021, the number of households grew by 9.4% (+2,850).
- The average household size has remained the same since 2006 at 2.7.
- In 2021, the rented average household size was 2.2, while owned households it was 2.8.



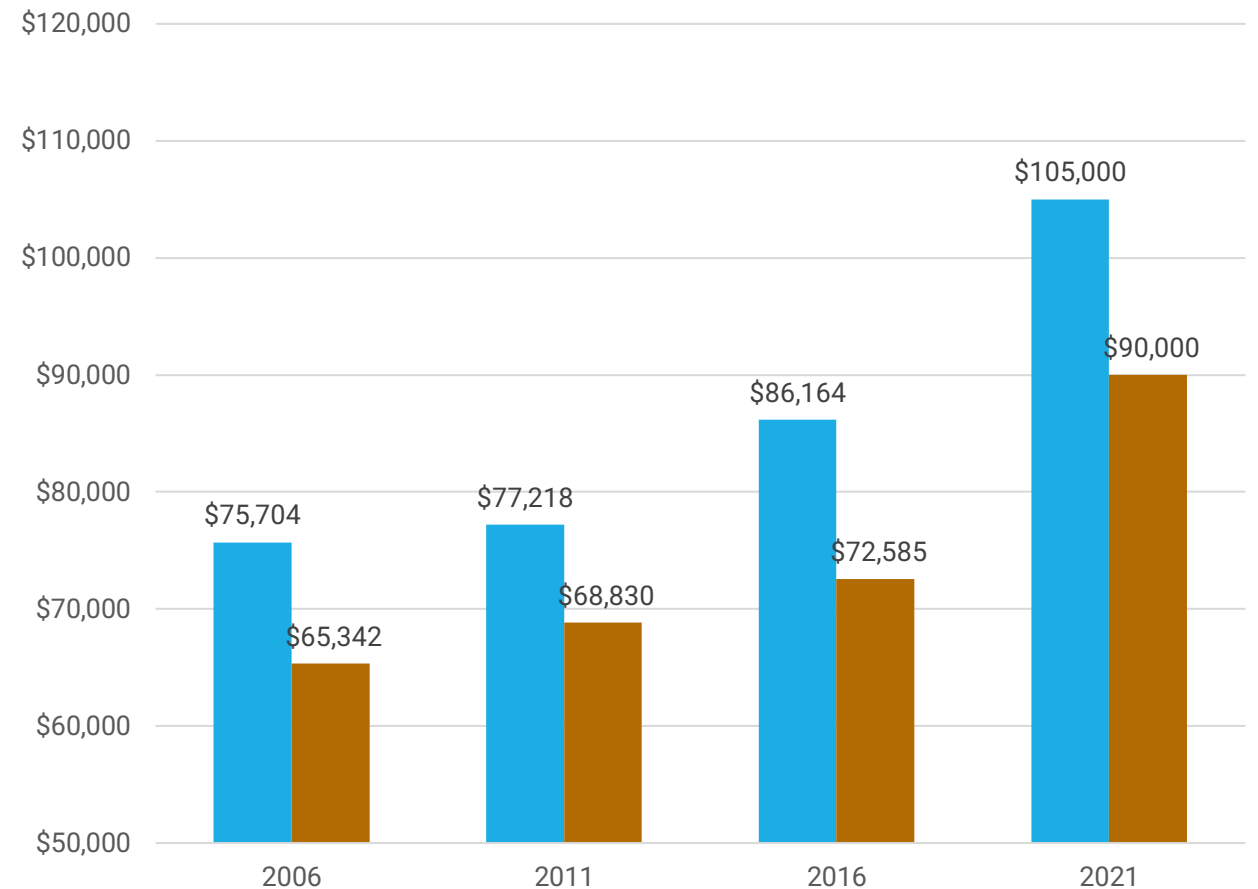
TENURE – RENTAL

- Household growth in the City continues to be driven by **owner households who account for 74% of new households between 2006 and 2021**, and 72% between 2016 to 2021.
- Regionally, **Metro Vancouver is composed of 38% rental**, compared to only 21% rental in Maple Ridge.



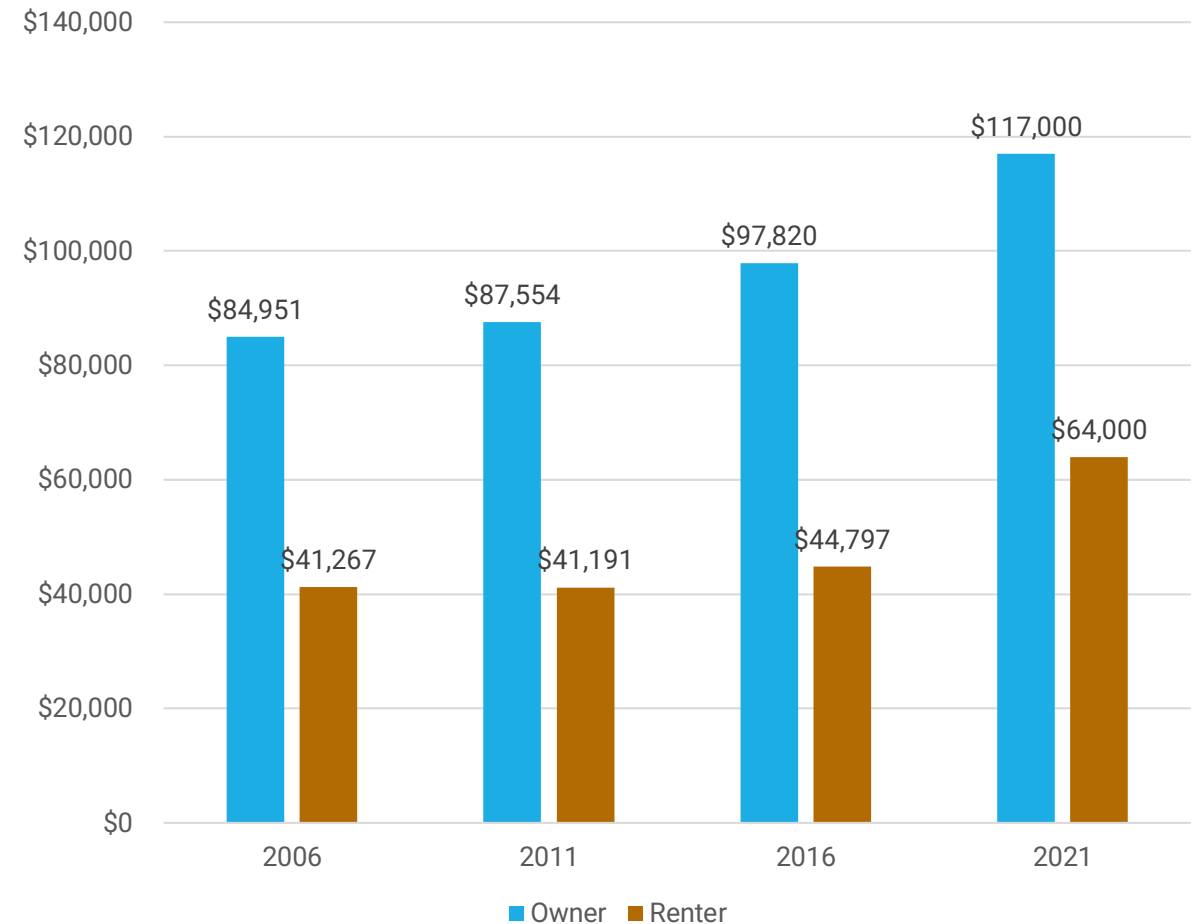
MEDIAN INCOME

- City household incomes increased at a slower rate than the region (24%) but are still **17% higher**.
- **Household median income increased by 22%** (+\$18,836) between 2016 and 2021.



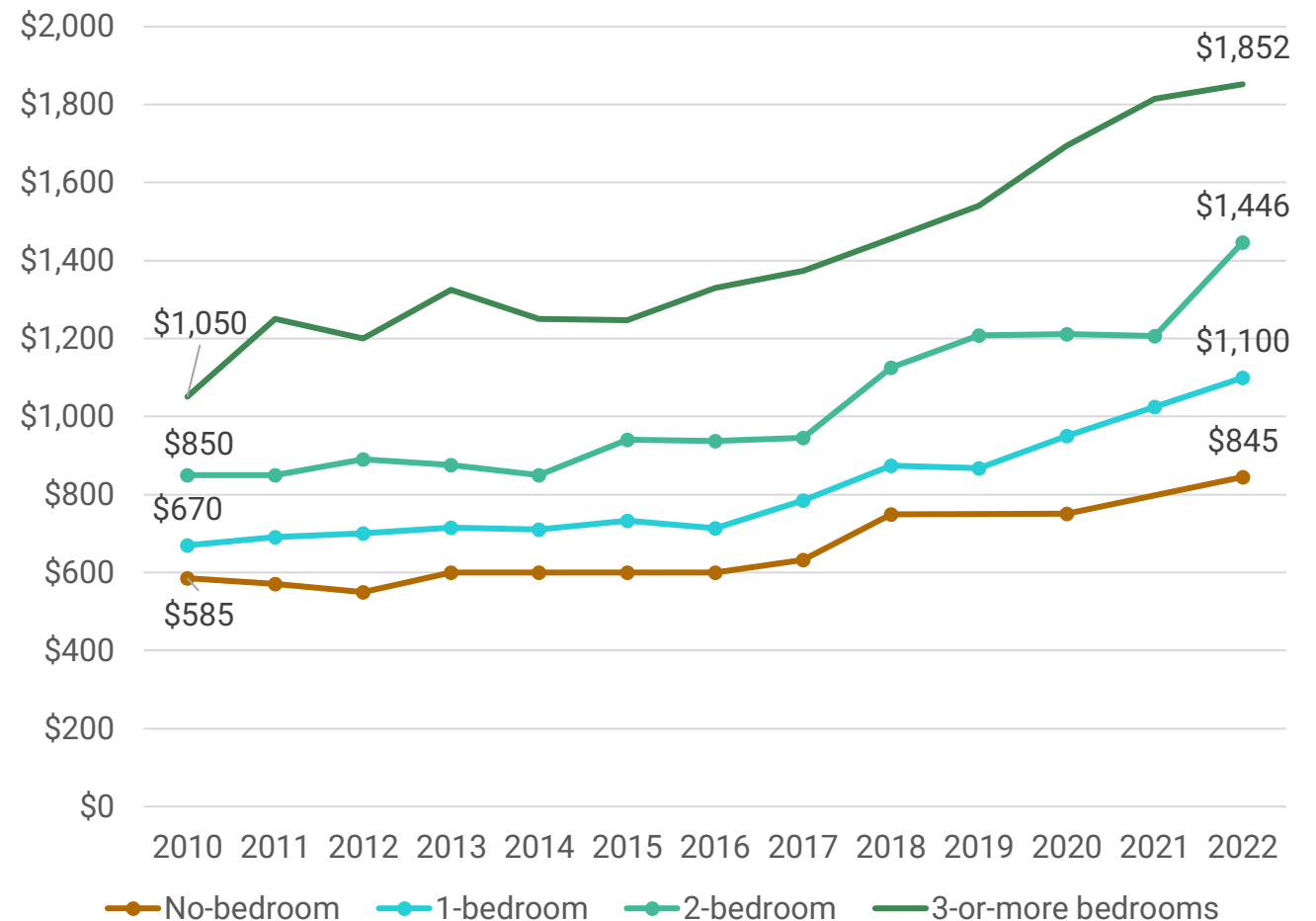
MEDIAN INCOME BY TENURE

- Owner households have typically made twice as much as renter households.
- From 2006 to 2016, owner household incomes **increased 15%**, while **renter household incomes only increased 9%**.
- From 2016 to 2021, **renter household incomes increased 43%**, while **owner household incomes only increased 20%**.



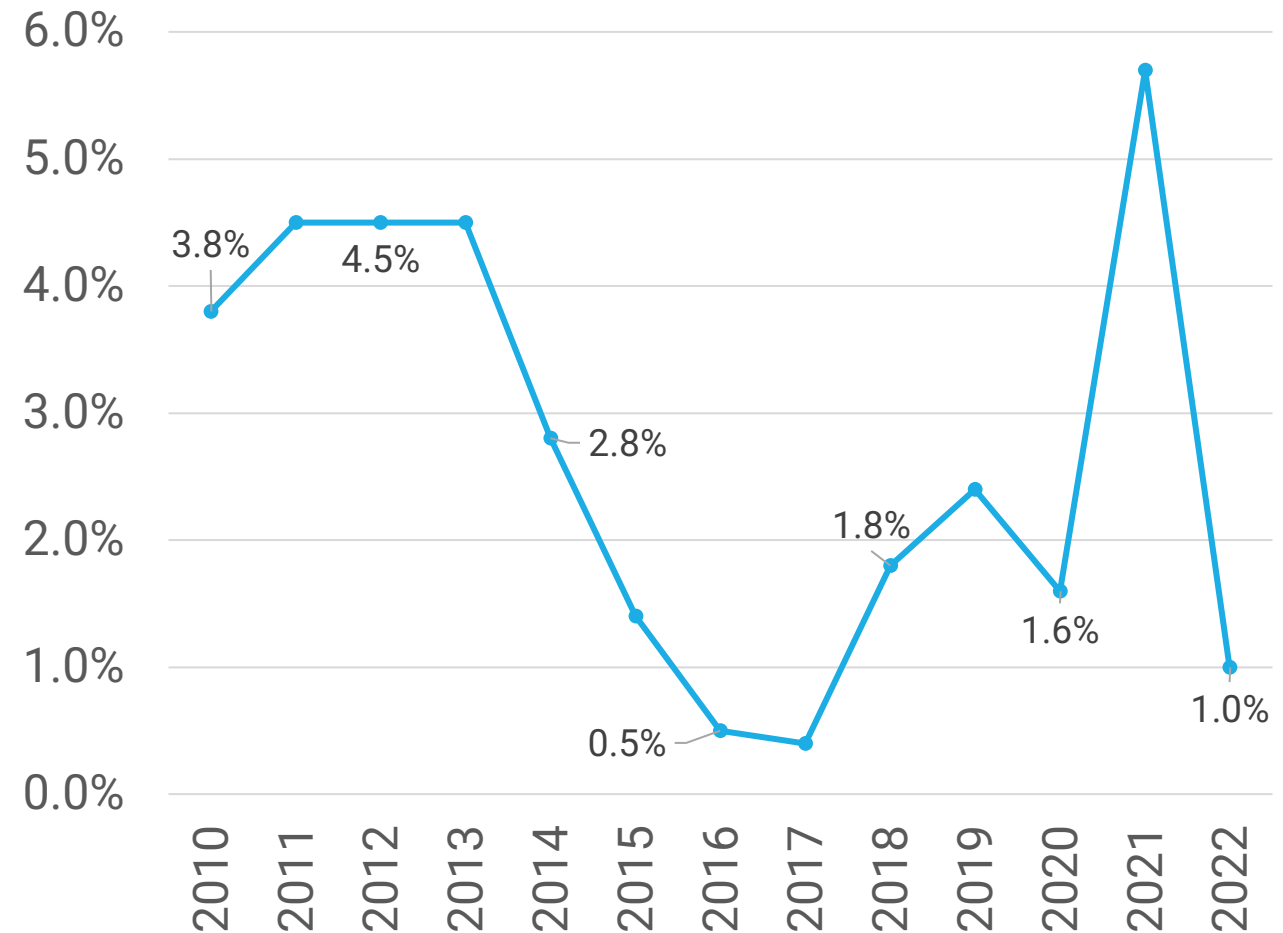
AVERAGE MONTHLY RENT

- Between 2010 to 2022, the average monthly rent in the City increased by 79%.
- While between 2011 and 2021, there was only a 36% increase in median incomes.



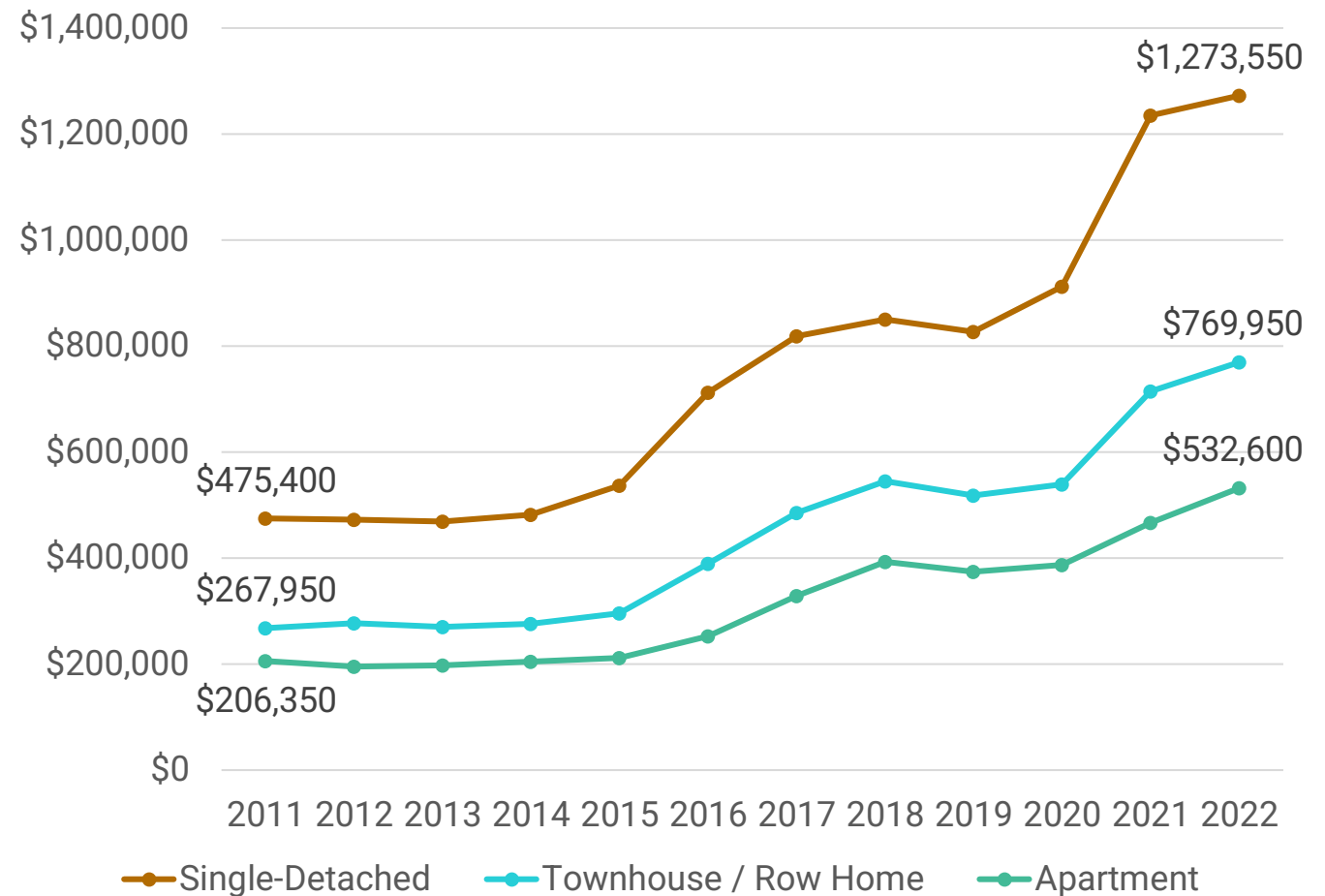
RENTAL VACANCY RATE

- Rental vacancy rates have fluctuated between 5.7%-0.4%.
- **The Vacancy rate for primary rental in 2022 was 1.0%**, with an estimated total of **358 vacant rental units**.
- Healthy vacancy rates are generally considered to be between 3% and 5%.



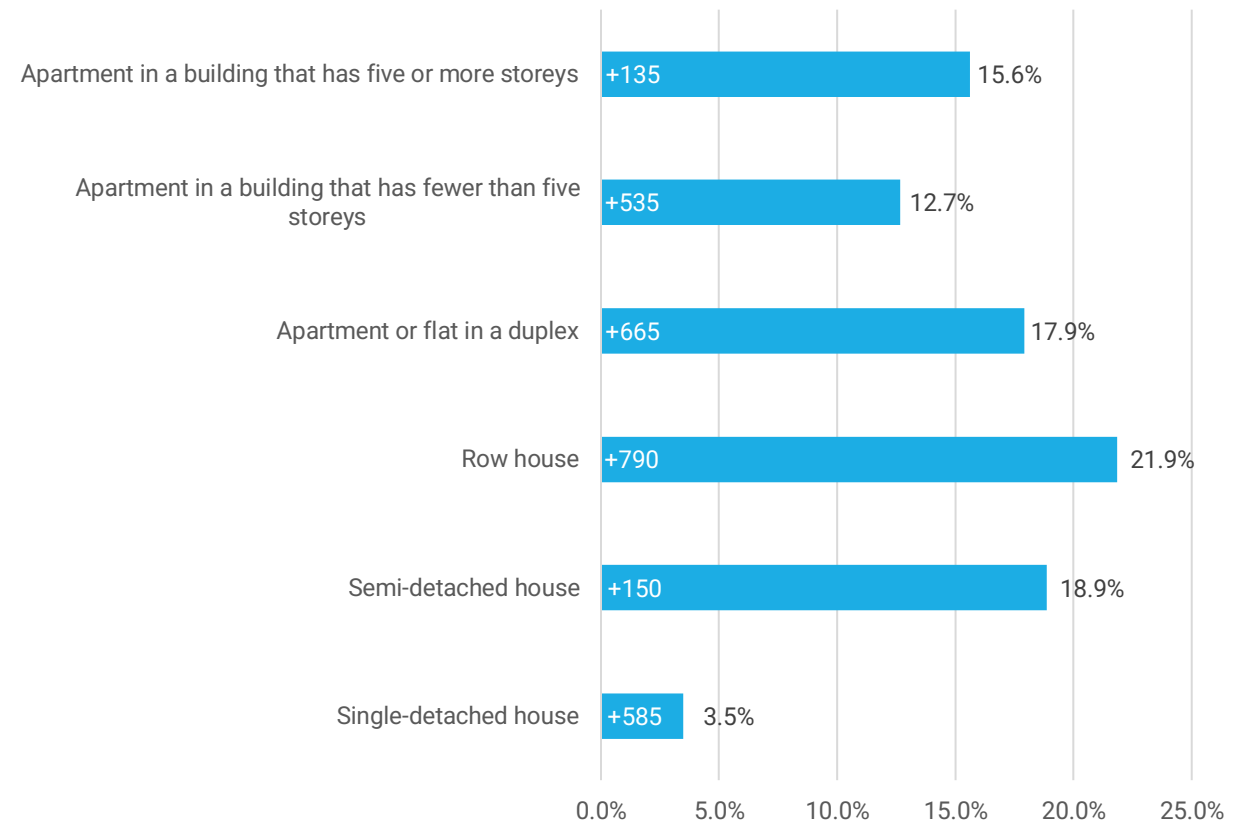
AVERAGE SALES PRICES

- Between 2011 and 2022 the average sales value of homes in the City increased by approximately \$600,950 or 251%.
- Between 2016 and 2021, this was a 64% increase, median incomes increased by only 22%.



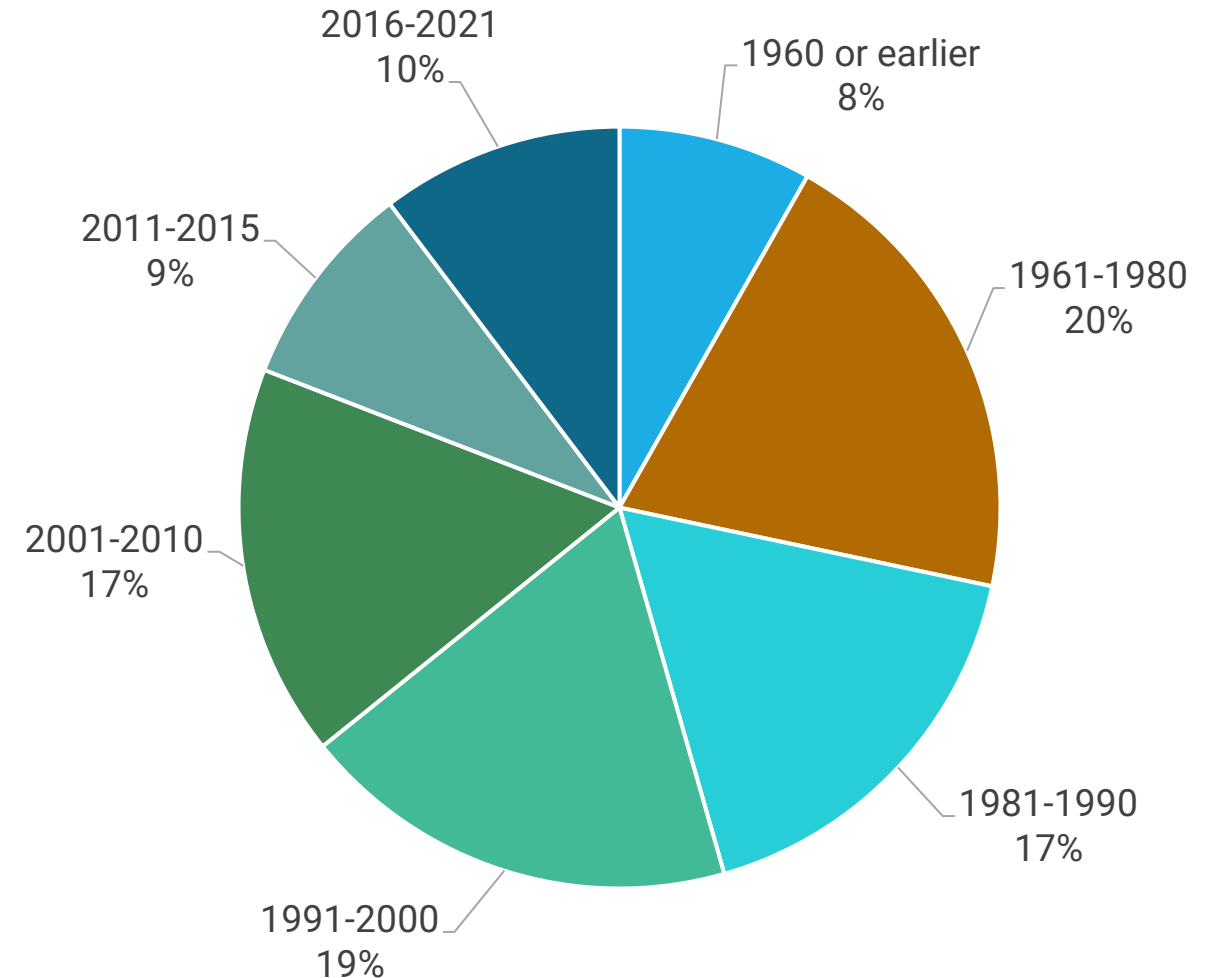
CHANGE IN HOUSING STOCK (2016–2021)

- Between 2016 and 2021, the City increased denser forms of infill housing, row houses, high-rise apartments or duplexes, high-rise apartments (more than 5 storeys) and shorter apartments (less than 5 storeys).



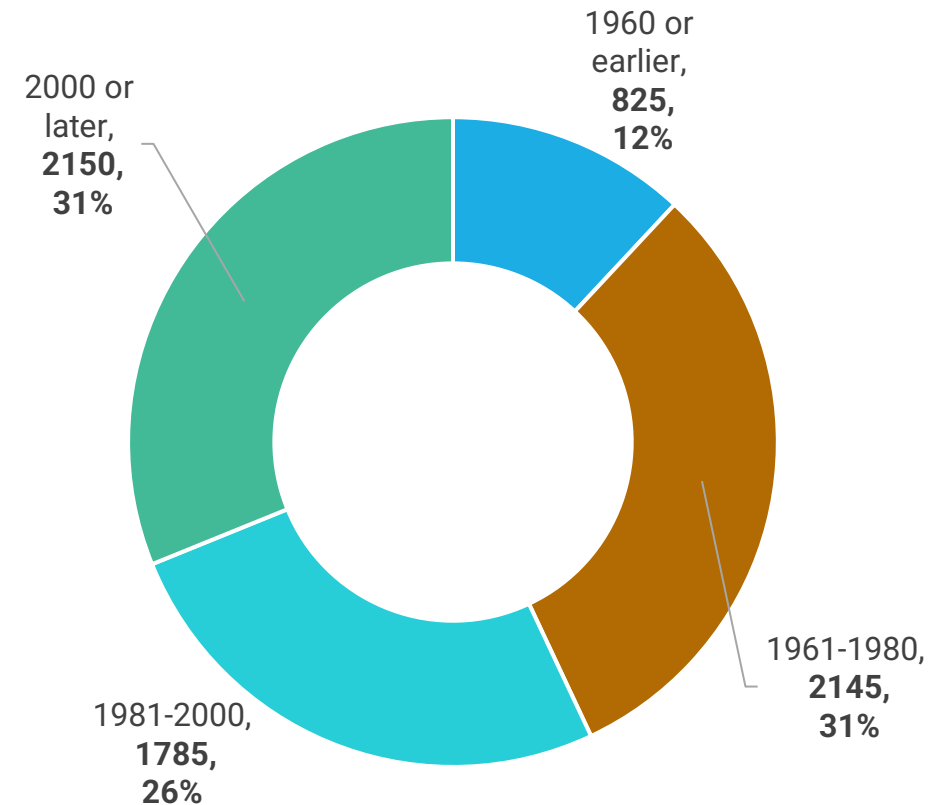
HOUSING STOCK AGE

- The majority (72%) of the City's housing stock was built after 1981.
- As of 2021, 28% of the City's stock was built prior to 1980.



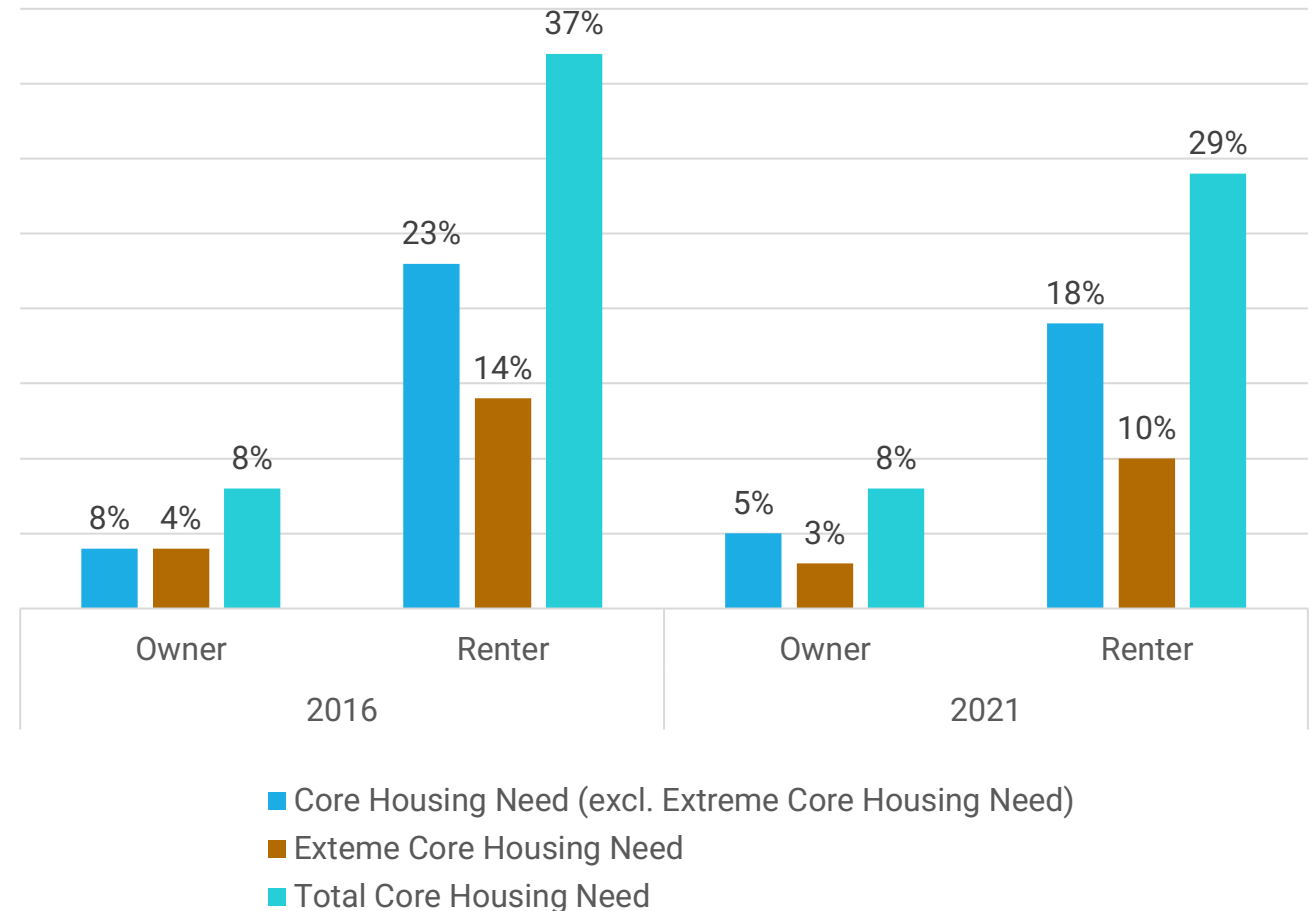
RENTAL HOUSING STOCK AGE

- 43% of purpose-built rental units in the City were built prior to 1981.
- Since 2016, the City has **built 581 new purpose-built rental units**. This does not include any in-stream buildings for 2023.



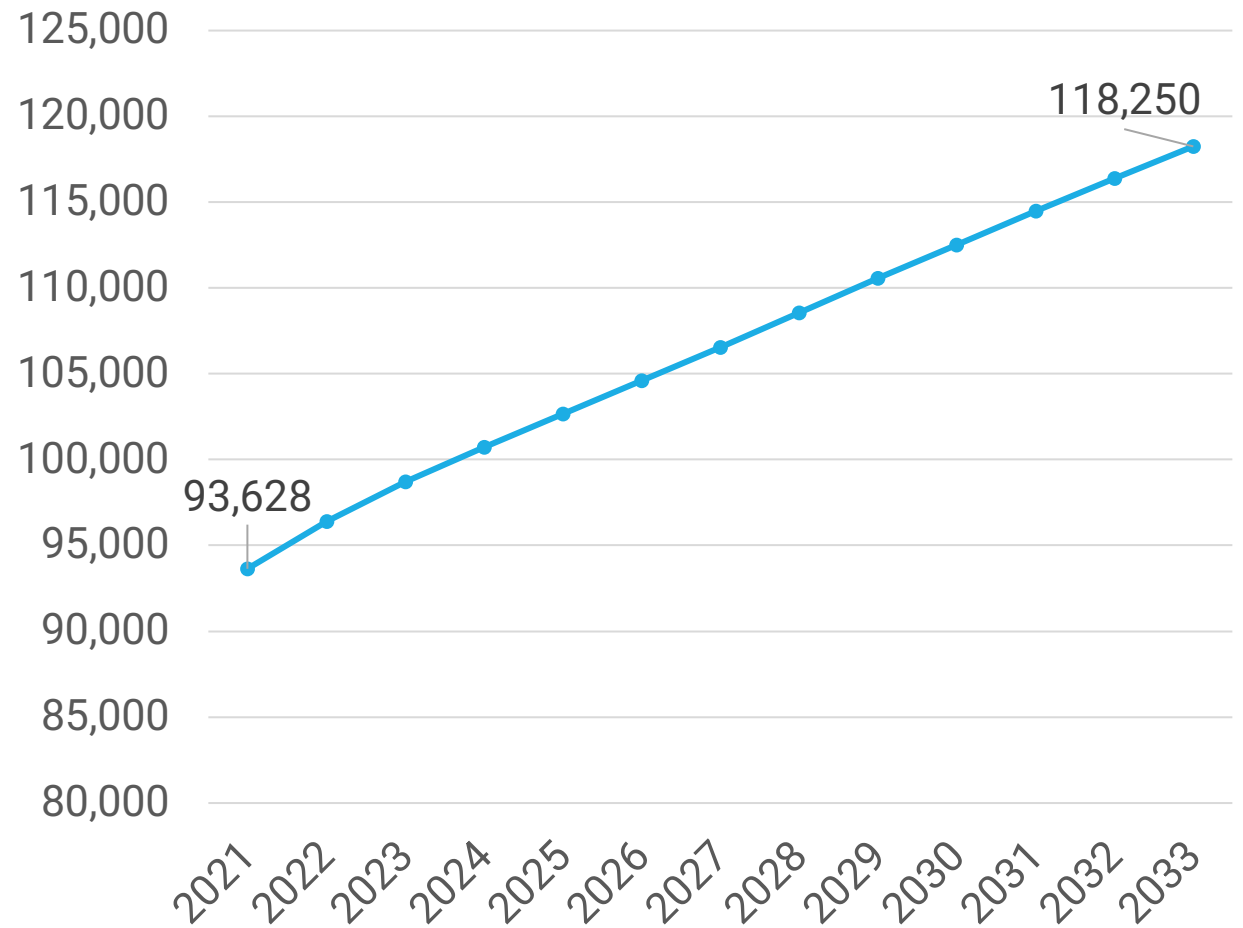
CORE HOUSING NEED

- Core Housing Need in **renter households has decreased slightly to 29%**, down from 37% in 2016.
- Core Housing Need in **owner households increased by 2%**.
- It must be noted that **CERB temporarily decreased CHN in 2021** and does not indicate that the housing crisis is improving.



POPULATION PROJECTION

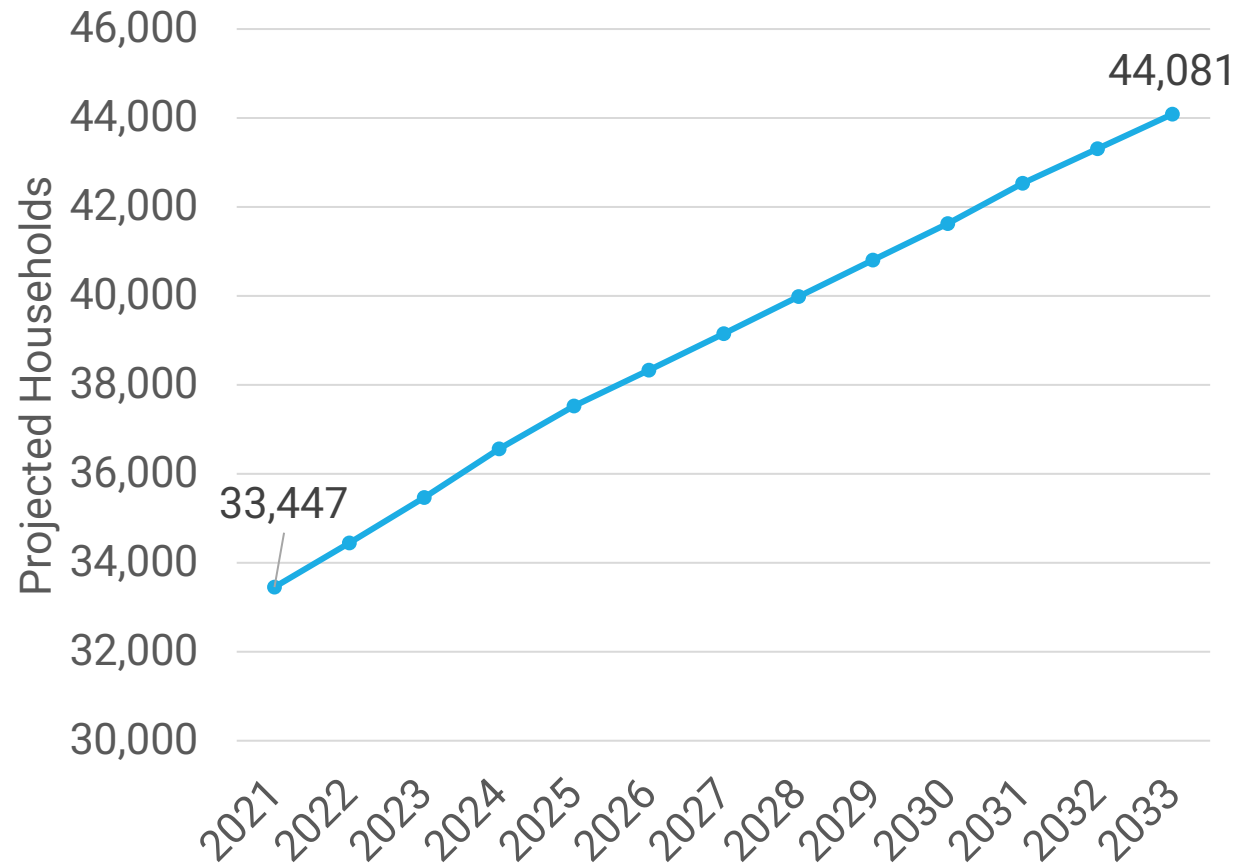
- Between 2021 to 2028, the City's population is projected to grow by 16%.
- Between 2021 to 2033, the City's population is projected to grow by 26%.



Source: BC Stats Population Projection adjusted to Census 2021 level to standardize the geographical boundary difference

HOUSEHOLD PROJECTIONS

- Between 2023 and 2028, an additional 6,532 households are projected.
- Between 2028 to 2033, an additional 4,102 households are projected.



Source: Derived from BC Stats Population Projection and Statistics Canada Census 2021

AFFORDABLE HOUSING

- As of 2021, **1,980 or 29% of renters are in core housing need**, with 705 renter households (10%) in extreme core housing need, compared to only 8% and 3% of owners. An estimated 1,002 households are in core housing need in 2023.
- Additionally, in 2021 there were 800 owners with mortgages in extreme core housing need, and an estimated 1,095 owner households in extreme core housing need in 2023.

RENTAL HOUSING

- Between 2023 and 2033, **2,127 new renters are for Maple Ridge**, adding to an already tight rental market (vacancy rate of 1.0%)
- The City saw the development of 353 new purpose-built rental units between 2012 and 2022, which is not sufficient to meet the anticipated demand from new renters

HOUSING FOR SENIORS

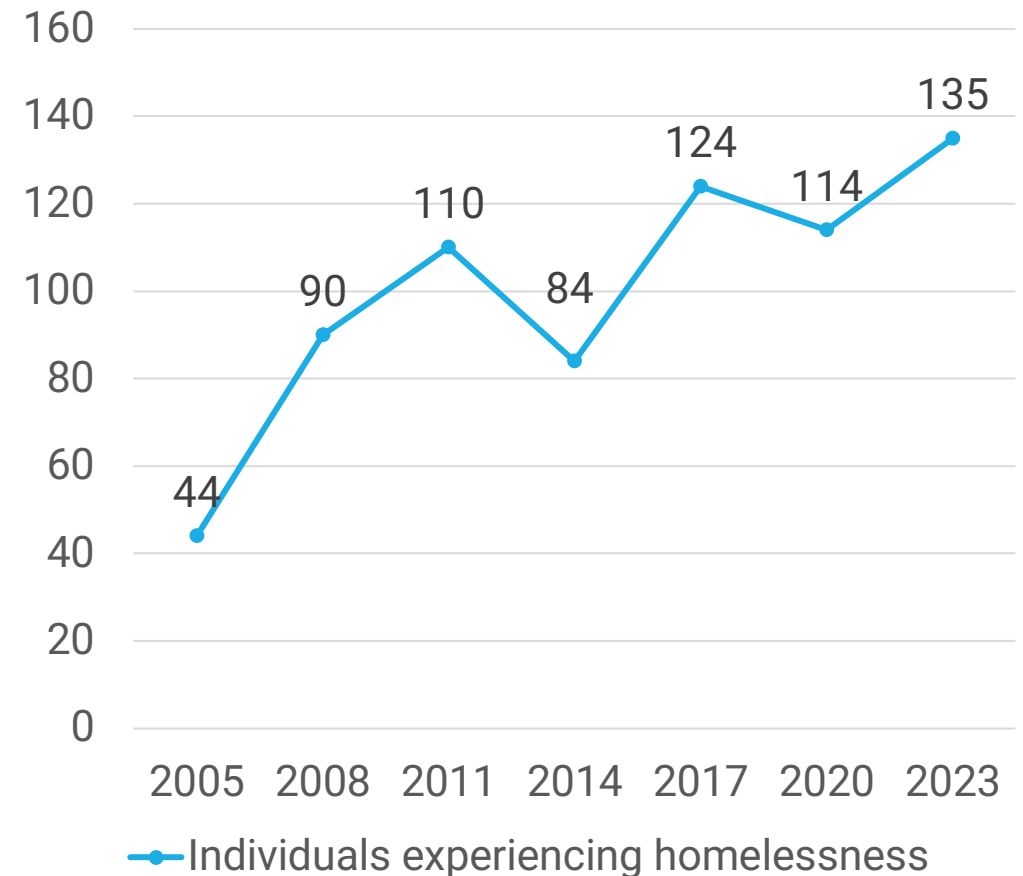
- By 2033, a net growth of 7,916 seniors is anticipated for a total of 22,633 (19%).
 - By 2028, seniors will account for 18% of the population, increasing by 4,666 more seniors.
 - By 2033, seniors will account for 19% of the population, increasing by a further 3,250 seniors.
- Housing with special considerations will be required to adequately accommodate the projected growth of seniors.

HOUSING FOR FAMILIES

- To meet projected growth by 2033 the following units will be required:
- ~4,238 Studio and 1-bedroom units
- ~1,617 2-bedrooms units
- ~2,758 3 bedrooms units

HOMELESSNESS

- Since 2005, homelessness across Ridge Meadows has increased by 300%.
- Across Maple Ridge and Pitt Meadows 135 were counted as homeless in the 2023 PiT Count.
- There are currently 105 shelter beds in Maple Ridge.



ADDITIONAL AREAS OF NEED

- Housing for Indigenous households
 - 4,205 Individuals identify as Indigenous (4.7%) in Maple Ridge.
 - In 2016, 205 Indigenous renter households (39% of Indigenous renters) and 90 Indigenous owner households (8% of Indigenous owners) experienced core housing need
- Housing for Special Needs
 - Potential to identify focus groups to better understand specific needs.

NEW LEGISLATION – INTENT BEHIND THE INITIATIVES

- The housing initiatives are intended to:
 - Streamline the delivery of housing
 - Facilitate an increase in housing supply in communities across BC
 - Build more complete, sustainable and well-planned communities

New Initiatives

- Small-Scale Multi-Unit Housing Initiative
- Transit Oriented Development
- Changes to development financing
- Changes to OCP requirements

THANK YOU!

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