

Staff Report to Council

Planning and Development Services

FILE: 6410-20-2022

REPORT DATE: April 11, 2022 **MEETING DATE:** April 26, 2022
TO: Mayor and Council
FROM: Colin O'Byrne, Acting Director of Planning and Development
SUBJECT: City of Pitt Meadows Housing Needs Report

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Receive the City of Pitt Meadows Housing Needs Report in accordance with Section 585 of the *Local Government Act*; OR
- B. Other.

PURPOSE

The purpose of this report is to present to Council the *City of Pitt Meadows Housing Needs Report* (Attachment A), completed by ISL Engineering, to complete the requirements of Section 585 (Housing Needs Reports) of the *Local Government Act*.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

New legislative changes to the *Local Government Act*, that took effect in April 2019, require local governments to collect data, analyze trends and prepare reports that describe current and projected housing needs in their communities by April 2022. Municipalities are then required to post the reports on their websites and update the housing needs reports every five years. The report's findings, however, are not targets and do not bind the City to specific courses of action.

The City of Pitt Meadows received a \$30,000 grant from the Union of British Columbia Municipalities which was used to engage ISL to complete the report.

Process / Public Engagement

The project began with a review of existing City policies and strategies, and data reviews from sources such as Metro Vancouver, Statistics Canada, Canada Mortgage and Housing Corporation, BC and local building data. Qualitative data was obtained from non-profit housing providers, housing and homelessness service providers, local developers, and residents through virtual meetings, a virtual public open house and a survey. This data and input was then used to complete housing projections to identify anticipated housing needs over the next five years.

Relevant Policy, Bylaw or Legislation:

Section 585 of the *Local Government Act* sets out the requirements for municipalities to complete housing needs reports.

Analysis:

The City has completed its first Housing Needs Report in accordance with the requirements set out by the Province. It projects that there will be approximately 400 additional households in the City by 2026 and presents an estimate of the number of units needed by tenure and type based on historical trends. The report also estimates current gaps and inequities in the provision of housing and how these could continue into the future. Key areas of need identified in the Housing Needs Report indicate that more rental and affordable housing; more diverse housing options; and, more housing for seniors, families, and people with accessibility needs are required. The Housing Needs Report's projections are not targets, nor do they bind the City to take action to meet the identified needs. City staff intends to use this Housing Needs Report as a tool for analysis and as a baseline by which to measure change and how the needs of the community shift over time.

The Housing Needs Report is a useful planning tool designed to articulate trends for population changes, extend those trends into the future, and use this information to estimate the amount of housing units needed to accommodate the projected population. Therefore, the Housing Needs Report, while providing a projection of population change and estimating housing demand, is not a forecast, nor does it provide a normative determination of the future population (i.e. what should occur). Given these limitations, it is important to place the Housing Needs Report within the existing policy context (e.g. OCP), regional trends and characteristics, and existing housing capacity.

Data limitations inherent in this report include the following:

- 2016 Census data was the most recent available from the Census at the time of the drafting of the report and the creation of the data tables (the complete 2021 Census will be released later in 2022);

- Historical growth trends are used to predict future need. However, it is acknowledged that local conditions, such as decisions on growth and density, and market forces can impact the direction of growth in a community;
- The long-term impacts of the COVID-19 pandemic on trends may not be known for several years; and
- Community aspirations and the City's specific approach to addressing housing needs could result in outcomes that differ from historical trends.

Summary of Findings

Anticipated Housing Needs for Projected Growth

Based on population and household projections, between 2021 and 2026, there will be approximately 400 new households in the City. Therefore, to accommodate this projected growth in households, there is a projected need for approximately 305 ownership and 95 new rental units.

Table 1: Projected additional housing units needed by tenure

Tenure	Additional Units Needed
Ownership	305
Rental	95

Table 2: Projected additional housing units needed by unit type

Housing Unit Type	Additional Units Needed by 2026
Ground—oriented	234
Apartment / Secondary Suite	143
Movable dwelling	23

Table 3: Projected additional housing units needed by bedroom count

Number of Bedrooms per Unit	Additional Units Needed by 2026
1 bedroom	35
2 bedroom	166
3 bedroom	120
4 or more bedrooms	79

Key Areas of Need

The report also addresses several key areas of need for housing in Pitt Meadows. These include affordable housing, special needs housing, and housing for seniors, families, and indigenous people.

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.

The Housing Needs Report identifies that there are currently low and moderate households in Pitt Meadows that are living in housing that is unaffordable to them. At the time of the 2016 Census, 16.9% of all private households in Pitt Meadows (i.e., 1,205 of 7,120 households) were living below the affordability standard. Of these impacted households, renters were more likely to living in unaffordable housing than owners. The report (see Attachment A) projects the unit shortfall for affordable housing units that is based on the current estimated unmet need (as of 2021) and growth related needs (from 2021 to 2026). To address projected population growth related needs, from 2021 to 2026, the report projects that an additional 152 affordable ownership units and 55 affordable rental housing units will be required by 2026. This is in addition to the unmet needs of the current population. Future affordable housing units may be supplied by a combination of the existing housing stock as it ages and new, purpose-built affordable housing units that are constructed to accommodate a growing population.

The following table contains the total projected number of units to address both growth related needs and the number of units required to address the current unmet need for affordable units in the community (also see Attachment A - page 9).

Table 4: Total projected affordable housing units needed by tenure (2016 to 2026)

Tenure	Additional Units Needed by 2026
Ownership	1,658
Rental	582

Special Needs Housing and Seniors Housing

Projected additional special needs housing units category includes accessible units, housing with supports for adults, supportive housing for people with mental health issues, and housing with supports for people experiencing or at risk of homelessness. Table 5 identifies the projected needs for special needs housing and Table 6 identifies the projected needs for senior housing.

Table 5: Projected additional special needs housing units (2016-2026)

	Additional Units Needed by 2026
Special needs housing units	175

Table 6: Projected additional housing units needed for seniors (2016-2026)

	Additional units needed by 2026
Senior housing units	337

As noted in the housing report from ISL, the summary of approximate housing units provided are not mutually exclusive, but instead, describe the anticipated need based on the identified category. In other words, one housing unit can address the need for several of the categories of need. It is also important to recognize that some of the housing units needed do not need to be new development, and instead could also be addressed through existing housing supply,

including through inherent affordability as units age, housing subsidies, and due to renovations or retrofitting.

Next Steps

Upon Council endorsement of the Housing Needs Report, staff will post the report to the City's website and will notify the public of its availability and content.

The information and data provided in the Housing Needs Report will support the City as we develop and update plans, guidelines and policies and will help the City to make decisions regarding housing and community growth.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Corporate Excellence
☒ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable

Housing Diversity: Encourage diversity in housing types to foster

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report. The City's successful application for \$30,000 in grant funding from UBCM is being used to prepare the the Housing Needs Report. The legislation requires local governments to update their Housing Need Reports every five years. As such, there may be additional costs associated with those future updates. Capacity-building activities, which include a staff session with the consultant to review sources of housing data will be undertaken as part of the current grant funding to reduce these future costs.

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s): The drafting of the Housing Needs involved public and stakeholder engagement as outlined in the report. The endorsed Housing Needs Report will be posted on the City's website upon the completion of the Housing Needs Report.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

The report will be sent to Katzie First Nation for their reference.

SIGN-OFFS

Written by:

Dana Parr,
Planner II

Reviewed by:

Colin O'Byrne,
Acting Director of Planning and Development

ATTACHMENT(S):

- A. City of Pitt Meadows Housing Needs Final Report, April 2022