



Pitt Meadows

HOUSING ACTION PLAN



TABLE OF CONTENTS

INTRODUCTION	3
Context	3
How Did We Get Here?	4
The Report	5
Who is Most Affected?	5
Key Definitions	6
The Housing Continuum	6
Continued Commitment to Sustainable Community Development	7
THE HOUSING SITUATION	9
Top Housing Issues and Gaps	9
Housing Initiatives by Comparable Communities	12
GOALS & STRATEGIC DIRECTIONS	14
Housing Action Plan Goal:	14
Strategic Directions:	14
OBJECTIVES & ACTIONS	16
Objectives	16
Actions	16
Market Housing - Supply	16
Market Housing - Rental	17
Non-Market Housing	18
Monitoring, Information & Outreach	20
IMPLEMENTATION	21
Three Steps Towards Implementation	21
Critical Housing Indicators	21
CLOSING COMMENTS	23

List of Appendices

Appendix A: Key Housing Indicators

Appendix B: Consultation Engagement Summary

Appendix C: Glossary of Terms

INTRODUCTION

Context

The City of Pitt Meadows has changed considerably in recent decades, becoming more diverse, more dense, and more urban. Along with these changes has come the need to further consider the importance of housing issues and priorities in relation to the social, physical, and economic wellbeing of its residents.

Recognizing that local governments have limited resources and capacity to fully address the range of housing issues and priorities, by preparing a Housing Action Plan, the City of Pitt Meadows re-affirms the importance of housing as a municipal priority and intends to complement and support the efforts of other agencies and other levels of government.

With this backdrop, the City of Pitt Meadows' Housing Action Plan identifies current housing market conditions, housing priorities, and policy options to meet the growing needs of its community. This is the first housing strategy or action plan to be prepared by the City, although it furthers the City's social policy directions and inclusive planning activities. The Housing Action Plan takes as its launching point Metro Vancouver's Regional Affordable Housing Strategy and demonstrates its commitment to Metro Vancouver's Regional Growth Strategy by developing strategies that:

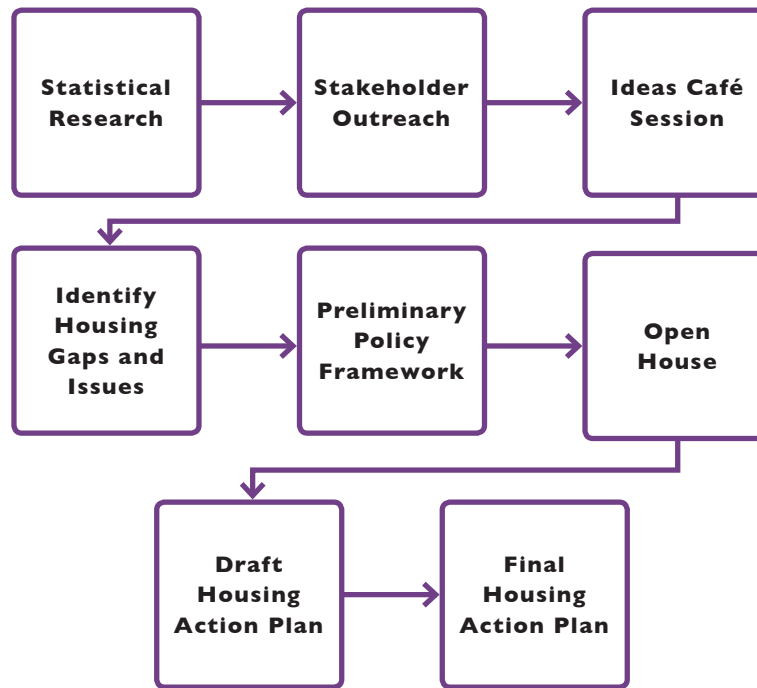
- Work towards meeting future housing demand;
- Increase the supply/diversity of housing through infill developments, more compact housing forms, and increased density;
- Increase the supply of affordable rental for households with low to moderate incomes, particularly in areas well-served by transit; and
- Encourage and facilitate affordable housing development through municipal powers.

"Greater diversity in housing mix is required not only to accommodate more residents but to provide greater housing choices to meet the needs of a changing population, including a larger proportion of older residents, singles and smaller families."

— *Pitt Meadows Official
Community Plan, 2008*

How Did We Get Here?

To understand the housing context in the City of Pitt Meadows and identify the top housing gaps, issues and priorities, a document review and analysis of critical indicators was undertaken. Those findings are summarized in Appendix A: Key Housing Indicators.



In addition, a consultation program was undertaken to help identify issues and opportunities through the perspective of the people who live, work, or have insight with respect to housing challenges in Pitt Meadows. The consultation program involved community stakeholders, special interest groups, and the general public and the components included:

- Focus Group Session with Maple Ridge/Pitt Meadows Community Services Management Team;
- Stakeholder conversations;
- Ideas Cafe Session;
- Online and Hardcopy Community Survey;
- Policy Workshop with City staff and project update with City Council; and,
- Community Open House.

The consultation and information gathering was completed between September 2012 and March 2013.

The Report

This is the main report of the Housing Action Plan that builds upon previously-completed research and consultation activities:

- Appendix A, *Key Housing Indicators*, provides the statistical backdrop for the Housing Action Plan. It draws on various data sources to provide a picture of the changing demographic, economic and housing situation in Pitt Meadows.
- Appendix B, *Community Engagement Summary*, outlines the community consultation activities undertaken in the lead up to the Housing Action Plan.

This report, the *Housing Action Plan - Policy Directions*, presents a framework for moving forward on the housing priorities and issues identified during the background review and community consultation. It presents a set of objectives and strategic directions to respond to the community's housing needs in the short, medium and longer term future.

Who is Most Affected?

Initial questions for exploration included identifying groups who may or may not be able to easily find adequate and affordable housing in Pitt Meadows, such as:

- Single working people earning low wages
- Households aspiring to buy their first home
- Vulnerable or at-risk youth
- Single parents with young children
- Seniors on fixed incomes
- Seniors looking to downsize housing and live independently
- People with special needs who require supported housing
- Transient individuals who are homeless during the warm weather seasons



Visual used at Ideas Cafe Session

Key Definitions

A list of housing definitions are listed in Appendix E: Glossary of Terms. For quick reference, the definitions of affordable housing and non-market housing are provided below.

Affordable Housing

Affordable housing is defined as housing that should not cost more than 30 percent of a household's gross income regardless of whether they are living in market or non-market housing.

Non-Market Housing

Refers to government-assisted housing. This housing is typically managed directly by a government agency, a non-profit or co-op housing organization. Most non-market housing providers receive an operating subsidy. Historically known as social housing.

The Housing Continuum

The housing continuum is a visual concept used to describe and categorize different types of housing and corresponding elements. It is useful in this context as an illustration of the spectrum of housing types and related services that are considered as part of the Pitt Meadows Housing Action Plan. It provides a framework for policy and action that includes market and non-market housing and extends from temporary and short-term housing options to longer term housing that is rented or owned.



Seasonal Shelters: Government funds mats for overnight stays in churches and other locations November-March.

Year-Round Emergency Shelters: Non-profit housing providers and faith-based groups offer temporary shelter, food, and other support services. Most shelters are open 24/7, provide three meals a day, and support services. Short stay of 30 days or less.

Transitional Housing: Non-profit housing providers offer stable housing as a step between shelters and permanent housing. Period of 2-3 years, with support services provided on or off-site.

Supportive Housing: Non-profit housing providers offer permanent housing in purpose-designed buildings or in scattered sites, with ongoing support for people who are not able to live independently.

Social Housing: "Social" or "Subsidized" housing requires ongoing government subsidies to reduce rents for low income households. Operated by non-market housing providers, BC Housing and cooperatives.

Market Rental Housing: Private housing makes up most rental housing. Majority of purpose-designed buildings date prior to 1990. Secondary market includes secondary suites.

Home Ownership: Fee simple, strata ownership, shared equity ownership (e.g., mobile home parks).

On the non-market end of the continuum are emergency services and transitional housing, which often require the most public funding, moving towards supportive and social housing options in the middle of the continuum and then towards independent housing options on the right, where housing is typically provided by the private market.

Residents should have the opportunity to move across the housing continuum and find housing that is most appropriate and best suited to their needs and circumstances and that this housing should be available within their community or within close proximity to their home community.

Continued Commitment to Sustainable Community Development

The City of Pitt Meadows has made a commitment to incorporate a broad mix of housing choices into community and neighbourhood planning processes, primarily through the delivery of the private market. This approach has resulted in a variety of housing forms being facilitated in the community, which supports the City's objectives of a compact, complete and sustainable community that meets the needs of all its residents.

One of the approaches has been to foster the development of multi-unit housing development along transit corridors such as Harris Road and close to the main shopping centre, Meadow Vale. The City has also been promoting mixed-used commercial and residential development in appropriate locations in the community, including adjacent to city hall with the recent development of the newly expanded library and recreation centre.

The City has also made great strides in facilitating the legalization of secondary suites, effective since October, 2011. The City acknowledged that secondary suites are an important form of housing



in order to accommodate growth and to foster a complete community. Since legalizing secondary suites, the City has the ability to better monitor suites (including health and safety), as well as promote gentle densification in established neighbourhoods without compromising the form and character of existing homes.

In addition to secondary suites as a means for encouraging densification in existing neighbourhoods, the City has a small lot residential zone that allows for compact lots to accommodate single-detached homes. This form of housing provides the popular single-family home option with less site coverage, making better use of land and municipal infrastructure.

With respect to affordability, there are a number of existing housing co-operatives that cater to low-income families. There is one mobile home park that is also a housing co-operative (Meadowvale Housing Co-op) which, on the whole, is in good condition and provides affordable homeownership options to residents, including seniors.

Building on sound sustainable community development practices already being implemented in Pitt Meadows, the Housing Action Plan identifies the key housing issues and demand in the community as a first step towards more socially aware strategic policies and directions for the City.

THE HOUSING SITUATION

Top Housing Issues and Gaps

Through the various consultation processes and background review, a number of key housing issues and concerns were identified. These issues are not listed in order of priority or urgency.

1. Continued demand for single detached homes and limited land supply

Pitt Meadows is a predominantly family-oriented community, with historically high demands for single-detached homes. Given the short supply of land, continued demand for large lot, single detached homes cannot be achieved and a broader more diverse mix of housing forms will be needed in order to meet the needs of a growing and diverse population (seniors, single parents, others). The development of smaller lots, smaller units and a range of innovative housing forms will be essential.

2. Increasing density while maintaining neighbourhood character

Infill development is integral to achieving sustainable community development, preserving agricultural lands, and securing employment lands for future growth. Infill development has been occurring in mature neighbourhoods in Pitt Meadows. Although there is a general understanding of the need to increase the housing supply in Pitt Meadows through infill development, there is concern of urban design compatibility between new-build infill housing and surrounding older homes.

The challenge will be to support infill and intensification of lower density areas, while maintaining the character of existing neighbourhoods. A variety of planning techniques, design guidelines, and community engagement approaches can be implemented.

3. Limited choices for empty nesters looking to downsize

Based on the projected low to moderate population growth rate in Pitt Meadows over the next 10 to 30 years, the largest increase in age demographics will occur for the pre-retirement group, seniors over the age of 65, and elderly seniors over the age of 80. Key-informant interviews and community engagement indicated that there may be more empty nesters looking to downsize, but there are limited choices within the community. This indicates a potential demand for a

broader range of housing options in Pitt Meadows, such as single-storey (rental or ownership) opportunities.

4. Shortage of suitable rental housing for single people

Although single-detached homes are the predominant housing form in Pitt Meadows, there has been an increasing trend in multi-unit housing development in recent years. The availability of rental multi-unit development is mostly two units or more - catering to family households. Over 32% of Pitt Meadows population are single (including those living alone or living with non-relatives), and yet it has been reported that there are limited living options suitable for single person households.

5. Limited availability or take-up of legal secondary suites

Since legalization in 2011, secondary suites can provide a safe and affordable rental option in Pitt Meadows, one that intensifies neighbourhoods without significantly changing the dwelling stock and also supports affordable homeownership. While there has been moderate take-up of suites in the community, the extent of new applications is still limited. The City may wish to review its current policy and practice around secondary suites to ensure this housing form continues to provide a safe, accessible and affordable housing alternative for households.

6. Shortage of affordable home ownership options for some moderate-income households

Homeownership is common in Pitt Meadows, even among low to moderate income earners. According to Statistics Canada, 20% of Pitt Meadows' households spend more than 30% of their income on housing, a situation that is common in many communities across Canada. Creating a mix of housing forms, with a specific focus on single person households, families with children, and seniors, will help to ensure a diverse mix of housing choices including a variety of price-points.

7. Single parents face challenges securing suitable housing

Typical single parent households in Pitt Meadows (those earning the median income) would not be able to afford a three-bedroom house and still remain within the 30% of income affordability threshold. Female lone-parents with median income levels, for example, would spend between 30% and 50% of their income on housing if they live in a 2+ unit accommodation. For those female single parents earning less than median income levels, they likely spend more than 50% of their income on housing.

Having a variety of housing forms, such as larger 3-bedroom apartments or stacked townhomes, may serve to create alternative rental or ownership options for single parents, allowing them to stay in the community.

8. Concern about potential loss of non-market housing units

The non-market housing stock in Pitt Meadows is limited to affordable housing co-operatives and rental subsidies, catering mostly to low-income families. Communities across Canada, including Pitt Meadows, are concerned about the potential loss of units to market housing or decline in building conditions as subsidized mortgages mature and expire, and as operating funds are depleted.

The mortgages for buildings containing 64 low-income family co-operative housing units will expire in Pitt Meadows by 2015. By 2020, there will be an additional 250 low-income family co-operative housing units with expiring mortgages. The City's role could be to work with existing non-profit housing providers and other partners to reinvigorate the existing stock and facilitate the development of new projects.

9. Limited affordable seniors-oriented housing

While there are a number of new seniors-oriented housing products entering the market in Pitt Meadows, there are few seniors-oriented housing available for lower-income seniors or seniors on fixed incomes. At the same time, the number of low-income seniors is expected to grow in the next 10 to 20 years, and the demand for affordable housing options will likely increase. Along with other non-market housing priorities, the City can encourage, negotiate and directly support the development of housing for lower-income seniors. The City can also share information about current programs and services to local service providers to ensure seniors are aware of the resources available to them.

10. Responding to regional homelessness

Key informant interviews suggest that, from time to time, there are transient homeless persons frequenting Pitt Meadows, but this is not a chronic issue in the City. The closest homeless emergency shelters are located in Maple Ridge. The City should continually assess its role in addressing regional homelessness and how best to respond to this important issue.

Housing Initiatives by Comparable Communities

Four municipalities were selected as “benchmark municipalities” to the City of Pitt Meadows, due to their size, proximity to Pitt Meadows or geographical considerations. These include the District of Maple Ridge, the City of Coquitlam, the City of Surrey, and the District of North Vancouver. The comparison provides context with respect to recommended strategic policy directions for the Pitt Meadows Housing Action Plan.

Housing Policies and Initiatives					
Policy / Initiative	City of Pitt Meadows	District of Maple Ridge	City of Coquitlam	City of Surrey	District of North Vancouver
Housing Action Plan (or Affordable Housing Strategy)	<i>Underway</i>	✓	✓	<i>Underway</i>	<i>Underway</i>
City owns land/sites appropriate for affordable housing for lease to non-profits		✓	✓	✓	✓
Grants to facilitate affordable housing		✓		✓	
Housing Form - Small Lots	✓	✓		✓	✓
Housing Form - Garden Suite or Coach House	✓	✓		✓	✓
Housing Form - Secondary Suites	✓	✓	✓	✓	✓
Secondary Suites - Owner-Occupancy Not Required	✓		✓		
Infill Development Policy and/or Design Guidelines		<i>Exploring</i>	✓	✓	✓
Density Bonus Zoning		✓	✓	✓	✓
Community Amenity Policy or Contribution Program		<i>Drafted for consideration</i>	✓	✓	✓
Housing Reserve Fund			✓	✓	✓
Housing Agreements		✓	✓	✓	✓
Parking Relaxations/Variance for Housing Near Transit				✓	✓

Housing Policies and Initiatives					
Policy / Initiative	City of Pitt Meadows	District of Maple Ridge	City of Coquitlam	City of Surrey	District of North Vancouver
Reduced Parking Requirements for Affordable Housing		✓		✓	
Waiving Development Fees			✓	✓	✓
Waiving Development Cost Charges				✓	
Property Tax Exemptions for Non-Profit Housing		✓			
Standards of Maintenance Bylaw					✓

GOALS & STRATEGIC DIRECTIONS

Housing Action Plan Goal:

To facilitate housing choices for people of all ages, incomes, backgrounds, and abilities

Strategic Directions:

A set of guiding principles and strategic directions underly the City of Pitt Meadow's Housing Action Plan.

- **Setting clear and consistent policy** — To provide clarity and vision for affordable housing development, the City will prepare policy that expresses the City's commitment to affordable housing.
- **Prioritizing the development of a mix of housing forms and options** — To respond to the diversity of community needs and abilities, the City will encourage and support a variety of housing forms including appropriate infill and intensification in existing areas, as well as medium to higher density housing in transition areas, major roads and walkable centres.
- **Facilitating and fostering partnerships** — Recognizing that municipalities have a limited role, the City will support partnership initiatives with BC government, non-profit groups, private sector, financial institutions and other community groups.
- **Using available resources effectively** — To use the powers available to the City in the most effective and efficient ways, the City will leverage available resources to maximize future supply of affordable housing and identify creative solutions to existing and emerging housing issues.
- **Planning and regulatory approaches** — To make effective use of regulatory powers to create housing choice for all residents.
- **Building capacity through engagement and information-sharing** — To promote good quality housing as well as innovative planning and design that focuses on sustainable community development.

- **Promoting sustainable community development** — Encourage energy-conserving buildings, planning practices, and innovative approaches that achieve social, economic and environmental sustainability.
- **Monitoring** — The City will commit to reviewing the Housing Action Plan and monitoring its achievements on a regular basis.

OBJECTIVES & ACTIONS

Objectives

The guiding framework for the Housing Action Plan is the following set of seven objectives. They outline a structure by which more detailed policy actions are developed.

1. Create a broader mix of housing types;
2. Increase the supply of market rental housing;
3. Facilitate the development and legalization of secondary suites;
4. Maintain high standards of safety and maintenance for all rental housing;
5. Support the development of new non-market housing;
6. Support regional efforts to eliminate homelessness; and,
7. Build capacity through information and outreach.

Actions

The following section outlines the proposed actions and practices that respond to each of the housing objectives identified. To facilitate implementation, a short, medium or long-term timeframe is suggested.

Market Housing - Supply

OBJECTIVES & ACTIONS	TIMEFRAME		
	Short Term	Medium Term	Long Term
Objective #1: Create a broader mix of housing types			
<ul style="list-style-type: none">• Add policy language into relevant policy documents regarding the importance of having a mix of housing types, smaller lots, and higher density forms.	✓	✓	✓
<ul style="list-style-type: none">• Draft policy and/or design guidelines that enables flexibility and innovation in terms of siting, layout and design.		✓	
<ul style="list-style-type: none">• Amend zoning bylaws to permit increased density in areas appropriate for rental housing and affordable housing (transition areas, walkable centres, and major roads).		✓	

OBJECTIVES & ACTIONS	TIMEFRAME		
Objective #1: Create a broader mix of housing types	Short Term	Medium Term	Long Term
<ul style="list-style-type: none"> Continue to support zoning designations that permit mixed-use neighbourhoods in areas appropriate for both commercial and residential uses. 	✓	✓	✓
<ul style="list-style-type: none"> Support smaller more affordable housing design with a focus on units for single youth, single seniors and young couples. 	✓		
<ul style="list-style-type: none"> Continue to support infill and intensification of older single detached areas as part of incremental redevelopment and community change. 		✓	✓
<ul style="list-style-type: none"> Review opportunities for infill and redevelopment of underused/low-density sites and consider partnership demonstration projects of good quality medium-high density development. 			✓

Market Housing - Rental

OBJECTIVES & ACTIONS	TIMEFRAME		
Objective #2: Increase the supply of market rental housing	Short Term	Medium Term	Long Term
<ul style="list-style-type: none"> Consider waiving or reducing development and permit fees for purpose-built rental housing (secured as rental with a housing agreement). 	✓		
<ul style="list-style-type: none"> Reduce parking requirements for purpose-built rental housing (secured as rental with a housing agreement) in walkable centres and along main roads. 	✓	✓	
<ul style="list-style-type: none"> Consider property tax exemptions for a period of time (e.g. 10 years) to encourage new rental housing construction. 		✓	
<ul style="list-style-type: none"> Encourage rental apartments (secured as rental with a housing agreement) above commercial development. 		✓	
<ul style="list-style-type: none"> Negotiate additional density on a project by project basis in exchange for the development of new rental housing. 		✓	✓

OBJECTIVES & ACTIONS	TIMEFRAME		
Objective #3: Facilitate the development and legalization of secondary suites	Short Term	Medium Term	Long Term
<ul style="list-style-type: none"> Continue to monitor the secondary suites policy and its impact on legalization and creation of secondary suites. Amend policies over time to encourage take up. 	✓	✓	✓
<ul style="list-style-type: none"> Continue to discount utility fees for registered legal secondary suites. 	✓	✓	✓
<ul style="list-style-type: none"> Encourage suite-ready homes for new single detached construction. Draft policy and bylaws. 		✓	
<ul style="list-style-type: none"> Encourage the registration of illegal secondary suites by removing the owner occupancy requirement. 	✓		

OBJECTIVES & ACTIONS	TIMEFRAME		
Objective #4: Maintain high standards of safety and maintenance for all rental housing	Short Term	Medium Term	Long Term
<ul style="list-style-type: none"> Establish a standards of maintenance bylaw to ensure all apartment buildings, secondary suites, houses and condominiums that are rented meet minimum standards of comfort and safety. 	✓		
<ul style="list-style-type: none"> Encourage owners and property managers to certify their buildings through the Crime Free Multi-Housing program. 	✓	✓	✓

Non-Market Housing

OBJECTIVES & ACTIONS	TIMEFRAME		
Objective #5: Support the development of new non-market housing	Short Term	Medium Term	Long Term
<ul style="list-style-type: none"> Draft a community amenity policy that includes affordable housing as a community benefit to be considered as part of major projects. The amenity can be in the form of discounted units or cash in-lieu. 	✓		

OBJECTIVES & ACTIONS	TIMEFRAME		
Objective #5: Support the development of new non-market housing	Short Term	Medium Term	Long Term
<ul style="list-style-type: none"> Consider a policy on supportive housing that allows non-market housing for special needs groups, (e.g. low-income seniors or group homes) in areas near transit and services. 			✓
<ul style="list-style-type: none"> Establish an Affordable Housing Reserve Fund that could receive annual or one-time contributions from municipal budget and additional funds from community amenity contributions. 	✓		
<ul style="list-style-type: none"> Offer parking relaxations for non-market units on a project by project basis, particularly projects in walkable centres and near transit. 	✓	✓	✓
<ul style="list-style-type: none"> Provide property tax exemptions for new non-market housing providers on a case by case basis. 	✓	✓	✓
<ul style="list-style-type: none"> Meet with social housing operators to discuss infill and regeneration opportunities for underused and low-density sites. 		✓	
<ul style="list-style-type: none"> Encourage private market/non-profit partnerships that result in non-market units being built (on or off site). 	✓	✓	✓
<ul style="list-style-type: none"> Consider waiving or reducing development and permit fees to assist with the development of new non-market housing on a project by project basis. 	✓	✓	✓
<ul style="list-style-type: none"> Negotiate additional density on a project by project basis in exchange for the development of new non-market housing. 		✓	✓
<ul style="list-style-type: none"> Use the Affordable Housing Reserve funds to buy sites, grant or lease land, and other purposes that support the development of non-market housing. 			✓

OBJECTIVES & ACTIONS	TIMEFRAME		
Objective #6: Support regional efforts to eliminate homelessness	Short Term	Medium Term	Long Term
<ul style="list-style-type: none"> Continue to support Metro Vancouver's Regional Homelessness Plan and other efforts of the Regional Steering Committee on Homelessness. 			✓
<ul style="list-style-type: none"> Contribute to the dialogue on homelessness by participating in local and regional committees. 		✓	

Monitoring, Information & Outreach

OBJECTIVES & ACTIONS	TIMEFRAME		
Objective #7: Build capacity through information and outreach	Short Term	Medium Term	Long Term
Make the Housing Action Plan available through the City website and other channels.	✓		
Review the Housing Action Plan every two years and prepare a staff report with an update on the City's actions, activities and accomplishments.		✓	✓
Participate in the Maple Ridge-Pitt Meadows Housing Table.	✓	✓	✓
Prepare information handouts and outreach materials to demonstrate the benefits of increased density and diversity.			✓
Create a liaison committee between developers and builders at the City to discuss affordable housing issues and development priorities.		✓	
Prepare information materials on the livability of smaller homes and the benefits to sustainable community development.			✓
Facilitate and highlight demonstration projects of innovative infill and intensification by partnering with builders/developers and supporting specific rezonings.			✓

IMPLEMENTATION

Three Steps Towards Implementation

By way of this Housing Action Plan, the City has confirmed its commitment to housing issues and will thereby continue to prioritize the community's housing needs through policy, regulation, outreach, and other practices. A number of implementation-related steps have been proposed to further the City's commitment and facilitate the successful implementation of the Housing Action Plan:

- **Assigning staff responsibility** — Successful implementation of the Housing Action Plan will depend on the available resources and capacity of staff and Council to follow through on the proposed actions and practices. Recognizing the time limitations of staff at the City of Pitt Meadows, a dedicated staff person is not suggested. However, it would be beneficial to assign the responsibility of review and reporting on the Housing Action Plan to one primary staff person.
- **Measuring change** — A set of key housing indicators that is relevant to the Pitt Meadows context has been identified as part of the background review and preparation for the Housing Action Plan. It is suggested that staff update the key housing indicators and analyze the results every two years, or as new data comes available. A list of key indicators is proposed below.
- **Progress report** — It is proposed that the Housing Action Plan priorities and actions be reviewed and monitored by staff on an annual basis and staff can prepare a progress report outlining achievements and shortfalls every two years.

Critical Housing Indicators

Working from the key housing indicators of the Housing Action Plan report (Appendix A), it is proposed that the City continue to monitor the “critical housing indicators” once every two years or as data becomes available, and share this information as part of the preparation of progress reports.

The table below presents the primary indicator areas and measures included as part of the background review for the Housing Action Plan. While additional data analysis and sources may have been considered as part of this report, a smaller set of indicators and data sets are suggested for inclusion as part of the City's ongoing reviews and updates.

Critical Housing Indicators		
Indicator	Measurement	Data Source(s)
Population Change	Number of residents by age	Statistics Canada Census (Every 5 years)
Tenure mix	Number and percentage of households who own versus rent	Statistics Canada Census (Every 5 years)
Real estate prices	Benchmark house prices (resale homes)	Housing Now Market Reports, CMHC (Bi-Annual)
Rental rates	Average rent in purpose-built housing by number of bedrooms	Rental Market Reports, CMHC (Annual)
Household Incomes	Median household income by family type	Taxfiler Tables, Statistics Canada Small Area Data (Annual) - Custom data request
Financial ability of a household to purchase a home	Maximum home purchase price (with 10% downpayment) for those who earn the median income (at 32% of gross income)	Calculations based on current lending terms and mortgage rates
Financial ability of a household to rent a unit	Maximum rent for those who earn the median income (at 30% of gross income)	Calculations based on median income (above) and rental prices (CMHC)
Rental financial assistance	Number of seniors and family households receiving financial rent assistance (RAP and SAFER Program recipients)	BC Housing (on request)
Prevalence of homelessness	Number of homeless people in the City and neighbouring municipalities	Metro Vancouver: Homeless Count (every 3 years)
Demand for non-market housing	Number of individuals and families on wait lists for non-market housing and housing co-operatives	BC Housing (on request)
Expiry of social housing agreements	The number of subsidized units expiring, by year and by type (co-op, rental subsidy)	Metro Vancouver (on request)

CLOSING COMMENTS

The City of Pitt Meadows has undertaken their first Housing Action Plan as part of a holistic approach to promoting sustainable community development, as well as to fulfill their commitment to Metro Vancouver's Regional Growth Strategy.

In addition to the sustainability goals, the Housing Action Plan is a starting point in which broader housing and social planning discussions can be initiated. With an understanding of the population sub-groups that are anticipated to face the greatest housing challenges in the coming years in Pitt Meadows (seniors, lower income singles, and female single parents), the City can now enter into conversations with potential collaborative partners (such as BC Housing and non-profit organizations) to facilitate the development of a broad mix of housing forms that can help meet the needs of the community.

The Housing Action Plan also provides strategic directions with respect to housing and social planning policy formation, and outlines tools to explore that can help respond to the housing and social challenges of the community. As their first social planning exercise, the Pitt Meadows Housing Action Plan provides the foundation for the municipality to move towards creating a more inclusive community.

Appendix A

Pitt Meadows Key Housing Indicators



Pitt Meadows

HOUSING ACTION PLAN

Appendix A - Key Housing Indicators



TABLE OF CONTENTS

INTRODUCTION	3
KEY HOUSING INDICATORS	3
Demographic Context.....	3
Population & Age Projections	3
Family Types	4
Housing Context.....	5
Housing Mix.....	5
Housing Starts.....	8
Rental Vacancy	9
Ownership Housing Prices.....	10
Rental Housing Prices.....	15
Housing Affordability.....	18
Defining Affordability	18
Household Income	18
What can Residents in Pitt Meadows Afford?	20
Non-Market Housing and Expiry of Social Housing Agreements	21
SUMMARY OF KEY HOUSING INDICATORS	25

LIST OF FIGURES

Figure 1.1: Pitt Meadows Current and Projected Population by Proportion of Age

Figure 1.2: Pitt Meadows Family Types

Figure 1.3: Pitt Meadows Housing Mix

Figure 1.4: Change in Housing Mix Over Time

Figure 1.5: Housing Occupancy Demand

Figure 1.6: Comparison of Housing Starts Between Pitt Meadows and Neighbouring Municipalities

Figure 1.7: Rental Vacancy Rates in Maple Ridge / Pitt Meadows

Figure 1.8: Median Prices of Single-detached Homes, Pitt Meadows and Neighbouring Municipalities

Figure 1.9: MLS® Median Prices of Single-detached Homes, Pitt Meadows / Maple Ridge and Neighbouring Municipalities

Figure 1.10: Comparison of Average Rents, Pitt Meadows / Maple Ridge and Neighbouring Municipalities

Figure 1.11: Pitt Meadows Median Income by Household Types

Figure 1.12: Income Assistance Dependency in Pitt Meadows and BC

LIST OF TABLES

Table 1.1: CMHC Median Prices of Single-detached Homes for Pitt Meadows and Surrounding Communities

Table 1.2: MLS® Median Prices of Single-detached Homes, Pitt Meadows / Maple Ridge and Neighbouring Municipalities

Table 1.3: Snapshot of Sale Listings for Three-Bedroom Single-Detached Homes in Pitt Meadows

Table 1.4 Average Rents Comparison Between Maple Ridge / Pitt Meadows and Neighbouring Municipalities

Table 1.5: Snapshot of Rental Listings in Pitt Meadows

Table 1.6: Households Receiving SAFER and RAP Assistance

Table 1.7: Pitt Meadows Household Affordability Based on Median Household Income

Table 1.8: Expiring Social Housing Agreements in Pitt Meadows

Table 1.9: Expiring Social Housing Agreements by Type of Clients Served

Table 1.10 Summary of Key Housing Issues in Pitt Meadows

INTRODUCTION

This report, Key Housing Indicators, draws on reliable data sources to provide a statistical illustration of the emerging housing situation in Pitt Meadows concerning demographics and socio-economic need and demand. The statistical data was retrieved from the most current available information at the time this report was prepared (2012), including Statistics Canada, BC Stats, Canada Mortgage and Housing Corporation (CMHC), and the Metro Vancouver Housing Databook.

KEY HOUSING INDICATORS

Demographic Context

Population & Age Projections

According to the 2011 Census, the total population of Pitt Meadows was 17,736 residents. Compared to the 2006 census data when the population was at 15,623 residents, the city has increased in population by 13.5% (or 2.7% per year between 2006 and 2011). More recent population projections reveal that the current (2012) population is at 18,511 residents.¹

The population of Pitt Meadows is expected to maintain a slow to moderate growth rate, potentially reaching 22,331 residents by the year 2032. In 2012, children and youth under the age of 19 represented the largest age group in Pitt Meadows (24%). While this age group is expected to decrease to 22% of the total population in 2032 (as illustrated in Figure 1.1), it will continue to represent the largest share of the population.

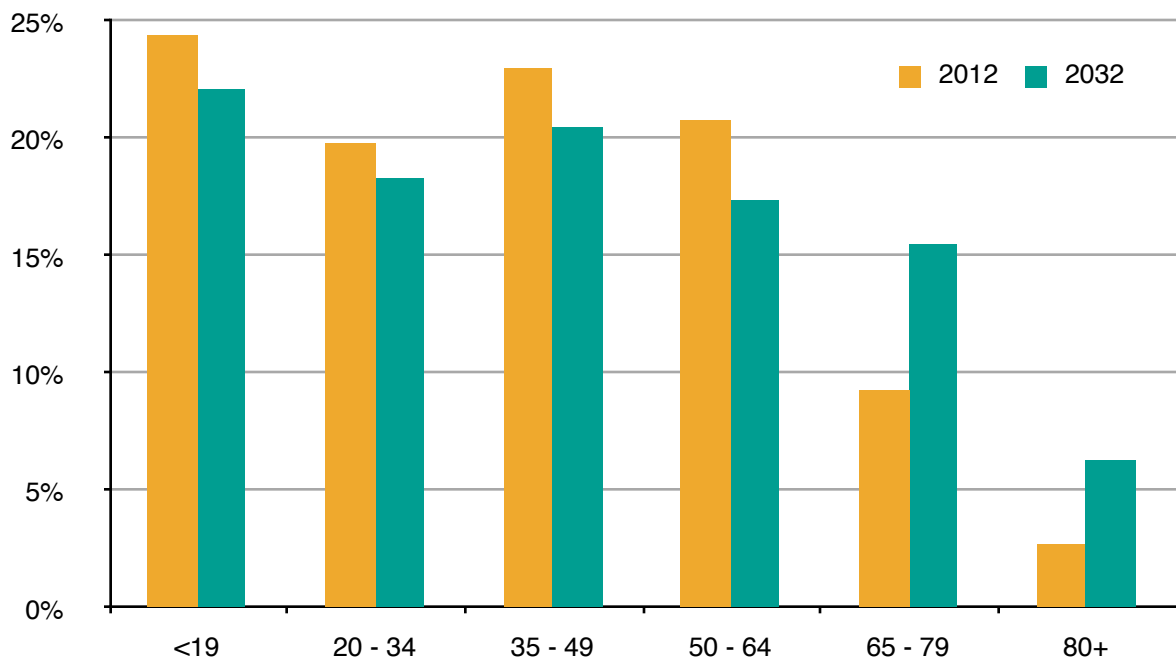
By contrast, the number of seniors is expected to grow considerably over the next 10 to 30 years, increasing from 2,227 in 2012 to 4,868 in 2032. In 20 years, seniors aged 65 to 79 are expected to increase from 9% in 2012 to 16% of the total population in 2032. The share of elderly seniors over the age of 80 is expected to double from 3% to 6% of the overall population during that time period.

The number of seniors over the age of 65 are expected to double in the next 10 years, and will increase the demand for seniors-oriented and accessible housing.

¹ Population projections for the City of Pitt Meadows were completed in June, 2013 by Urban Futures Inc., outlining the expected population by age group for the next 30 years (up to the year 2042). This population study also projects the city's housing occupancy demand and employment by sector.

Assuming a low to moderate growth rate over the next 20 years, it is therefore evident that local demographics will shift slowly towards an older population. This could indicate a potential increase in housing demand suitable for older residents and empty nesters looking to downsize in Pitt Meadows. This may include ground-oriented housing, semi-independent living facilities, as well as assisted living facilities. At the same time, the large proportion of young children and teenagers (under 19) in 2032 is a reflection of the continued predominance of family-oriented housing in the city over the coming decades.

Figure 1.1: Pitt Meadows Current and Projected Population by Proportion of Age



Source: Urban Futures, City of Pitt Meadows Population, Housing & Employment Projections, 2013

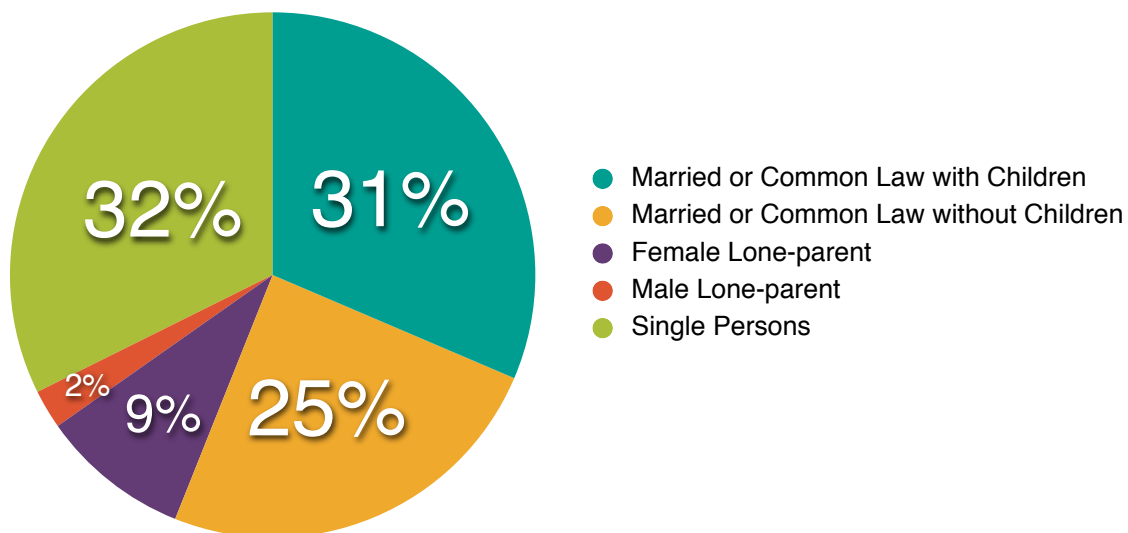
Family Types

Pitt Meadows can be characterized as a family-oriented community, with over 43% of households including children. Such family households may be looking for homes with yards that are close to schools and recreational facilities, and houses with enough bedrooms to accommodate all family members.

That said, there is a large proportion of households made up of single persons in Pitt Meadows (32%). Single persons are those who either live alone or live with non-relatives (who could have a roommate). Thirty percent of single person households are seniors over the age of 65. This demonstrates a potential demand for smaller units, particularly for elderly individuals living on their own.

In addition to single persons, 11% of Pitt Meadows households consist of lone-parents, mostly female headed lone-parent households. A consideration here is that single parents often face greater challenges securing suitable housing as they are often lower income households (due to being a single income earner) and yet they require larger units to accommodate their dependent children.

Figure 1.2: Pitt Meadows Family Types



Source: Statistics Canada, Census 2011

Housing Context

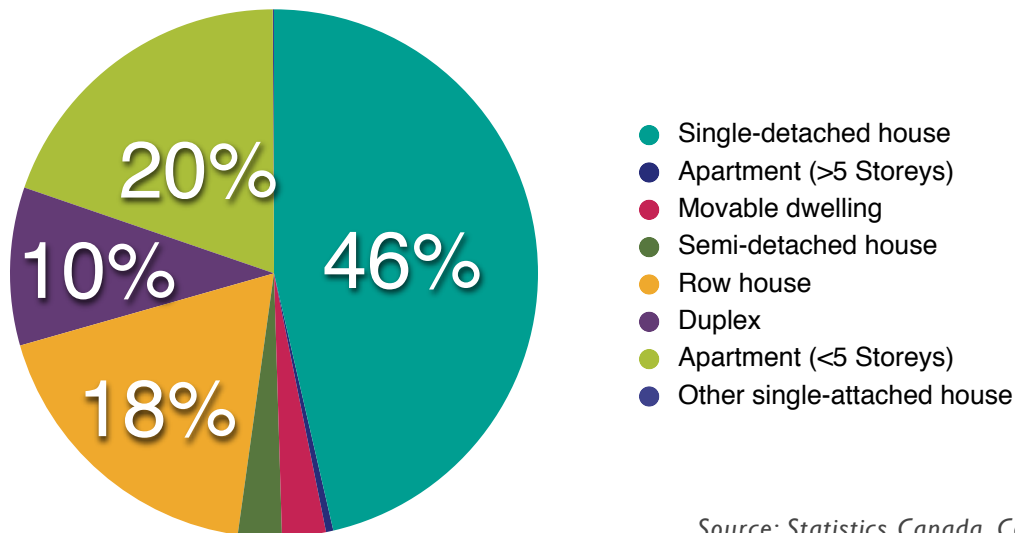
Housing Mix

The predominant housing form in Pitt Meadows is single-detached homes, comprising over 46% of the total housing stock in the community. Apartments less than five storeys make up nearly 20% of the housing mix, followed by row/townhomes at over 18%, and duplexes at over 10%. Semi-detached homes, apartments greater than five storeys, moveable dwellings and other housing structures make up the remaining 6%.



Mixed-use multi-unit housing along Harris Road, Pitt Meadows

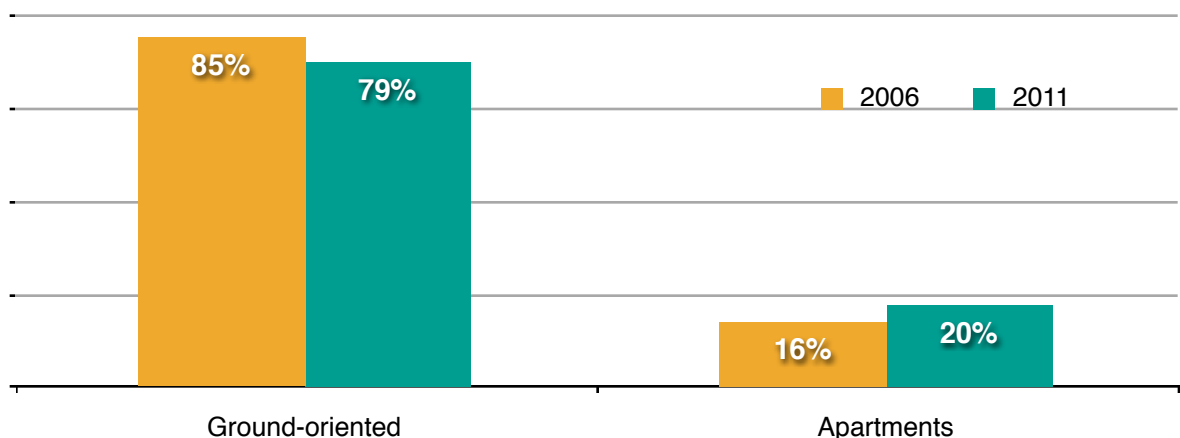
Figure 1.3: Pitt Meadows Housing Mix



Source: Statistics Canada, Census 2011

Although single-detached homes is the predominant housing form in Pitt Meadows, there has been a trend towards more multi-unit residential development in recent years, particularly in areas close to transit and shopping. Figure 1.4 illustrates the change in housing mix since the 2006 Census, showing a gradual shift away from ground-oriented homes (decrease from 85% to 79% of all dwellings) paralleled by an increase in apartments (from 16% to 20%).

Figure 1.4: Change in Housing Mix Over Time ²

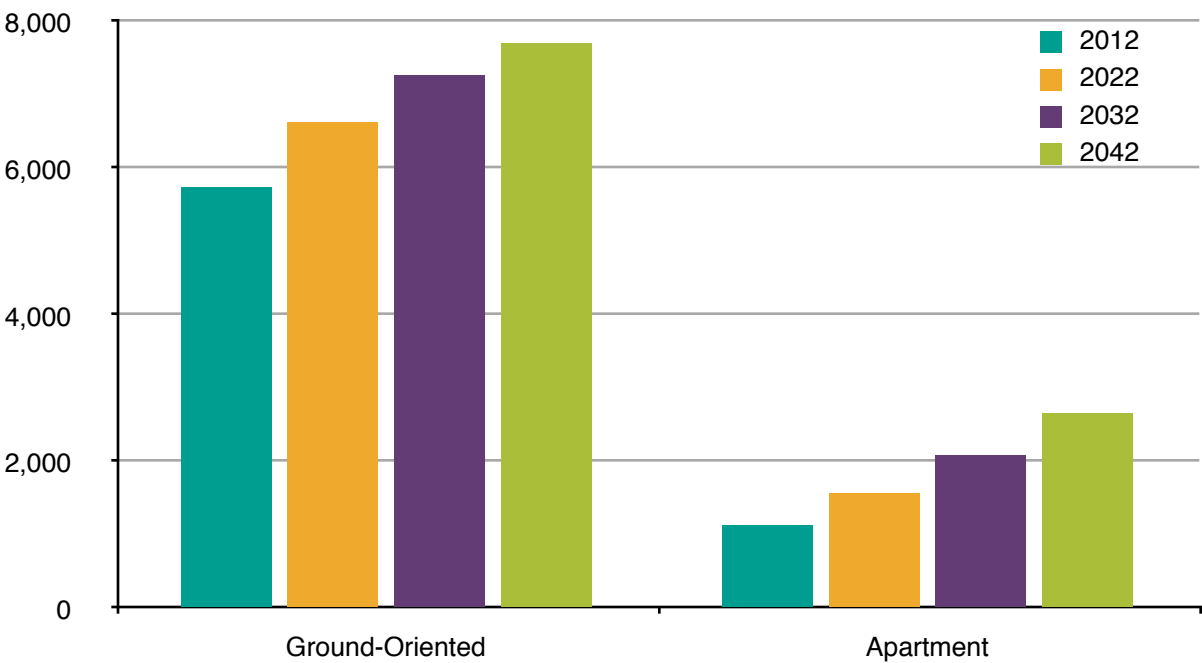


Source: Statistics Canada, Census 2011

² Other Ground-Oriented includes single detached, row houses, movable dwelling, semi-detached, duplex, and other single attached. The sub categories within this structure type cannot be compared between 2006 and 2011 due to changes in the Census definition across those two years.

Further, as part of the City’s Population, Housing, and Employment Projection study (2013), a demand analysis for housing occupancy of ground-oriented and apartment housing was completed. Based on these projections, Pitt Meadows will see a 34% demand increase for ground-oriented dwellings, and a 135% demand increase in apartments, between 2012 and 2042.

Figure 1.5: Housing Occupancy Demand



It is relevant to note how secondary suites contribute to diversifying the ground-oriented stock in Pitt Meadows as well as in other municipalities. Secondary suites typically refer to units that are located on a property with a single detached house, either within the primary dwelling unit (in a basement or ground-level suite) or adjacent to a house (such as above a garage), or in the back yard (such as in a garden suite or laneway home).

Secondary suites often provide another form of rental housing, although they are also used as housing for extended relatives or care providers. Since secondary suites were legalized in Pitt Meadows in 2011, 46 secondary suites have been registered with the City.

Other than the registration of secondary suites, it is challenging to accurately record the number of secondary suites in a community. CMHC reports secondary rental market data that includes all rental units together (single-detached houses, garden suites, etc.). According to CMHC’s Rental Market

Report (October, 2011), there were a total of 101,808 ground-oriented secondary rental units in the Vancouver CMA (excluding apartments). Statistics Canada's census profile reported a total of 528,495 ground-oriented units in the Vancouver CMA. According to this data, approximately 19.3% of ground-oriented suites in Vancouver's CMA is market rental.

As a proportion guide, 19.3% was applied to Pitt Meadows ground-oriented housing stock, resulting in approximately 1,000 ground-oriented units in Pitt Meadows are rental. Although the data cannot be further subdivided into secondary-suites only, it provides a bigger picture with respect to the secondary rental market in Pitt Meadows.

There has also been an increase in multi-unit dwellings in recent years, providing more housing choices with respect to forms, tenure, and price-points for households in Pitt Meadows. This is primarily for medium density townhouses and low-rise apartment buildings (up to four storeys).

There is also one co-operative mobile home park in Pitt Meadows, which continues to provide an alternative housing form for a small group of residents.

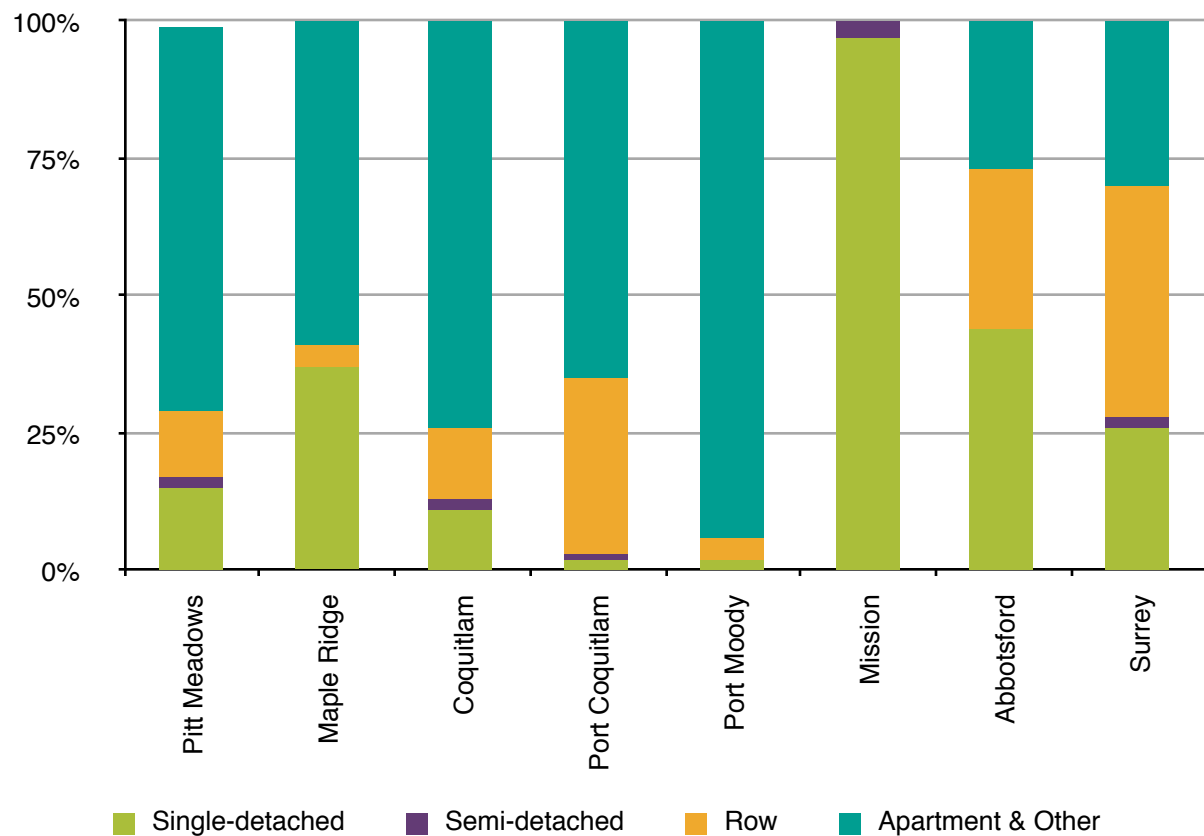
Housing Starts

Historically, the City of Pitt Meadows has experienced a consistent level of housing starts, with much fewer starts than the neighbouring municipalities of Coquitlam, Port Coquitlam, and Maple Ridge. All municipalities experienced a significant decrease in housing starts during the economic recession in 2008, and are slowly recovering but not at levels seen in the mid 2000s.

General trends in housing starts have indicated that there are proportionally more multi-unit dwellings entering the real estate market across Metro Vancouver than single-detached homes. For Pitt Meadows, single-detached homes made up 15.5% of all housing starts in 2012, complemented by 12.4% row housing, 70.1% apartments, and 2% semi-detached.



Figure 1.6: Comparison of Housing Starts Between Pitt Meadows and Neighbouring Municipalities



Source: CMHC, Housing Now, Vancouver and Abbotsford CMAs, January 2013

Rental Vacancy

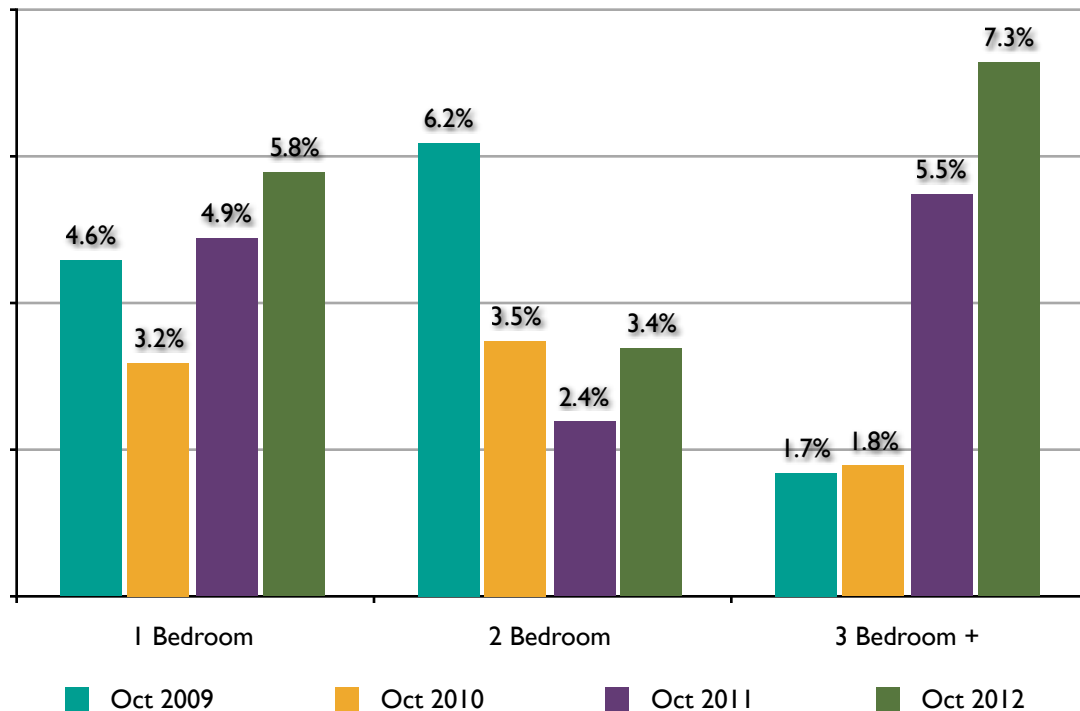
CMHC provides rental vacancy rates for Pitt Meadows in a sub geography that combines Pitt Meadows data with Maple Ridge data. A key observation from this source reveals that these communities have experienced a moderate increase in the availability of one, two, and 3 bedroom rental accommodation. All of these units were found to be within rental apartments, except for 3-bedroom rentals - half of which were located in apartments and the other half were located in townhouses.

Although CMHC provides rental vacancy data for bachelor suites in apartments, there were only 15 studio units in both Pitt Meadows and Maple Ridge combined. The occupancy fluctuation for this small number of units may indicate significant shifts in vacancy rates over time when this is not the case. Vacancy rates are most reliable when there are a large number of units observed and, from this data, the total number of units observed for Pitt Meadows/Maple Ridge are: 840 one bedroom-units, 539 two-bedroom units, and 55 three-bedroom

units (2012). These statistics do not count the secondary rental market, including secondary suites or condo rentals.

The key observation from this source is the high vacancy rates, particularly vacancy rates over 4%, indicating that there is not as much pressure on purpose-built rental in Pitt Meadows and Maple Ridge. From the community perspective, the availability of rental accommodation is lower than what the data indicates.

Figure 1.7: Rental Vacancy Rates in Maple Ridge / Pitt Meadows

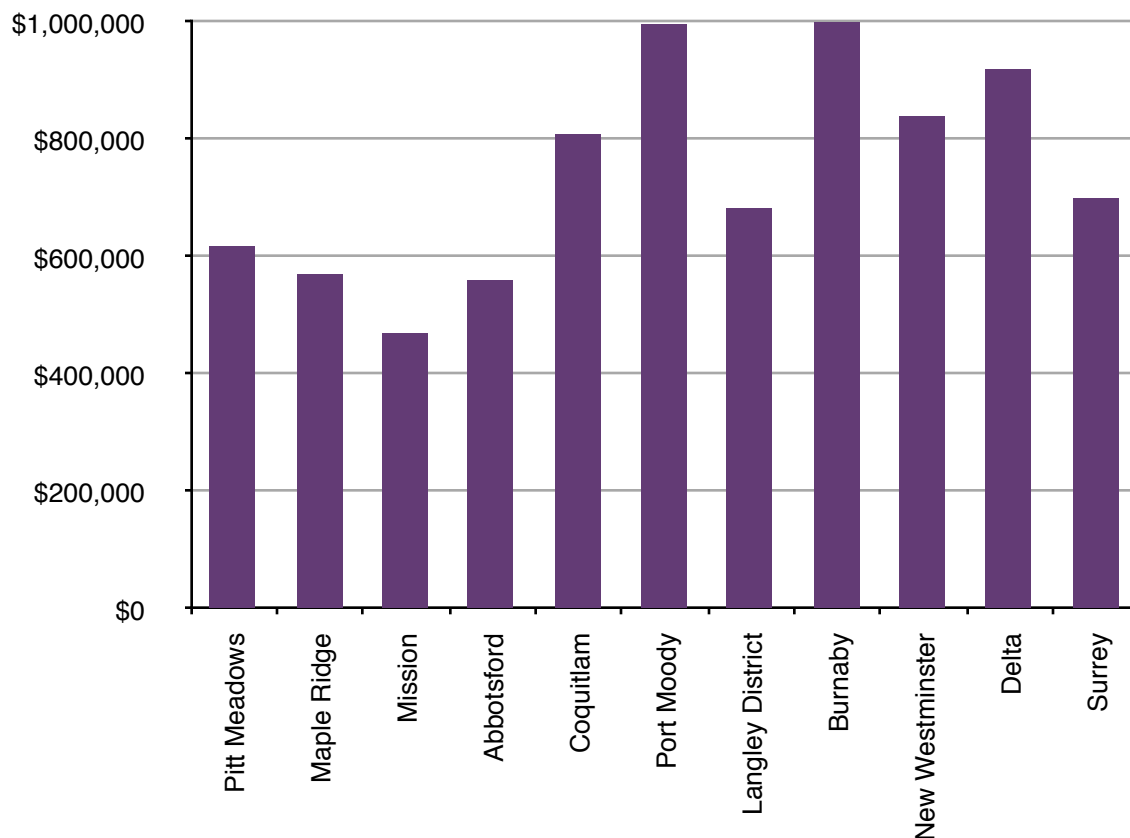


Source: CMHC, Rental Market Report, Vancouver and Abbotsford CMAs, Fall 2010 and Fall 2012

Ownership Housing Prices

According to the CMHC Housing Now Report (January, 2013), the median price for a new single-detached home in Pitt Meadows was \$617,692 (a 7% increase from \$579,000 the previous year). Compared to the region as a whole, the median-priced single detached house in Pitt Meadows is 22% less expensive than a median-priced house in the Vancouver CMA (\$798,000). Looking at the surrounding communities, the median price of a single-detached home in Pitt Meadows is more affordable than Coquitlam and Port Moody, comparable in price to Maple Ridge and Surrey, and more expensive than Abbotsford and Mission.

Figure 1.8: Median Prices of Single-detached Homes, Pitt Meadows and Neighbouring Municipalities



Source: CMHC, Housing Now, Vancouver and Abbotsford CMAs, January 2013

Table 1.1: CMHC Median Prices of Single-detached Homes for Pitt Meadows and Surrounding Communities

City	Median Price of a Single-Detached Home	
	2011 YTD	2012 YTD
Pitt Meadows	\$579,000	\$617,692
Maple Ridge	\$551,053	\$569,900
Mission	\$469,900	\$469,900
Abbotsford	\$565,900	\$559,800
Coquitlam	\$769,500	\$809,900

City	Median Price of a Single-Detached Home	
	2011 YTD	2012 YTD
Port Moody	\$1,000,000	n/a
Langley District	\$683,633	\$683,633
Burnaby	\$998,900	\$1,028,000
New Westminster	\$581,296	\$839,900
Delta	\$800,000	\$920,000
Surrey	\$679,000	\$699,900
Average Median Prices of Selected Communities	\$667,818	\$719,863
Median Price for Vancouver CMA		\$798,000

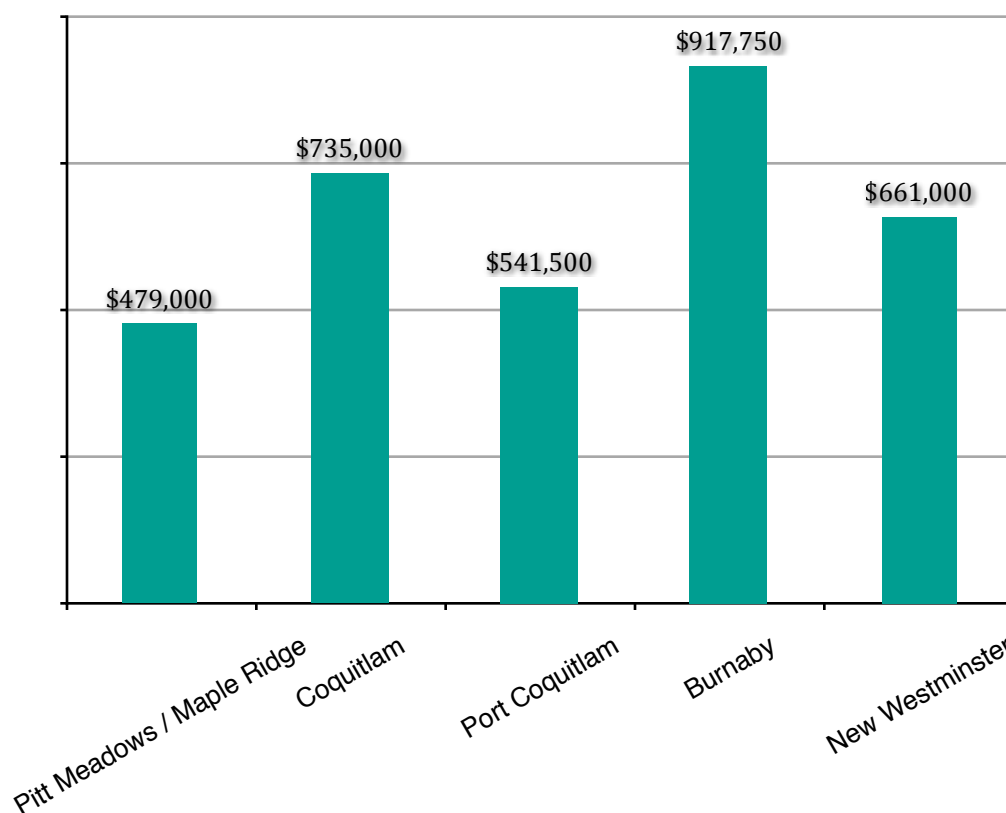
Source: CMHC, Housing Now, Vancouver and Abbotsford CMAs, January 2013

Further, the Real Estate Board of Greater Vancouver (REBGV) provides benchmark selling prices for homes in the lower mainland using MLS® listings data. The data for median selling prices for single-detached homes combines Pitt Meadows and Maple Ridge data, which had a total of 1,049 sales for single-detached homes by end of year 2012 (YTD).

Based on the MLS® data for 2012 YTD, the combined median sale prices of Pitt Meadows / Maple Ridge was \$479,000 (which was lower than CMHC data at \$617,692), and indicates that Pitt Meadows / Maple Ridge has lower prices compared to nearby communities like Coquitlam which had 1,067 single-detached home sales with a median sale price of \$735,000.



Figure 1.9: MLS ® Median Prices of Single-detached Homes, Pitt Meadows / Maple Ridge and Neighbouring Municipalities



Source: Real Estate Board of Greater Vancouver, REBGV Stats Package (MLS®), January 2013

Table 1.2: MLS ® Median Prices of Single-detached Homes, Pitt Meadows / Maple Ridge and Neighbouring Municipalities

City	# of Single-detached Home Sales (2012 YTD)	Median Selling Price of Single-detached Homes (2012 YTD)
Pitt Meadows / Maple Ridge	1,049	\$479,000
Coquitlam	1,067	\$735,000
Port Coquitlam	390	\$541,500
Burnaby	818	\$917,750
New Westminster	268	\$661,000
Average Median Selling Price		\$666,850

In addition to CMHC and REBGV housing data, listed home prices (MLS®) for three-bedroom houses in Pitt Meadows were considered in a “snapshot” review of MLS® data in October, 2012. Although the data from the snapshot is not as comprehensive as CMHC or the REBGV data, it does provide insight into prices for Pitt Meadows specifically instead of combined data with Maple Ridge.

This snapshot includes 6 3-bedroom single detached houses priced above and below the median prices reported by CMHC and the REBGV, with the average resale price for a three-bedroom home advertised at \$528,000 and \$479,000, respectively. Based on the snapshot, homes that were built in the 1980s were selling in the low \$400,000s, where newer homes built within the last 10 years were selling between the low to mid \$600,000s.

The prices for three-bedroom homes were identified as particularly important due to the large portion of the Pitt Meadows population in couple households with children.

Table 1.3: Snapshot of Sale Listings for Three-Bedroom Single-Detached Homes in Pitt Meadows

Year Built	Resale Value
1983	\$419,000
1983	\$422,900
1996	\$580,000
2003	\$489,900
2003	\$609,000
2010	\$650,000
Average Resale Value	\$528,467

Source: MLS, October 2012

A snapshot look at townhouse listings presents an additional perspective on recent townhouse prices. According to this review of 15 listings, the average price for a row/townhome in Pitt Meadows was \$340,000, ranging from two to four-bedrooms in size. The least expensive townhome at the time of the review was \$239,800 and it was built in 1978. In addition to the mortgage costs, townhome owners usually need to consider monthly strata or maintenance fees in addition to typical homeowner costs such as utility fees, insurance and

property taxes. Of the listings included in the snapshot review, the average monthly strata fee for a townhome was \$215 per month.

Rental Housing Prices

The CMHC Rental Market Report provides average rent data for the purpose-built rental housing stock in both Pitt Meadows and Maple Ridge. Similar to ownership/resale prices, the data is not available for Pitt Meadows separately. This survey captures purpose-built rental including townhouse or apartment buildings with three or more rental units and typically represents an older building stock. For that reason, purpose-built rental buildings often rents at lower prices. This survey does not capture units that are rented privately by owners such as in secondary suites, investor-owned condominiums or other forms.

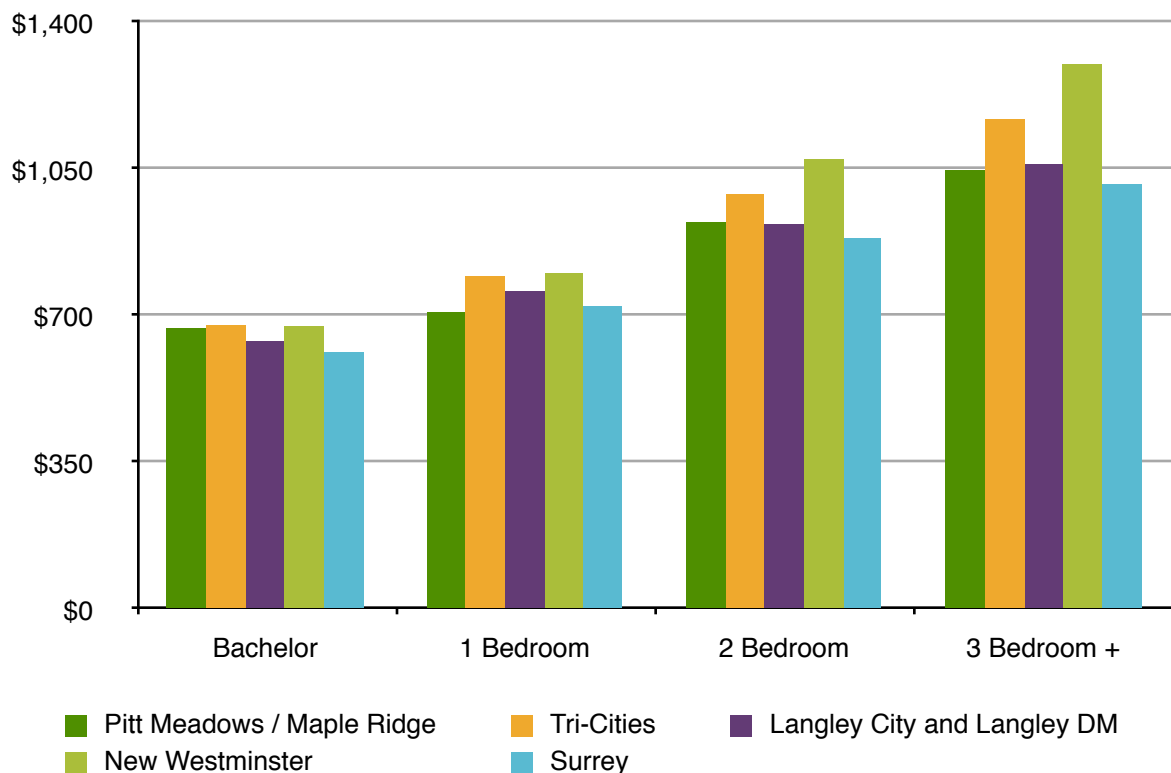
The average rents for purpose-built units in Pitt Meadows / Maple Ridge are comparable to the Tri-Cities, Langley, and Surrey, and more affordable than New Westminster by approximately \$100 per month for all rental types.

Table 1.4 Average Rents Comparison Between Maple Ridge / Pitt Meadows and Neighbouring Municipalities

Area	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Average Rent by All Areas
Pitt Meadows / Maple Ridge	\$671	\$709	\$922	\$1,048	\$838
Tri-Cities	\$677	\$794	\$989	\$1,169	\$907
Langley City and Langley DM	\$638	\$758	\$919	\$1,074	\$847
New Westminster	\$675	\$801	\$1,074	\$1,301	\$963
Surrey	\$614	\$723	\$886	\$1,015	\$810
Average Rent by Rental Type	\$655	\$757	\$958	\$1,121	

Source: CMHC Rental Market Report, Vancouver and Abbotsford CMAs, Fall 2012

Figure 1.10: Comparison of Average Rents, Pitt Meadows / Maple Ridge and Neighbouring Municipalities



Source: CMHC Rental Market Report, Vancouver and Abbotsford CMAs, Fall 2012

A snapshot review of rental listings was also completed in October, 2012.³ From the snapshot, which included a total of 15 listings, two-bedroom apartments were the most available form of rental accommodation in Pitt Meadows (over 46% of the available listings at that time). The average price for a two-bedroom apartment from the listings was \$1,158 per month.

Bachelor suites were noted to be a rare listing at that time with only one bachelor suite available, priced at \$600 per month for a shared suite (with two other tenants). There were two one-bedroom apartments available during the same month, averaging \$741 per month in rent.

Secondary suites are also a form of rental accommodation in Pitt Meadows, but were an uncommon rental listing at the time of the snapshot with only one two-bedroom basement suite listed (\$1,150 per month).

³ The review involved a look at listings posted on Padmapper, an online site that shows rental listings from several popular sites including Craigslist, Kijiji, and others.

Table 1.5: Snapshot of Rental Listings in Pitt Meadows

Housing Type	# of Bedrooms	Extra Conditions	Rent Per Month
Basement Suite	2	None	\$1,150
Apartment	2	Lease	\$1,050
Apartment	1	1 year lease	\$750
Apartment	3	Lease	\$1,134
Apartment	2	None	\$1,250
Condo	2	1 year lease	\$1,295
Condo	2	Lease	\$1,250
Condo	Bachelor	Room Share	\$600
Condo	2	Lease	\$1,250
Townhouse Co-op	3	Shares	\$1,122
Townhouse Co-op	1	Shares	\$732
Townhouse Co-op	2	Shares	\$861
Single-detached House	4	Lease	\$2,100
Single-detached House	4	Lease	\$2,000
Single-detached House	5	Lease	\$2,559
"Snapshot" Average Rental Prices by Type for October, 2012:			
Secondary Suite			\$1,150
Apartment			\$1,046
Condo			\$1,099
Townhouse Co-op			\$905
Single-detached House			\$2,220

Source: Padmapper, October, 2012

Housing Affordability

Defining Affordability

Affordable housing is typically defined as housing that costs no more than 30% of a household's gross income. According to Canada Mortgage and Housing Corporation (CMHC), the 30% includes shelter costs for renters (plus utilities); and for owners this includes mortgage payments, property taxes, strata fees, and utilities. Households that are unable to find adequate and suitable housing without paying more than 30% of their gross income on housing are considered to be living in unaffordable housing.

Communities may find some of their affordable housing stock located in older rental buildings that are in need of major or minor repair. Yet, it is important that affordable housing provide a safe and healthy environment for tenants. In Pitt Meadows, there is some visual evidence of older multi-unit housing stock in need of repair and, according to Census 2006, 6% of dwellings in Pitt Meadows were in need of major repairs (2011 figures will be released in August, 2013).

Household Income

An examination of household incomes provides an understanding of what households could potentially afford, typically measured by median income levels against average housing costs. Income data was retrieved through a custom tabulation from Statistics Canada (taxfiler data - income by household types), as demonstrated in Figure 1.11 below.

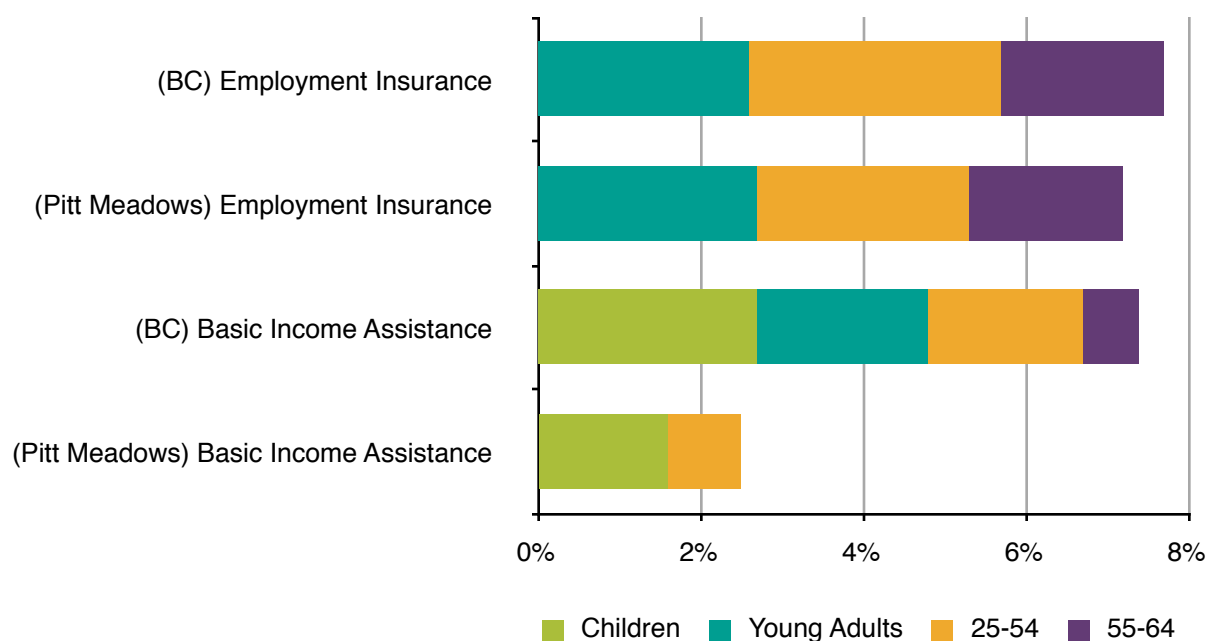
Figure 1.11: Pitt Meadows Median Income by Household Types



Source: Statistics Canada, Special Tabulation Based on Taxfiler Data - Family Tables, 2010

Compared to the rest of the province, Pitt Meadows has a lower incidence rate of government income assistance dependency. This includes employment insurance as well as longer term basic income assistance. Compared to the rest of the province, where children and young adults make up over half of all recipients of income assistance, there are no young adults living in households that are dependent on income assistance and a much smaller percentage of children.

Figure 1.12: Income Assistance Dependency in Pitt Meadows and BC



Source: BC Stats, 2012

In addition, there are 86 households that receive rent supplements. Specifically, there are 41 senior households receiving of Shelter Aid for Elderly Renters (SAFER) dollars⁴ and 45 household recipients of the Rental Assistance Program (RAP)⁵.

⁴ The SAFER program provides monthly cash payments to subsidize rents for eligible BC residents who are age 60+ and who pay rent for their homes (BC Housing, 2013).

⁵ The RAP program provides eligible low-income, working families with cash assistance to help with their monthly rent payments in the private market (BC Housing, 2013).

Table 1.6: Households Receiving SAFER and RAP Assistance

Program	# of Households
Shelter Aid for Elderly Renters (SAFER) Recipients	41
Rental Assistance Program (RAP) Recipients	45

Source: BC Housing, Research and Corporate Planning Department, May 2013

What can Residents in Pitt Meadows Afford?

Median income provides a benchmark for understanding the affordability situation of different household types. Compared to couple households earning the median income in Pitt Meadows, lone parent households and single person households potentially have less choice in the housing market.

Based on the median household income, it is revealed that single persons and female lone-parent households earn the least amount of income compared to other household types in Pitt Meadows, and thereby have less income available to put towards housing related expenses such as rent and utilities. At 30% of household income (the affordability threshold), a single person earning the median income could afford \$735 per month for rent plus utilities; for female lone parents earning the median income, they would afford \$550 per month.

Table 1.7: Pitt Meadows Household Affordability Based on Median Household Income

Household Type	Median Income / Year	Median Income / Month	Housing Available at 30% of Income	Housing Available at 50% of Income
Single Persons	\$29,380	\$2,448	\$735	\$1,224
Couple Families	\$82,170	\$7,348	\$2,204	\$3,674
Female Lone-Parent Families	\$22,120	\$1,843	\$553	\$922
Male Lone-Parent Families	\$49,940	\$4,162	\$1,249	\$2,081

Source: Statistics Canada, Special Tabulation Based on Taxfiler Data - Family Tables, 2010

Given median income levels and current rent levels, couple families should be able to afford two or three bedroom homes at 30% of their income. Male lone parent households should be able to afford a two-bedroom rental, and single

persons should be able to afford a bachelor suite or one-bedroom rental for 30% of their household income. Female lone parent households, particularly those earning less than the median income, would be challenged at securing a dwelling with two units or more at 30% of their income. Based on typical rental prices and median income levels, female lone parent households are likely to spend between 30% and 50% of their income on housing.

Interestingly, the average monthly mortgage price for a three-bedroom home in Pitt Meadows is just over \$2,000 per month. This is comparable to average rents, which may be an indication that some of the households renting three or four-bedroom homes may be in near reach of homeownership. Additional investigation may be warranted to identify if there is a group of households that would be able to enter into homeownership with downpayment assistance or assistance with financing, such as through an affordable homeownership program.

Some renters in Pitt Meadows are in near reach of homeownership.



Single-detached housing in Pitt Meadows

Non-Market Housing and Expiry of Social Housing Agreements

The non-market housing inventory is relatively limited in Pitt Meadows. There are no homeless shelters (year-round or temporary) and no transitional or supportive housing units. Most social services and housing providers for the homeless and low-income residents are located in the neighbouring community of Maple Ridge.

However, Pitt Meadows has an unusually large number of housing co-operatives, some managed by non-profit organizations and others privately-managed. Housing co-ops are a form of affordable housing, often providing a mix of market units with non-market units that are rent-geared to income (RGI). Most housing co-ops in Pitt Meadows are row/townhomes, and there is one mobile home park co-op, a unique form of co-operative housing in BC.



*Ford Road Housing Co-op in Pitt Meadows
(Ford Road Website, 2013)*

Most social housing that was built during the 1960s and 1970s was funded with long-term operating government subsidies that matched the mortgage amortization period. The subsidy helps the non-profit subsidize a certain number of housing units so that the monthly rent charged for these units are adjusted to the income of the household, providing them with affordable housing. These subsidies end in tandem with maturing mortgages.

As mortgages have matured, a number of non-profits with social

“Housing co-operatives provide not-for-profit housing for their members. The members do not own equity in their housing. If they move, their home is returned to the co-op, to be offered to another individual or family who needs an affordable home. Some co-op households pay a reduced monthly rent geared to their income. Government funds cover the difference between this payment and the co-op’s full charge. Other households pay the full monthly charge based on cost. Because co-ops charge their members only enough to cover costs, repairs, and reserves, they can offer housing that is much more affordable than average private sector rental costs. About half of all co-op households in Canada pay a monthly charge geared to their income. Government funds cover the difference between this payment and the co-op’s full charge.”

— CHF Canada, 2012

housing agreements across Canada are transitioning from receiving subsidies to managing their property portfolio without assistance, while being mortgage-free.

Although there are a large number of co-ops in Pitt Meadows, not all housing co-ops in Pitt Meadows are registered with the Co-op Housing Federation of BC (CHFBC). As such, a full inventory of co-ops in Pitt Meadows is not available. For those housing co-ops managed by non-profits and registered with CHFBC, a number of those co-ops have social housing agreements with the federal government and, as a result, have buildings with upcoming agreement expiry. There are six buildings in Pitt Meadows that will have their operating agreements expire, with the majority of units contained in four of those buildings. Altogether, these buildings with expiring agreements contain 360 units, mostly for low-income families.

Table 1.8: Expiring Social Housing Agreements in Pitt Meadows

	Time of Expiry					
Type of Unit	2012-2015	2016-2020	2021-2025	2026-2030	2030+	TOTAL
Co-op	64	250	0	0	0	314
Non-Profit	0	0	45	0	0	45
Rent Supplement	0	0	1	0	0	1
TOTAL	64	250	46	0	0	360

Source: Metro Vancouver, 2012

The units that are at highest risk during their transition are those co-operatives that have a low or no facility reserve fund and/or in poor building condition. Patterns from other co-operatives across the Province and nationally are showing that some co-ops are converting some of their subsidized units to market units in order to cover their costs. As a result, low-income families living in subsidized co-operative housing complexes in Pitt Meadows could be at-risk to losing their subsidized housing units within the next three to eight years. Specifically, by 2015, 64 low-income family co-operative housing units will be in buildings with expired agreements. By 2020, there will be an additional 250 low-income family co-operative housing units in buildings with expired agreements.

Low-income families are at the greatest risk of losing their subsidized co-operative housing units in Pitt Meadows.

Table 1.9: Expiring Social Housing Agreements by Type of Clients Served

Year	Total Units	Frail Seniors	Homeless Housed	Homeless Shelters	Special Needs	Low-Income Families	Aboriginal
2015	64	0	0	0	0	64	0
2017	250	0	0	0	0	250	0
2021	4	0	0	0	4	0	0
2022	1	0	0	0	1	0	0
2025	41	0	0	0	0	41	0
TOTAL	360	0	0	0	5	355	0

Source: Metro Vancouver, 2012

While there have been situations where non-profit housing providers have experienced a net loss in affordable housing units in order to adjust to their new financial circumstances, not all non-profit housing providers with an upcoming housing agreement expiration date will experience the same challenges. The financial stability of existing non-profit housing providers varies considerably, and each organization's situation is unique. Additional follow-up with individual co-ops is required to better understand the level of risk that is locally present.

SUMMARY OF KEY HOUSING INDICATORS

Based on a review of the current and projected population demographics and housing inventory in Pitt Meadows, key housing issues and gaps begin to emerge. Table 1.8 outlines the major observations based on this background research.

Table 1.10 Summary of Key Housing Issues in Pitt Meadows

Summary of Housing Issues Based on Key Housing Indicators	
1	<ul style="list-style-type: none"> Population projections indicate an increase in seniors, demanding more seniors-oriented housing ranging from ground-oriented independent, to semi-independent and assisted living facilities
2	<ul style="list-style-type: none"> High proportion of singles living in Pitt Meadows, with limited rental options suitable for one-person (i.e. small units)
3	<ul style="list-style-type: none"> Female lone-parent households have less housing choices in Pitt Meadows compared to other household types, and could benefit from affordable housing options
4	<ul style="list-style-type: none"> Expiring social housing agreements may affect a number of affordable housing co-operatives in Pitt Meadows, potentially displacing some low-income families
5	<ul style="list-style-type: none"> There is some evidence of multi-unit dwellings in need of repair
6	<ul style="list-style-type: none"> Incomes and price-points indicate that homeownership is in-reach for many households already renting, who could move up the housing continuum by way of downpayment assistance or an affordable homeownership program
7	<ul style="list-style-type: none"> There are a large number of families in Pitt Meadows, both couples with children and single parents with children, that will continue to seek family-oriented housing such as single-detached homes

Appendix B
Pitt Meadows Community Engagement
Summary



Pitt Meadows

HOUSING ACTION PLAN

Appendix B - Consultation Engagement Summary



TABLE OF CONTENTS

INTRODUCTION	3
Community Engagement Goals.....	3
Community Engagement Overview	3
DETAILED CONSULTATION PROGRAM	4
Mail-out to Selected Stakeholders.....	4
Ideas Cafe Session.....	5
Observations from the Ideas Cafe Session.....	6
Community Open House.....	7
Housing Survey	7
COMMUNITY ENGAGEMENT SUMMARY	9

INTRODUCTION

As part of the Housing Action Plan, the general public and community stakeholders representing various interest groups were consulted. The objective of the engagement was to identify issues and opportunities from the perspective of the people who live, work, or have insight with respect to housing challenges or opportunities in Pitt Meadows.

Community Engagement Goals

The overall goals of the consultation program were to:

- Provide information to stakeholders, special interest groups, and the public about Housing Action Plans and best practices from other communities;
- Provide a range of opportunities for residents to participate in the development of a Housing Action Plan for Pitt Meadows;
- Identify the housing challenges and opportunities faced by residents in Pitt Meadows; and,
- Provide qualitative research to complement quantitative research from the key housing indicators report.

Community Engagement Overview

Prior to organizing the community engagement events, outreach to community agencies and service providers was conducted to encourage participation from a broad cross-section of the community. This included housing providers and social service agencies in both Pitt Meadows and Maple Ridge. Together with the service providers and the public, the consultation program was comprised of the following activities:

- Maple Ridge / Pitt Meadows Community Services Focus Group Session;
- Selected Letter Outreach;
- Housing Survey;
- Idea Cafe Session; and,
- Community Open House.

DETAILED CONSULTATION PROGRAM

Mail-out to Selected Stakeholders

With respect to stakeholder outreach, letters were drafted and emailed to a variety of local service providers in order to understand their perspectives on the housing situation in Pitt Meadows. The letters contained information about the Pitt Meadows Housing Action Plan, brief backgrounder paper, and a contact number if they wanted to provide direct input or ask questions. The letters also contained an invitation to an upcoming Ideas Cafe Session. Follow-up phone calls were also made.

Letters were sent to eight local service providers, five co-operative housing operators, and four private market housing developers. Selected service providers included:

- Alouette Homestart Society¹;
- Alouette Addictions Services²;
- Caring Place Emergency Shelter³;
- Cythera Transition House Society⁴;
- Friends in Need Food Bank⁵;
- Inner Visions Recovery Society⁶;
- SUCCESS (Settlement Program Manager, Pitt Meadows)⁷; and,
- Katzie First Nation.

Selected Co-operative Housing buildings in Pitt Meadows from the Co-operative Housing Federation list included:

¹ Alouette Homestart Society is a non-profit organization that provides affordable housing for low-income families.

² Alouette Addiction Services provides counselling and other specialized services for high risk youth, individuals, and their families.

³ The Caring Place (located in Maple Ridge) operates a seasonal emergency shelter, a transitional housing program and a community meal program.

⁴ Cythera Transition House serves Maple Ridge and Pitt Meadows for women and children fleeing domestic violence.

⁵ The Friends In Need Food Bank (located in Pitt Meadows) serves low-income families and individuals in Maple Ridge and Pitt Meadows.

⁶ InnerVisions provides transitional second-stage housing for recovering addicts (located in Maple Ridge).

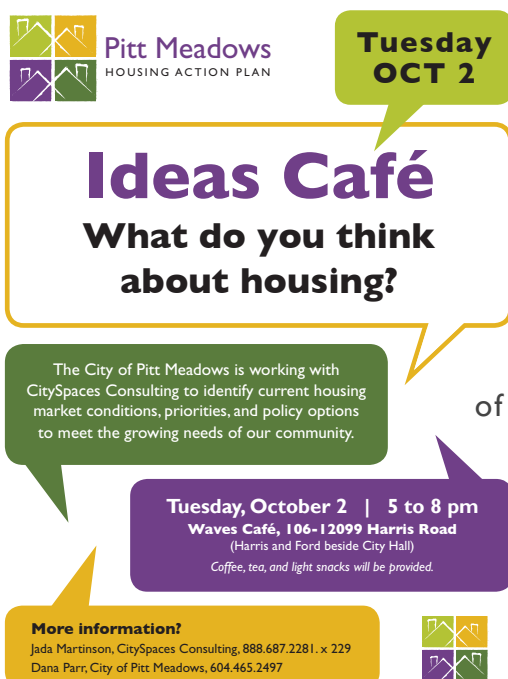
⁷ SUCCESS BC provides services in settlement, housing, English as a second language training, employment, family and youth counselling, business and economic development, health care, and community and volunteer development.

- Ford Road Housing Co-operative;
- Harris Road Housing Co-operative;
- Meadow Highlights Mobile Home Co-operative;
- Meadowlands Housing Co-operative; and,
- The Meadows Family Non-Profit (Affordable Housing Advisory Association).

Almost all stakeholders acknowledged receipt of the notification, backgrounder information, and invitation to participate in consultation activities (few did not have email or, upon phone call, were not interested in receiving information via email). While no stakeholder was able to make it to the Ideas Cafe Session and Public Open House, they did commit to circulating posters and advertisement of the consultation activities as well as circulating the housing survey to their residences and/or clients. There were some stakeholders that were contacted to verify statistics and fact checking, with qualitative information provided by Caring Place Emergency Shelter (data was not available). There were no formal one-on-one stakeholder interviews with representatives from these groups.

Ideas Cafe Session

The purpose of the Ideas Cafe Session was to provide a casual and comfortable environment where Pitt Meadows residents and stakeholders could participate in “housing topic conversations”. The session was hosted at the new Waves Coffee House located at 12099 Harris Road (beside City Hall) in a



Pitt Meadows
HOUSING ACTION PLAN

**Tuesday
OCT 2**

Ideas Café
**What do you think
about housing?**

The City of Pitt Meadows is working with CitySpaces Consulting to identify current housing market conditions, priorities, and policy options to meet the growing needs of our community.

Tuesday, October 2 | 5 to 8 pm
Waves Café, 106-12099 Harris Road
(Harris and Ford beside City Hall)
Coffee, tea, and light snacks will be provided.

More information?
Jada Martinson, CitySpaces Consulting, 888.687.2281 x 229
Dana Parr, City of Pitt Meadows, 604.465.2497

mixed-use development consisting of residential, office, retail, and the Pitt Meadows Public Library. The coffee house had recently opened two weeks prior to the Ideas Cafe event, which helped to generate foot traffic from curious local residents.

In addition to the stakeholder letters, there was additional outreach in the form of a newspaper advertisement, posting on the City of Pitt Meadows website, announcements on the City of Pitt Meadows Facebook and Twitter accounts, and poster distribution at key locations throughout the community.

The Waves Coffee House had a semi-private

meeting room that was visible to passers-by, while still providing a quiet space for participants to actively converse and listen. There were four residents who participated in a table talk discussion for the entire two-hour period, plus a number of passers-by who engaged the facilitators in more brief one-on-one discussions.

A survey, word search/information leaflet, and story boards were displayed. Coffee and light snacks were made available.

Observations from the Ideas Cafe Session

- Some newcomers to Pitt Meadows indicated that they moved to Pitt Meadows because it was cheaper than neighbouring communities like Port Coquitlam and Port Moody, and they could buy a bigger house on a smaller lot, have a legal secondary suite, and have access to the West Coast Express.
- Demand for empty nesters looking to downsize into a smaller home, but still ground-oriented. There are limited options for empty nesters looking to downsize.
- There are limited options for aging residents, with some participants sharing examples of relatives having to relocate to places such as Maple Ridge in order to find suitable seniors-oriented housing.
- There is no social housing in Pitt Meadows and finding physically and financially accessible housing is challenging.
- There are more housing choices for young people in cities such as Vancouver; it is challenging retaining young people with limited housing options suitable for one person, or young people/roommates.
- It is challenging for young families to enter into homeownership in Pitt Meadows.
- Infill development does not always integrate well into the existing community, such as new row houses between older single family homes.
- Multi-unit housing along Harris Road and Ford Road have been positive, but they are for ownership and are expensive. There is a need for affordable rentals in Pitt Meadows.

HOW WILL PITT MEADOWS' HOUSING SITUATION AFFECT YOUR FUTURE?




**THURS
JAN
31
2013**

Anytime between
5pm - 8pm

OPEN HOUSE

Check out what we have found so far!

The City is working with CitySpaces Consulting to develop a Housing Action Plan that identifies housing market conditions, priorities, and policy options to meet the needs of our community.

QUESTIONS?

DANA PARR
City of Pitt Meadows
1.604.465.2497

JADA MARTINSON
CitySpaces Consulting
1.888.687.2281 ext. 229



Pitt Meadows Family Recreation Centre
12027 Harris Rd
(Behind City Hall)




Community Open House

A Community Open House was hosted on Thursday, January 31st, 2013 at the Pitt Meadows Family Recreation Centre (12027 Harris Road, behind CityHall). The objective of the event was to receive feedback from residents on the proposed framework for the City of Pitt Meadows Housing Action Plan as well as the key issues and housing priorities. The Open House was set up in a drop-in format allowing the public to visit at their leisure, anytime between 5pm and 8pm.

The Open House was advertised in the Maple Ridge Times and the City website. In addition, posters were placed on public notice boards throughout the City. Display boards were mounted throughout the space that allowed visitors to walk to each story board and receive information.



Pitt Meadows
HOUSING ACTION PLAN

O V L L Y P R D T U Y H O U S E C N
W A A E A O Z C O O P E R A T I V E
N C I N T L U J D Z G R M P O U N I
S A T Y O I E L B A D R O F F A X G
D N N A W C K E L I B O M A L X W H
E C E Z N Y I V Q M E O K P K Q O B
V Y D L H D E R U T C A F U N A M O
E P I C O F Z F A E U F W R V L L U
L N S J U J O T T N K E R U N E T R
O L E Q S J S U I L A G A K R R S H
P Z R C E E H T S T U D I O S B U O
M D W E L L I N G I G H N M U E P O
E E I A P S W O D A E M T T I P P D
N Q E V Y A J S L V J U Q U T U L W
T R V F O R E N T H O M E M E F Y Q

Affordable
Cooperative
Development
Dwelling
Home
House
Manufactured
Mobile

Neighbourhood
Own
Pitt Meadows
Plan
Policy
Real Estate
Rent
Residential

Studio
Suite
Supply
Tenure
Townhouse
Unit
Vacancy

Housing Survey

The housing survey was first issued as part of the Ideas Cafe Session in October, 2012, and re-launched in February, 2013. There were a total of 26 surveys completed in 2012, and 14 surveys completed in 2013 bringing a total of **40 completed housing surveys** for the Pitt Meadows Housing Action Plan. Key findings from the survey results are outlined below.

2012 Housing Survey Results

- **Single-Detached Homes Are #1 Housing Preference** — For those respondents exploring new places to live in Pitt Meadows, 40% indicated that a single-detached home is affordable to them, 60% indicated that an apartment or condo is affordable to them, and 20% said that a townhouse is affordable to them.
- **Larger Spaces Preferred Over Smaller Homes** — When survey participants were asked if they would consider living in a smaller home if it meant lower rental or mortgage price, over 56% of respondents indicated not likely, over

30% of respondents indicated somewhat likely, and 13% indicated it was a very likely possibility. In addition, for those who would consider living in a smaller space, over half (54%) of respondents said they would not live in a home that was less than 1,000 square feet. Comparably, 27% of respondents indicated they would consider living in a home between 800 and 1,000 square feet and 18% of respondents indicated that they would consider living in a home between 500 to 700 square feet. No survey participants would consider living in a home less than 500 square feet.

- **Residents Prefer to Stay in Pitt Meadows** — Out of 22 responses, over 40% of survey participants indicated that they would not move outside of Pitt Meadows because of housing issues. For those survey participants who indicated they would consider leaving the City, their main drivers included affordability (69%), more housing choices (38%), to live closer to their place of work (23%), and lifestyle (23%). There were an additional 23% of respondents who indicated they would leave for other reasons, including (i) moving somewhere that allowed more basement suites; (ii) to live in a “less built up” area [community with less density]; and, (iii) to find a home that has more ground-level space. In the next three years, 50% of the survey participants would not likely move away from their current dwelling, 29% were somewhat likely to move away in the next three years, and 20% indicated they were very likely to move away from their current dwelling in the next three years.
- **Affordability Identified as #1 Housing Issue in Pitt Meadows** — When asked what the number one housing issue in Pitt Meadows might be, 55% of respondents stated that “affordability” was the biggest issue in the City.

“It is very expensive to live in Pitt Meadows. I am a single mother and have the community but have considered moving for lower rent.”

— Anonymous survey respondent, 2012

“Encourage more housing development for a greater variety of lifestyles - low rental apartments to high-end condominiums and single family homes.”

— Anonymous survey respondent, 2013

2013 Housing Survey Results

Increasing number of Homeowners are Spending More than 30% of their Gross Income on Housing

— The majority of respondents (71%) identified as homeowners, and over 74% of respondents pay more than 30% of their gross income on housing costs (including mortgage, utilities, and property taxes). Even though respondents pay a large proportion of

their gross income on homeownership, over 71% indicated that they would not consider living in a smaller dwelling if it meant a lower mortgage price.

Creating a Broad Mix of Housing is Important — Over 57% of respondents indicated that they would move away from Pitt Meadows to a different city in order to find more housing options. In addition, open-ended comments indicated that more housing options are needed in Pitt Meadows.

Detailed results from both the 2012 and 2013 surveys are presented in Appendix C.

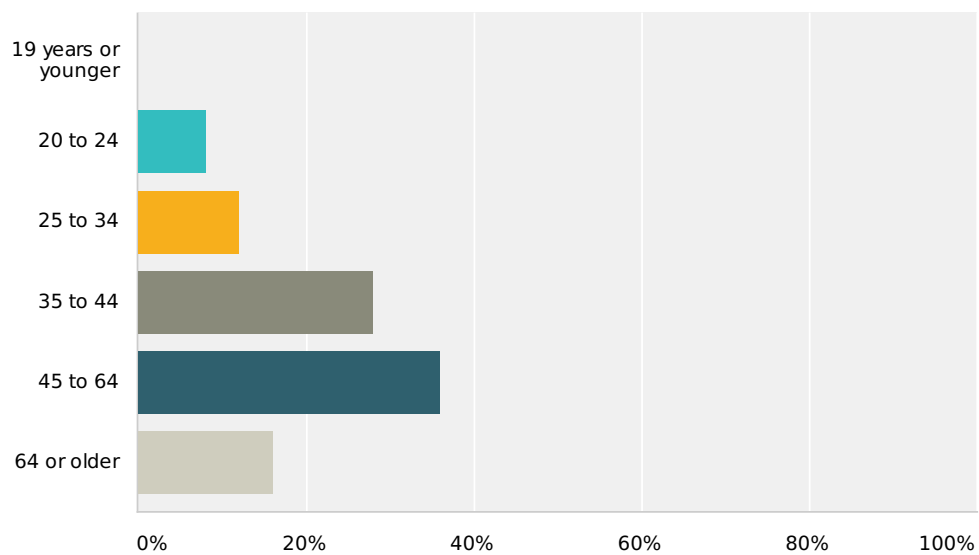
COMMUNITY ENGAGEMENT SUMMARY

The various community engagement activities provided qualitative research to complement the quantitative research from the Key Housing Indicators report (Appendix A), and provided insight into the potential housing priorities for the Pitt Meadows. Key themes from the consultation activities are outlined below, and have informed the strategic directions of the Pitt Meadows Housing Action Plan.

Key Themes from Consultation Activities
<ul style="list-style-type: none">• Demand for single-detached homes for families
<ul style="list-style-type: none">• Demand for smaller homes for empty nesters looking to downsize (including small single-detached homes, condos, and seniors-oriented apartments)
<ul style="list-style-type: none">• More housing choices are needed in Pitt Meadows
<ul style="list-style-type: none">• Pitt Meadows is becoming increasingly unaffordable for homeownership, and for some renters, especially households on fixed incomes (seniors on pension and persons on disability)
<ul style="list-style-type: none">• Increasing density and infill development in mature, established neighbourhoods sometimes occurs in either inappropriate locations or is not designed to fit with the character of existing/surrounding neighbourhoods
<ul style="list-style-type: none">• Secondary suites are positive for both homeowners looking for mortgage-helpers and for renters as an affordable housing option
<ul style="list-style-type: none">• Limited housing choices for seniors
<ul style="list-style-type: none">• Lack of social housing and non-market housing options in Pitt Meadows

Q1 Please tell us your age:

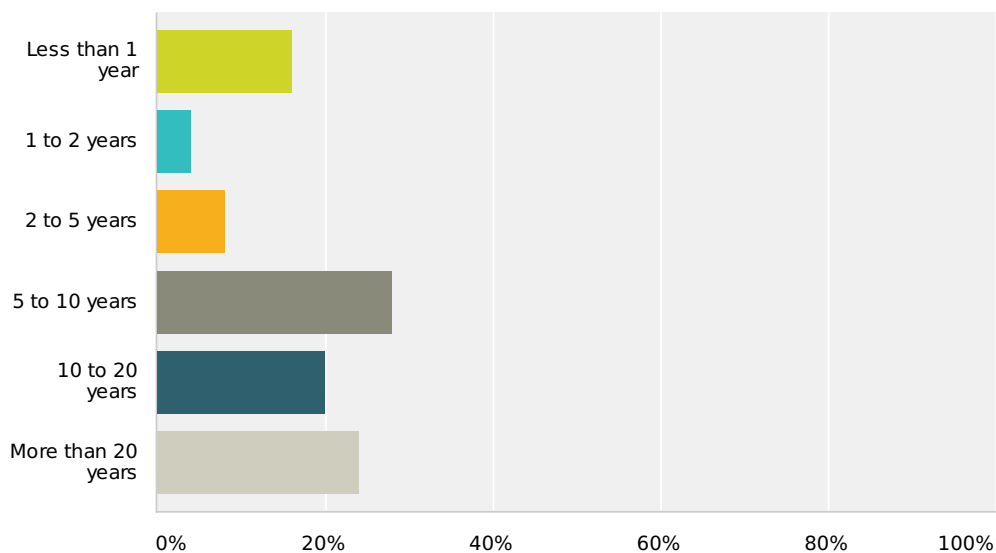
Answered: 25 Skipped: 1



Answer Choices	Responses	
19 years or younger	0%	0
20 to 24	8%	2
25 to 34	12%	3
35 to 44	28 %	7
45 to 64	36%	9
64 or older	16%	4
Total		25

Q2 How long have you lived in your current dwelling?

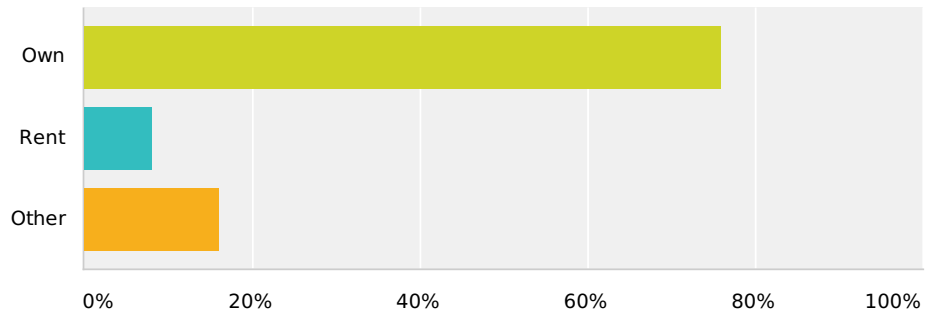
Answered: 25 Skipped: 1



Answer Choices	Responses	
Less than 1 year	16%	4
1 to 2 years	4%	1
2 to 5 years	8%	2
5 to 10 years	28 %	7
10 to 20 years	20%	5
More than 20 years	24%	6
Total		25

Q3 Do you own or rent where you currently live?

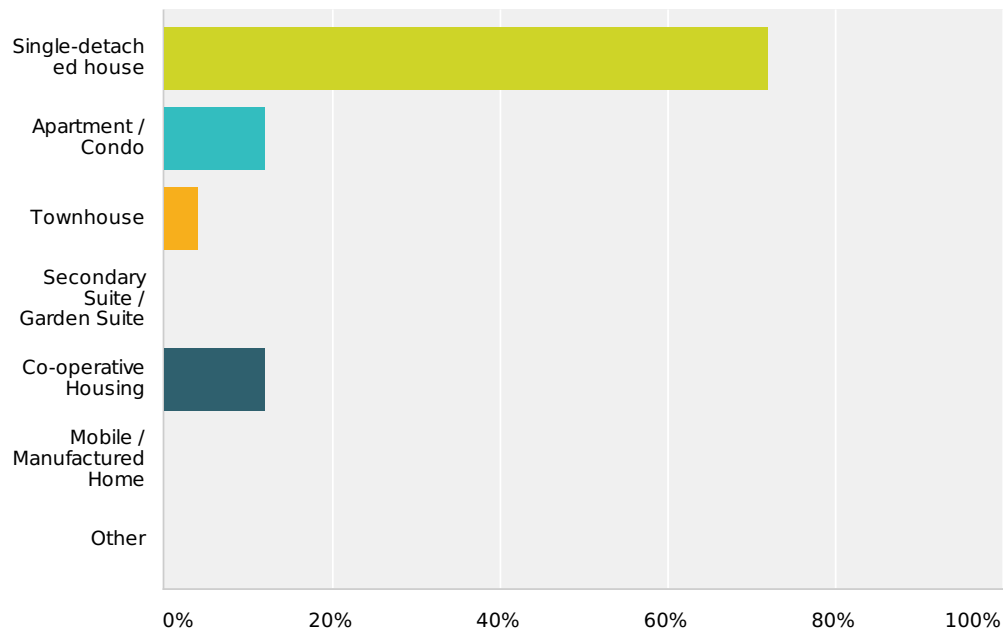
Answered: 25 Skipped: 1



Answer Choices	Responses	
Own	76%	19
Rent	8%	2
Other	16%	4
Total		25

Q4 What type of dwelling do you live in?

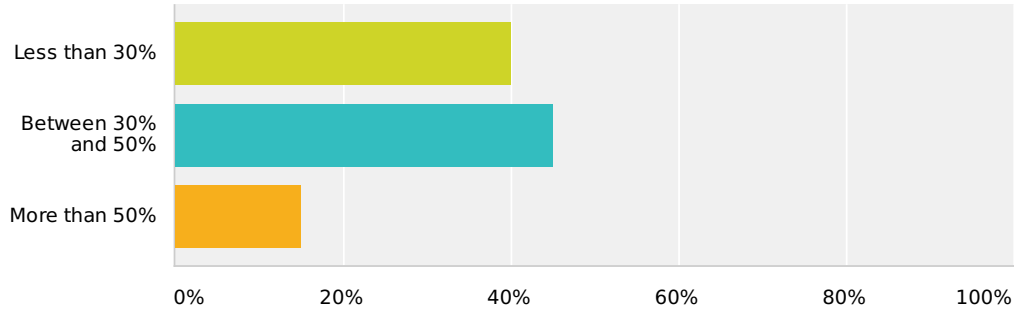
Answered: 25 Skipped: 1



Answer Choices	Responses	
Single-detached house	72%	18
Apartment / Condo	12%	3
Townhouse	4%	1
Secondary Suite / Garden Suite	0%	0
Co-operative Housing	12%	3
Mobile / Manufactured Home	0%	0
Other	0%	0
Total		25

Q5 Approximately what percentage of your total monthly income goes to housing? (this includes rent and utilities; or mortgage, utilities, and property taxes).

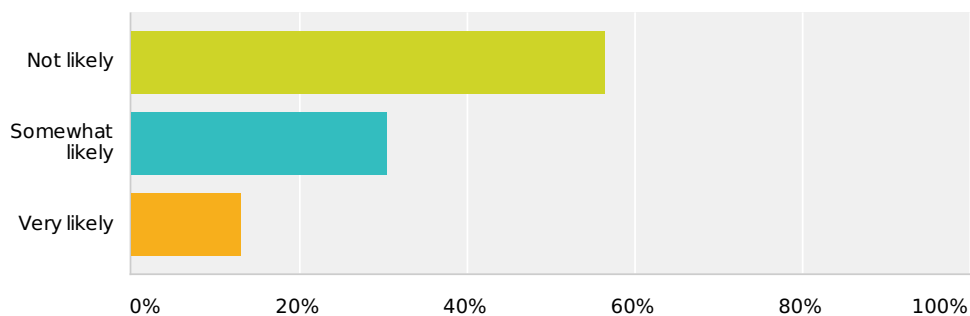
Answered: 20 Skipped: 6



Answer Choices	Responses	
Less than 30%	40%	8
Between 30% and 50%	45%	9
More than 50%	15%	3
Total		20

Q6 Would you consider living in a smaller dwelling if it meant lower rental or mortgage price?

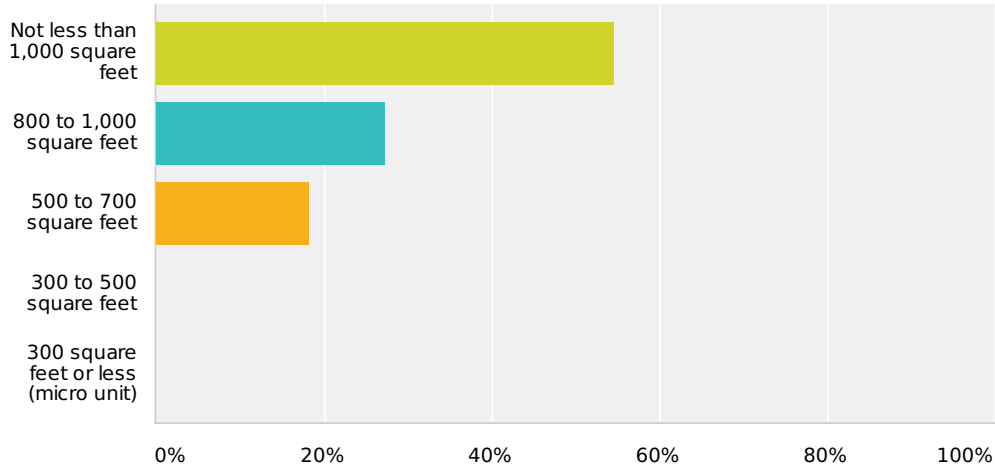
Answered: 23 Skipped: 3



Answer Choices	Responses
Not likely	56.52% 13
Somewhat likely	30.43% 7
Very likely	13.04% 3
Total	23

Q7 If you answered “yes” or “maybe” to the previous question, how small of a dwelling unit would you consider living in? (Answer all that apply).

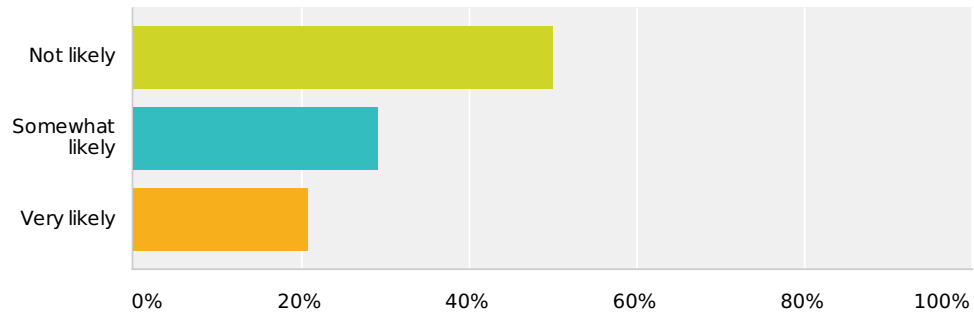
Answered: 11 Skipped: 15



Answer Choices	Responses	
Not less than 1,000 square feet	54.55%	6
800 to 1,000 square feet	27.27%	3
500 to 700 square feet	18.18%	2
300 to 500 square feet	0%	0
300 square feet or less (micro unit)	0%	0
Total		11

Q8 In the next 3 years, how likely are you to move away from your current dwelling?

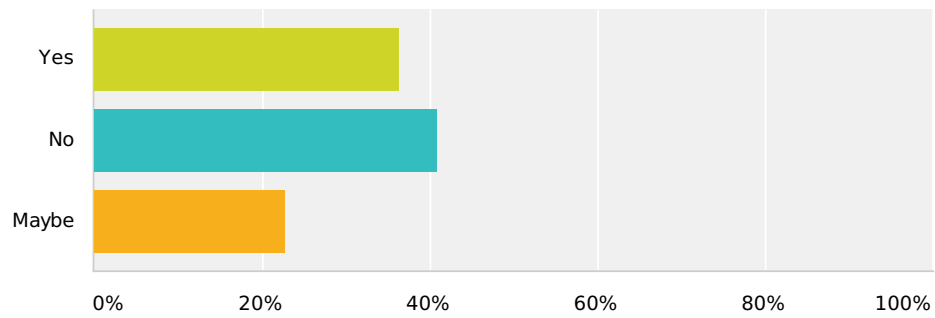
Answered: 24 Skipped: 2



Answer Choices	Responses	
Not likely	50%	12
Somewhat likely	29.17%	7
Very likely	20.83%	5
Total		24

Q9 Would you consider moving outside of Pitt Meadows because of housing issues?

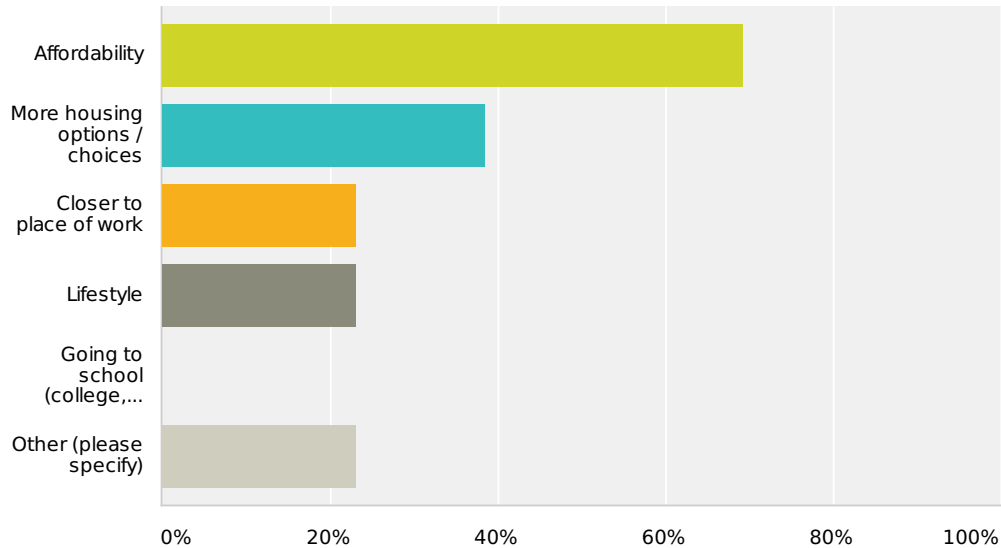
Answered: 22 Skipped: 4



Answer Choices	Responses	
Yes	36.36%	8
No	40.91%	9
Maybe	22.73%	5
Total		22

Q10 If you answered “yes” or “maybe” to the previous question, what housing issue would drive you to move to a different city? (Answer all that apply).

Answered: 13 Skipped: 13

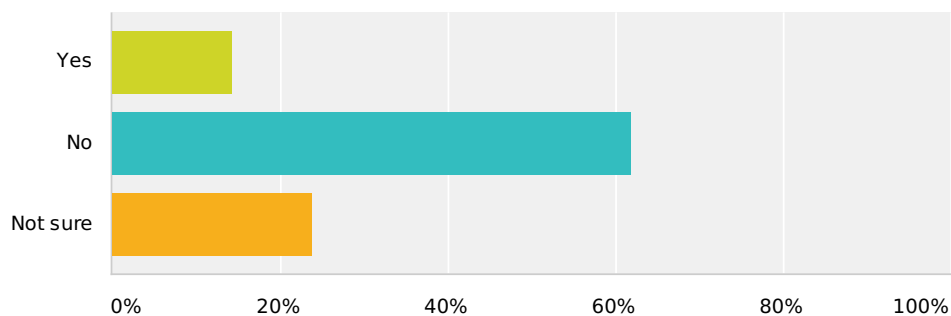


Answer Choices	Responses	
Affordability	69.23%	9
More housing options / choices	38.46%	5
Closer to place of work	23.08%	3
Lifestyle	23.08%	3
Going to school (college, university, technical school, etc.)	0%	0
Other (please specify) Responses	23.08%	3
Total Respondents: 13		

#	Other (please specify)	Date
	There are no responses.	

Q11 Are you planning to purchase a home in Pitt Meadows within the next 3 years?

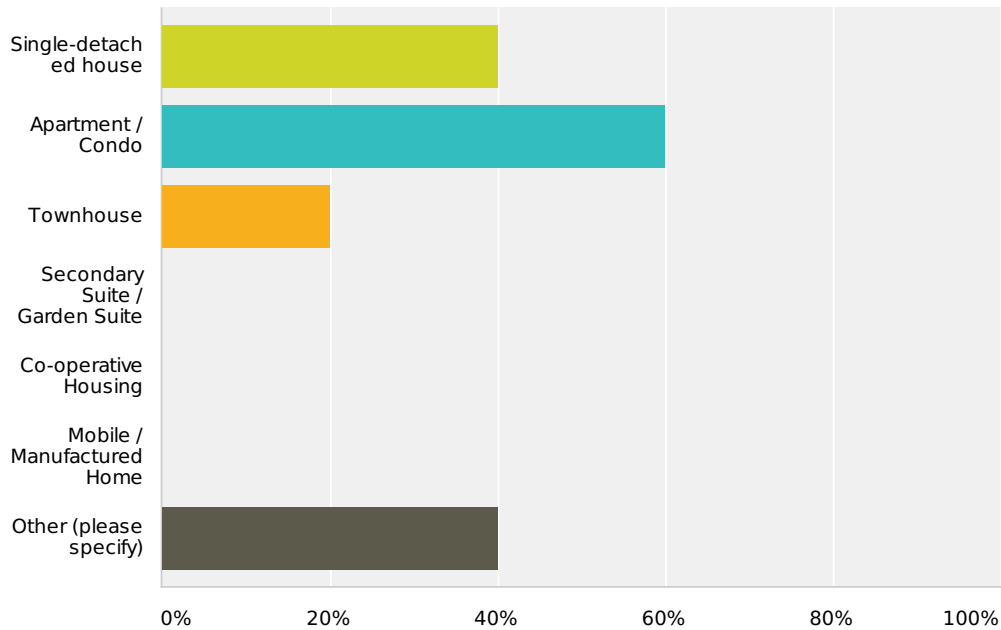
Answered: 21 Skipped: 5



Answer Choices	Responses
Yes	14.29% 3
No	61.90% 13
Not sure	23.81% 5
Total	21

Q12 If you answered “yes” to the previous question, what type of home is affordable to you and best suits your needs?

Answered: 5 Skipped: 21



Answer Choices	Responses	
Single-detached house	40%	2
Apartment / Condo	60%	3
Townhouse	20%	1
Secondary Suite / Garden Suite	0%	0
Co-operative Housing	0%	0
Mobile / Manufactured Home	0%	0
Other (please specify) Responses	40%	2
Total Respondents: 5		

#	Other (please specify)	Date
	There are no responses.	

Q13 What do you think the #1 housing challenge in Pitt Meadows is?

Answered: 22 Skipped: 4

#	Responses	Date
1	Limited land for new development. Redevelopment within already developed areas. Claiming new land for development. Appropriateness of new development.	10/22/2012 11:30 AM
2	To have a small home with garden space. Current trend of building small apartments - there is no consideration for families. It will encourage transience. Senior residences that are not rental.	10/22/2012 11:24 AM
3	No basement suites to help with the mortgage.	10/21/2012 6:42 PM
4	Rooms in apartments are too small - apartments are too small. Difficult to "downsize" from a house to a pokey apartment	10/18/2012 2:17 PM
5	Future affordable housing	10/16/2012 8:32 AM
6	Affordability-lots of signs on lawns, nothing is selling, buyers can't afford	10/13/2012 7:05 AM
7	Becoming too densely populated and causing even more traffic etc.	10/10/2012 4:38 PM
8	taxes too expensive	10/10/2012 3:03 PM
9	The need for more single floor detached houses (ranchers) for the aging population.	10/10/2012 2:51 PM
10	Transportation. Too much housing for the infrastructure to handle.	10/10/2012 12:25 PM
11	I would think having infra-structure to support the growing population ?	10/10/2012 12:03 PM
12	City hall thinking there is an issue!	10/10/2012 11:44 AM
13	Need for more senior housing like Pioneer Village on Advent Road, affordable yet independent .	10/10/2012 11:25 AM
14	Affordability	10/10/2012 11:13 AM
15	Price, it is very expensive to live in Pitt Meadows. I am a single mother and have the community but have considered moving for lower rent.	10/5/2012 2:12 PM
16	Lack of land.	10/5/2012 2:09 PM
17	Affordability for young families to purchase townhome or house with a yard.	10/5/2012 2:07 PM
18	Affordability. Need 3 salaries to purchase a home. Like it in Pitt Meadows and hope to find resale home. Still saving, but hard with student debt, car debt, and kids.	10/5/2012 2:06 PM
19	Affordability for renters. Happy to be in a co-op. Paying \$821 for two bedroom plus utilities.	10/5/2012 2:03 PM
20	affordability,	10/5/2012 9:37 AM
21	Transportation. I got a job in Vancouver but the west coast express train times do not work with my shift schedule.	10/4/2012 3:16 PM
22	Affordability	10/4/2012 3:02 PM

Q14 What do you think a good solution to that housing challenge might be?

Answered: 18 Skipped: 8

#	Responses	Date
1	Careful redevelopment within established areas. Thoughtful development of new areas.	10/22/2012 11:30 AM
2	Condos and townhouses with about 1300-1500 sq. ft. to permit families to have space. Gated community for 55+yrs.	10/22/2012 11:24 AM
3	Allowing easier rules on backyard cottages and basement suites	10/21/2012 6:42 PM
4	Make builders make apts larger. They are too pokey	10/18/2012 2:17 PM
5	Create tax and business incentives for landlords to keep rental cost down.	10/16/2012 8:32 AM
6	I believe we have to work with what we have, so possibly suiteing homes, which the city allowed last year, but with higher costs.	10/13/2012 7:05 AM
7	less light industry, rather build homes	10/10/2012 4:38 PM
8	expand and increase revenue from business tax	10/10/2012 3:03 PM
9	Encourage builders away from the 3 floor homes and to more single floor housing	10/10/2012 2:51 PM
10	I don't think there is a challenge to the housing. The challenge is transportation not the types of housing.	10/10/2012 12:25 PM
11	Asking questions about what folks need is an awesome start !!!	10/10/2012 12:03 PM
12	Leave things as they are and keep big developers out.	10/10/2012 11:44 AM
13	Mixed use and variety	10/10/2012 11:13 AM
14	Lower rent, decreasing prices of condos especially.	10/5/2012 2:12 PM
15	single women.	10/5/2012 2:03 PM
16	build affordable housing not only for families but singles too	10/5/2012 9:37 AM
17	More west coast express times.	10/4/2012 3:16 PM
18	Market forces are what they are. Increasing density is a tempting solution but may have a negative impact on those already here. Would hate to see Pitt Meadows lose small town feel. In some cases, high density apartments/co-ops have become eyesores.	10/4/2012 3:02 PM

Q15 Do you have any other suggestions for the City of Pitt Meadows to help keep housing affordable, suitable, and stable for people of all ages?

Answered: 14 Skipped: 12

#	Responses	Date
1	Within the last month we have moved into a subdivision that I would classify as mostly single family dwellings (with 1 corner lot with 1 level housing & 3 lots that were developed into 3 level detached housing (20 units)). I would like to think that development (redevelopment) would be appropriately sized in this subdivision. I would hope that new development in Pitt Meadows in new areas of development would be targeted for new, smaller 'homes' (row homes, townhouses, condos, etc.)	10/22/2012 11:30 AM
2	Be careful with zoning - sometimes it would make more sense to put up a fourplex (2 on bottom, 2 on top) than to crowd 3 or 4 houses on a lot that once held one house.	10/22/2012 11:24 AM
3	Most apartments are not good value. You can buy a house with a yard for 20% more \$ and improve your quality of life	10/18/2012 2:17 PM
4	All new developments offer ten percent of the housing to wage scale rental stock.	10/16/2012 8:32 AM
5	My teens are looking at mobile homes as the only affordable alternative to their future, I hope we have some of those small sized homes and condos available for them to get started in; if not here, elsewhere.	10/13/2012 7:05 AM
6	keep taxes affordable	10/10/2012 4:38 PM
7	Keep municipal taxes down. That's all that Pitt Meadows should be involving itself in with regards to housing affordability.	10/10/2012 12:25 PM
8	Keep the dialogue up, and keep listening !!!	10/10/2012 12:03 PM
9	See above	10/10/2012 11:44 AM
10	Need for more senior housing	10/10/2012 11:25 AM
11	stop developing new apartments when many still cannot be filled.	10/5/2012 2:12 PM
12	To be able to stay in the same house as I get older.	10/5/2012 1:50 PM
13	na	10/5/2012 9:37 AM
14	Attract businesses that demand skilled workers. This provides high paid workforce that can afford housing.	10/4/2012 3:02 PM

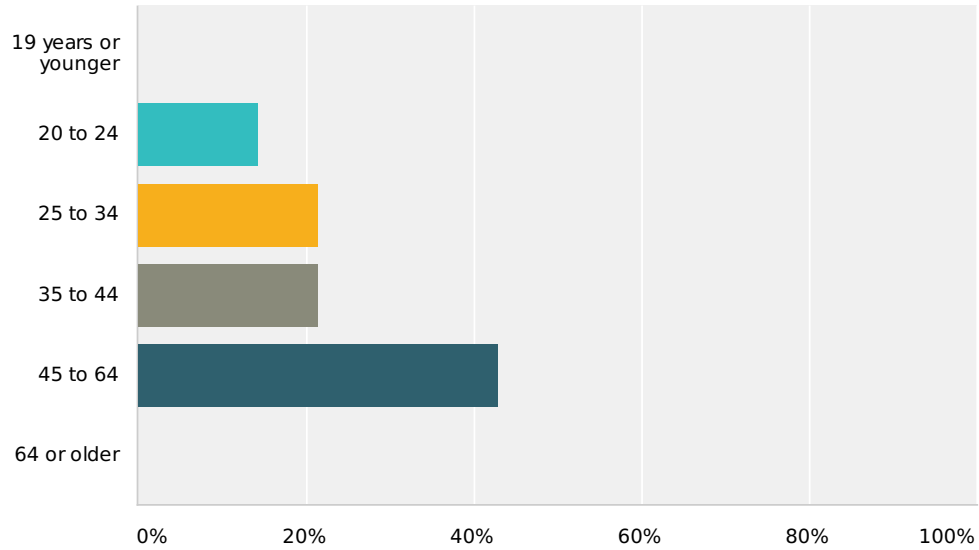
Q16 Did you participate in the Ideas Cafe Session on October 2nd? If yes, please provide us with any feedback from the event.

Answered: 14 Skipped: 12

#	Responses	Date
1	Yes (within 2 weeks of moving to Pitt Meadows). Jada, you are a good listener!	10/22/2012 11:30 AM
2	Yes, it was well run - a lovely young woman who made everyone feel welcome and heard. She also knew how to keep the conversation flowing and on task.	10/22/2012 11:24 AM
3	No	10/18/2012 2:17 PM
4	No, didn't hear about it.	10/13/2012 7:05 AM
5	No	10/10/2012 4:38 PM
6	no	10/10/2012 3:03 PM
7	No. Wrong place for that type of forum.	10/10/2012 12:25 PM
8	n/a	10/10/2012 12:03 PM
9	Found out to late	10/10/2012 11:44 AM
10	Yes.	10/5/2012 2:09 PM
11	No. (young mother and 2 kids (3 + 1 yr)	10/5/2012 2:07 PM
12	No. (family, 2 kids and 2 dogs)	10/5/2012 2:06 PM
13	No.	10/5/2012 2:03 PM
14	na	10/5/2012 9:37 AM

Q1 Please tell us your age:

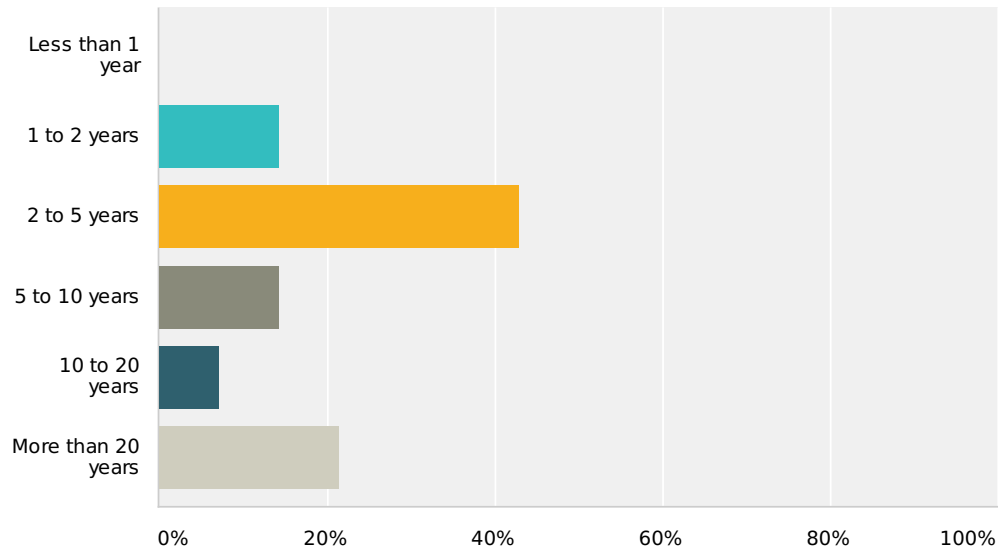
Answered: 14 Skipped: 0



Answer Choices	Responses	
19 years or younger	0%	0
20 to 24	14.29%	2
25 to 34	21.43%	3
35 to 44	21.43%	3
45 to 64	42.86%	6
64 or older	0%	0
Total		14

Q2 How long have you lived in your current dwelling?

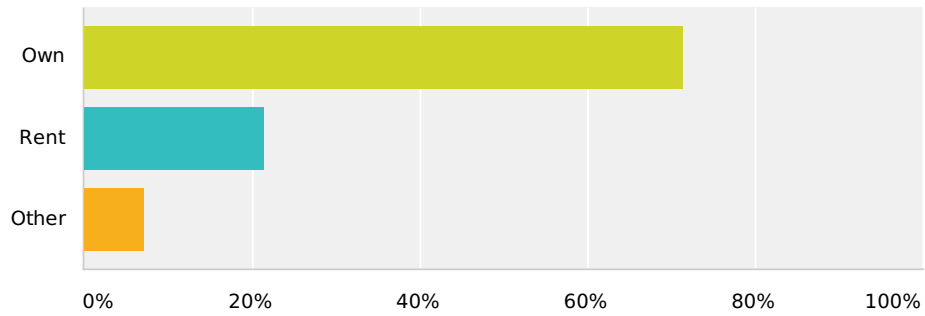
Answered: 14 Skipped: 0



Answer Choices	Responses	
Less than 1 year	0%	0
1 to 2 years	14.29%	2
2 to 5 years	42.86%	6
5 to 10 years	14.29%	2
10 to 20 years	7.14%	1
More than 20 years	21.43%	3
Total		14

Q3 Do you own or rent where you currently live?

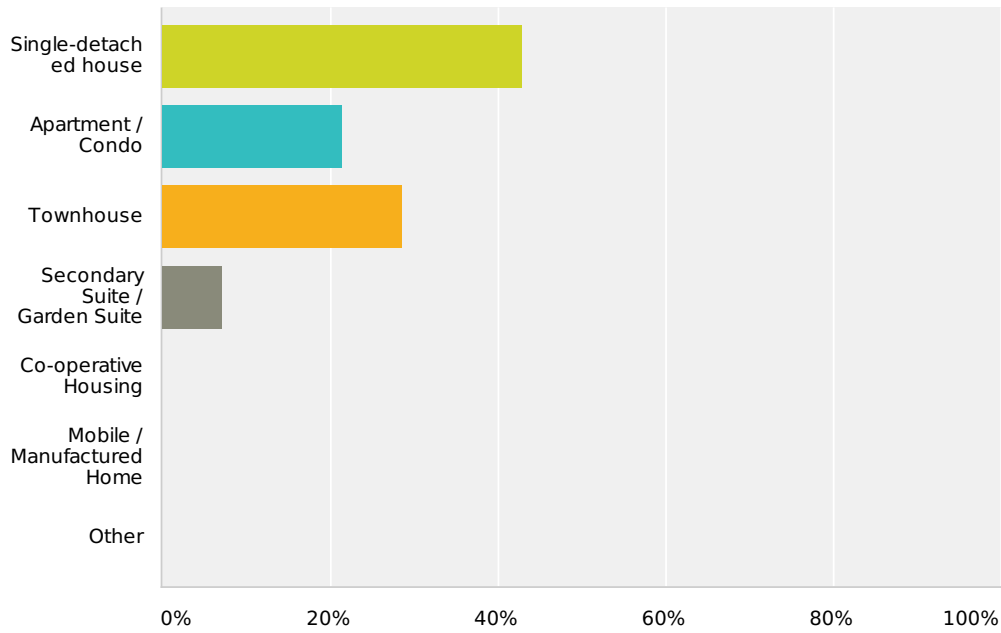
Answered: 14 Skipped: 0



Answer Choices	Responses	
Own	71.43%	10
Rent	21.43%	3
Other	7.14%	1
Total		14

Q4 What type of dwelling do you live in?

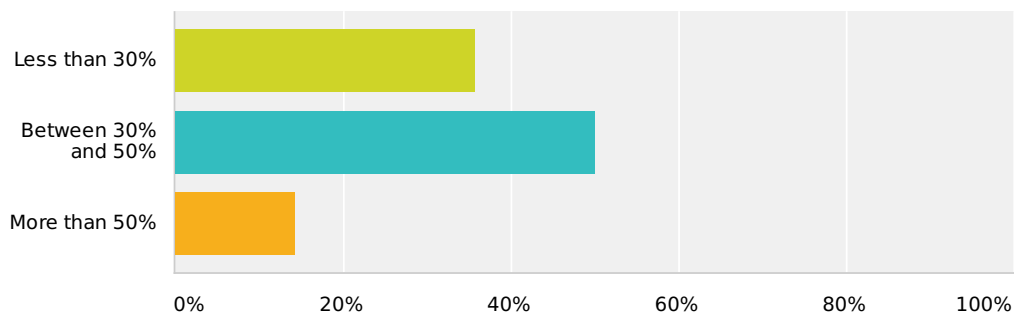
Answered: 14 Skipped: 0



Answer Choices	Responses	
Single-detached house	42.86%	6
Apartment / Condo	21.43%	3
Townhouse	28.57%	4
Secondary Suite / Garden Suite	7.14%	1
Co-operative Housing	0%	0
Mobile / Manufactured Home	0%	0
Other	0%	0
Total		14

Q5 Approximately what percentage of your total monthly income goes to housing? (this includes rent and utilities; or mortgage, utilities, and property taxes).

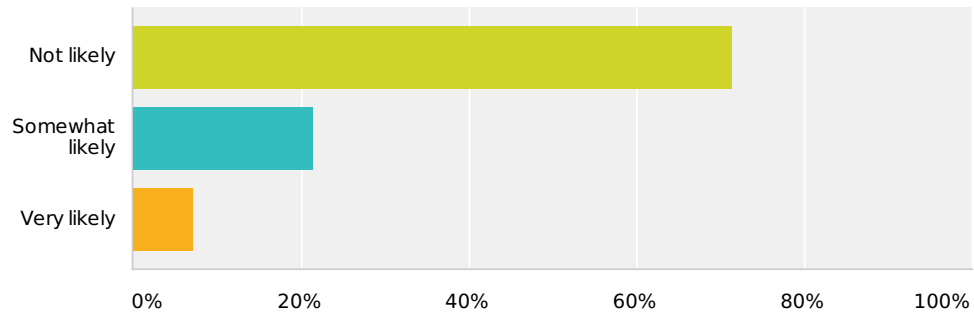
Answered: 14 Skipped: 0



Answer Choices	Responses
Less than 30%	35.71% 5
Between 30% and 50%	50% 7
More than 50%	14.29% 2
Total	14

Q6 Would you consider living in a smaller dwelling if it meant lower rental or mortgage price?

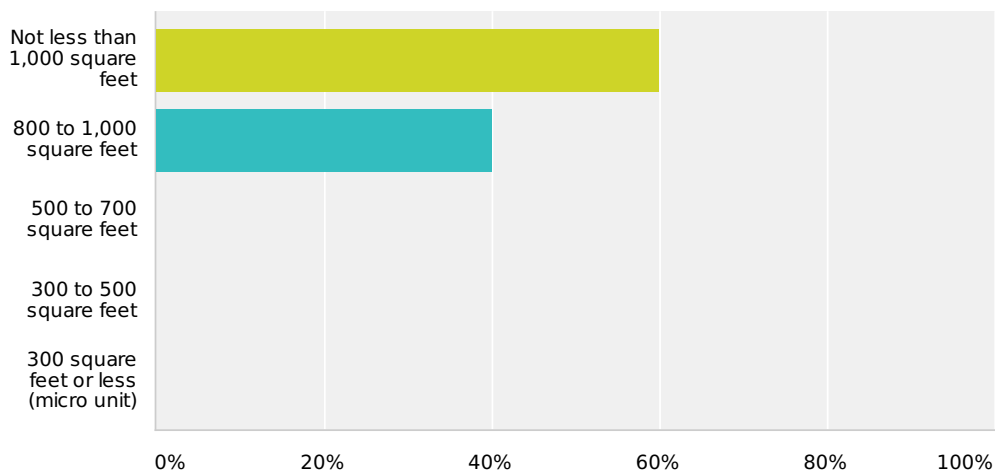
Answered: 14 Skipped: 0



Answer Choices	Responses	
Not likely	71.43%	10
Somewhat likely	21.43%	3
Very likely	7.14%	1
Total		14

Q7 If you answered “yes” or “maybe” to the previous question, how small of a dwelling unit would you consider living in? (Answer all that apply).

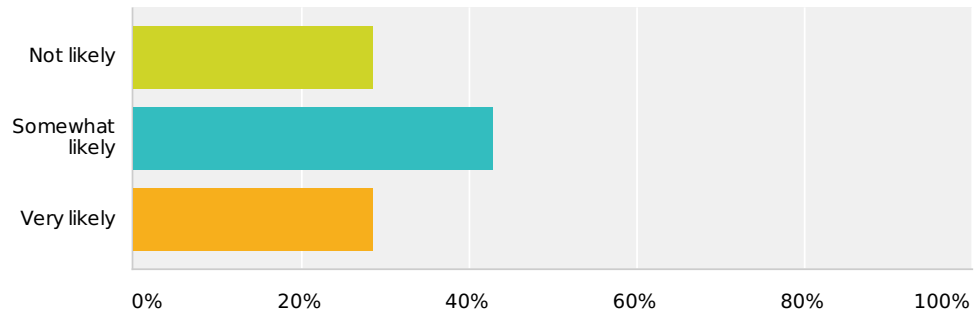
Answered: 5 Skipped: 9



Answer Choices	Responses
Not less than 1,000 square feet	60% 3
800 to 1,000 square feet	40% 2
500 to 700 square feet	0% 0
300 to 500 square feet	0% 0
300 square feet or less (micro unit)	0% 0
Total	5

Q8 In the next 3 years, how likely are you to move away from your current dwelling?

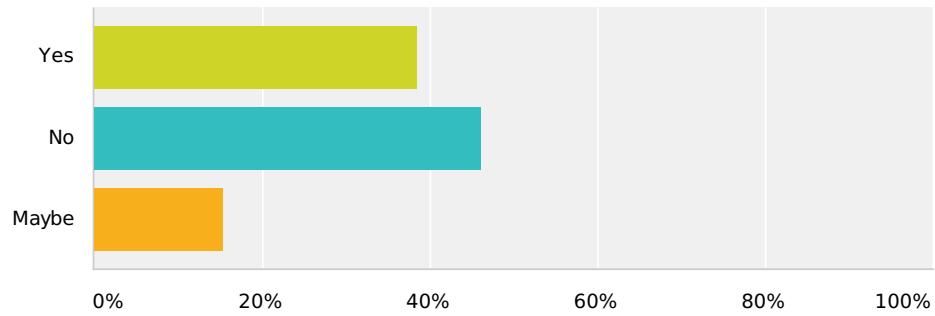
Answered: 14 Skipped: 0



Answer Choices	Responses	
Not likely	28.57%	4
Somewhat likely	42.86%	6
Very likely	28.57%	4
Total		14

Q9 Would you consider moving outside of Pitt Meadows because of housing issues?

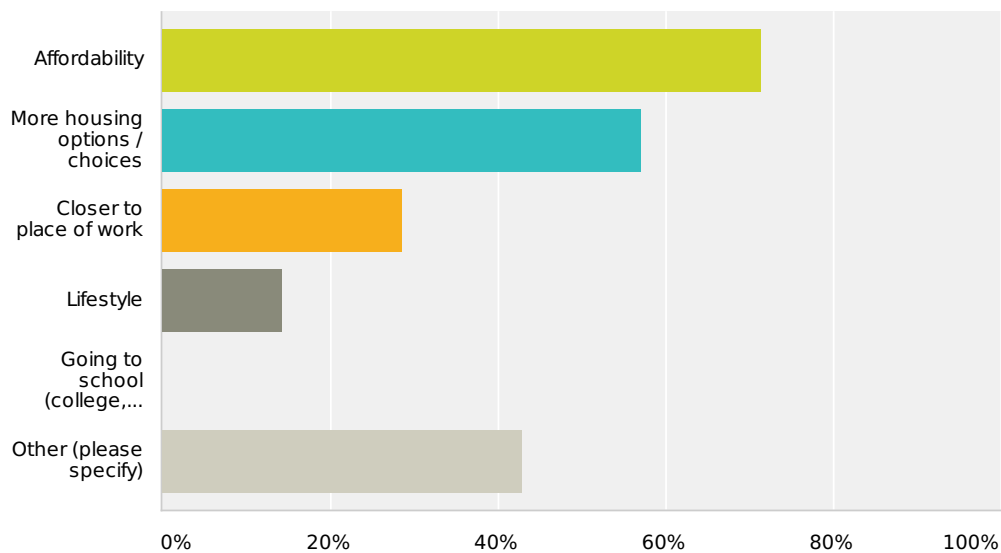
Answered: 13 Skipped: 1



Answer Choices	Responses
Yes	38.46% 5
No	46.15% 6
Maybe	15.38% 2
Total	13

Q10 If you answered “yes” or “maybe” to the previous question, what housing issue would drive you to move to a different city? (Answer all that apply).

Answered: 7 Skipped: 7

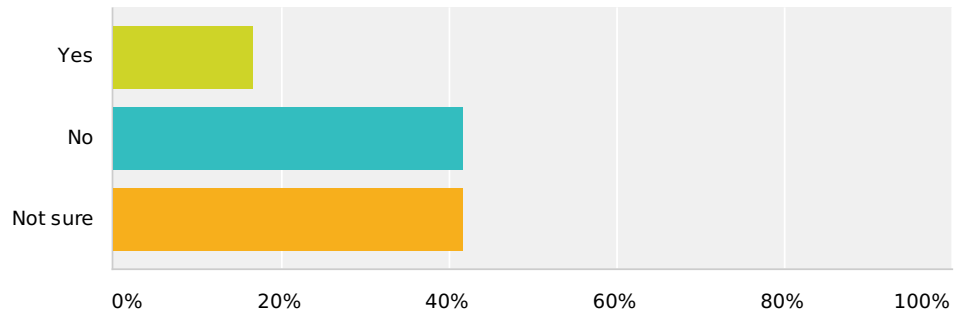


Answer Choices	Responses	
Affordability	71.43%	5
More housing options / choices	57.14%	4
Closer to place of work	28.57%	2
Lifestyle	14.29%	1
Going to school (college, university, technical school, etc.)	0%	0
Other (please specify)	42.86%	3
Total Respondents: 7		

#	Other (please specify)	Date
1	being required to move because of landlord's needs.	3/3/2013 10:33 PM
2	High taxes	3/3/2013 8:45 PM
3	I don't like the current local government, their lack of vision and inability to plan for anything.	3/3/2013 7:07 PM

Q11 Are you planning to purchase a home in Pitt Meadows within the next 3 years?

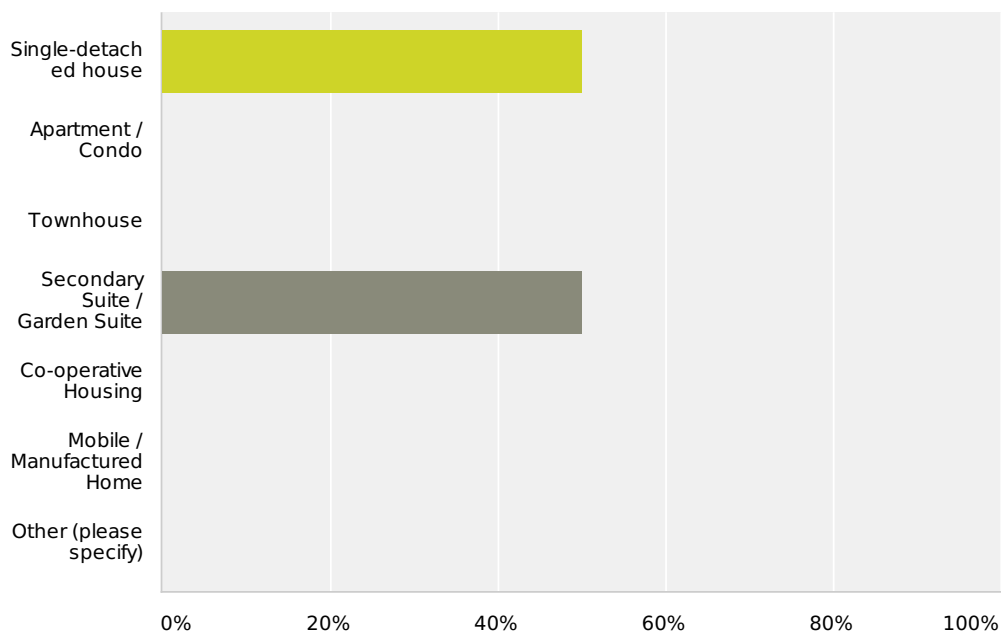
Answered: 12 Skipped: 2



Answer Choices	Responses	
Yes	16.67%	2
No	41.67%	5
Not sure	41.67%	5
Total		12

Q12 If you answered “yes” to the previous question, what type of home is affordable to you and best suits your needs?

Answered: 2 Skipped: 12



Answer Choices	Responses	
Single-detached house	50%	1
Apartment / Condo	0%	0
Townhouse	0%	0
Secondary Suite / Garden Suite	50%	1
Co-operative Housing	0%	0
Mobile / Manufactured Home	0%	0
Other (please specify)	0%	0
Total Respondents: 2		

#	Other (please specify)	Date
	There are no responses.	

Q13 What do you think the #1 housing challenge in Pitt Meadows is?

Answered: 9 Skipped: 5

#	Responses	Date
1	TAXES ARE TOO MUCH!!!	3/4/2013 9:33 AM
2	I don't think we have a housing challenge. There is every type of housing available. We also have one of the lowest housing prices in the lower mainland, that's why so many young people buy here.	3/4/2013 5:47 AM
3	Affordable housing for larger family. There are 6 people in our family in a 3 bedroom 1300 sq ft townhouse.	3/3/2013 11:07 PM
4	Not enough and not enough variety of options.	3/3/2013 10:33 PM
5	Space	3/3/2013 9:32 PM
6	Seniors town homes (one level with small yard)	3/3/2013 8:45 PM
7	Affordable Single Family Homes	3/3/2013 8:21 PM
8	having newer developments without adding infrastructure	3/3/2013 7:33 PM
9	Dealing with the fact the local government accepted over \$20,000 from developers to rezone lands in south Pitt Meadows.	3/3/2013 7:07 PM

Q14 What do you think a good solution to that housing challenge might be?

Answered: 8 Skipped: 6

#	Responses	Date
1	FIND WAYS TO DECREASE HOUSING TAX!!!	3/4/2013 9:33 AM
2	Good question.	3/3/2013 11:07 PM
3	Encourage more housing development for a greater variety of lifestyles - low rental apartments to high-end condominiums and single family homes.	3/3/2013 10:33 PM
4	More high rise condos/apartments or rezoning	3/3/2013 9:32 PM
5	Build gated seniors mobile or modular home communities.	3/3/2013 8:45 PM
6	Build more single family less apartments. Perhaps near golf courses	3/3/2013 8:21 PM
7	need more schools built as residential areas develop	3/3/2013 7:33 PM
8	More responsible and qualified local government.	3/3/2013 7:07 PM

Q15 Do you have any other suggestions for the City of Pitt Meadows to help keep housing affordable, suitable, and stable for people of all ages?

Answered: 6 Skipped: 8

#	Responses	Date
1	I think PM has already done enough.	3/4/2013 5:47 AM
2	No	3/3/2013 11:07 PM
3	I am not familiar enough with the politics of housing development to make any suggestions.	3/3/2013 10:33 PM
4	Lower taxes. We moved to Pitt Meadows because of low tax rates now may be forced to move elsewhere...	3/3/2013 8:45 PM
5	allow legal suites	3/3/2013 8:06 PM
6	Stay out of the market. They market will determine prices. Government - particularly local government has no business in housing.	3/3/2013 7:07 PM

Q16 Did you participate in the Ideas Cafe Session on October 2nd? If yes, please provide us with any feedback from the event.

Answered: 4 Skipped: 10

#	Responses	Date
1	No	3/3/2013 11:07 PM
2	No.	3/3/2013 10:33 PM
3	Went to open house at rec centre...	3/3/2013 8:45 PM
4	No.	3/3/2013 7:07 PM

Appendix C

Glossary of Terms

Glossary of Terms

- **Adaptable Housing** — An “adaptable dwelling unit” is one that meets the minimal accessibility requirements and incorporates features that make it easy for people to “remain at home” as their mobility declines with age, or if they experience limitations due to illness or injury. Including these features at the design stage is inexpensive and reduces the cost of renovation in the future.
- **Adequate Housing** — Are those dwellings reported by residents as not requiring any major repairs.
- **Affordable Housing** — Housing affordability is defined as 30% of a household’s gross income. According to Canada Mortgage and Housing Corporation (CMHC), the 30% includes shelter costs for renter’s rent and utilities. For owners, this includes mortgage payments, property taxes, strata fees and utilities. Households spending less than 30% of their gross income on housing are considered to have affordable housing.
- **Apartment** — Means a residential use contained in a building used for three or more dwelling units, the majority of which share ground-level access.
- **Community Amenity Policy or Community Amenity Contribution** — Means the overall contribution or improvement that a new development could make to the community in exchange for a development incentive. The community amenity benefit can sometimes be at the discretion of the municipality and negotiated on a site-by-site basis. Amenities could include, but not limited to, affordable housing units, child care facility, public art, extraordinary streetscape features, and environmental conservation. Development incentives could range from waiving development cost charges or relaxing parking requirements.
- **Core Housing Need** — A household is said to be in core housing need if it would have to spend 30% or more of its gross income to pay the median rent of local housing, and falls below one of the adequacy or suitability standards.
- **Crime Free Multi Housing Program** — The Crime Free Multi Housing Program is a Crime Reduction Program designed specifically to help residential owners, managers, employees, police and other agencies to work together. The program has successfully improved security and reduced crime, by working to identify the problems and provide solutions. It takes a

pro-active approach at reducing criminal and nuisance-related activities in the community.

- **Density Bonusing** — Municipalities can adopt a density bonus scheme as an incentive for developers to provide an amenity, such as affordable housing, in exchange for variations in zoning requirements. Usually a developer is allowed a bonus to build more floor area when opting to provide an amenity. The benefit of this approach is that the developer receives an increase in density that is not normally allowed under existing zoning, while the municipality receives a desired amenity that furthers public policy goals. When it is more practical to develop the amenity or housing in another location, for example, close to schools, shops and transit, some municipalities allow the developer to pay a cash-in-lieu for the amenity. The municipality then manages the acquisition or construction of the amenity in a more appropriate location in the municipality. This measure is most commonly used in downtown and other intensive locations. Many municipalities use density bonusing on a negotiated and ad hoc basis for individual developments.
- **Duplex** — Means a building containing two dwelling units, each having its principal entrance facing a fronting or flanking street, connected with a common wall separating rooms other than garages and carports, where the length of the common wall is not less than 50% of the average building depth, and does not include a building containing two dwelling units separated vertically, or a single-family dwelling containing a secondary suite.
- **Housing Agreements** — Housing agreements provide local governments with a legally enforceable means of securing affordable housing over the long term. They are negotiated between the developer and the local government in the approvals process, usually in parallel with a rezoning. These agreements contain specific terms relating to issues such as the form of tenure, the groups that have access to the units, rent levels and management specifications. All housing agreements are filed in a land registry. As a consequence, the terms of the agreement continue in force even if ownership of the land changes.
- **Housing Cooperative** — A legal entity formed to provide homes to its members on a continuing basis. In Canada, most housing cooperatives were initiated through Federal government programs in the 1970s.
- **Housing Reserve Fund** — Housing Reserve Funds are established and managed by the finance arm of a municipality. The revenue for this fund may

come directly from a local government's direct revenues or via an amenity contribution from developers. These reserves provide a source of funding for housing developments that benefit the community.

- **Housing Standards** — Indicate whether households live in accommodation that meets or falls below one of the adequacy, or suitability standards.
- **Infill Housing** — This refers to the development of vacant land within already settled areas.
- **Intensification** — Intensification refers to the degree to which land is used. While frequently used synonymously with density, intensification more broadly refers to levels of concentration or activity in uses such as residential, commercial, industrial, recreation, or parking. It is also a reflection of the effects generated by that development.
- **Market Housing (Private Market Housing)** — The private rental market provides the majority of rental housing affordable to households with low and low to moderate incomes. This can include purpose-built rental housing as well as housing supplied through the secondary rental market including basement apartments. Rented condo apartments also represent an important source of rental housing stock.
- **Mobile Home** — Means a factory-built dwelling unit certified prior to placement on the lot as having been built in accordance with CAN/CSA-Z240 building standards.
- **Modular Home** — Means a factory-built dwelling unit certified prior to placement on the lot as having been built in accordance with CSA A277 building standards.
- **Manufactured Housing** — Means a factory-built dwelling unit certified prior to placement on the lot as having been built as a modular home in accordance with CSA A277 building standards, or, as a mobile home in accordance with CAN/CSA Z240 building standards.
- **Non-Market Housing** — This refers to housing that is delivered and managed by an organization (municipality, society) on a non-profit basis. The housing may, or may not, be subsidized on an ongoing basis.
- **Owner Occupancy** — Owner Occupancy is where the home/unit is owned by the person/household who occupies it. The home may be owned outright or may be mortgaged.

- **Regeneration** — This term is used to describe the redevelopment of an existing non-market project, usually one that is older and low-density. Depending on the specific project, today's land value may financially support regeneration to a higher density, often resulting in both additional non-market and market housing.
- **Secondary Suite** — Means a second dwelling unit that is contained entirely within an owner-occupied single-family dwelling and is separated from the principal dwelling unit.
- **Single-detached Dwelling** — Means a detached residential building consisting of one dwelling unit which is occupied or intended to be occupied as a permanent home or residence of one family, and where permitted, a secondary suite.
- **Social Housing** — Refers to housing that is delivered and managed by an organization (municipality, society) on a non-profit basis. The rent (or housing charge) is subsidized, with the very low income household who is housed paying on a “rent geared to income” system.
- **Standards of Maintenance Bylaw** — A bylaw for rental housing. The bylaw can be used to enforce that apartment buildings, secondary suites and other dwellings, that are rented, meet basic levels of maintenance. The City can use the bylaw to require repairs to rental units and proactively use its bylaw enforcement powers to urge upgrading — and where necessary closure — of blatantly substandard rental premises, as provided through the legislative authority of Sections 63 and 64 of the Community Charter. In the case of secondary suites, a complaint by a tenant under this bylaw could result in unauthorized suites being upgraded to meet the standards without necessarily being shut down for non-compliance with other bylaws, e.g. zoning.
- **Suitable Housing** — Housing that have enough bedrooms for the size and make-up of residents households, according to the National Occupancy Standard requirements.
- **Townhouse** — Means a dwelling unit contained in a building intended to be used for three or more dwelling units each having its own access to grade.



Suite 585, 1111 West Hastings Street, Vancouver BC V6E 2J3 | 604.687.2281

5th Floor, 844 Courtney Street, Victoria BC V8W 1C4 | 250.383.0304

Suite 300, 160 Quarry Park Boulevard SE, Calgary AB T2C 3G3 | 403.336.2468

www.cityspaces.ca