



CITY OF DELTA

Housing Needs Assessment Report

SUMMARY DOCUMENT

Delta recently conducted a Housing Needs Assessment to figure out what kinds of housing our community has, and more importantly what it needs.

With data from the City, the real estate and rental markets, Statistics Canada, BC Housing, other organizations, and a community consultation in 2019, a picture of the current state of Delta's housing started to emerge, along with the gaps that need to be filled to be able to support and house all of Delta's residents.

This summary document presents what we know from some of the key pieces of data, what we heard from our communities, and where we're going next.

To read the full report, please visit www.delta.ca/housingactionplan. It provides a host of detail on all of the statistical housing data, the main themes we heard during community consultation, and the Priority Housing Needs we identified for Delta.



October 2020

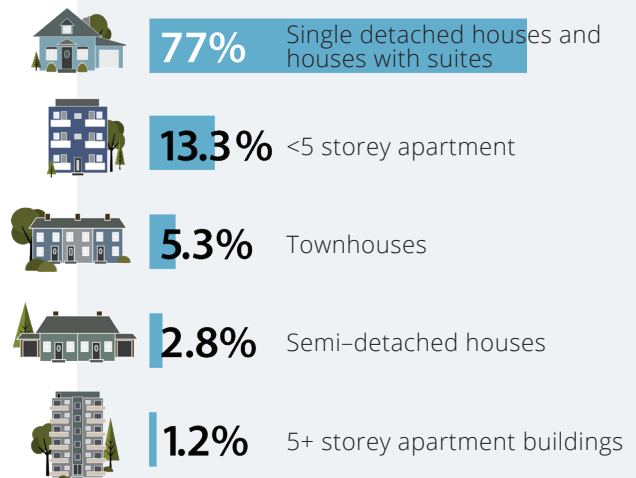
HOUSING OUR FUTURE

Delta

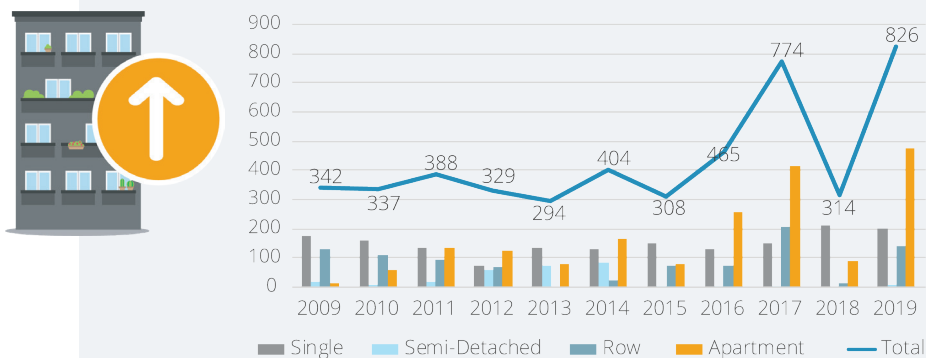
What We Know: Delta's Current Housing

Housing Supply

Even though more apartments and townhouses are being built these days, Delta's housing stock is still mostly single detached houses. With most of Delta's housing over 45 years old and starting to come to the end of its useful life, we have an opportunity to rethink our future housing types to best meet our residents' needs.



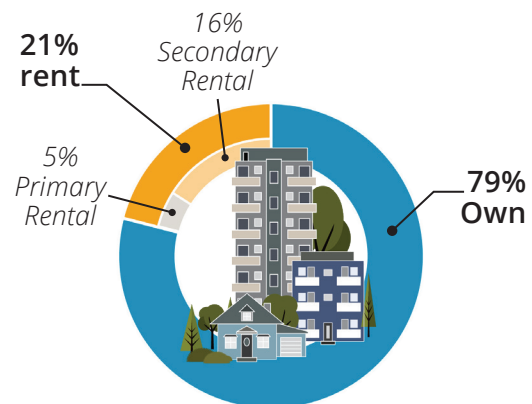
Housing Completions by Dwelling Type 2009–2019



59%
of housing in Delta
built pre-1980

Housing Tenure

The vast majority of Delta's homes are ownership households. Of those who rent, most rent secondary rental units like basement suites. Research shows that, in BC, secondary rental units typically have higher rent rates and lower vacancy rates than purpose-built rental. Relying so heavily on the secondary market means more renters are spending more of their income on housing.



What We Know: Housing Affordability

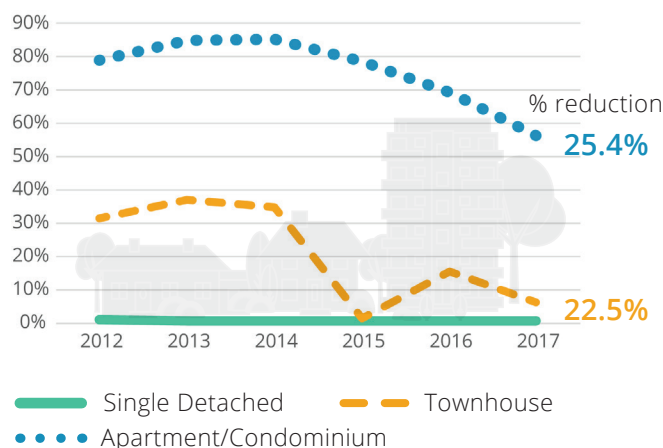
Cost of Housing in Delta

Between 2010 and 2015, home values in Delta increased exponentially, but household income didn't keep pace, making the choice to move into the ownership housing market in Delta even more difficult.

Rents in Delta have also increased, driven by low vacancy rates and trickle-down effects from a hot ownership housing market.

Differences between renters and owners become especially noticeable when comparing the incomes of owners and renters, and how many spend more than 30% of their income on housing. The numbers also show that those who do not own are likely to continue renting for the foreseeable future as the affordability gap continues over time.

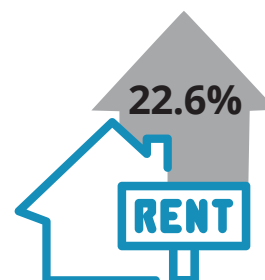
Affordable Homes Sales* (by dwelling Type)



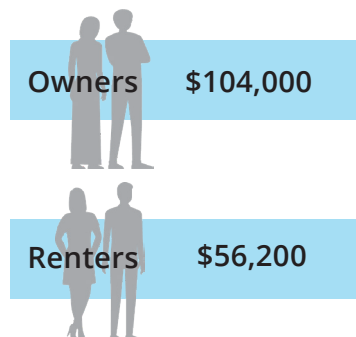
Source: Affordable Home Sales in Delta (Source: Real Estate Board of Greater Vancouver & Fraser Valley Real Estate Board)

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

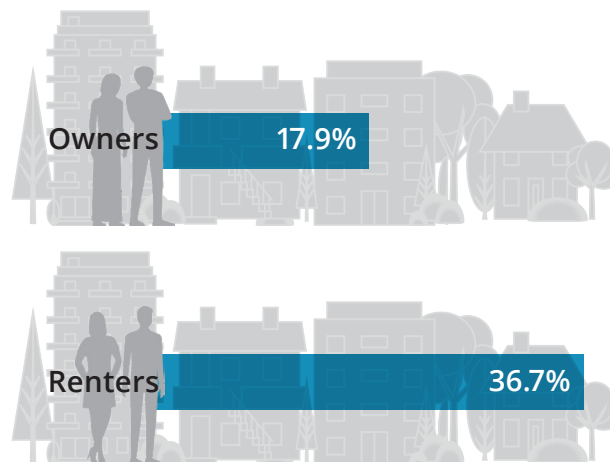
Median Rent Increase (2008–2018)



Median Household Income



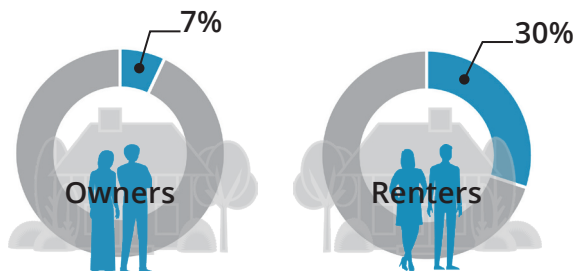
Households Spending More than 30% of Income on Shelter Costs



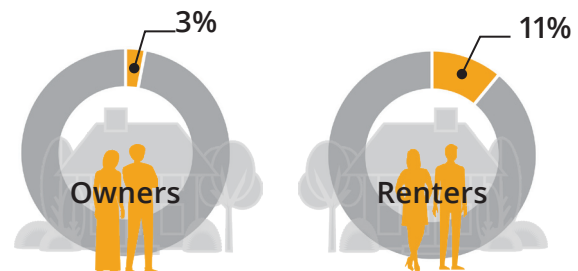
Core Housing Need

A household in “core housing need” is one that spends more than 30% of their before-tax income on shelter, and a household in “extreme core housing need” spends over 50%. Households in core and extreme core need increased over the 2006 to 2016 period, particularly for renting households.

Residents in Core Housing Need



Residents in Extreme Core Housing Need

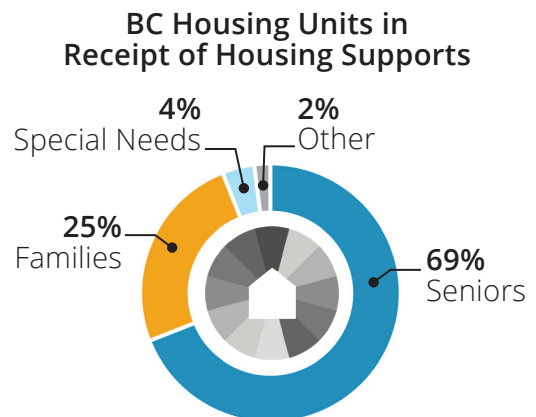
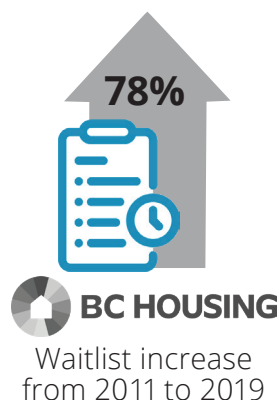
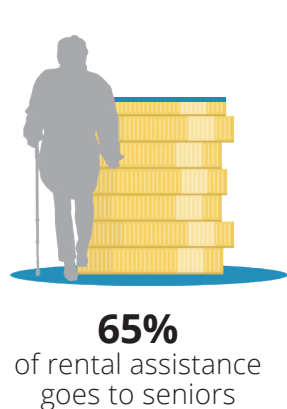


What We Know: Non-Market Housing

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

However, data from BC Housing shows that waitlists for non-market housing are getting longer, especially for families and seniors, telling us that more and more people need housing support. BC Housing also provides support through rent supplements; the majority of rent supplements in Delta go to seniors.

Metro Vancouver most recently conducted its regional homelessness count March 3–4, 2020. In Delta, the number of unsheltered homeless went down from 19 in 2017 to 9 in 2020, due in part to the reopening of the Extreme Weather Response Shelter in Ladner. The Housing Action Plan will include actions to increase support of those at risk of homelessness.

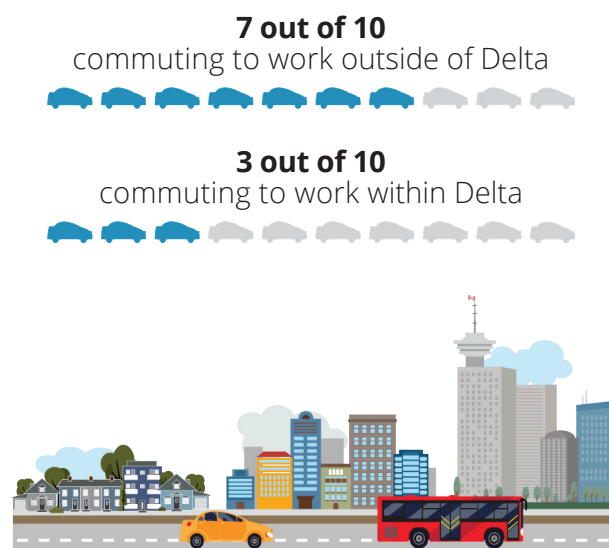


What We Know: Other Housing Pressures

Transportation Costs

Delta is still very much a commuter city, with over two thirds of households working elsewhere in the region. Longer commutes mean more money spent on transportation, which isn't normally taken into account when thinking about housing affordability. Those higher transportation costs make it less affordable to move to or stay in Delta.

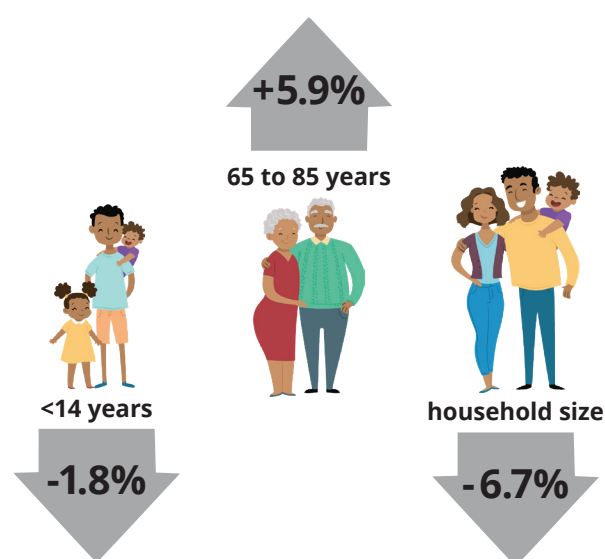
Commuting Destination from Household to Place of Work



Aging Population

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

Population and Household Size Changes (2006–2016)



The Housing Continuum

Housing exists on a continuum, with people moving along that continuum, perhaps many times, throughout their lives as their financial and personal situations change. It is therefore critical that our community have a variety of different types of housing to be able to support residents at every point on the continuum.

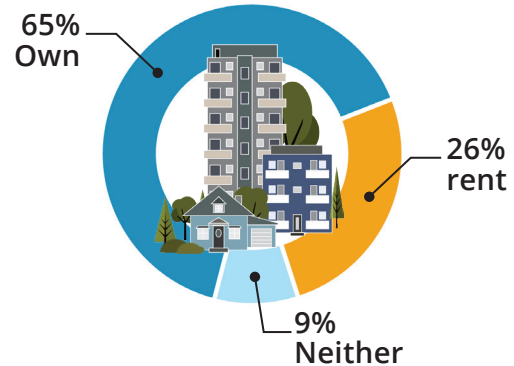
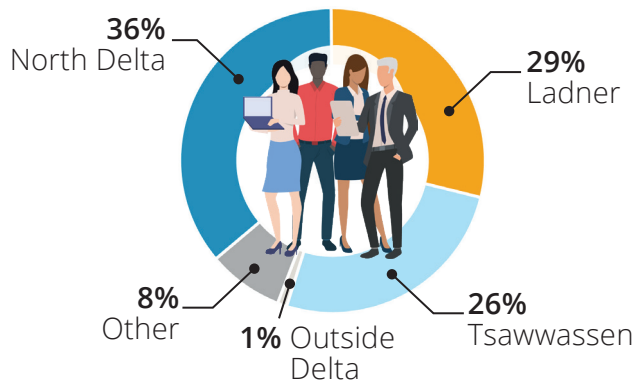


What We Heard: Community Survey Results

Through pop-up booths, community and stakeholder workshops, lived experience interviews, and a community survey, we heard from over 1,600 people in summer and fall of 2019. Those results help us understand the housing needs of Delta's residents.

Key Findings

Respondents:



Top housing challenges



15-44 age group:
ability to purchase a house



Owners find that

- 21% Housing too large
- 20% Poor transit service
- 17% House in Poor condition



55 and older:
homes being too large for needs



Renters unsure about

- 59% Purchasing a home
- 20% Affording future rent
- 17% Stability of rental lease

Have not experienced housing challenges



Current housing is affordable



What We Heard: Key Themes

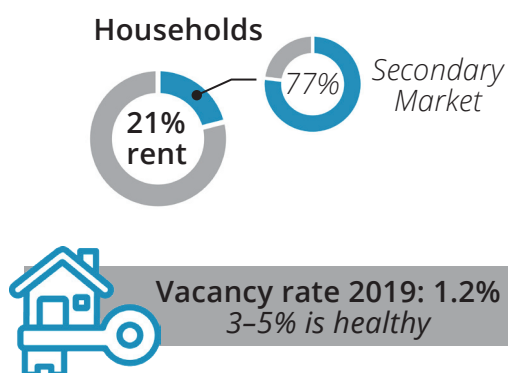
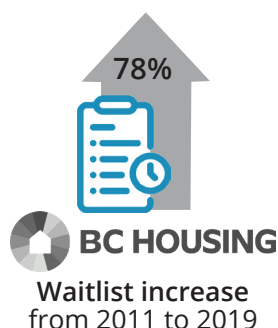
During the community consultation process, a few key themes came up around some of the housing challenges that Delta's communities are facing.



Expanding Rental Options

- Need for more rental options in different sizes and different prices — market rental, co-op housing, subsidized rental, secondary suites
- Reduced barriers or increased incentives to create purpose-built rental and secondary suites
- Renters far more likely to face housing challenges than owners

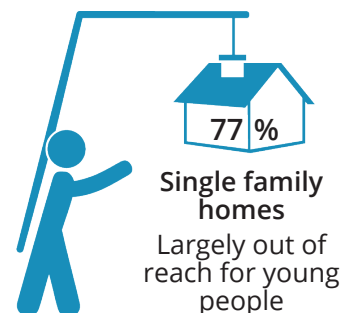
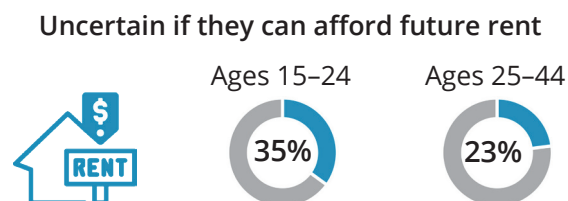
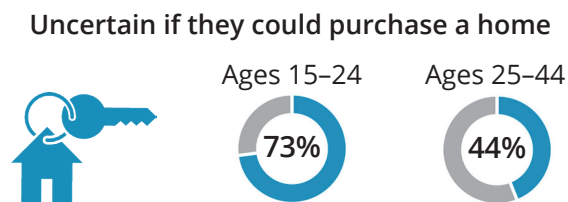
Supporting Data:



Housing Young People and Families

- Young people are struggling to stay in or move to Delta due to lack of housing that meets their needs and their price
- Need variety of rental options
- Need variety of entry level home ownership

Supporting Data (Same data as rental, and):





Supporting Aging in Place

- Need variety of downsizing options for seniors: luxury rental, affordable rental, ground-oriented housing, in-home supports, assisted living, increased accessibility
- Some seniors wish to stay in their homes to allow room for visitors, outdoor and indoor space, and concerns over strata arrangements
- Need nearby access to transit, shopping, and social opportunities

Supporting Data:



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

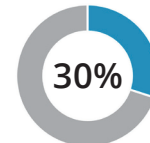
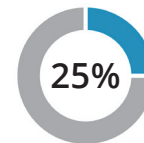


Residents 45 and older:
most likely to have a home
too large for their needs

No housing challenges

Ages 55–64

Ages 65+



Providing More Integrated Supportive Housing Options

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

Supporting Data:

- 400 people with developmental disabilities will need independent rental housing over the next 10 years



- 28% of survey respondents anticipate needing supportive housing in next 20–30 years



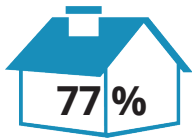


Supporting Density and Community Character

- High proportion of single detached housing not meeting the needs of the community
- Expectation of dramatic changes in housing type need over time
- Different types of density, like infill housing, midrise buildings, and highrise towers, are appropriate in different areas of Delta
- Some increases in density are needed to make home ownership more viable
- Concerns about traffic and amenities with increased development

Supporting Data:

- Survey responses show a dramatic shift in expected housing needs over time



of housing stock is single detached housing



Most current owners do not need large houses



Only 30% of respondents think they will need a single-detached house in 20 years



Exploring Innovative Approaches to Housing

- A strong interest in new creative solutions to housing challenges
- Promoting partnerships to help reduce high land costs
- Repurposing underutilized sites, like church properties, to provide housing and amenities
- Different tenure models, such as multi-generational housing, rent-to-own, home share, or co-operative housing can provide homes for different parts of the population
- A desire for innovation in design through creative architecture or modular housing

Supporting Data:



- During consultation, participants suggested dozens of new housing ideas



Where We're Going Next: Priority Housing Needs

Combining what we learned from the data and what we heard from residents, nine priority housing needs have been identified for Delta. These needs will help to shape the next phase of the Housing Action Plan so we can choose strategies that have the most positive impact.



The Right Supply

1. More affordable rental options
2. Housing options to suit an aging population
3. Greater supply of supportive and accessible housing units

The Right Price

4. Housing affordability for young people and families
5. More opportunities for non-/below-market housing
6. Creative housing options
7. Reduce transportation costs

The Right Balance

8. Density and infill that balances everyone's needs

Continued Support

9. Support for vulnerable populations at greater housing risk



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