Township of Langley

Est. 1873

# SENIORS ADVISORY COMMITTEE

Wednesday, February 16, 2022 at 7:00pm
Via Zoom

## A G E N D A

**Election**
Election of Co-Chair for the year 2022
(Bylaw 4700 – 8.1)

Page

## A. APPROVAL AND RECEIPT OF AGENDA ITEMS

### 1. Seniors Advisory Committee – February 16, 2022

Recommendation that the Seniors Advisory Committee approve the agenda and receive the agenda items of the February 16, 2022 meeting.

## B. ADOPTION OF MINUTES

1-4

### 1. Seniors Advisory Committee – January 19, 2022

Recommendation that the Seniors Advisory Committee adopt the Minutes of the January 19, 2022 meeting.

## C. DELEGATIONS AND PRESENTATIONS

## D. REPORTS

### 1. Council Co-Chair Report

## E. CORRESPONDENCE

Page

## F. WORK PROGRAM

5-6 **1. 2022 Work Plan**

Prioritization and finalization of the 2022 Work Plan.

**2. Seniors Isolation**

Discussion on challenges and opportunities.

Invited speakers: P. Crump, President, Langley Seniors in Action and A. Kupferschmidt, Executive Director, Langley Senior Resources Society

7-42 **3. Accessible and Affordable Housing**

Overview of 2021 Housing Action Plan and discussion on opportunities for the SAC to support implementation.

## G. COUNCIL REFERRALS

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

## I. NEXT MEETING

**Date**: March 16, 2022
**Location**: via Zoom
**Time**: 7:00 pm

## J. TERMINATE

Township of Langley
Est. 1873

# SENIORS ADVISORY COMMITTEE

Wednesday, January 19, 2022 at 7:00pm
Via Zoom

## MINUTES

**Present:**
Councillor P. Arnason, Council Co-Chair
Councillor S. Ferguson, Council Co-Chair

C. Eaton, L. Gates, L. George, M. Kramer, K. Mackie, L. Solomon, and G. Wong

**Fraser Health:**
C. Chandra

**Staff:**
K. Stepto, Recording Secretary
P. Ward, Strategic/Social Planner

**Welcome**
Councillor Arnason welcomed everyone, and round table introductions took place.

**Code of Ethics Signing**
Members signed the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees"* and submitted them electronically.

**Election of Co-Chair**
Staff provided information on the role of the Community Co-Chair and asked members to consider if they would like to take on this position. Election to be held at the February meeting.

## A. APPROVAL AND RECEIPT OF AGENDA ITEMS

### 1. Seniors Advisory Committee – January 19, 2022

Moved by L. Gates,
Seconded by L. George,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the January 19, 2022 meeting.
**CARRIED**

## B. ADOPTION OF MINUTES

### 1. Seniors Advisory Committee – December 15, 2021

Moved by C, Eaton,
Seconded by G. Wong,

## B. ADOPTION OF MINUTES

That the Seniors Advisory Committee adopt the Minutes of the December 15, 2021 meeting.
**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

## D. REPORTS

### 1. Council Co-Chair Report

Councillor Ferguson and Councillor Arnason commented on the work that the committee has completed over the past few years and reported that Council is currently in budget discussions.

Councillor Ferguson left the meeting at 7:23pm.

## E. CORRESPONDENCE

## F. WORK PROGRAM

### 1. 2022 Work Plan

P. Ward noted that the SAC 2021 Annual Report indicated that work plan items for 2022 would be guided by recommended actions identified in the Age- and Dementia-friendly Action Plan. Councillor Arnason facilitated a brainstorming session regarding potential further Work Plan topics. The following suggestions were provided:

- Climate change and senior's health i.e.: extreme heat
- Potential seniors centre in Willoughby
- Medical cannabis for seniors
- Housing Action Plan in relation to seniors i.e.: accessibility, affordability, rental housing, public transportation, and accessible streets
- Assisting with access to banking services
- Helping seniors in the community who may be lost or confused – signage in business windows
- Hearing issues in businesses
- Community health care i.e: lack of home support, access to doctors, continuity of care
- The impact of COVID-19 on seniors, including isolation
- Food security – more affordable food supply
- Seniors and technology
- Multi-generational and dementia-friendly events and recreational opportunities

## F. WORK PROGRAM

- The mental health impacts of social isolation – having resources more widely available
- Connect with other societies and community groups that are providing services to seniors

Members were asked to send any further suggestions to staff. The Work Plan will be discussed further at the February meeting.

### 2. Provincial Accessibility Legislation

P. Ward reported that the Province recently passed accessibility legislation to support people with disabilities by identifying and removing accessibility barriers. The Province has now advised that it intends to identify local governments as a prescribed organization under the Act in September 2022. As a result, local governments will be required to establish an accessibility committee, have an accessibility plan, and have a mechanism for providing feedback on accessibility. Discussion ensued, and it was noted that the Province should consider assisting local governments with the resource implications of this work.

## G. COUNCIL REFERRALS

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

### 1. Terms of Reference

Provided for information.

### 2. 2022 Meeting Schedule

Provided for information.

### 3. 2022 Membership List

Provided electronically following the unanimous consent of the committee.

### 4. Age- and Dementia-friendly Action Plan

Provided for information.

## I. NEXT MEETING

**Date**: February 16, 2022
**Location**: TBD
**Time**: 7:00 pm

**J. TERMINATE**

Moved by K. Mackie,
Seconded by L. George,
That the meeting terminate at 8:10pm.
**CARRIED**

**CERTIFIED CORRECT:**

Community Representative Co-Chair

Council Representative Co-Chair

**Seniors Advisory Committee**
**2022 Work Plan**

This document outlines the projects that the Seniors Advisory Committee (SAC) intends to undertake in 2022. In keeping with the Committee's Terms of Reference, engagement in these projects may include exchanging information, supporting strategic planning, making recommendations to Council, and providing input to Township staff. Each project includes information about the existing policy context.

## 2022 Projects

1. **Accessible and affordable housing**
   - Age- and Dementia-friendly Action Plan Action 3B: Continue to develop and implement plans and policies, such as the Housing Action Plan, that support appropriate, affordable, and accessible housing.

2. **Age- and dementia-friendly businesses**
   - Age- and Dementia-friendly Action Plan Action 1C: Continue to administer and promote the Age-friendly Business Recognition Program.
   - Age- and Dementia-friendly Action Plan Action 1E: Seek opportunities to strengthen dementia-friendly components of the Age-friendly Business Recognition Program.

3. **Social isolation**
   - Age- and Dementia-friendly Action Plan Action 5C: Explore opportunities to enhance rural area access to supports and services.
   - Age- and Dementia-friendly Action Plan Action 5E: Increase opportunities and support for building and strengthening social connections, including intergenerational connection (e.g. through new community-based or recreation programs or integrated within existing programs).

4. **Seniors' centres**
   - Age- and Dementia-friendly Action Plan Action 5D: Map and inventory community gathering places with a view of identifying gaps and opportunities.

5. **Community health**
   - Age- and Dementia-friendly Action Plan Action 4D: Convene health authority, social service organizations, and community members to share information and explore opportunities for more effective referrals and access to appropriate healthcare and support services.
   - Age- and Dementia-friendly Action Plan Action 4F: Advocate for affordable non-medical services (e.g. housecleaning, home, and yard maintenance).
   - Age- and Dementia-friendly Action Plan Action 4G: Advocate for financial support for family or informal caregivers.

6. **Mobility**
   - Age- and Dementia-friendly Action Plan Action 3F: Integrate an age- and dementia-friendly lens as part of the development of a new Transportation and Mobility Strategy with a view of strengthening accessibility features throughout the community.

DRAFT

7. **Public transit**
   - Age- and Dementia-friendly Action Plan Action 3G: Convene residents, including youth, older adults, and people with disabilities, local businesses, and TransLink to share information and identify opportunities to improve transit services, including HandyDART.

8. **Impact of climate change and extreme weather on seniors**
   - Age- and Dementia-friendly Action Plan Action 2M: Seek ways to further engage older adults, people living with dementia, and caregivers in emergency preparedness programs, and ensure updates to emergency response guidelines are inclusive of the full diversity of residents.

9. **Digital access and literacy**
   - Age- and Dementia-friendly Action Plan Action 2I: In collaboration with community partners, address technology barriers through training and support and by offering non-digital communication (e.g. use of print resources, where appropriate).

10. **Partnerships and Liaison with Local Seniors' Organizations**
    - Age- and Dementia-friendly Action Plan Implementation Principle: Collaborate across sectors – engage a range of organizations and service providers to reflect population diversity across the Township.

DRAFT



November 2021

# Housing Action Plan

Township of Langley
Est. 1873

# Housing Action Plan

Housing in Langley Township is located on land that Coast Salish people have called home since time immemorial. We acknowledge and recognize the traditional and unceded territories of the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations.

## Executive summary

The 2021 Housing Action Plan is the second prepared by the Township since 2013. This updated Plan follows the completion of the 2020 Housing Needs Report and addresses challenges and opportunities that have emerged since the preparation of the 2013 Action Plan.

The Township's housing context has changed considerably over the past decade. Housing costs in both the ownership and rental markets have increased substantially. Homelessness in Langley has more than doubled. The Township cannot address housing challenges alone, but can play a key role in partnership with other levels of government and the private and non-profit sectors.

The 2021 Housing Action Plan builds on initiatives undertaken since 2013 and will guide Township housing action, within its authority, over the next five years. The Plan responds to the needs of a growing population and housing affordability challenges through four priority areas and twenty-one related actions:

- Priority 1: Diversify housing types
- Priority 2: Catalyze rental housing
- Priority 3: Support vulnerable residents
- Priority 4: Monitor trends and emerging priorities

The 2021 Housing Action Plan was endorsed by Township of Langley Council on November 22, 2021.

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# Introduction

### Our vision is a variety of housing in all communities, meeting the diverse needs of current and future residents.

Thriving, inclusive communities need diverse and affordable housing. Despite significant increases in housing supply in Langley Township over the past decade, increases in housing costs have outpaced income growth over this period at a rate of nearly ten to one. High housing costs have the greatest impact on the most vulnerable members of the community, and, increasingly, middle-income households are being priced out of the market.

Housing needs and affordability challenges in Langley Township have never been more critical.

## Purpose of this plan

The 2021 Housing Action Plan is intended to address the needs of a growing population and housing affordability challenges in Langley Township. This Plan is the second prepared by the Township since 2013 and aims to address the challenges and opportunities that have emerged since the completion of the 2013 Housing Action Plan. This 2021 Plan will guide Township housing action, within its authority, over a five-year timeframe.




Affordable, suitable housing is essential to helping people stay healthy, building vibrant neighbourhoods, and sustaining a strong local economy.

## Building on our foundation

This Action Plan builds on the 2013 Plan, which included over 50 actions that aimed to encourage a diverse and affordable supply of housing in Langley Township. Housing initiatives undertaken by the Township since the completion of the 2013 Plan include:

- Updates to the Manufactured Home Parks – Redevelopment Policy to provide a wider range of assistance options for tenants in parks that may be subject to redevelopment (2015)
- Expansion of adaptable housing requirements to apply to all new housing developments (2016)[1]
- Inclusion of policies in the updated Official Community Plan that support a greater range of housing types and facilitate consideration of incentives for affordable housing projects (2016)
- Adoption of the Development Cost Charge (DCC) Waiver Bylaw that waives DCCs for eligible affordable housing projects (2018)
- Establishment of the Community Amenity Contributions (CACs) Policy that directs part of the contributions to an Affordable Housing Reserve Fund (2018)
- Adoption of the Step Code to improve energy efficiency and reduce energy costs (2019)
- Review of the development application management process and preparation of related action plans (2021)

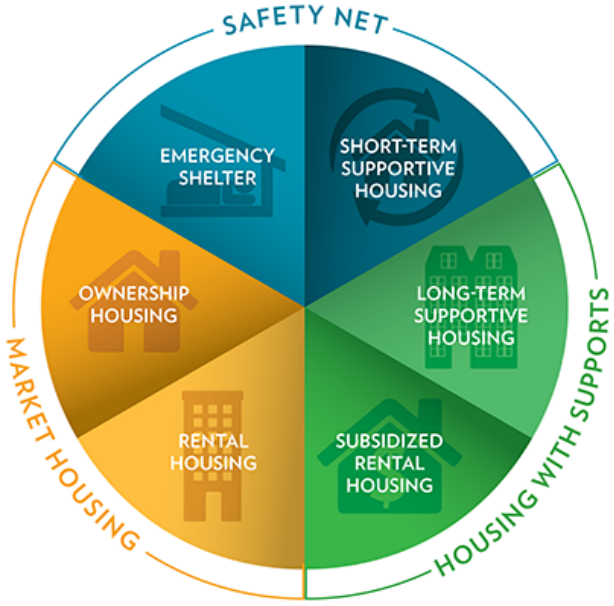


Emmaus Place: 94 affordable rental units for seniors and families (completed in 2020)

1. Adaptable homes have design features that facilitate easy retrofits to enable individuals with limited mobility, due to age or disability, to live in their homes with relative independence.

# The housing wheelhouse

To meet the needs of diverse residents at every stage of their lives, the local housing stock should include a variety of housing forms and tenures. The housing wheelhouse is one way to think about the various types of housing. In contrast to a linear housing continuum, the wheelhouse model does not place one form of housing in front of another. The result is a more inclusive way to think about housing needs and types.[2]




### Emergency shelter

Temporary shelter, food and other support services, generally operated by non-profit housing providers.

### Short-term supportive housing

Stable housing along with support services offered by non-profit providers as a step between shelters and long-term housing (with typical stays of two to three years).

### Long-term supportive housing

Long-term housing offered by public sector and non-profit providers, along with support services ranging from supportive care to assisted living and residential care.

### Subsidized rental housing

Non-market rental homes secured through a legal agreement and rental homes operated by non-profit housing providers, BC Housing and housing co-operatives through ongoing government subsidies or one-time grants.

### Rental housing

Purpose-built rental apartments, secondary suites, and private rental apartments, townhomes, and single-detached homes.

### Ownership housing

Fee simple homeownership, strata ownership, and shared equity (such as manufactured homes or housing co-operatives).

## What is affordable housing?

Housing affordability is a relative measure that reflects income and housing costs. In Canada, housing is considered affordable if it costs less than 30% of a household's before-tax income. Any type of housing in the wheelhouse might be affordable for some households, but many people equate affordable housing with subsidized housing, given that the current housing market is not delivering affordability for all households.

2. Not depicted in the wheelhouse model is affordable homeownership (i.e. below market ownership), which is a form of "housing with supports."

# Creating the Housing Action Plan

Preparation of the 2021 Housing Action Plan was initiated by Township Council in November 2020 following the completion of the 2020 Housing Needs Report. The Housing Action Plan — its goals, priorities, and actions — is informed by the findings of the Housing Needs Report, community engagement, and other research and analysis.




### Housing Needs Reports

The Province of BC requires local governments to prepare housing needs reports at least every five years to identify current and anticipated housing needs. The Township's 2020 Housing Needs Report, received by Council on November 9, 2020, is a comprehensive assessment of local housing needs, based on data and public engagement.

# Policy alignment

In 2008, Township Council adopted the Sustainability Charter. The Charter envisions a community that is socially, culturally, economically, and environmentally balanced, and includes an objective to provide flexible, affordable, and mixed housing options. As the Township's highest level policy document, the Charter is implemented through a number of other Township plans and strategies, such as the Housing Action Plan.

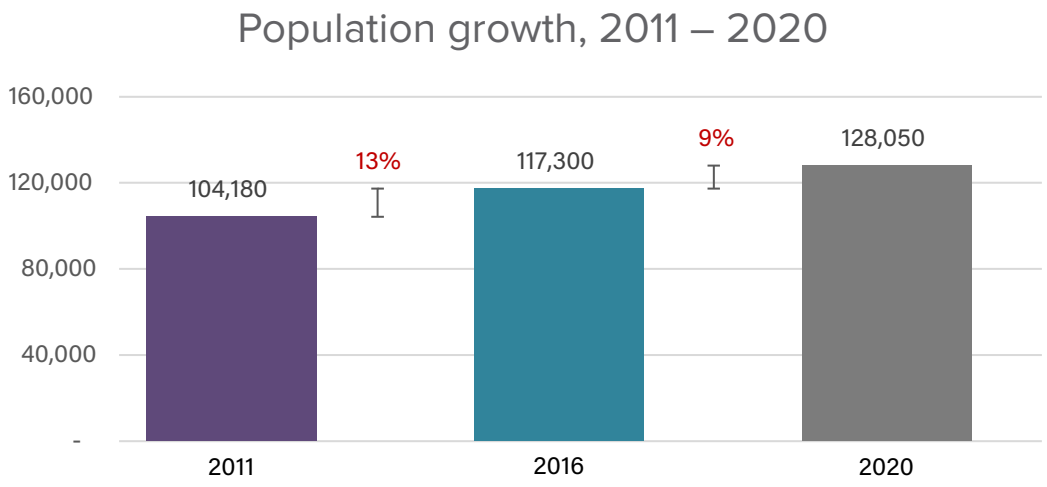
The Housing Action Plan is also informed by and complementary to the Official Community Plan (OCP), which was updated in 2016. The OCP is a policy-oriented document that guides sustainable growth and development, with a focus on land use planning. The Housing Action Plan is an action-oriented document that informs land use policy and other housing actions (e.g. advocacy and fiscal measures).

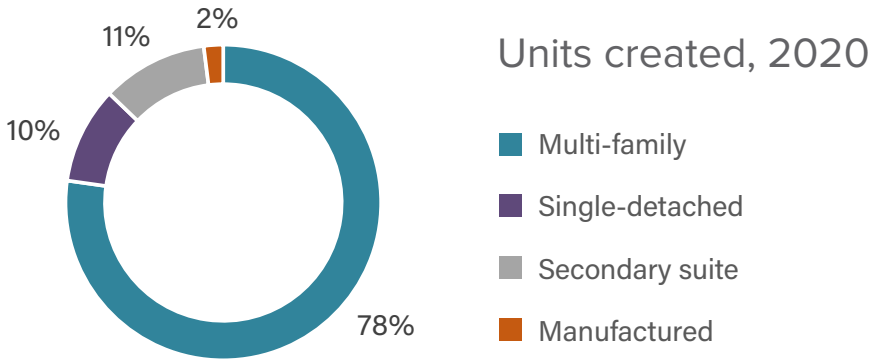
# Challenges and opportunities

This summary of challenges and opportunities is based on the key findings from the 2020 Housing Needs Report and additional research.[3]

## Langley Township is a growing, urbanizing community with an aging population

- The Township is one of the fastest growing municipalities in the region, and population growth is projected to continue for the foreseeable future, sustaining the demand for new housing.
- Growth and development is leading to the urbanization of historically semi-rural areas. Multi-family housing units now make up about three quarters of all new housing development.
- The Township's population will continue to age, a trend that is expected to increase the demand for smaller housing, accessible housing, and long-term supportive housing, including assisted living and residential care.
- The number of family households with children is projected to grow, which will sustain the demand for family-friendly housing.
- Demographic trends, coupled with affordability issues, may increase the demand for multi-generational housing options.

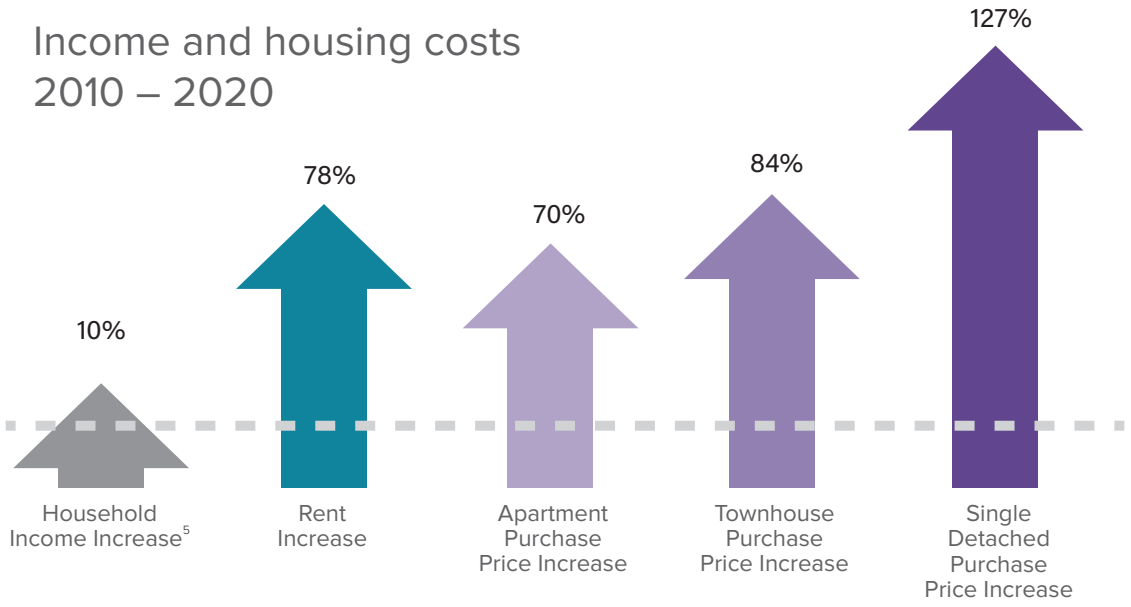



3. Refer to the 2020 Housing Needs Report for additional details and data sources.

## Housing affordability is deteriorating and is impacting some household types more than others

- Increases in housing costs are out-pacing increases in household income.
- One in ten households are in core housing need, meaning that their housing is unsuitable, inadequate, and/or unaffordable, and their income levels are such that they cannot afford acceptable housing in the area.[4]
- The median income of households in core housing need is $30,461 while the median income of households not in core housing need is $102,052.
- Lone-parent and non-family (e.g. single person) households have the highest rates of core housing need.
- Renter and equity-seeking households, including Indigenous households, senior households, households with at least one person with an activity limitation, and immigrant households, also have higher rates of core housing need compared to all Township households.
- Homelessness in Langley has more than doubled in the last decade.




### What influences housing costs?

The price of renting and owning housing is determined by a number of forces linked to demand and supply. The primary forces influencing housing demand are population growth, household incomes and wealth, and the cost of credit to secure mortgage loans. The supply of new homes is influenced by the availability of developable land, construction costs including materials, labour and project financing, and the impact of development permitting procedures that govern land use and homebuilding.[6] Of all these forces, local governments are only able to influence (not control) the availability of developable land and development permitting procedures.

4. To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standards. To be considered adequate, housing must be reported by residents as not requiring any major repairs. To be considered affordable, housing costs must be less than 30% of total before-tax household income.
5. 2010 – 2020 household income increase extrapolated from the 2006 – 2016 household income increase identified in the Census
6. Source: Government of Canada and Province of BC Expert Panel on the Future of Housing Supply and Affordability Final Report.

## There are gaps throughout the housing wheelhouse

- The Township has a wide range of dwelling types, but there are opportunities for improvement throughout the wheelhouse.

The Gateway of Hope in Langley City is the only emergency shelter in Langley for people experiencing homelessness, and reported 477 turn aways in 2019. Ishtar Women's Resource Society, which operates the two transition houses in Langley for women and children fleeing violence, estimates three turn aways per day at each house.

There are no second stage housing units in Langley that support women who have left abusive relationships to live safely and independently (typically for 6 - 18 months). There is a need for additional supportive housing units to help people transition out of homelessness.




There is a need for a greater variety of unit sizes in ownership housing, particularly studio and one bedroom units and apartment units with three or more bedrooms.

With an aging population, there will be a need for more long-term supportive housing such as assisted living and residential care.

With a smaller share of renter households than the region and low vacancy rates, there is a need for more rental housing, including for post-secondary students and seniors. There is a particular need for primary rental housing, as about 96% of Township renters are in the secondary rental market.[6]

There is a need for additional subsidized rental units. The Township has a smaller proportion of subsidized rental housing than the region and, as of 2019, there were 296 individuals in Langley on the waitlist to access social housing.

7. The rental market consists of the primary rental market, comprising purpose-built rental units, and the secondary rental market, comprising all other rental units such as secondary suites, strata apartments, and entire single-detached dwellings offered for rent. The primary rental market is generally considered to provide more security for tenants and may be more affordable than the secondary rental market.

## Recent regulatory and funding changes provide new opportunities for housing action

- An amendment to the Local Government Act in 2018 now allows municipalities to zone land for residential rental tenure and changes to the BC Building Code in 2019 now permit secondary suites in side-by-side multi-family units, like duplexes and townhouses.
- In 2017, the Federal Government released the National Housing Strategy, a 10-year, $40 billion plan to address housing affordability and chronic homelessness.
- As part of its 2018 budget, the Provincial Government announced that it will invest approximately $1.6 billion in funding over three years to build and maintain affordable rental housing.

## Diverse housing is one component of a complete community

- Complete communities not only include a mix of housing types, but also provide access to employment, commercial and community services, parks and greenspace, and recreation, learning, and cultural opportunities.
- Due to the cost and accessibility barriers of getting around by private automobile, it is important that accessible and affordable housing, like purpose-built rental units, be located near public transit and within walking (including movement with wheelchairs and other mobility aids) and cycling distance to services and amenities.

### A focus on the urban areas

An objective of the OCP is to protect rural areas from urban development. Therefore, most actions in the Housing Action Plan are focused on the approximate 25% of the Township land base designated as urban.



Creek Stone Place: 49 units of supportive housing (opened in 2019)

# Roles and responsibilities

Housing is a shared responsibility among all levels of government and requires involvement from the for-profit and non-profit sectors. As a local government, the Township's primary role is to plan and regulate land use to ensure an adequate supply of residential land to meet housing demand.

The 2020 Housing Needs Report projected a need for 6,260 new housing units between 2020 and 2025 (based on the projected population growth over that time). Through existing community plans and land use regulations, the Township has designated an adequate supply of developable residential land to meet this projected demand. The focus of the Housing Action Plan is on the delivery of the right supply of housing.

Local governments in BC are increasingly broadening their role in the housing system. These roles include incentivizing affordable housing through an array of regulatory and fiscal incentives, requiring new developments to contribute affordable units, fostering innovation, and convening a range of stakeholders to facilitate new projects. Most local governments in BC do not directly build or operate housing.

| Role | Township Responsibility | Examples of existing Township initiatives |
|---|---|---|
| Advocacy | ◑ | The Township engages other levels of government to advocate for affordable housing investments in the community |
| Convening/ Coordination | ◑ | The Township participates in interagency meetings to support coordinated service delivery and monitor trends |
| Education/ Research | ● | The Township assesses and prepares a comprehensive report on local housing needs every five years |
| Planning/ Regulation | ● | The Township designates residential land for development through land use planning and zoning regulations |
| Funding | ◑ | The Township supports the financial viability of eligible affordable housing projects through Development Cost Charge (DCC) waivers, Community Amenity Contribution (CAC) exemptions, and other incentives such as density bonusing and parking reductions |
| Housing Delivery | ○ | |

● central responsibility ◑ complementary responsibility ○ no responsibility

## The importance of partnerships

Since the Township does not have sole responsibility for housing, it needs to collaborate with others to achieve its housing goals. Refer to Appendix A for an overview of the role and responsibilities of other levels of government and organizations.

# Action plan

The Action Plan consists of two high-level goals, four five-year priorities, and twenty-one actions.

## Goals

### Goal 1: Increase access to affordable, appropriate housing

Having access to affordable, appropriate housing is vital to human health, the local economy, and inclusive communities. Affordable housing is housing that costs less than 30% of a household's before-tax income. Appropriate housing refers to housing that is in good repair, has enough bedrooms for the household size, and meets household accessibility needs.

#### Success Indicator: Households in core housing need

Households in core housing need are those whose dwellings are considered unaffordable, inadequate (in need of major repairs), or unsuitable (not enough bedrooms) and whose income levels are such that they could not afford alternative suitable and adequate housing in their community.

4,180 households are in core housing need (11% of all households in the Township)
Source: Census, 2016

### Goal 2: Reduce homelessness

Homelessness is the most extreme indicator of the shortage of affordable housing. There are many factors that cause homelessness, but the lack of adequate housing is perhaps the most significant cause of homelessness and barrier to supporting transitions out of homelessness. Reducing homelessness requires prevention and pathways out, along with varied supports that reflect the diverse needs of different people.

#### Success Indicator: People experiencing homelessness

The total number of people experiencing homelessness is based on a point-in-time count and includes people that are sheltered and unsheltered. Sheltered homelessness includes people staying in emergency shelters, transition houses for women fleeing violence, and safe houses for youth. Unsheltered homelessness includes people staying outside, in a vacant building, in a vehicle, or temporarily indoors (e.g. couch-surfing). The point-in-time count is widely understood to underrepresent actual numbers of individuals experiencing homelessness, particularly due to the challenge in capturing hidden homelessness.

209 people in Langley are experiencing homelessness
Source: Homeless Count in Metro Vancouver, 2020

# Priorities and actions

Four priorities and twenty-one actions are established to advance the goals and address the identified challenges and opportunities. In developing these priorities and actions, priority was given to initiatives that:

- Reflect the Township's role as a local government
- Have a high impact
- Are cost and resource effective
- Build on existing Township policies and community assets

The priorities, which are presented in no order of significance, are intended to guide Township housing action over the next five years.

## Housing affordability and homelessness are equity issues

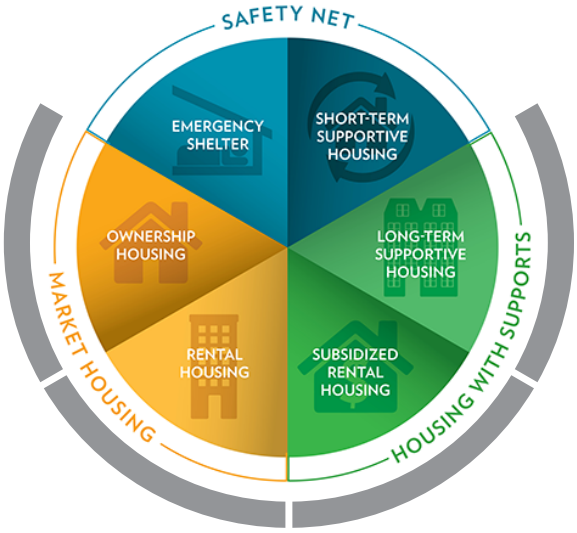
Equity recognizes that different individuals and communities require different levels of support in order to thrive. Indigenous households, senior households, households with at least one person with an activity limitation, and immigrant households all have higher rates of core housing need compared to all Township households. Indigenous, black, and people of colour are overrepresented among people experiencing homelessness in Metro Vancouver.



Christian Life Assembly: 98 affordable rental units (in the planning stage)

# Priority 1: Diversify housing types

Langley Township has some of the most diverse housing in Metro Vancouver. Actions under this priority aim to build on this strength by broadening the range of unit and dwelling types in urban communities.




## Actions

**1A** Prepare a policy that requires a proportion of apartment units in new developments to be three or more bedrooms in size.

**1B** Explore opportunities to enhance the adaptable housing policy.

**1C** Update housing-related policies of the Official Community Plan to include clear policy encouraging:

a) Rental and long-term supportive housing (e.g. assisted living and residential care) in all urban areas that accommodate residential uses

b) A broader variety of dwelling types and a range of dwelling sizes (i.e. number of bedrooms) in each community

c) Institutional-residential mixed use developments in each community

**1D** Identify areas with potential for infill development, and consider initiating a community or neighbourhood plan update process to facilitate infill development.

**1E** Explore policy and regulatory changes that would allow duplexes on existing single-detached lots in urban areas.

## Progress Indicators

- Proportion of annual building permits issued by dwelling type (source: Township of Langley)

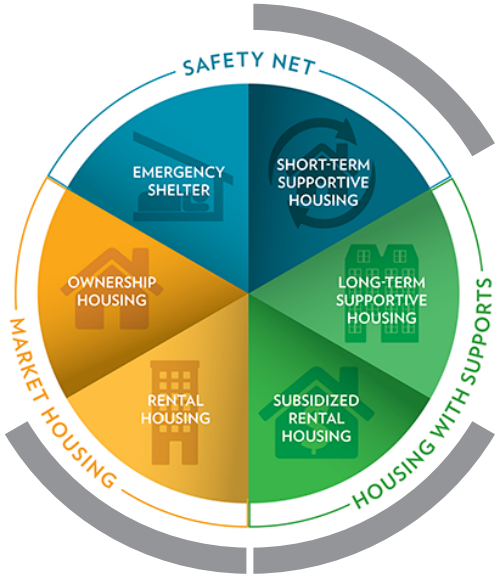
### Will additional development costs lead to higher housing prices?

Housing actions that establish new requirements for developers may increase the cost of building new housing. Developers, however, cannot simply raise asking prices when faced with additional costs; the price of housing is set by the market. There is also no evidence that additional costs reduce developer profits over the long-term. Developers faced with increased costs will try and find savings in the cost of developable land, offering less than they would have otherwise.[8]

8. Source: Province of BC's guide to Community Amenity Contributions.

## Priority 2: Catalyze rental housing

Langley Township has a smaller share of market rental and subsidized rental housing than the region and has experienced low vacancy rates over the past decade. Actions under this priority are intended to increase the local rental stock, particularly primary rental and subsidized rental housing.




### Actions

**2A** Prepare a policy providing minimum requirements for market and/or non-market rental housing in new strata developments (e.g. rental only zoning and/or inclusionary zoning).

**2B** Review and update incentives for market and subsidized rental housing.

**2C** Prepare a policy on the use of the affordable housing reserve fund.

**2D** Develop policy and regulatory changes that would allow detached accessory dwelling units (e.g. ground-level backyard suites) in some areas.

**2E** Clearly communicate affordable housing-related policies and actions to potential developers and community members.

**2F** As part of the update to the Willowbrook Community Plan and other future community planning processes, consider community-specific policies that require a proportion of new housing units to be market and/or non-market rental.

**2G** Identify properties owned by social purpose organizations (e.g. faith-based organizations, non-profits, government organizations, and social purpose businesses) that may have surplus land, and share information about incentives and local case studies on developing affordable rental and supportive housing.

**2H** Explore policy and regulatory changes that would allow secondary suites in new ground-oriented multi-family dwellings (e.g. duplexes and rowhouses) and lock-off suites in new apartment dwellings.

### Progress Indicators

- Number of primary market rental and subsidized rental units (sources: CMHC and BC Housing)
- Vacancy rates and median rental rates in the primary rental market (source: CMHC)
- Number of people on the waitlist to access subsidized housing (source: BC Housing)

### Mixed-income housing

Mixed-income housing contains units that are affordable to households with different income levels. Mixed-income projects can leverage market forces to produce quality affordable housing units within socio-economically integrated developments. The mixed-income approach is an element of federal and provincial housing programs.

# Priority 3: Support vulnerable residents

People belonging, or perceived to belong, to groups that are in a disadvantaged position are often referred to as vulnerable. In Langley Township, Indigenous households, senior households, households with at least one person with an activity limitation, and immigrant households are more acutely impacted by housing affordability challenges, and may have distinct housing needs. Actions under this priority aim to support vulnerable residents, including women and children fleeing violence and people experiencing or at-risk of homelessness.




## Actions

**3A** Collaborate with BC Housing, non-profits and other organizations to address the urgent need for housing for women and children fleeing violence.

**3B** Promote awareness of the Langley rent bank and other provincial rental assistance programs.

**3C** Support the establishment and coordination of a local intersectoral housing and homelessness table to strengthen collaborative action on homelessness.

**3D** Support initiatives that raise awareness and address misinformation about homelessness in the community and communicate the benefits of affordable and supportive housing development (e.g. local events and advertising campaigns).

**3E** Strengthen collaboration with Fraser Health Authority to monitor the need and plan for subsidized assisted living and residential care facilities for seniors and other special needs housing.

The Langley rent bank, funded by the Province of BC, issues low income individuals and families a one-time crisis loan with the aim of preventing homelessness due to an unexpected circumstance.

## Progress Indicators

- Number of short-term and long-term supportive housing units (sources: BC Housing and Fraser Health Authority)
- Annual turn aways at emergency shelters (source: Salvation Army Gateway of Hope)

# Priority 4: Monitor trends and emerging priorities

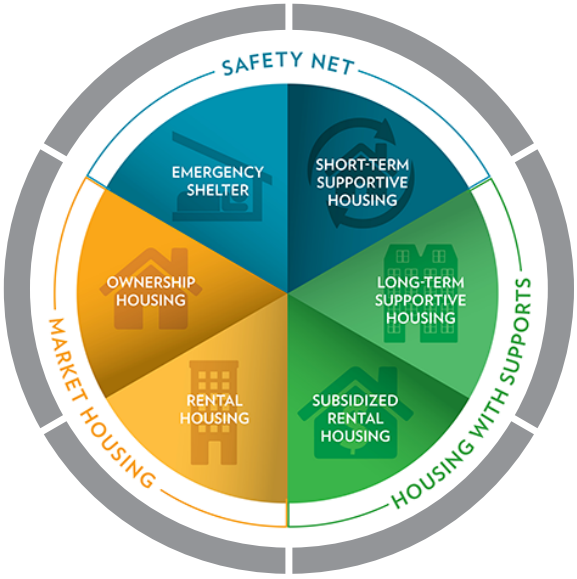
Langley Township's housing context continues to change. Actions under this priority focus on monitoring emerging challenges and opportunities to inform future housing actions.

## Actions

**4A** Monitor the floor area and number of bedrooms in new secondary suites and report back to Council.

**4B** Inventory existing and monitor new rental developments to consider the future need for additional protection policies.

**4C** Update the Housing Needs Report.




## COVID-19 and housing affordability

The impact of the COVID-19 pandemic on housing affordability illustrates the uncertainty of the local housing market. Near the beginning of the pandemic, a short-term decline in housing prices was being projected in Metro Vancouver. In actuality, housing prices in Langley increased by nearly 20% between April 2020 and April 2021.[9]



9. Sources: CMHC Housing Market Outlook, Summer 2020 and Fraser Valley Real Estate Board Monthly Statistics Package, April 2021

# Implementation

The Housing Action Plan includes twenty-one actions to be implemented over a five-year timeframe. The actions are further categorized as short-term (2022-2023) and medium-term (2024-2026) actions. The implementation timeline and work plan tasks for each action are shown in Appendix B.

The Housing Action Plan should be reviewed and updated in five years, following the completion of the next Housing Needs Report.

## Cost and resource estimates

Implementing the Housing Action Plan is estimated to cost $33,500, or an average of $6,700 per year. Implementation is also anticipated to require an approximate 0.75 full-time equivalent (FTE) staff resource over the next five years.

| Action | Estimated Budget | Budget Detail |
|---|---|---|
| **1B** Explore opportunities to enhance the adaptable housing policy. | $2,500 | Budget required for survey and other public engagement costs. |
| **2A** Prepare a policy providing minimum requirements for market and/or non-market rental housing in new strata developments (e.g. rental only zoning and/or inclusionary zoning). | $10,000 | Budget required for further financial analysis by external consultant. |
| **2B** Review and update incentives for market and subsidized rental housing. | $15,000 | Budget required for financial analysis by external consultant. |
| **3C** Support the establishment and coordination of a local intersectoral housing and homelessness table to strengthen collaborative action on homelessness. | $1,000 | Budget required for minor meeting expenses. |
| **4C** Update the Housing Needs Report. | $5,000 | Budget required for public engagement costs. |

# Monitoring and reporting

Implementation progress will be monitored each year as part of the development of an annual housing action work plan. Progress indicators will also be monitored annually, with success indicators monitored as the data is available. Baseline data for each indicator is shown in Appendix C. Opportunities to create a monitoring dashboard that provides real time progress updates will be explored.

| Progress Indicators | Success Indicators |
|---|---|
| • Proportion of annual building permits issued by dwelling type (source: Township of Langley)<br>• Number of primary market rental and subsidized rental units (sources: CMHC and BC Housing)<br>• Vacancy rates and median rental rates in the primary rental market (source: CMHC)<br>• Number of people on the waitlist to access subsidized housing (source: BC Housing)<br>• Number of short-term and long-term supportive housing units (sources: BC Housing and Fraser Health Authority)<br>• Annual turn aways at emergency shelters (source: Salvation Army Gateway of Hope) | • Households in core housing need (source: Census)<br>• People experiencing homelessness (source: Homeless Count in Metro Vancouver) |



Murrayville Rental Housing: 148 seniors-oriented rental units, including 44 affordable units (under construction)

# Appendix A Roles and responsibilities

The table below summarizes the role of the Township in the housing system, along with the role of other organizations. Within each applicable role, the level of responsibility is shown as central or complementary:

- Central responsibility: The organization has a primary responsibility or a shared responsibility with other organizations. Central responsibility is characterized by a high level of accountability and resources within the role.
- Complementary responsibility: The organization supports others with a central responsibility, or there is no organization with central responsibility. Complementary responsibility is characterized by no or a low level of accountability and resources within the role.

| | Advocacy | Convening/ Coordination | Education/ Research | Planning/ Regulation | Funding | Housing Delivery |
|---|---|---|---|---|---|---|
| Township of Langley | ◑ | ◑ | ● | ● | ◑ | |
| Government of Canada | ◑ | ◑ | ● | ● | ● | ◑ |
| Province of BC | ◑ | ◑ | ● | ● | ● | |
| Metro Vancouver Regional District | ◑ | ◑ | ● | ◑ | ● | ● |
| For-profit housing developers and builders | ◑ | ◑ | ◑ | | | ● |
| Non-profit housing and service providers | ◑ | ◑ | ◑ | | | ● |
| Indigenous communities | * | * | * | * | * | * |

● central responsibility ◑ complementary responsibility * see the section on the next page for the role of Indigenous communities

*Note: While many organizations have a role in housing delivery, in reality, the vast majority of housing in BC is delivered by the for-profit sector.*

## Indigenous communities and housing

Indigenous communities and organizations fulfill many roles when it comes to housing. Land-based communities (i.e. First Nations with reserve lands) are responsible for providing housing for their members. This means they fulfill all the planning, regulatory, and servicing roles of a municipality, and are also responsible for the development, operations, and maintenance of on-reserve housing. First Nations communities provide wrap-around support services for members, drive innovative approaches to housing, advocate to senior governments for resources, and develop partnerships to strengthen housing delivery. Katzie, Kwantlen, and Matsqui First Nations each have reserve lands bordering Langley Township.

There are also many Indigenous-serving not-for-profits across BC that deliver housing and related services for urban Indigenous populations (i.e. Indigenous people that do not live on reserve lands). There are 4,310 Indigenous people living in Langley Township, a population comprised of First Nations, Métis, and Inuit people from all across Canada. The Lower Fraser Valley Aboriginal Society provides supports for Indigenous people in Langley who are experiencing or at risk of homelessness. There are currently no Langley-based Indigenous-led organizations developing housing for Langley's Indigenous population.

# Appendix B Implementation plan

## I Short-term actions (2022 – 2023)

| 1A | |
|---|---|
| **Action** | • Prepare a policy that requires a proportion of apartment units in new developments to be three or more bedrooms in size. |
| **Tasks** | • Draft a policy requiring approximately 10% of apartment units in new developments being considered through a rezoning process to be three or more bedrooms in size.<br>• Launch stakeholder engagement.<br>• Report recommendations to Council. |
| **Notes / Rationale** | • This action is consistent with OCP Policy 3.1.6: "Encourage a wide range of multi-family housing unit sizes throughout the community, including larger units suitable for families with children (two or more bedrooms) as well as smaller units."<br>• Apartment units with three or more bedrooms comprise less than 1% of the Township's total housing stock (compared to approximately 4% in the region as a whole).<br>• There are just seven primary rental apartment units in the Township that are three or more bedrooms.<br>• Three or more bedroom ownership apartments are more affordable than townhouses, rowhouses and single-detached dwellings (per 2020 BC Assessment Data).<br>• The 10% requirement is consistent with policies in other Metro Vancouver municipalities and was supported by a preliminary financial analysis. |

| 1B | |
|---|---|
| **Action** | • Explore opportunities to enhance the adaptable housing policy. |
| **Tasks** | • Research challenges and opportunities with the adaptable housing policy (e.g. survey occupants of existing adaptable units and engage stakeholders).<br>• Report findings and recommendations to Council. |
| **Notes / Rationale** | • This action is consistent with OCP Policy 3.1.9: "Review the proportion of units required to be built with adaptable design features periodically based on the needs of the community."<br>• A review of other Metro Vancouver municipalities found that jurisdictions requiring adaptable housing require a greater proportion of adaptable apartment and seniors-oriented apartment units than the Township.<br>• This action begins with an assessment of the current policy to better understand any challenges and opportunities. |

| 2A | |
|---|---|
| **Action** | • Prepare a policy providing minimum requirements for market and/or non-market rental housing in new strata developments (e.g. rental only zoning and/or inclusionary zoning). |
| **Tasks** | • Undertake additional financial analysis and draft a policy requiring the provision of rental housing in new strata developments being considered through a rezoning process.<br>• Coordinate the policy with updated incentives for market and non-market rental housing.<br>• Explore updates to the Community Amenity Contribution Policy and consider increasing contributions to the affordable housing reserve fund from residential developments that are not subject to the rental requirements.<br>• Report recommendations to Council.<br>• Subject to Council direction, launch stakeholder engagement and prepare the final policy. |
| **Notes / Rationale** | • The 2020 Housing Needs Report identified the need for additional market and non-market rental housing.<br>• Seven municipalities in Metro Vancouver are now requiring a proportion of non-market rental housing in new developments, with others exploring similar policies.<br>• A preliminary financial analysis found that there is an opportunity to secure market and/or non-market rental housing in new developments (within a range of 5% to 15% of the total units, depending on the conditions). Non-market rental housing would be protected by a housing agreement, and would not require any government subsidies.<br>• Drafting the policy would require additional financial analysis and consideration related to exemptions, among other items (usually smaller developments are exempt from such requirements). Requirements could be different for developments seeking an OCP amendment and could be combined with incentives to help maintain the financial viability of new developments.<br>• It is recommended that the Community Amenity Contribution Policy be reviewed concurrently with this action to ensure that any developments that are exempt from providing built units are providing a fair contribution towards affordable housing. |

| 2B | |
|---|---|
| **Action** | • Review and update incentives for market and subsidized rental housing. |
| **Tasks** | • Undertake financial analysis and draft an incentive framework on a “sliding scale” that bases the level of incentives on the level of housing affordability being proposed (incentives could include priority application processing, parking reductions, and application fee waivers).<br>• Review and consider updates to the Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw and the exemptions accommodated in the CAC policy.<br>• Coordinate the incentive framework with the rental requirement policy.<br>• Report recommendations to Council.<br>• Subject to Council direction, launch stakeholder engagement and prepare the final incentive framework. |
| **Notes / Rationale** | • This action builds on existing Township incentives that may be considered to encourage market and subsidized rental housing. The intent is to provide enhanced clarity on the type of incentives that may be considered for different types of projects (e.g. a market rental versus a subsidized rental project). A “sliding scale” incentive framework would be based on the premise that projects providing a greater level of affordability would be eligible for more incentives. |

| 2C | |
|---|---|
| **Action** | • Prepare a policy on the use of the affordable housing reserve fund. |
| **Tasks** | • In coordination with the preparation of a rental requirement policy and exploration of updates to the Community Amenity Contribution Policy, draft a policy on the use of the affordable housing reserve fund.<br>• Report recommendations to Council.<br>• Subject to Council direction, launch stakeholder engagement and prepare the final policy. |
| **Notes / Rationale** | • The affordable housing reserve fund was established in July 2019 following the adoption of the Community Amenity Contribution Policy. As of October 19, 2021, the balance of the fund was $1,796,046. The fund is accruing approximately $800,000 per year, consistent with the initial projections.<br>• Although some neighbouring municipalities utilize affordable housing reserve funds to support affordable housing projects through grants, this approach is not recommended at this time. The Township's Development Cost Charge (DCC) Waiver Bylaw already provides financial support to eligible affordable housing projects.<br>• As the availability of land is the greatest barrier to new affordable housing development, the acquisition of land for lease to affordable housing providers may be the best use of the fund. Land acquisition also supports the long-term sustainability of the fund (unlike one-time project grants). The current balance of the fund, however, is not likely to support land acquisition, though shared ownership arrangements with other levels of government and use of Township-owned land (with compensation from the fund) could be explored.<br>• With the above in mind, it is recommended that a policy for the use of the fund be further considered in conjunction with a review of the Community Amenity Contribution Policy (Action 2A), which supports the fund. In the interim, the Township could consider partnership arrangements that support the delivery of priority housing projects (e.g. second stage housing for women fleeing violence). |

| 2D | |
|---|---|
| **Action** | • Develop policy and regulatory changes that would allow detached accessory dwelling units (e.g. ground-level backyard suites) in some areas. |
| **Tasks** | • Identify and evaluate preliminary options.<br>• Report findings and recommendations to Council.<br>• Subject to Council direction, launch public engagement and prepare policy and/or bylaw updates. |
| **Notes / Rationale** | • This action is consistent with OCP Policy 3.1.8: "Develop criteria and identify suitable areas to support secondary suites and detached accessory dwellings such as coach houses and granny flats."<br>• This action supports multi-generational housing options and aging in place. |

| 2E | |
|---|---|
| **Action** | • Clearly communicate affordable housing-related policies and actions to potential developers and community members. |
| **Tasks** | • Develop user-friendly, accessible resources for affordable housing-related requirements and incentives. |
| **Notes / Rationale** | • This action builds on ongoing efforts to communicate requirements and incentives. |

| 3A | |
|---|---|
| **Action** | • Collaborate with BC Housing, non-profits and other organizations to address the urgent need for housing for women and children fleeing violence. |
| **Tasks** | • Convene stakeholders and prepare a plan to develop second stage housing for women and children fleeing violence.<br>• Consider the potential use of affordable housing reserve funds to help address this urgent need. |
| **Notes / Rationale** | • The 2020 Housing Needs Report identified the need for second stage housing that supports women who have left abusive relationships to live safely and independently (typically for 6 - 18 months). There is currently no second stage housing in Langley, which places significant pressure on existing transition houses and leaves women in abusive relationships in a dangerous situation. |

| 3B | |
|---|---|
| **Action** | • Promote awareness of the Langley rent bank and other provincial rental assistance programs. |
| **Tasks** | • Collaborate with Rent Bank BC and the local service provider to enhance awareness of the Langley rent bank.<br>• Update existing BC Housing resources linked on the Township website to include rental assistance programs. |
| **Notes / Rationale** | • A rent bank was established in Langley in April 2020. Rent banks issue low income individuals and families a one-time crisis loan with the aim of preventing homelessness due to an unexpected circumstance. This action focuses on raising awareness of the existing rent bank.<br>• Other provincial programs would include BC Housing's Rental Assistance Program (RAP) and Shelter Aid for Elderly Renters (SAFER). |

| 3C | |
|---|---|
| **Action** | • Support the establishment and coordination of a local intersectoral housing and homelessness table to strengthen collaborative action on homelessness. |
| **Tasks** | • Dedicate staff resources to support the establishment and coordination of the table.<br>• Include representatives from public, non-profit, and business sector organizations, including organizations representing equity-seeking groups such as Indigenous people and newcomers.<br>• Explore opportunities for the table to provide updates to the Langley Healthier Community Partnership. |
| **Notes / Rationale** | • This action is consistent with OCP Policy 3.1.11: "Collaborate with and support non-profit agencies that provide short-term emergency and transitional shelter, food, and access to social services for those in need."<br>• Engagement with local service providers indicates that there is an opportunity to enhance the coordination of services and collaborative action as it relates to preventing and creating pathways out of homelessness.<br>• The Langley Healthier Community Partnership is a joint initiative of the Township of Langley, the City of Langley, and Fraser Health. Its purpose is to provide broad-based community input and guidance for the development of concrete action plans to improve the overall health of the community. |

| 3D | |
|---|---|
| **Action** | • Support initiatives that raise awareness and address misinformation about homelessness in the community and communicate the benefits of affordable and supportive housing development (e.g. local events and advertising campaigns). |
| **Tasks** | • Collaborate with BC Housing, local non-profits and other organizations to address misinformation about homelessness and communicate the benefits of supportive housing.<br>• Continue to use the Township website to communicate the benefits of and need for affordable housing. |
| **Notes / Rationale** | • Stigmatization is often a barrier to housing solutions aimed at vulnerable residents. As examples, individuals experiencing housing insecurity may not want to seek support due to fear of being negatively stigmatized and misinformation can contribute to neighbourhood resistance to affordable housing projects. |

| 3E | |
|---|---|
| **Action** | • Strengthen collaboration with Fraser Health Authority to monitor the need and plan for subsidized assisted living and residential care facilities for seniors and other special needs housing. |
| **Tasks** | • Continue to liaise with Fraser Health Authority staff and communicate population and growth projections. |
| **Notes / Rationale** | • This action builds on an action in the Age-friendly Strategy: "Advocate for additional subsidized assisted living and residential care beds to be developed in the Township."<br>• This action is intended to support Fraser Health Authority, which is responsible for delivering subsidized assisted living and residential care facilities and can play a role in other special needs housing. |

| 4A | |
|---|---|
| **Action** | • Monitor the floor area and number of bedrooms in new secondary suites and report back to Council. |
| **Tasks** | • Continue to monitor the floor area and number of bedrooms in new secondary suites.<br>• Report findings and, if applicable, recommendations to Council. |
| **Notes / Rationale** | • On January 27, 2020, the Zoning Bylaw was amended to permit secondary suites with a maximum floor area of 120 $m^2$ (the previous maximum was 90 $m^2$). On November 23, 2020, Council directed staff to monitor the floor area and number of bedrooms in new secondary suites and report back to Council within two years. |

# I Medium-term actions (2024 – 2026)

| 1C | |
|---|---|
| **Action** | • Update housing-related policies of the Official Community Plan to include clear policy encouraging:<br>a. Rental and long-term supportive housing (e.g. assisted living and residential care) in all urban areas that accommodate residential uses<br>b. A broader variety of dwelling types and a range of dwelling sizes (i.e. number of bedrooms) in each community<br>c. Institutional-residential mixed use developments in each community |
| **Tasks** | • Prepare an OCP amendment bylaw for Council consideration. |
| **Notes / Rationale** | • This action builds on existing OCP policies that encourage and support a mix of housing types to be considered through community and neighbourhood planning processes. This action broadens the range of unit, dwelling, and development types contemplated to provide clear and consistent policy for all urban communities.<br>• Institutional-residential mixed use developments could include residential units above assembly uses, community centres, and fire halls, for example. |

| 1D | |
|---|---|
| **Action** | • Identify areas with potential for infill development, and consider initiating a community or neighbourhood plan update process to facilitate infill development. |
| **Tasks** | • Develop criteria and evaluate opportunities for infill development in established communities and neighbourhoods.<br>• Report findings and recommendations to Council.<br>• Subject to Council direction, develop Terms of Reference for a community or neighbourhood plan update. |
| **Notes / Rationale** | • Infill development provides opportunities to consider a greater range of housing types in developed neighbourhoods that are predominantly comprised of single-detached dwellings. This action begins with the establishment of criteria to evaluate infill opportunities in urban areas. Criteria may include improvement value to land value ratios, age of the dwelling stock, servicing capacity, and school capacity. |

| 1E | |
|---|---|
| **Action** | • Explore policy and regulatory changes that would allow duplexes on existing single-detached lots in urban areas. |
| **Tasks** | • Identify and evaluate preliminary options.<br>• Report findings and recommendations to Council.<br>• Subject to Council direction, launch public engagement and prepare policy and/or bylaw updates. |
| **Notes / Rationale** | • Duplexes can be a gentle form of infill in developed single-detached areas and provide a greater level of affordability than a single-detached dwelling. As an exploratory action, options could include allowing duplexes in select communities and/or in select circumstances (e.g. when a lot fronts a major road). A preliminary assessment of opportunities found that there are over 4,500 single-detached lots in urban areas with a lot size and the economic conditions that could potentially facilitate a duplex development. |

| 2F | |
|---|---|
| **Action** | • As part of the update to the Willowbrook Community Plan and other future community planning processes, consider community-specific policies that require a proportion of new housing units to be market rental and/or non-market rental. |
| **Tasks** | • Undertake financial analyses specific to the Willowbrook Community Plan update to inform the preparation of requirements for market and/or non-market rental units in new developments.<br>• Present recommendations to Council as part of the Willowbrook Community Plan update project. |
| **Notes / Rationale** | • Planned rapid transit for the Willowbrook area provides an opportunity to locate affordable housing near affordable transportation. The scale of transit-oriented development may also provide enhanced opportunities for the inclusion of affordable housing in new developments.<br>• Funding for the Willowbrook Community Plan update was allocated as part of the 2021 budget.<br>• Other future community planning processes could also consider community-specific policies requiring a proportion of new housing units to be market rental and/or non-market rental. |

| 2G | |
|---|---|
| **Action** | • Identify properties owned by social purpose organizations (e.g. faith-based organizations, non-profits, government organizations, and social purpose businesses) that may have surplus land, and share information about incentives and local case studies on developing affordable rental and supportive housing. |
| **Tasks** | • Employ GIS and other research to identify social purpose organizations that may have surplus land.<br>• Develop and share communication materials on incentives and local case studies on developing affordable and supportive housing. |
| **Notes / Rationale** | • Many organizations in Township urban areas may have surplus land and may be interested in developing affordable rental housing. The intent of this action is to identify such organizations and connect them to resources. |

| 2H | |
|---|---|
| **Action** | • Explore policy and regulatory changes that would allow secondary suites in new ground-oriented multi-family dwellings (e.g. duplexes and rowhouses) and lock-off suites in new apartment dwellings. |
| **Tasks** | • Research challenges and opportunities in potentially permitting secondary suites in new ground-oriented multi-family dwellings and lock-off suites in new apartment dwellings.<br>• Report findings and recommendations to Council. |
| **Notes / Rationale** | • The BC Building Code was updated in 2019 to allow secondary suites in ground-oriented multi-family dwelling units (e.g. rowhouses and duplexes).<br>• Lock-off suites are small units within a larger principal apartment unit, with a separate external access and shared internal access. Such suites could accommodate students and caregivers, among others. Seven other municipalities in Metro Vancouver currently allow lock-off suites, some on a case-by-case or pilot basis. |

| 4B | |
|---|---|
| **Action** | • Inventory existing and monitor new rental developments to consider the future need for additional protection policies. |
| **Tasks** | • Inventory existing rental developments and any site-specific protections in place.<br>• Establish procedures to track new rental developments and site-specific protections. |
| **Notes / Rationale** | • The OCP and Manufactured Home Parks – Redevelopment Policy currently include protections for rental housing. These protections are complemented by Provincial legislation, such as the Strata Property Act (specifically the strata title conversion regulations) and the Manufactured Home Park Tenancy Act.<br>• As the Township has a relatively small supply of primary rental housing, particularly older rental housing, the intent of this action is to consider the future need for additional protection policies, beginning with an inventory of the existing primary rental stock and the applicable protections for each development. |

| 4C | |
|---|---|
| **Action** | • Update the Housing Needs Report. |
| **Tasks** | • Prepare a draft 2025 Housing Needs Report.<br>• Present to Council for receipt. |
| **Notes / Rationale** | • The 2020 Housing Needs Report was received by Council on November 9, 2020. As the Provincial Local Government Act requires local governments to prepare a housing needs report every five years, the Township's next housing needs report is required to be complete by November 9, 2025. |

# Appendix C

## Baseline data for success and progress indicators

## Success indicators

### Households in core housing need (Langley Township)

| 2016 | | |
|---|---|---|
| | **Number** | **Percent of households** |
| **Renter households** | 1,695 | 25% |
| **Owner households** | 2,485 | 8% |
| **Total** | 4,180 | 11% |

Source: Census, Statistics Canada

### People experiencing homelessness (Langley)

| 2020 | | |
|---|---|---|
| | **Number** | **Percent of total** |
| **Unsheltered** | 108 | 52% |
| **Sheltered** | 101 | 48% |
| **Total** | 209 | 100% |

Source: Homeless Count in Metro Vancouver, BC Non-Profit Housing Association

## Progress indicators

| 2020 | | |
|---|---|---|
| **Proportion of annual building permits issued by dwelling type**[1] | Apartment | 51% |
| | Townhouse | 24% |
| | Rowhouse (fee simple) | 2% |
| | Manufactured home | 2% |
| | Semi-detached | 1% |
| | Single-detached | 10% |
| | Secondary suite | 11% |
| | **Total** | **100%** |
| **Number of primary market rental units**[2] | Studio | 11 |
| | 1-bedroom | 339 |
| | 2-bedroom | 339 |
| | 3+-bedroom | 46 |
| | **Total** | **735** |

1. Township of Langley (Langley Township)
2. CMHC (Langley Township)

| 2020 | | |
|---|---|---|
| **Number of subsidized rental units**[3] | Independent social housing | 606 |
| | Rent assistance in the private market | 1,155 |
| | **Total** | **1,761** |
| **Vacancy rates in the primary rental market**[4] | Studio | 0% |
| | 1-bedroom | 1.5% |
| | 2-bedroom | 4.3% |
| | 3+-bedroom | 2.2% |
| | **Total** | **2.8%** |
| **Median rental rates in the primary rental market**[4] | Studio | * |
| | 1-bedroom | $1,450 |
| | 2-bedroom | $1,850 |
| | 3+-bedroom | * |
| | **Total** | **$1,560** |
| **Number of people on the waitlist to access subsidized housing**[5] | Families | 111 |
| | People with disabilities | 46 |
| | Seniors | 117 |
| | Wheelchair modified units | 15 |
| | Singles | 7 |
| | **Total** | **296** |
| **Number of short-term supportive housing units**[3] | 30 days to 3 years | 148 |
| | Homeless rent supplements | 140 |
| | Women and children fleeing violence | 22 |
| | **Total** | **310** |
| **Number of long-term supportive housing units**[3] | Supportive seniors housing | 317 |
| | Special needs | 126 |
| | **Total** | **443** |
| **Annual turn aways at emergency shelters**[6] | **Total** | **0** |

** Data suppressed to protect confidentiality or data not statistically reliable*

3. BC Housing (Langley); data is limited to units with a financial relationship to BC Housing
4. CMHC (Langley Township)
5. BC Housing (Langley)
6. Salvation Army Gateway of Hope (Langley)