

Present:

Chairperson - Councillor Hayne
Mayor Hepner
Councillor Gill
Councillor LeFranc
Councillor Martin
Councillor Starchuk
Councillor Steele
Councillor Villeneuve
Councillor Woods

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Acting City Solicitor

A. DELEGATIONS**1. Preet Heer, Manager, Community Planning and Aileen Murphy, Senior Planner - Social Planning**

File: 4815-01; 0550-20-10

Note: See Corporate Report 2018-R066 of the Regular Council – Public Hearing Agenda.

The delegation provided Council with a PowerPoint presentation update of the Affordable Housing Strategy and highlighted the following information:

- Over the past ten years, the City has focused its housing investments towards the most vulnerable segments of the population. With rising housing costs and low rental vacancies, Surrey is becoming unaffordable for low and moderate income households.
- The Surrey Affordable Housing Strategy is part of the Master Plan for Housing the Homeless in Surrey and includes non-market rental and purpose-built market rental projects.
- Non-market rental housing is considered to be the most secure type of a rental unit. The majority of purpose built rental housing developments were built in the 1970s when government grants for those projects were available. Currently, there are a number of non-market rental housing projects in stream or recently completed.
- At the Federal level, there is the 10 year, \$40 billion National Housing Strategy, that is a human rights based approach that prioritizes the housing needs of Canada's most vulnerable. The Provincial government has implemented a 30-point plan for housing affordability called the Provincial Housing Plan. The Plan includes a \$6 billion investment in building and preserving affordable housing.

- Along with the general population, there has been a 4% increase in the proportion of rental households in Surrey between 2006 and 2016. Currently, 29% of Surrey households rent their home. The majority of rental units are private rentals
- Non-market rental housing services low-income individuals, low-income seniors, co-operative housing and supportive or transitional housing.
- Housing is considered affordable when rent is 30% or less than a household's income. Renters generally earn less than home owners. Both rent and home values have been outpacing income increases by 19-41%. Many rental units are above what renters can actually afford to pay each month.
- On average, Surrey residents pay less towards their housing costs but more for transportation. Locating affordable rental units near transit can have a positive impact on resident's budgets.
- The Strategy consists of four key action items:
 - Prevent the loss of purpose-built rental housing.
 - Strengthen protection for tenants.
 - Encourage the development of new purpose-built rental housing.
 - Increase the supply of housing affordable to renter households with low to moderate incomes.
- Key actions to implement the Strategy include adopting a one-for-one replacement policy for rental units, developing a "Tenant Protection and Relocation Policy", re-introducing the requirement that new residential development contribute \$1000 per unit to support the development of new affordable rental housing and using the Affordable Housing Funds to purchase land that can be leased for affordable rental housing projects.

Council noted the following comments:

- Ensuring that there is rental stock in the city located near transit is the proper direction.
- Appreciation was expressed for the reintroduction of the Affordable Housing Fund Contribution. The contribution would provide funding to address homelessness.
- It is important to ensure that all levels of income are welcome in the city.

2. **Steve MacIntyre, Community Planner**

File: 6520-01; 0550-20-01

The delegation was deferred to a future Council-in-Committee meeting.

- B. ITEMS REFERRED BY COUNCIL
- C. CORPORATE REPORTS
- D. DELEGATION REQUESTS
- E. COUNCILLORS' REPORTS
- F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT


It was

Moved by Councillor Villeneuve
Seconded by Councillor LeFranc
That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 5:49 p.m.



Jane Sullivan, City Clerk

Mayor Linda Hepner, Chairperson