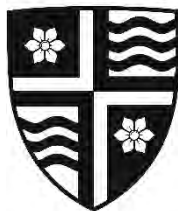


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 28, 2021 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: HOUSING ACTION PLAN UPDATE
EMERGING DIRECTIONS REPORT

REPORT: 21-85
FILE: LSP00014

RECOMMENDATION:

That Council receive the Housing Action Plan update Emerging Directions Report (Attachment A) and authorize staff to proceed with the next steps for the completion of the project.

EXECUTIVE SUMMARY:

On November 23, 2020, Council approved the Terms of Reference to guide an update of the Housing Action Plan (HAP). The update follows the completion of the 2020 Housing Needs Report and is intended to address challenges and opportunities that have emerged since the completion of the existing HAP in 2013.

The Terms of Reference, as adopted by Council, require Council approval of HAP action plans and subsequent next steps including presentation to the general public and stakeholders for feedback.

The Emerging Directions Report (Attachment A) provides an overview of the draft goals, priorities, and actions for the HAP update. The report was informed by the findings of the Housing Needs Report, including community engagement findings, and additional research and analysis. Four (4) five-year priorities along with twenty-one actions intended to reflect the Township's role as a local government are proposed:

- Priority 1: Diversify Housing Types
- Priority 2: Catalyze Rental Housing
- Priority 3: Support Vulnerable Residents
- Priority 4: Monitor Trends and Emerging Priorities

Subject to Council's direction, the next steps for the HAP update involve community and stakeholder engagement to receive feedback on the emerging directions. This will be followed by the preparation of a final draft Action Plan for Council's consideration, currently anticipated in late 2021.

PURPOSE:

Consistent with the Terms of Reference, the purpose of this report is to update Council on the HAP update, including the emerging directions, and seek approval with respect to next steps related to completion of the project.

BACKGROUND/HISTORY:

On November 23, 2020, Council approved the Terms of Reference to guide an update of the Housing Action Plan (HAP). The update follows the completion of the Housing Needs Report on November 9, 2020 and is intended to address challenges and opportunities that have emerged since the completion of the existing HAP in 2013.

The Township's housing context has changed considerably since 2013. As identified in the Housing Needs Report, housing costs in both the ownership and rental markets have increased substantially over the past decade. Recent legislative and building code changes such as the introduction of rental only zoning and changes to secondary suite regulations provide new opportunities for encouraging a diverse and affordable supply of housing. There are new opportunities for collaboration with senior levels of government as the Province of BC and Government of Canada have set targets related to affordable housing in the 2018 Homes for BC Plan and the 2017 National Housing Strategy, respectively.

As a local government, the Township's primary role in housing is to plan and regulate land use to ensure an adequate supply of residential land to meet housing demand. In accordance with the Local Government Act, municipalities must also prepare and publish housing needs reports at least every five years. Local governments in BC are increasingly broadening their role in the housing system to include incentivizing affordable housing through regulatory and fiscal incentives, requiring new developments to contribute affordable units, and convening a range of stakeholders to facilitate new projects. Most local governments in BC do not directly build or operate housing.

DISCUSSION/ANALYSIS:

The Emerging Directions Report (Attachment A) summarizes the key housing challenges and opportunities, the proposed role of the Township and other organizations, and the emerging directions for the HAP (i.e. the draft vision, goals, priorities, and actions). The report was informed by the findings of the 2020 Housing Needs Report, including community engagement findings, along with additional research and analysis.

The Emerging Directions Report proposes two (2) high-level goals:

- Goal 1: Increase access to affordable, appropriate housing
- Goal 2: Reduce homelessness

Four (4) five-year priorities are proposed to advance these goals:

- Priority 1: Diversify Housing Types
- Priority 2: Catalyze Rental Housing
- Priority 3: Support Vulnerable Residents
- Priority 4: Monitor Trends and Emerging Priorities

Within the priority areas, there are twenty-one recommended actions that are intended to reflect the Township's role as a local government. Further details on each action are included in the Emerging Directions Report and its appendix (see Attachment A).

Financial Implications:

There are no financial implications in authorizing staff to proceed with the next steps in completing the HAP update as sufficient funds exist in the existing budgets.

Based on a high-level cost estimate of the proposed actions, it is currently anticipated that a budgetary amount of \$35,000 will be required to implement the new Housing Action Plan, with the majority of this budget required for more detailed financial analyses in support of select actions. It is currently anticipated that the Housing Action Plan update project will conclude with a budget surplus of approximately \$20,000, which could be used to support Plan implementation.

Implementation is also anticipated to require an approximate 0.75 full-time equivalent (FTE) staff resource. Though some capacity within the social planning function currently exists for the subject HAP work, it is noted that additional resources are anticipated to be required, subject to future Council direction, related to implementation of the Age and Dementia Friendly Action Plan (anticipated to be complete for Council consideration in late 2021); the Child Care Action Plan; and the Social Sustainability Strategy (previously referred by Council to the Council Process Committee).

Should additional staff resource ultimately be deemed necessary to implement Council's direction, consideration may be given to potential funding of such resources from the Affordable Housing Reserve Fund, as is the general practice in other Metro Vancouver municipalities, given that housing action forms a significant component of social planning work program.

Conclusion:

Consistent with the project Terms of Reference, this report provides an update on the HAP update including the emerging directions and outlines the next steps for the completion of the project.

Subject to Council's direction, the next steps for the HAP update involve community and stakeholder engagement to receive feedback on the emerging directions. This will be followed by the preparation of a final draft Action Plan for Council's consideration currently anticipated in late 2021.

Respectfully submitted,

Patrick Ward
STRATEGIC/SOCIAL PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Housing Action Plan update Emerging Directions Report



Housing Action Plan update

Emerging Directions Report

Introduction

Thriving, inclusive communities need a varied and affordable supply of housing. Access to affordable, suitable housing is essential to our health and economic sustainability.

To address the needs of its growing population and housing affordability challenges, the Township of Langley is updating its [2013 Housing Action Plan](#). Once finalized, the new Housing Action Plan (HAP) will guide Township housing action over a five year timeframe.¹

Purpose of this report

The purpose of the Emerging Directions Report is to:

- Summarize key housing challenges and opportunities in Langley Township
- Communicate the emerging directions for the HAP (i.e. the draft vision, goals, priorities, and actions)
- Outline the next steps for the completion of the HAP

¹ More information about the project and process can be found in the [Council-approved Terms of Reference](#).

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.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).

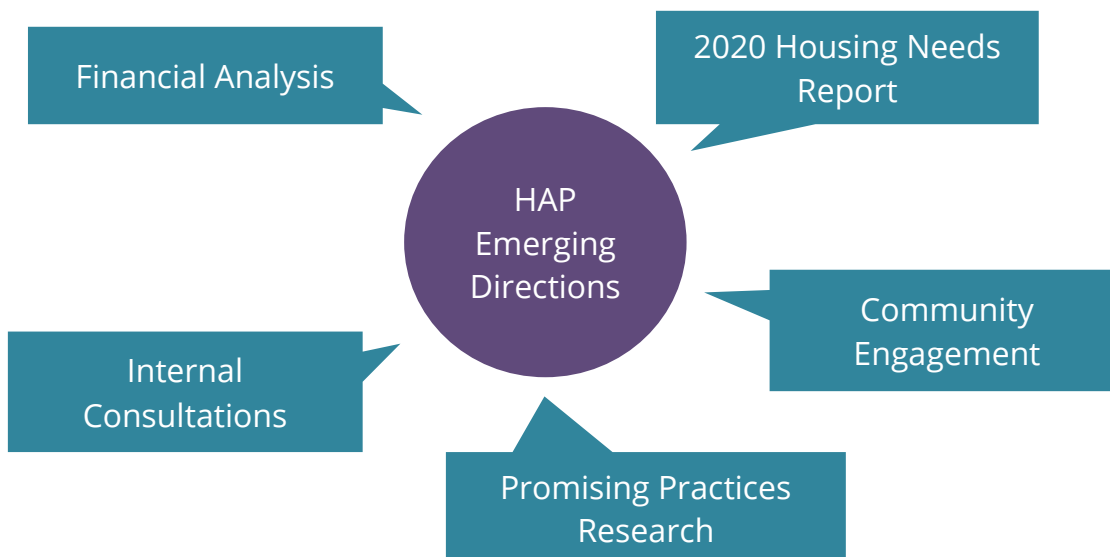
What is affordable housing?

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. Increasingly, middle-income households are being priced out of the market.

² In contrast to the linear housing continuum, the wheelhouse model does not place one form of housing in front of another. The result is a more inclusive model for conceptualizing housing needs and types.

Work to date

The HAP update was initiated by Township Council in November 2020 and follows the completion of the [2020 Housing Needs Report](#). The emerging directions in this report are informed by the findings of the Housing Needs Report, including community engagement findings, along with additional research and analysis.



Building on our foundation

The HAP update builds on the 2013 HAP, which includes over 50 actions that aim to encourage a diverse and affordable supply of housing in Langley Township. Since the completion of the 2013 HAP, housing initiatives undertaken by the Township include:

- Adoption of the Development Cost Charge (DCC) Waiver Bylaw that waives DCCs for eligible affordable housing projects
- Establishment of the Community Amenity Contributions (CACs) Policy that directs part of the contributions to an Affordable Housing Reserve Fund
- 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
- 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
- Adoption of the Step Code to improve energy efficiency and reduce energy costs
- Review of the development application management process and development of related action plans
- Expansion of adaptable housing requirements to apply to all new housing developments³

³ [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.

Context

Challenges and opportunities

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

- 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.

2. 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.
- 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.

3. 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:
 - [Emergency shelter](#): 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.

- Short-term supportive housing: 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.
- Long-term supportive housing: With an aging population, there will likely be a need for more long-term supportive housing such as assisted living and residential care.
- Subsidized rental housing: 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 BC Housing waitlist to access social housing.
- Rental housing: With a smaller share of renter households than the region and low vacancy rates, there is a need for more rental housing for various population groups, including 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.⁴
- Ownership housing: There is a need for a greater variety of unit sizes in ownership housing. About 3% of ownership housing in the Township is a studio or one bedroom unit, even though a unit this size would be suitable for nearly half of all Township households. At the same time, less than 10% of ownership apartment units have three or more bedrooms, while nearly a third of Township households need a unit this size.⁵

4. Recent regulatory and funding changes provide new opportunities for housing action

- As regulatory examples, 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.

⁴ 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.

⁵ Suitability estimates are based on the National Occupancy Standard.

5. 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.

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 residential land to meet this projected demand. The focus of the Housing Action Plan update 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, assessing and communicating housing needs, and convening a range of stakeholders to facilitate new projects. Most local governments in BC do not directly build or operate housing.

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	●	●	●	●	●	
Indigenous communities	*	*	*	*	*	*
Government of Canada	●	●	●	●	●	●
Province of BC	●	●	●	●	●	●
Metro Vancouver Regional District	●	●	●	●	●	●
For-profit housing developers and builders	●	●	●			●
Non-profit housing and service providers	●	●	●			●

*Legend: ● = central responsibility; ● = complementary responsibility; * = to be confirmed through ongoing consultation with representatives from Indigenous communities*

Examples of existing Township action within each applicable role include:

- **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.

As local governments have limited mandates and resources to address housing affordability, they need to partner with senior governments and other organizations to achieve their housing goals.

Emerging Directions for the Housing Action Plan

The emerging directions for the Housing Action Plan update consist of a long-term vision, two goals, and four priorities with associated actions.

Draft vision

A vision statement is meant to inspire and give direction. It provides an aspirational and motivating long-term goal to work towards. Realizing the vision is likely to take longer than the five-year life of the Action Plan.

The emerging vision for the Housing Action Plan update is:

The Township of Langley has a variety of housing in all communities, meeting the diverse needs of current and future residents.

The vision emphasizes the importance of diverse housing options to meet the affordability, safety, size, and accessibility needs of all residents. Consistent with existing Township policy and community input, the vision acknowledges that each community should include an appropriate range of housing options. The vision further recognizes the importance of planning for the needs of both current and future residents.

Draft goals

Two specific and measurable goals are proposed to support progress towards the vision.

Goal 1: Increase access to affordable, appropriate housing

Having access to affordable, appropriate housing is essential to human health and the local economy. 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.

Indicator: Number of 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.

Indicator: Number of 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

Draft priorities and actions

Four priorities and twenty-one actions are proposed 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. Further details on each action are included in Appendix A.

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.

Priority 1: Diversify Housing Types

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

1B: 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

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

1D: Explore opportunities to enhance the adaptable housing policy.

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

Priority 2: Catalyze Rental Housing

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 non-market 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 row houses) and lock-off suites in new apartment dwellings.

Priority 3: Support Vulnerable Residents

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.

3C: Support the establishment and coordination of a Langley Housing and Homelessness Table.

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 issues low income individuals and families a one-time crisis loan with the aim of preventing homelessness due to an unexpected circumstance.

Priority 4: Monitor Trends and Emerging Priorities

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.

Next Steps

The next steps for the Housing Action Plan update involve community and stakeholder engagement to receive feedback on the emerging directions. This will be followed by the preparation of a final draft Action Plan for Council's consideration in late 2021.

Appendix A – Draft Action Plan Details

Priority 1: Diversify Housing Types

#	Action	Tasks	Notes / rationale
1A	Prepare a policy that requires a proportion of apartment units in new developments to be three or more bedrooms in size.	<p>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.</p> <p>Launch public engagement.</p> <p>Report recommendations to Council.</p>	<p>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."</p> <p>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).</p> <p>Only 46 rental apartment units in the Township are three or more bedrooms.</p> <p>Three or more bedroom ownership apartments are more affordable than townhouses, row houses and single detached dwellings (per 2020 BC Assessment Data).</p> <p>The 10% requirement is consistent with policies in other Metro Vancouver municipalities and was supported by a preliminary financial analysis.</p>

#	Action	Tasks	Notes / rationale
1B	<p>Update housing-related policies of the Official Community Plan to include clear policy encouraging:</p> <ul style="list-style-type: none"> 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 	<p>Prepare an OCP amendment bylaw for Council consideration.</p>	<p>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.</p> <p>Institutional-residential mixed use developments could include residential units above assembly uses, community centres, and fire halls, for example.</p>

#	Action	Tasks	Notes / rationale
1C	Identify areas with potential for infill development, and consider initiating a community or neighbourhood plan update process to facilitate infill development.	<p>Develop criteria and evaluate opportunities for infill development in established communities and neighbourhoods.</p> <p>Report findings and recommendations to Council.</p> <p>Subject to Council direction, develop Terms of Reference for a community or neighbourhood plan update.</p>	<p>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.</p>
1D	Explore opportunities to enhance the adaptable housing policy.	<p>Research challenges and opportunities with the adaptable housing policy (e.g. survey occupants of existing adaptable units and engage stakeholders).</p> <p>Report findings and recommendations to Council.</p>	<p>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."</p> <p>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.</p> <p>This action begins with an assessment of the current policy to better understand any challenges and opportunities.</p>

#	Action	Tasks	Notes / rationale
1E	Explore policy and regulatory changes that would allow duplexes on existing single detached lots in urban areas.	<p>Identify and evaluate preliminary options.</p> <p>Report findings and recommendations to Council.</p> <p>Subject to Council direction, launch public engagement and prepare policy and/or bylaw updates.</p>	<p>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.</p>

Priority 2: Catalyze Rental Housing

#	Action	Tasks	Notes / rationale
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).	<p>Undertake additional financial analysis and draft a policy requiring the provision of rental housing in new strata developments being considered through a rezoning process.</p> <p>Coordinate the policy with updated incentives for market and non-market rental housing.</p> <p>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.</p> <p>Report recommendations to Council.</p> <p>Subject to Council direction, launch stakeholder engagement and prepare the final policy.</p>	<p>The 2020 Housing Needs Report identified the need for additional market and non-market rental housing.</p> <p>Seven municipalities in Metro Vancouver are now requiring a proportion of non-market rental housing in new developments, with others exploring similar policies.</p> <p>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). Market and non-market rental housing would be protected by a housing agreement, and would not require any government subsidies.</p> <p>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.</p> <p>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.</p>

#	Action	Tasks	Notes / rationale
2B	Review and update incentives for market and non-market rental housing.	<p>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).</p> <p>Review and consider updates to the Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw and the exemptions accommodated in the CAC policy.</p> <p>Coordinate the incentive framework with the rental requirement policy.</p> <p>Report recommendations to Council.</p> <p>Subject to Council direction, launch stakeholder engagement and prepare the final incentive framework.</p>	<p>This action builds on existing Township incentives that may be considered to encourage market and non-market 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 non-market 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.</p>

#	Action	Tasks	Notes / rationale
2C	Prepare a policy on the use of the affordable housing reserve fund.	<p>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.</p> <p>Report recommendations to Council.</p> <p>Subject to Council direction, launch stakeholder engagement and prepare the final policy.</p>	<p>The affordable housing reserve fund was established in July 2019 following the adoption of the Community Amenity Contribution Policy. As of May 5, 2021, the balance of the fund was \$1,628,972. The fund is accruing approximately \$800,000 per year, consistent with the initial projections.</p> <p>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.</p> <p>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.</p> <p>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).</p>

#	Action	Tasks	Notes / rationale
2D	Develop policy and regulatory changes that would allow detached accessory dwelling units (e.g. ground-level backyard suites) in some areas.	<p>Identify and evaluate preliminary options.</p> <p>Report findings and recommendations to Council.</p> <p>Subject to Council direction, launch public engagement and prepare policy and/or bylaw updates.</p>	<p>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."</p> <p>This action supports multi-generational housing options and aging in place.</p>
2E	Clearly communicate affordable housing-related policies and actions to potential developers and community members.	Develop user-friendly, accessible resources for affordable housing-related requirements and incentives.	This action builds on ongoing efforts to communicate requirements and incentives.
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 rental and/or non-market rental.	<p>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.</p> <p>Present recommendations to Council as part of the Willowbrook Community Plan update project.</p>	<p>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.</p> <p>Funding for the Willowbrook Community Plan update was allocated as part of the 2021 budget.</p> <p>Other future community planning process could also consider community-specific policies requiring a proportion of new housing units to be market rental and/or non-market rental.</p>

#	Action	Tasks	Notes / rationale
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.	Employ GIS and other research to identify social purpose organizations that may have surplus land. Develop and share communication materials on incentives and local case studies on developing affordable and supportive housing.	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	Explore policy and regulatory changes that would allow secondary suites in new ground-oriented multi-family dwellings (e.g. duplexes and row houses) and lock-off suites in new apartment dwellings.	Research challenges and opportunities in potentially permitting secondary suites in new ground-oriented multi-family dwellings and lock-off suites in new apartment dwellings. Report findings and recommendations to Council.	The BC Building Code was updated in 2019 to allow secondary suites in ground-oriented multi-family dwelling units (e.g. row houses and duplexes). 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.

Priority 3: Support Vulnerable Residents

#	Action	Tasks	Notes / rationale
3A	Collaborate with BC Housing, non-profits and other organizations to address the urgent need for housing for women and children fleeing violence.	<p>Convene stakeholders and prepare a plan to develop second stage housing for women and children fleeing violence.</p> <p>Consider the potential use of affordable housing reserve funds to help address this urgent need.</p>	<p>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.</p>
3B	Promote awareness of the Langley rent bank.	Collaborate with Rent Bank BC and the local service provider to enhance awareness of the Langley rent bank.	<p>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.</p>

#	Action	Tasks	Notes / rationale
3C	Support the establishment and coordination of a Langley Housing and Homelessness Table.	<p>Dedicate staff resources to support the coordination and establishment of the Table.</p> <p>Explore opportunities to establish the Table under the framework of the Langley Healthier Community Partnership.</p>	<p>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."</p> <p>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.</p> <p>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.</p>
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).	<p>Collaborate with BC Housing, local non-profits and other organizations to address misinformation about homelessness and communicate the benefits of supportive housing.</p> <p>Continue to use the Township website to communicate the benefits of and need for affordable housing.</p>	Stigmatization is often a barrier to housing solutions aimed at vulnerable residents.

#	Action	Tasks	Notes / rationale
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.	Continue to liaise with the Fraser Health Authority staff and communicate population and growth projections.	<p>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."</p> <p>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.</p>

Priority 4: Monitor Trends and Emerging Priorities

#	Action	Tasks	Notes / rationale
4A	Monitor the floor area and number of bedrooms in new secondary suites and report back to Council.	<p>Continue to monitor the floor area and number of bedrooms in new secondary suites.</p> <p>Report findings and, if applicable, recommendations to Council.</p>	<p>On January 27, 2020, the Zoning Bylaw was amended to permit secondary suites with a maximum floor area of 120 m² (the previous maximum was 90 m²). 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.</p>
4B	Inventory existing and monitor new rental developments to consider the future need for additional protection policies.	<p>Inventory existing rental developments and any site-specific protections in place.</p> <p>Establish procedures to track new rental developments and site-specific protections.</p>	<p>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. 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.</p>

#	Action	Tasks	Notes / rationale
4C	Update the Housing Needs Report.	Prepare a draft 2025 Housing Needs Report. Present to Council for receipt.	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.