

**1. Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, transportation, and migration. Please include any long-term housing challenges the community has faced.**

Historically, Delta's agricultural and fishing industries formed the foundation of its early economy. Canneries and small farming settlements emerged along the riverfront and coastal areas, resulting in the formation of early village centres such as Ladner and Tsawwassen. These industries not only sustained Delta's early population but also established the rural and working waterfront character that continues to influence the City's identity today. Over time, as regional transportation networks expanded and the Lower Mainland urbanized, Delta's agricultural sector evolved alongside gradual residential and industrial growth, shaping the diverse, multi-centered community we see today.

Delta developed into three urban communities: North Delta, Ladner, and Tsawwassen, all surrounded by extensive agricultural and rural lands. The majority of residents live in North Delta, which has also absorbed most of the city's recent population growth, while rural Delta has experienced a modest 8% decline over the past decade, partially due to natural population decline. Although Delta's overall population density (5.67 persons per gross hectare) is among the lowest in Metro Vancouver, densities within its urban areas are comparable to those of more built-up municipalities such as Burnaby and the City of Langley.

A notable characteristic of Delta is its limited access to rapid transit options, unlike the neighbouring cities of Richmond, Surrey and New Westminster, Delta has no access to Skytrain service and relies solely on buses for public transit. The limited transit infrastructure contributes to a community that is much more dependent on vehicles.

Strong geographic and policy constraints, including water boundaries and the Agricultural Land Reserve, limit outward expansion and direct growth inward through infill and redevelopment. As a result, Delta has developed as a city with three compact, increasingly dense urban centres, separated by protected rural and agricultural areas. This approach balances growth with the long-term protection of farmland and the natural environment.

**2. Please detail the existing municipal housing policy and regulatory context, including approved housing strategies, action plans and policies within Official Community Plans (OCPs).**

Please see <https://www.delta.ca/plans-strategies> and <https://www.delta.ca/building-development/housing-our-future>

Key highlights:

- OCP, updated in 2024 with a strategic housing focus to create new opportunities for housing along key corridors and in town centres.

- HNA Report, amended in 2024, which documents an existing shortage of housing in the city, as well as a particular need for more affordable rental units, housing for seniors, and housing close to transit.
- Housing Action Plan aimed at addressing the existing and projected future housing needs identified in the HNA Report.
- 2023 Provincial Housing Target Order requiring 3,607 new units over five years.
- 2024 updates to the Zoning Bylaw to allow up to 4 units of small-scale multi-unit housing in every single-detached or duplex lot
- 2025 Canada Mortgage Housing Corporation (CMHC) Housing Accelerator Fund Round 2 (HAF2) recipient, committing to an action plan with seven initiatives to increase housing supply.
- May 2025 rebate program under the CMHC HAF on permit fees for residential projects that fill certain criteria, intending to increase the financial feasibility of building new housing.

### **3. How have population changes in your community impacted your housing market?**

Delta has experienced substantial population growth of 6.1% between 2016 and 2021, commensurate with the entirety of the Metro Vancouver region which grew by 7.3%. Much of the growth in Delta is driven by immigration as well as intraregional migration as renters and aspiring homeowners are increasingly priced out of denser and more expensive housing markets in areas closer to the metropolitan centre. While the existing population of Delta is slightly older and earns higher incomes relative to the region, a substantial majority of newcomers are between 15 and 44 years old, and earn incomes below the pre-existing median of the city. Census data demonstrates that the average household size in Delta has been gradually declining since 1996, and was 2.8 persons in 2016. Projections estimate household size will continue to decline by 5% between 2016 in 2041. These demographic shifts are associated with changes in the demand for particular types of housing, such as an increase in the demand for smaller rental units. According to Delta's Housing Needs Assessment, currently, 77% of Delta's housing stock is made up of single detached dwellings, while the other 23% is made up of a mix of multifamily housing forms including everything from semi-detached houses to apartment buildings. Furthermore, while the average household size has been shrinking, Delta's Housing Needs Assessment shows that the number of bedrooms per dwelling has not been declining. Delta's dwellings are larger on average than many other Metro Vancouver cities, with 42.5% of them having 4 or more bedrooms. This means that the existing supply of housing is not necessarily suited to meet the demographic needs of the incoming population.

However, despite the demographic makeup of newer residents, Delta's population overall is aging. Delta's Community and Housing Profile found a trend of emigration among residents aged 55 and older, and survey results showed that residents aged 45 and older indicated their homes are too large for their needs. A lack of affordable housing options likely contributes to this pattern, and further highlights the need for a

diversity of housing options to support both the younger, incoming population, and the aging-in-place of older residents, especially those facing retirement.

The city's overall population growth places general pressure on the existing housing supply, leading to low vacancy rates and high housing costs. The CMHC Rental Market survey shows that in 2024, Delta had one of the lowest vacancy rates of any zone in Metro Vancouver, at 0.7%. The population changes combined with this low vacancy rate is associated with rising costs of both rental and ownership housing, and an increase in core housing need because of the higher costs and a lack of availability. Data from Metro Vancouver shows the median monthly rent for purpose-built rental units increased 66.9%, and the benchmark sale price of ownership units increased 142.6%, in Delta from 2014 to 2024.

#### **4. How have employment and labour conditions (e.g. prevalence of precarious employment, temporary or seasonal workforces, reliance on less predictable sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?**

The City of Delta's employment rate is consistent with the regional rate, while the unemployment rate of 7.3% is lower than the regional rate of 8.6%. This may be due to the large areas of industrial and other job-creating lands. This stable employment, combined with higher-than-median incomes among the population of Delta, helps drive demand for housing in the area, near to these sources of employment.

Overall, however, Delta is comprised of a large share of commuters who work in more populous cities closer to the metropolitan centre, such as Vancouver and Richmond. Employment opportunities within Delta have grown at a slower rate than the population, per the Housing Needs Assessment, which reinforces the need for residents to travel to other cities in the region for work. In addition, the majority of Delta commuters use cars as their preferred mode. New housing in Delta, therefore, has the potential to place increased strain on transportation infrastructure, as residents are dependent on Fraser River crossings for their daily commute. This highlights the need for transit-oriented development, and an opportunity to incorporate a more mixed land use with local employment opportunities. The overall labour force participation in Delta has decreased from 69.1% in 2001 to 64.4%, which places a greater number of residents in precarious situations, and more reliant on low-cost rental housing.

Employment growth in Delta in recent years has been concentrated in the construction sector, which accounts for the plurality of new jobs created since 2011. While this sector provides relatively well-paying jobs accessible to large segments of the population, it is highly subject to macroeconomic conditions, and it is possible that growth in the sector slows in future years.

Delta also houses temporary foreign workers, many of which are employed in the agricultural sector. While the housing needs of these workers are a concern of the City, these seasonal workforces are not currently considered to have substantial effects on

Delta's overall housing supply and demand, as they are almost exclusively housed in Temporary Farm Worker Housing located on-site.

**5. Please describe the housing needs and challenges of priority populations in your community, specifically for the 13 groups identified by CMHC: women and their children fleeing domestic violence; women-led households (especially single mothers); seniors 65+; young adults aged 18-29; Indigenous peoples; people with physical health or mobility challenges; people with developmental disabilities; people dealing with mental health and addiction issues; veterans; 2SLGBTQIA+; racialized groups; recent immigrants (including refugees); and people experiencing homelessness.**

According to Housing Assessment Resource Tools (HART), in 2021, approximately 4,155 households in Delta, representing 11.3% of all households, were in Core Housing Need (CHN), meaning they lived in housing that was unaffordable, unsuitable, or inadequate, and could not afford alternative accommodation locally. Within this total, several of the priority populations identified by Canada Mortgage and Housing Corporation (CMHC) experience disproportionate housing challenges, reflecting broader socio-economic and demographic trends in Delta.

Women-led households, especially single mothers, experience some of the highest rates of housing need in the city. Approximately 14.9% of all women-led households are in CHN, increasing significantly to 25.3% among single mothers. These households are often constrained by lower average incomes, limited access to affordable rental housing, and rising childcare and living costs. Women and children fleeing domestic violence face additional barriers due to the scarcity of transitional housing options in Delta, and where the housing stock is dominated by single-detached dwellings and limited multi-unit or non-market options.

Seniors represent another significant and growing demographic in Delta. Among households led by those aged 65–84, 11.8% experience CHN, increasing to 16.5% for seniors aged 85 and older. Many older adults live on fixed incomes and face challenges finding accessible, appropriately sized, and affordable housing, particularly as housing costs rise and aging in place becomes increasingly difficult within older, car-dependent neighbourhoods.

Young adults (aged 18–29) face a 14.1% CHN rate, reflecting affordability pressures and limited availability of entry-level rental or ownership housing. High home prices, limited purpose-built rental stock, and competition for secondary rental units constrain their housing choices, often leading to a delay in moving out of their parents' home or continued dependence on family housing.

Among Indigenous households, 16.7% are in core housing need, highlighting persistent inequities linked to systemic barriers, lower incomes, and limited access to culturally appropriate housing. Similarly, visible minority households experience a 12% CHN rate,

though this rises to 19% among Black households, and 18.7% for new immigrants, suggesting racialized and newcomer communities face higher affordability pressures, overcrowding, and challenges in accessing stable housing. Refugee households experience the highest levels of need at 21.3%, likely due to income instability and the lack of affordable, larger family-sized rental options.

2SLGBTQIA+ households also face distinct housing challenges. While data is limited, 7.9% of households with a transgender member experience Core Housing Need, a rate comparable to the overall city average. This group may encounter discrimination in the private rental market and limited availability of inclusive or supportive housing options. Households with physical health or mobility challenges (8.8%), developmental disabilities (10.1%), or mental health and addiction issues (8.5%) experience barriers related to both affordability and accessibility. The shortage of adaptable, accessible, and supportive housing options limits opportunities for independent living and increases reliance on informal or institutional arrangements. Veterans, with an 8.4% CHN rate, similarly face challenges accessing affordable, stable housing, particularly for those experiencing physical or psychological service-related conditions.

Finally, homelessness, while less visible in Delta than in larger urban centres, remains a critical concern. Rising costs, low rental vacancy rates, and limited availability of shelter and supportive housing options increase vulnerability among low-income residents, particularly youth, women fleeing violence, and individuals with complex health needs.

Delta's housing challenges are shaped by the intersection of affordability pressures, limited rental supply, and demographic diversity. Priority populations, especially single mothers, seniors, Indigenous and racialized communities, newcomers, and people with disabilities, experience higher-than-average rates of Core Housing Need. The City's predominantly single-detached housing stock and limited non-market and supportive housing options exacerbate these disparities. Addressing these needs will require a coordinated approach that expands the supply of affordable, accessible, and supportive housing while strengthening partnerships with senior levels of government, Indigenous organizations, and community service providers.

**6. How has your community engaged with priority populations? Please provide an overview of the methodology and assumptions used to conduct engagement with priority groups. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.**

#### Housing Needs Assessment:

As part of the City's Housing Needs Assessment (HNA), Delta undertook an extensive public and stakeholder engagement process in the summer and fall of 2019 to gain a deeper understanding of local housing needs, challenges and opportunities. The

engagement combined broad-based public outreach with targeted consultations, aiming to capture diverse lived experiences across Delta's three urban communities: North Delta, Ladner, and Tsawwassen.

The engagement process was designed around the principles of inclusivity, accessibility, and representation. Recognizing that priority populations often face barriers to participation such as limited mobility, language, or access to digital tools, the City used a range of engagement methods and formats to reach as many residents as possible. Engagement materials were available in multiple languages (English, French, Punjabi, and Simplified Chinese), and opportunities for input were provided both in-person and online. The process assumed that qualitative insights, particularly from those with lived experience, were critical to understanding the human dimensions of housing need, complementing quantitative data.

A variety of engagement methods were used to reach different groups within the community:

- **Pop-Up Booths (July–August 2019):** Four booths at major community events engaged over 500 residents, providing informal opportunities to share housing experiences and priorities. This format helped reach families, youth, seniors, and newcomers who might not otherwise participate in structured consultations.
- **Community Workshops:** Three open public workshops brought together 70 residents to discuss housing issues. These sessions encouraged dialogue across demographics, including renters, homeowners, seniors, and young families.
- **Stakeholder Workshops:** Three sector-specific focus groups engaged over 50 representatives from housing and community organizations, including non-profit housing providers, faith-based organizations, service agencies, developers, and local institutions. Participants such as the Delta Community Living Society, KinVillage Association, CMHA, and BC Housing provided insight into the needs of seniors, people with disabilities, Indigenous residents, women-led households, and individuals facing mental health and addiction challenges.
- **Lived Experience Interviews:** Eight qualitative interviews were conducted with individuals representing a cross-section of the housing continuum. These personal narratives, featured as “Story Spotlights”, were used to humanize and contextualize quantitative findings while protecting interviewee privacy through anonymization.
- **Community Survey:** An online and print survey, open from September 9 to October 23, 2019, received 969 completed and 61 partial responses. The survey provided broad demographic representation across neighbourhoods, ages, housing tenures, and income levels. While voluntary and not statistically representative, it offered valuable insights into residents lived experiences and priorities, reaching a far wider audience than in-person sessions.

The City's engagement process successfully captured both community-wide perspectives and the specialized insights of service providers and residents with lived experience. The use of mixed-method engagement, multilingual accessibility, and collaboration with trusted community partners helped ensure that voices of

underrepresented and vulnerable populations were included in shaping the city's understanding of housing challenges.

### Social Action Plan:

The development of Delta's Social Action Plan (SAP) involved a multi-phased and collaborative engagement process designed to understand the social and housing-related needs of the community, particularly among priority populations. Engagement occurred between 2019 and 2023 and included a mix of stakeholder workshops, focus groups, surveys, and public consultations, complemented by targeted studies addressing specific issues such as poverty, homelessness, food security, and youth well-being.

The engagement strategy was guided by principles of inclusivity, collaboration, and evidence-informed decision-making. It assumed that understanding the lived experiences of residents, especially those from marginalized or underrepresented groups, was essential to developing responsive social and housing policies. To this end, the process combined qualitative and quantitative methods, ensuring that both statistical data and community perspectives informed the plan. Engagement efforts intentionally leveraged existing community networks, such as local service agencies and collaborative planning tables, to reach populations that might otherwise be excluded from conventional consultation processes.

Engagement activities reached a wide range of community partners, service organizations, and residents representing priority populations, including youth, seniors, low-income households, immigrants and refugees, women, and individuals experiencing or at risk of homelessness.

- **Stakeholder Workshop (Fall 2019):** A full-day session attended by 40 community partners marked the initial engagement phase.
- **Research and Analysis (Fall/Winter 2020):** Throughout the second half of 2020, research and analysis of population health trends and social demographics was undertaken.
- **Social Planning Working Group (Fall 2020):** An internal interdepartmental committee, with representatives from eight City departments, was established to guide the SAP update and ensure that engagement findings were integrated into City operations and cross-departmental priorities.
- **Inventory of Service Providers (Winter 2021):** An updated directory of over 180 social service organizations was compiled to map the network of supports available to residents and to identify areas where additional capacity was needed.
- **Focus Groups and Meetings (Winter–Spring 2021):** Over 120 community groups and partners participated in focus groups and structured discussions to identify emerging needs, service gaps, and opportunities for collaboration. These sessions included agencies serving seniors, immigrants, youth, and people facing housing precarity. These groups provided insight into key community issues related to housing insecurity, food access, gender-based violence and social inclusion.

- **Youth Engagement (Spring 2021):** Two surveys were conducted in spring 2021, one targeting youth aged 13 and older (57 participants) and another with 27 agencies serving youth and children. The findings provided critical insights into youth perspectives on belonging, safety, and access to community resources.
- **Targeted Research Studies (Fall/Winter 2022):** The City commissioned and supported several studies in 2022 to deepen understanding of specific priority populations and issues. These included:
  - *LevelUp Planning – Delta Poverty Reduction Needs Assessment*
  - *Options Community Services – Roots of Homelessness in Delta*
  - *Langara College – Food Security Infrastructure and Youth Placemaking Studies*
- **Public Engagement (2022):** Residents were invited to review and comment on the draft Social Action Plan and proposed priorities. Engagement included an online survey with 480 participants and 13 community events involving approximately 150 residents, ensuring broad community input in the final plan.

The engagement process brought together the City, community organizations, and residents through collaborative consultation and participatory research. It evolved over time, using feedback from early workshops and focus groups to guide later engagement activities. Working with agencies that support youth, seniors, immigrants, and people experiencing homelessness helped make sure a wide range of voices and experiences were included.

**7. Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).**

Similar to the rest of Metro Vancouver, the main drivers of homelessness in Delta are rising monthly shelter costs which place people in increasingly unaffordable situations, and rising prevalence of mental health concerns and addictions combined with a lack of services for these issues. Delta has one major hospital and no urgent care centres or clinical addictions services or facilities; Delta Council continues to advocate to the Province and Fraser Health for increased health services.

**8. Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, transitional beds available). If possible, please indicate whether capacity levels are commensurate with need.**

- 3 extreme weather response shelters with a combined 34 spaces, 10 of which are available for self-identified women only
- Transition house for women and children fleeing violence with space for 8 households (women and their children)

There are several outreach services provided by third parties, including Hyland Outreach's Options Mobile Outreach Team, the Lookout Society's Mobile Harm



Reduction Outreach Team, the Fraser Health Authority's Integrated Homelessness Action Response Team, and a Reaching Home Program provided by a partnership of multiple non-profit societies, which provide various informational, health, and social services to residents experiencing homelessness or at-risk of homelessness in Delta.

The Greater Vancouver 2023 Point-in-Time Homeless Count identified 44 houseless people in the community, representing an increase over the previous count in 2020, which identified 17 houseless people. This means that, based on the current availability of shelters in the community, approximately 77% of houseless people will be able to find a shelter during extreme weather events. However, point-in-time counts generally underestimate the number of homeless people since they do not include the 'hidden homeless' (e.g. couch-surfing youth). It is probable, therefore, that this number does not adequately represent the true number of homeless in Delta, and experts suggest this number should be multiplied by 3 – 4 (see Delta Social Action Plan).

**9. Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNR.**

Delta is home to relatively large numbers of temporary foreign workers, driven largely by the operational needs of the substantial agriculture sector within the municipal boundaries. Most of these workers have accommodation provided as part of employment. There are federal regulations for this housing type. Delta's Agricultural Plan recommends working on a temporary farmworker housing policy.

Delta has several congregate housing options for seniors. These facilities are generally operated by Provincial health care agencies or non-profit service providers and are regulated by Provincial legislation and health authority licensing.

Delta does not typically house significant numbers of students, as there are no major post-secondary institutions within the municipal boundaries.

**10. How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?**

Average rents in Delta rose 66.9% between 2015 and 2024, according to Metro Vancouver's Housing Data book. This increase in rent may be driven by regional factors: existing shortages of housing coupled with high demand, and new construction being outpaced by population growth. The rent increase in Delta is slightly below the average rent increase across Metro Vancouver over the same time period, and the absolute rent remains lower than other cities in the region. This may be because Delta is further away from the metropolitan centres and has lower residential densities than the regional median, leading to less demand for rentals, and lower underlying land values. As previously mentioned, however, much of Delta's population growth is driven

from intraregional migration as residents closer to the metropolitan centre are increasingly priced out of the more expensive housing market.

Delta has a relatively low proportion of rental housing compared to ownership housing—only 21% of dwellings are rental in tenure. Furthermore, according to Delta’s Housing Needs Assessment, 77% of rental dwellings are in the secondary market, while just 23% are in the primary rental market. This likely impacts local affordability, as secondary rentals tend to be more expensive than primary rentals. In Vancouver, for example, CMHC data finds that rents for secondary and primary rentals were \$1,324 and \$1,470, respectively. In addition, the median dwelling value in Delta increased by nearly 60% from 2010 to 2016. This has two significant impacts on Delta’s rental market. Firstly, households are increasingly reliant on rental housing as they are priced out of ownership, leading to an even more constrained supply. In addition, much of Delta’s secondary rental market is made up of accessory dwelling units that serve as “mortgage helpers.” As home prices increase, owners are likely to offset the higher ownership costs with commensurately higher rent.

The particular makeup of Delta’s housing stock also likely affects prices in that dwellings are on average larger than other cities in the region. As previously stated, almost half of Delta’s dwelling have 4 or more bedrooms. The number of bedrooms significantly affects rent: CMHC data shows that 3+-bedroom units rent for approximately 47% more than 1-bedroom units in Metro Vancouver.

## **11. How have vacancy rates changed over time? What factors have influenced this change?**

Vacancy rates in Delta have been declining since 2014, from 3.6% to 0.7% in 2024, according to housing market data published by the Canadian Housing and Mortgage Corporation (CMHC). There was an increase in vacancies in 2021 and 2022, but the overall decline has been steady and consistent. This decline may be primarily driven by the same factors as the increase in rent: pre-existing housing shortages coupled with increased demand from both newcomers and regional pressures.

While a substantial portion of the low vacancy rate in Delta can be attributed to regional factors, several local trends also likely affect vacancies. Similar to trends in rent, the fact that most of Delta’s rental supply is in the secondary market contributes to low vacancy rates, as the secondary market tends to statistically have lower vacancies region-wide. According to CMHC data, vacancies for the secondary and primary rental markets in 2016 in the City of Vancouver were 0.3% and 0.7%, respectively. Additionally, Delta’s high proportion of ownership households and older residents means generally lower turnover rates for housing in general. Older residents with secure housing are less likely to move, especially as rising housing prices and low vacancies means they are less likely to be able to find and afford suitable housing in a new location.

Consistent low vacancies in Delta have undoubtedly contributed to rising rental rates. In addition, it exacerbates problems identified in the Housing Needs Assessment and above in this questionnaire regarding the inability of the current supply of housing to meet the particular demographic needs of residents. Through community engagement, conducted as part of the Housing Needs Assessment, Delta heard there is a need for housing of different sizes and typologies, as it is difficult for residents to find suitable homes, even if they are able to statistically afford housing in Delta's market.

Delta has multiple deficiencies in available suitable housing: young residents and students have a difficult time finding small, affordable rentals, while families have a difficult time finding affordable homes that were large enough for their family size.

**12. How have trends in core housing need changed over time between both tenant and owner-occupied households?**

Across Metro Vancouver, as the increase in median rents and housing prices has outpaced the increase in median incomes, core housing need has been steadily increasing as shelter costs take up larger and larger proportions of residents' incomes. Core housing need in Delta increased by 2.59% between 2016 and 2021, according to data from HART.

The HART data demonstrates that rates of core housing need are very unequal between owner and renter households. 23.57% of renter households in Delta were in core housing need in 2021, while just 7.38% of owner households were in core housing need. Interestingly, the increase in core housing need between 2016 and 2021 was entirely driven by ownership households, as rates of core housing need for renter households declined 3.03% during that period.

However, this data has limited use informing Delta's current situation or long-term trends, as it is likely that the COVID-19 pandemic was a primary cause of the reduction of core housing need among renter households in 2021, as there was a commensurate increase in vacancy rates, and decline in asking rents, for rentals around that time. As previously indicated, vacancy rates in Delta were 2.2% in 2020 and 1.3% in 2021, compared to 0.4-0.7% in recent years. This highlights the need to increase vacancy rates in the City in order to address core housing need among renters.

The increase in core housing need among ownership households is likely due to increases in the monthly shelter costs for ownership households, associated with commensurate increases in property values from 2016 to 2021.

**13. In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.**

In the last five years, approximately 25 units have been built for low / very low incomes (at Deep Subsidy rates established by BC Housing). Another major affordable housing

project is currently in development with 152 units, the rents for which will be a mix of geared-to-income and deep-subsidy rates.

The singular method Delta currently has to promote and ensure the construction of affordable units is through housing agreements signed on an individual basis with the housing provider. However, recent changes to the planning department including the ongoing establishment of a non-market housing program will make it easier to develop deeply affordable housing.

Delta is currently lacking available data regarding existing affordable units, making it difficult to estimate how many units have been lost over the past five years. Delta relies on regional and provincial bodies such as Metro Vancouver and BC Housing for much of its data regarding rents, and housing agreements establishing affordable rental tenure are not automatically recorded.

#### **14. Please describe available affordable and community housing options and needs/gaps in your community**

Affordable and community housing options in Delta are limited, with approximately 1,100 government-subsidized units throughout the City. Demand continues to outpace supply, as waitlists for non-market housing in Delta have more than doubled since 2014. This shortage affects a wide range of residents, including seniors, families, people with disabilities, and those requiring wheelchair-accessible housing. Most rental housing in Delta exists in the secondary rental market, such as basement suites or rented single-family homes, which are vulnerable to changes in ownership and use. The City has a limited supply of purpose-built rental and non-market housing, in part due to the historical termination of federal rental incentive programs. While Delta cannot directly lower housing costs, the City's Housing Action Plan is exploring strategies to increase the supply of affordable rental options, preserve existing non-market housing and better support renters facing cost pressures.

Below are the available affordable and community housing options in Delta:

- Evergreen Downs – 73 units for families
- Lynden Court – 84 units for families
- Marina Park – 50 units for seniors
- Scott Road Lodge – 42 units for seniors
- White Birch Manor – 48 units for seniors
- Evergreen Lane Phase 1 – 130 units for seniors and people with disabilities
- KinVillage Phase 1 – 152 units for seniors

##### **a. Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?**

A significant portion of Delta's population, residents aged 55 to 75 are aging, and their housing needs are evolving. While many older adults are not currently facing

housing challenges, those who cite concerns such as homes being too large, distance from transit or services, or a lack of accessibility. Many seniors wish to stay in Delta but need more suitable options, including affordable rental apartments, rancher-style homes, condominiums, and assisted or supportive living environments. Some accessible and senior-oriented housing exists, but supply is limited and often unaffordable for those on fixed incomes. Although the City's Zoning Bylaw requires a minimum number of adaptable units in new apartment developments, most developers only meet the minimum requirement. As demand grows, there is a clear need for more accessible, affordable, and supportive housing options to allow seniors to age in place.

**b. Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?**

Rent supplements for seniors and families are administered by the provincial government through BC Housing. The City of Delta does not currently provide its own rent supplement or direct financial assistance program. However, the City recognizes the need to improve housing affordability and is exploring opportunities to do so through partnerships and incentive programs. Three existing incentives offered by the City include a Permit Rebate Program, parking requirement reductions and Development Cost Charge (DCC) waivers. Strategies under the Housing Action Plan also aim to encourage below-market developments and build partnerships with organizations that can deliver affordable housing.

**c. Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?**

Supportive housing, including units with wrap-around services, is another critical need in Delta. Demand for assisted living and supportive housing, particularly for seniors, individuals with disabilities, and other vulnerable populations, is expected to grow substantially over the next two decades. This means that there is a need for more affordable supportive housing options that are priced below regular market rates. Wrap-around services such as in-home support, outreach, and case management are also in short supply, despite being essential for residents who require daily living assistance or are transitioning between housing types. Although Delta has a transition house for women and children fleeing violence, and two extreme weather shelters, there remains a shortage of emergency, transitional, and long-term supportive housing. The City plans to work with non-profit partners, community organizations, and higher levels of government to expand these options and explore using underutilized civic or church properties for future housing developments.

Overall, Delta faces considerable gaps in affordable and community housing across multiple population groups. Many renters are paying more for housing than they can afford, while seniors and individuals with disabilities lack accessible and supportive

housing options. Young people and families struggle to find affordable rentals or entry points into homeownership, and vulnerable populations face long waitlists for non-market and supportive housing. Addressing these needs will require ongoing collaboration among all levels of government, non-profit housing providers, and the private sector, along with continued commitment from the City of Delta to create a more inclusive, affordable, and diverse housing system.

**15. This final section aims to determine how your community anticipates using the results and findings captured in the HNR to inform long-term planning, as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.**

- a. How will this HNR inform your OCP, housing policies and/or actions going forward? For example, if the HNR identifies specific needs in your community across the housing spectrum – such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit – how could actions and changes in policy and planning help address those needs?**

Provincial legislation requires OCPs to address the housing needs identified in the latest HNA Report. Delta's 2024 OCP addresses housing need through a combination of planned land use changes and policy changes. This includes new opportunities for townhouses and apartments in key areas, and policies focused on the development of rental and non-market housing. Delta has also been working on its Housing Accelerator Fund work program, implementing a rebate program for development and permitting fees to encourage more housing development, especially purpose-built rental apartment buildings and non-profit housing.

- b. How will data collected through the HNR help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?**

Please see previous response regarding the OCP. As per the Local Government Act, Delta must consider its HNA Report in the OCP. Also as per the Local Government Act, all works and bylaws enacted by Delta must be consistent with the OCP. This means that master plans, capital plans, development patterns, growth management, and infrastructure investments must be consistent with the OCP, which reflects needs identified in the HNA Report.

- c. Based on the findings of this HNR, and particularly the projected housing needs, please describe any infrastructure gaps that may**

**potentially limit the ability of your community to support forecasted growth unless they are addressed, or that could facilitate more complete and resilient communities. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure. Communities are encouraged to illustrate how infrastructure gaps impact their housing systems and growth. Examples of types of enabling infrastructure may include: i) Public Transit ii) Water/Wastewater Systems iii) Roads and Bridges iv) Schools, Parks, Community or Recreational Centres v) Broadband Service and Access vi) Climate Risks/Impact**

Delta's 2024 OCP update focused growth where there was existing or planned utilities capacity. This is based on the existing 5-year Capital Plan and there will be investments needed beyond that timeframe with support from the regional, provincial, and federal governments.

There is existing need for more health care services in Delta to support growth. Delta Hospital was closed on February 22 and 23, 2025 due to lack of staffing. There are no urgent care clinics in Delta and no walk-in clinics in South Delta. Significant investment is needed from senior levels of government / Fraser Health to support better access to health care for a growing and aging population. The City advocates for this on an ongoing basis.

There is also need for increased investment in public transportation to support a growing population. With the potential for significant housing growth, there is need to focus increased bus service throughout the City. The City advocates for this on an ongoing basis.

There is also need to replace the George Massey Tunnel. Replacing the tunnel and providing increased bus service would greatly help Delta's growing population. The City advocates for this on an ongoing basis.

There is also need to continue investing in the Delta School District. While projected enrollment can be supported right now, with continued population growth, there will be need to improve and increase the facilities available.

Finally, large areas of Delta are located within a floodplain. The risk of flooding is expected to increase over time because of expected sea level rise and more frequent extreme rainfall events associated with climate change. Pumping stations and dikes will require investment from senior levels of government to maintain these pieces of infrastructure over the long-term.