

NO: R027

COUNCIL DATE: February 24, 2025

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 11, 2025**
FROM: **General Manager, Planning and Development** FILE: **4815-01**
SUBJECT: **2025 Surrey Housing Needs Report**

RECOMMENDATION

The Planning & Development Department recommend that Council:

1. Receive this report for information; and
2. Authorize staff to use the updated 2025 Surrey Housing Needs Report, attached as Appendix “I”, to inform planning processes.

INTENT

The purpose of this Corporate Report is to provide Council with the updated Surrey Housing Needs Report (the “2025 HNR”) and authorize staff to use the 2025 HNR to inform planning processes.

BACKGROUND

In April 2019, the Province introduced legislation requiring local governments to complete a Housing Needs Report (“HNR”) by April 2022, and every five years thereafter.

In March 2022, Council adopted the 2022 HNR (Corporate Report No. R053; 2022 attached as Appendix “II”), which was developed through extensive community engagement data analysis.

In 2023, legislative changes to the *Local Government Act* required municipalities to prepare an Interim HNR by December 31, 2024, and a full HNR by December 31, 2028, and every five years thereafter. The Interim HNR was required to include:

- Actions taken since the 2022 HNR to reduce housing needs;
- Estimated housing needs for the next five and 20 years, as calculated using the HNR Method; and
- A statement on the need for housing near active transportation and transit infrastructure.

In December 2024, Council endorsed the Surrey Housing Data Update – 2024 Interim Housing Needs Report (the “2024 Interim Report”), which met the Provincial requirements for an Interim HNR (Corporate Report No. R260; 2024 attached as Appendix “III”).

By the end of 2025, the City is required to review and update its Official Community Plan (“OCP”) and Zoning Bylaw to ensure there is enough capacity to accommodate the housing need identified in the 2025 HNR.

DISCUSSION

The 2025 HNR incorporates the new data from the 2024 Interim Report and updates the 2022 HNR with the most current and relevant data on the housing needs of Surrey residents. The accompanying Executive Summary provides a user-friendly overview of key findings, which are highlighted below and detailed in Appendix “IV”.

The 2025 HNR shows:

- Surrey continues to have a diverse, young, fast-growing population with larger households compared to the region and the second largest urban Indigenous population in BC;
- Surrey plays an important role in developing new housing supply for the region and continues to see 3,000 to 4,500 units developed per year with the majority being apartments, row houses and homes with suites;
- Although home ownership remains an aspiration, it is out of reach for many residents and the proportion of renter households continues to increase compared to owner households;
- While the stock of purpose-built rental housing is increasing, most renter households continue to rent in the secondary market, including secondary suites and rented condos;
- Renters continue to face greater housing challenges, such as unaffordability and overcrowding, especially lone-parent female-led households and single individuals;
- A greater proportion of Indigenous households rent, and there is an urgent need for deeply affordable housing for Indigenous families with children;
- Access to affordable housing is becoming more difficult due to increasing costs and low vacancy rates, and there has been a significant increase in demand for non-market housing;
- Homelessness also continues to increase, while Surrey is underserved when it comes to non-market housing and supports compared to the region; and
- Indigenous people are overrepresented in the population experiencing homelessness. Indigenous families face significant housing and related challenges, including unaffordability, low availability of larger units for families, limited services and supports for youth aging out of care, and few culturally appropriate housing options.

Using the Province’s HNR method, it is estimated that Surrey will need 53,111 new housing units in the next five years and 169,221 new housing units in the next 20 years for all residents to have homes that are appropriate and affordable.

The City will continue to work with other levels of government, as well as non-profit and development communities to support the development of housing that meets the needs of current and future Surrey residents, including housing within a short walking/rolling distance of frequent transit. City policies and actions related to housing are articulated in *A Pathway to Home: City of Surrey Homelessness Prevention & Response Plan* (2024), *Housing Accelerator Fund Action Plan* (2023), *Surrey Affordable Housing Strategy* (2018), and the *Official Community Plan* (2013 with update currently underway).

LEGAL SERVICES REVIEW

Legal Services has reviewed this report.

CONCLUSION

This corporate report, including the appended 2025 HNR, compiles the most current and relevant data on housing needs in Surrey. The information in the 2025 HNR will be used to inform future housing policy, plans, and strategies, including the required review and update of the OCP and Zoning Bylaw.

Ron Gill, MC, MCIP, RPP
General Manager, Planning & Development

AM/ar

Appendix "I" – Surrey Housing Needs Report – Updated 2025
Appendix "II" – Corporate Report No. R053; 2022
Appendix "III" – Corporate Report No. R260; 2024
Appendix "IV" – Surrey Housing Needs Report Executive Summary 2025

SURREY HOUSING NEEDS REPORT

(UPDATED FEBRUARY 2025)

Prepared for
The City of Surrey

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Surrey is located on the traditional territories of the Semiahmoo, Katzie, Kwantlen, Kwikwetlem, Qayqayt, and Tsawwassen First Nations. We acknowledge the profound connection they have to the lands and waters in and around Surrey.



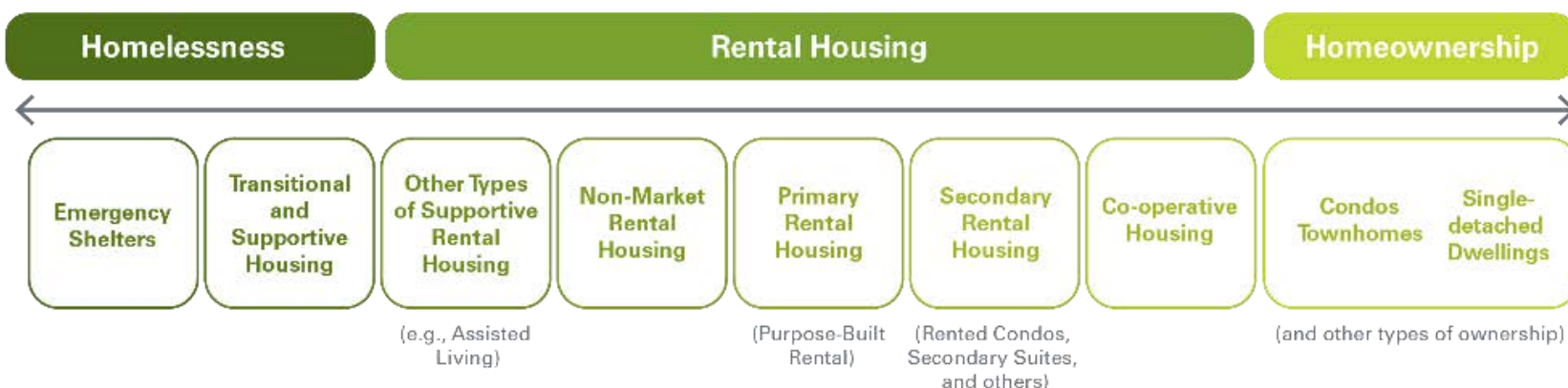
Aerial view of City Centre

1 OVERVIEW

1 Overview

Like many communities in Metro Vancouver and BC, Surrey faces significant pressures across its housing system. The Surrey Housing Needs Report has been prepared to help the City of Surrey, its residents, and local organizations better understand current trends and needs along the housing network (outlined in **Figure 1**).

FIGURE 1. SURREY'S HOUSING NETWORK



This 2025 Housing Needs Report builds on the *Surrey Housing Data Update – 2024 Interim Housing Needs Report* (2024 Interim Report) that Surrey released in 2024 to meet the Province’s requirements for an Interim Housing Needs Report. This report provides a deeper exploration of Surrey’s housing landscape, updating the 2022 Housing Needs Report (2022 HNR) with current and relevant data and aligning with new Provincial methodologies.

The 2022 HNR marked a critical step in understanding and addressing housing challenges in our community and this earlier engagement provided invaluable insights that continue to shape our understanding of housing needs today. We are grateful for the contribution of time, energy, and vital information from many individuals and organizations who participated in the 2022 HNR engagement process.

Housing data used in this report often includes technical terms. A glossary is provided at the back for reference.

1.1 Data Limitations

Much of the data in this report relies on data from the 2021 Census which likely leads to an underrepresentation of housing needs. During the 2021 Census, many households had increased incomes due to temporary COVID-19 benefits which are no longer available. These income supplements temporarily increased household incomes for the lowest-earning, increasing their housing security and temporarily reducing core housing need.¹

1.2 Surrey Urban Indigenous Leadership Committee

In addition to the research completed for this project, this report draws on the work of the Surrey Urban Indigenous Leadership Committee (SUILC) and specifically their Skookum Housing Lab, *Finding Our Way Home: Research on Indigenous Homelessness in Surrey (2022)* and *Indigenous Peoples in Surrey Highlights from the Census 2021*. SUILC's research provides an in-depth look at urban Indigenous housing needs in Surrey and forms the basis of Section 9 of this report.

1.3 Using the HNR

The 2025 HNR is a compilation of housing related data for Surrey – it is not a strategy or plan. Rather it is intended to provide information to inform City plans, policies, and actions to address housing needs. The City is actively working to support the housing network. The City's actions related to addressing housing need are articulated within *A Pathway to Home: City of Surrey Homelessness Prevention & Response Plan*, *Surrey Affordable Housing Strategy*, *Official Community Plan (OCP)*, and *Housing Accelerator Fund Action Plan*. By the end of 2025, Surrey will review and update its OCP and Zoning Bylaw to ensure there is enough capacity to accommodate the housing need identified in this Housing Needs Report.

¹ Housing Assessment Resource Tools (HART). Understanding 2021 Core Housing Need Data. <https://hart.ubc.ca/wp-content/uploads/2023/07/Understanding-2021-Core-Housing-Need-Data.pdf>

1.4 City's Action Since Previous HNR

Since the development of the previous Housing Needs Report, the City of Surrey has been taking action to address the community's housing needs, including developing *A Pathway to Home: City of Surrey Homelessness Prevention & Response Plan* (Homelessness Prevention & Response Plan). The Homelessness Prevention & Response Plan provides a framework for achieving the City's vision for a functional end to homelessness through seven goals and 60 actions focused on non-market housing solutions from emergency shelters to independent affordable housing.

The City also developed an Action Plan with eight initiatives to increase Surrey's housing supply in both the short-term and long-term and are implementing the initiatives with CMHC Housing Accelerator Funding. Between 2022 and 2024, the City partnered with BC Housing, CMHC, and non-profits to deliver 728 affordable housing units, updated the DCC Bylaw for non-profit housing exemptions, and adopted zoning changes to facilitate small-scale, multi-unit housing. Additionally, the City designated 12 Transit-Oriented Areas to increase housing near transit and reviewed the Rental Premises Standards of Maintenance Bylaw, with recommendations expected in 2025.



1.5 Document Structure

Chapter	Content
Section 2 — Anticipated Housing Needs	<ul style="list-style-type: none"> The number of housing units needed currently and over the next 5 and 20 years, calculated using Provincial methodology
Section 3 — Community Facts	<ul style="list-style-type: none"> Key data on Surrey’s population to provide context for this report
Section 4 — Housing Stock and Tenure	<ul style="list-style-type: none"> Summary of data related to Surrey’s housing stock, including structure types, rental and non-market stock, sales prices, rental rates, and vacancy rates
Section 5 — Core Housing Need	<ul style="list-style-type: none"> National housing standards and core housing need results for Surrey
Section 6 — Rental Housing Needs and Issues	<ul style="list-style-type: none"> Analysis of gaps related to Surrey’s rental housing, including market, non-market, and supportive rental housing
Section 7 — Homeownership Needs and Issues	<ul style="list-style-type: none"> Analysis of Surrey’s needs related to homeownership
Section 8 — Homelessness	<ul style="list-style-type: none"> Trends in homelessness and gaps in housing and supports
Section 9 — Urban Indigenous	<ul style="list-style-type: none"> Results from the work of Skookum Lab and priority housing needs for Indigenous households
Section 10 — Moving Forward	<ul style="list-style-type: none"> Concluding comments

2 ANTICIPATED HOUSING NEEDS

2 Anticipated Housing Needs

Key Findings

- **Additional Units Needed by 2028**
By the end of 2028, the HNR method anticipates Surrey will need 53,111 additional units to address its 5-year housing need.
- **Additional Units Needed by 2043**
The HNR method anticipates the Surrey will need approximately 169,221 additional units by 2043 to meet its 20-year housing need.
- **Housing Needs by Tenure, Affordability, and Bedroom Number**
To better understand Surrey's current housing needs, the City has developed a set of tenure, affordability, and unit size estimates to categorize the five-year need (2024-2028). These estimates are not meant to be used as targets. They are guidelines that the City can use to assess how new housing supply is meeting the community's needs.
- **The housing needs outlined in the HNR Method far exceed the current pace of development in Surrey**
In the past five years (2020-2024), Surrey saw a total 21,193 housing completions. This is significantly lower than what is needed to meet Surrey's 5-year housing need of 53,111 units. For more information on housing development in Surrey, see Section 4.6.

2.1 Housing Units Needed by 2043

In June 2024, the Province released a standardized methodology (HNR Method) that outlines how local governments must calculate their total housing need. The HNR Method estimates a community's housing needs by combining six components, outlined in **Table 1** below.

Using the HNR Method, the Province estimates that Surrey will need approximately **169,221 additional units** by 2043 to meet its housing needs². Much of this need is based on delivering units to meet household growth projections prepared by BC Stats. By the end of 2028, the HNR Method anticipates Surrey will need **53,111 additional units** to address much of these current housing needs. The City of Surrey is now required to update its Official Community Plan and Zoning Bylaw to ensure there is enough capacity to support 169,221 new housing units.

The housing needs outlined in the HNR Method are not targets or estimates of what will be built³; they are assessments of what is needed in order for all residents/households to have homes that are appropriate and affordable. These needs far exceed the current pace of development in Surrey, indicating that more work is needed to build more housing in the city.



² While the HNR method requires Surrey to use data from 2021, the City has set 2024 as the base year to measure progress. Using 2024 as the base year aligns with the release of HNR method and the development of the Interim HNR. The 5-Year and 20-Year Housing Need will be updated in 2028 as per requirements in the Local Government Act.

³ In the past five years (2020-2024), Surrey saw a total 21,193 housing completions. This is significantly lower than what is needed to meet Surrey's 5-year housing need of 53,111 units. For more information on housing development in Surrey, see Section 4.6.

TABLE 1. HOUSING NEEDS IN THE CITY OF SURREY, 2024-2043

	5-Year Housing Need (2024-2028)	20-Year Total Housing Needs (2024-2043)
Component A: Supply to Reduce Extreme Core Housing Need		
Refers to the number of housing units needed to address extreme core housing need, defined as households (only renters and owners with a mortgage) in core housing need spending 50% or more of their total pre-tax income on housing.	2,633	10,533
Component B: Supply to Reduce Homelessness		
Represents the supply of permanent housing units needed to accommodate individuals currently experiencing homelessness.	1,229	2,458
Component C: Supply to Reduce Suppressed Household Formation		
Addresses households that were unable to form between 2006 and the present due to a constrained housing environment.	3,212	12,847
Component D: Supply to Meet Household Growth		
Reflects the additional housing units needed to accommodate the projected population growth from 2024 to 2043.	38,744	114,209
Component E: Vacancy Rate Adjustment		
Refers to surplus rental units needed to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market (3%).	352	1,408
Component F: Demand Factor		
Represents the additional housing demand within Surrey that exceeds the minimum units needed to adequately house current and projected residents. It includes the number of units required to maintain a "healthy" market demand specific to each community.	6,941	27,765
Total Units Needed	53,111	169,221

Source: UBC Housing Assessment Resource Tools (HART), 2024

2.2 Five-Year Housing Needs by Tenure, Affordability, and Bedroom Number (2024-2028)

As the City of Surrey looks to meet its housing needs of 169,221 units by the end of 2043, it must understand what types of housing are needed. These needs will change over time as the community changes. To better understand Surrey’s current housing needs, the City has developed a set of tenure, affordability, and unit size estimates to categorize the five-year need (2024-2028). These estimates are not meant to be used as targets. They are guidelines that the City can use to assess how new housing supply is meeting the community’s needs.

These projections are based on several factors, including:

- Size, tenure, and income levels of households in core housing need in Surrey;
- Regional household sizes; and,
- Regional household incomes.



2.2.1 TENURE

By the end of 2028, Surrey will need approximately 53,111 additional units. At least 20,148 units are needed to meet the housing needs of renters and 26,020 units for the housing needs of owners.

TABLE 2. ESTIMATED TENURE BREAKDOWN OF HOUSING NEED IN THE CITY OF SURREY, 2024-2028

Total Housing Need 2024-2028	Estimated Housing Need - Ownership	Estimated Housing Need – Rental	Additional Housing Need – No Tenure Specified
53,111 units	26,020 units	20,150 units	6,941 units
100%	49%	38%	13%

Source: *Urban Matters, 2024*

2.2.2 BEDROOM NUMBER

The table below (**Table 3**) outlines the minimum number of studios, one-bedroom, two-bedroom, three-bedroom, and four+-bedroom needed by the end of 2028. These estimates are based on both local and regional household types and sizes that were assigned to certain unit sizes based on household data from 2016 and 2021. These are best used as guidelines to assess the ability of new housing supply to meet the communities needs, they are not targets or estimates of what the market will provide.



TABLE 3. HOUSING UNIT NEEDS BY NUMBER OF BEDROOMS, 2024-2028

Tenure		Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom+	Total
Owners	Number of Units	5,798	6,434	5,112	4,814	3,863	26,021
	Percentage of Units	22%	25%	20%	19%	15%	100%
Renters	Number of Units	8,877	3,460	3,857	2,392	1,564	20,148
	Percentage of Units	44%	17%	19%	12%	8%	100%

Source: Urban Matters, 2024

2.2.3 AFFORDABILITY

The table below (**Table 4**) outlines the minimum number of units needed by affordability levels by the end of 2028. These estimates are based on the incomes of local households in extreme core housing need and regional household income trends. These are best used as guidelines to assess the ability of new housing supply to meet the communities needs, they are not targets or estimates of what the market will provide.

Data for new purpose-built rental projects built after 2000 shows average rents of around \$2,315 to \$2,573 a month, yet over half (at least 54%) of the renter households will need units below those rents. The average sales prices for units in Surrey was \$977,259, yet only 32%⁴ of owner households in need of housing could afford to purchase a unit at that price.



TABLE 4. HOUSING NEEDS BY AFFORDABILITY LEVELS, 2024-2028

Max Affordable Monthly Shelter Cost	Owners		Renters	
	Number of Units	Percentage of Units	Number of Units	Percentage of Units
Under \$1,125	2,298	9%	4,578	23%
\$1,125 to \$1,750	1,323	5%	3,621	18%
\$1,750 to \$2,250	1,337	5%	2,712	13%
\$2,250 to \$3,125	3,587	14%	4,026	20%
\$3,125 to \$5,000	9,146	35%	4,048	20%
\$5,000 and over	8,330	32%	1,165	6%
Total	26,021	100%	20,150	100%

Source: Urban Matters, 2024

⁴ This estimate includes an estimate of mortgage rates, property taxes, insurance fees, utility and other municipal fees, and condo fees.

3 COMMUNITY FACTS



People gathered at a "Surrey Welcomes Refugees" event

3 Community Facts

Key Findings

- **Fast growing population**
Surrey grew by 44% between 2006 to 2021, far faster than the regional average of 25%. The 2021 population was 568,322 and is projected to grow to 1,001,591 by 2044.
- **Young population**
Surrey has a relatively young population with a median age of 38.4, compared to the median age of 40.8 for the region.
- **Second largest urban Indigenous population in BC**
As of 2021, Surrey is estimated to have the second largest urban Indigenous population in BC with a population of 12,180 Indigenous residents.
- **Diverse immigrant community**
Surrey has a large and diverse immigrant population with 40% of residents having immigrated to Canada since 1980.
- **Larger household sizes and more families with children**
The average household size is larger in Surrey (3.0 persons) compared to the regional (2.5) and provincial (2.4) averages. Compared to Metro Vancouver, Surrey has a higher proportion of couples with children (31% vs 25%) and other-census family households (17% vs. 10%), reflecting more multi-generational families and families living with roommates or other relatives.
- **Renters have significantly lower incomes than owners**
The median household income of renters in Surrey is \$70,500 compared to \$113,000 for owners. Compared to the region, the median household income for renters and owners is higher in Surrey.
- **Lone-parent families and individuals living alone have the lowest incomes**
Median household incomes rose for all five measured household types, but the increases varied among them. The jump in median household income across incomes groups is in part explained by temporary COVID-19 benefits available to households in 2020. While lone-parent families and non-census families did see notable increases in their household income from 2015 to 2020, they continued to have much lower incomes compared to the other household types.
- **Reliance on 2021 Census Data**
Much of the data in this report relies on data from the 2021 Census which likely underrepresents housing needs. During the 2021 Census, many households had increased incomes due to temporary COVID-19 benefits which are no longer available. These income supplements likely temporarily increased household incomes, leading to a larger pool of households surpassing affordability requirements.

3.1 Population

According to the 2021 Census, Surrey was the second largest city in BC with a population of 568,322 in 2021, representing 22% of Metro Vancouver's population.

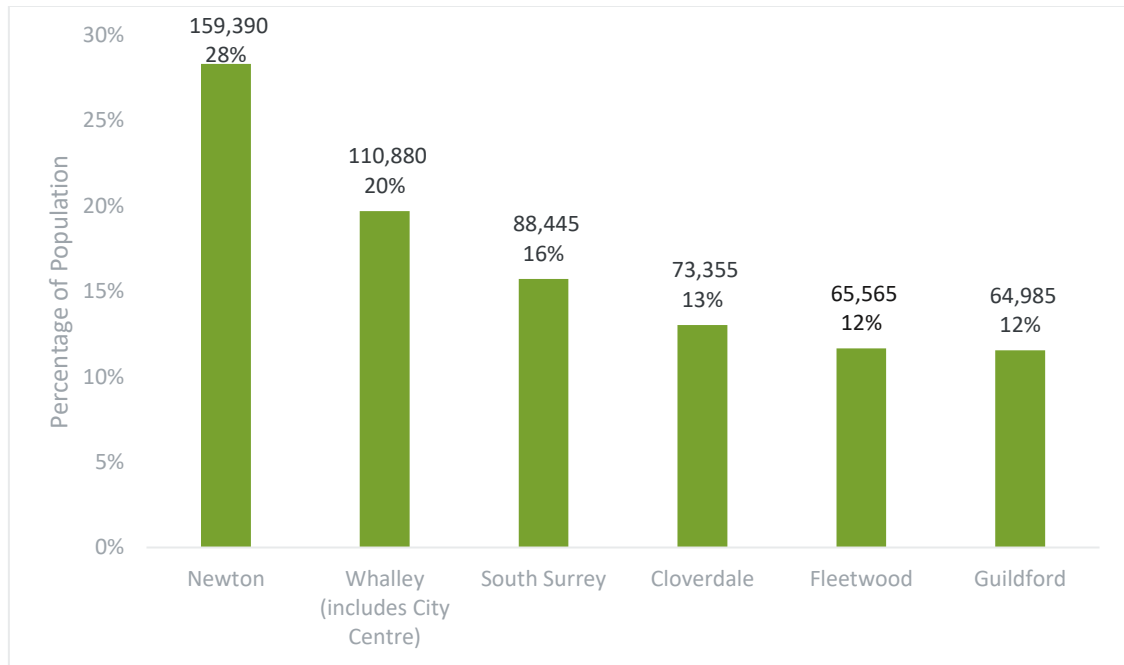
Figure 2 shows the population distribution by Surrey communities. Almost half (48%) of the current population in Surrey live in the neighbourhoods of Newton and Whalley.

Between 2006 and 2021, Surrey grew by 44%, from 394,976 to 568,322, far faster than the Metro Vancouver region (25%) or province (22%).

Figure 3 shows a population projection estimate prepared by BC Stats.

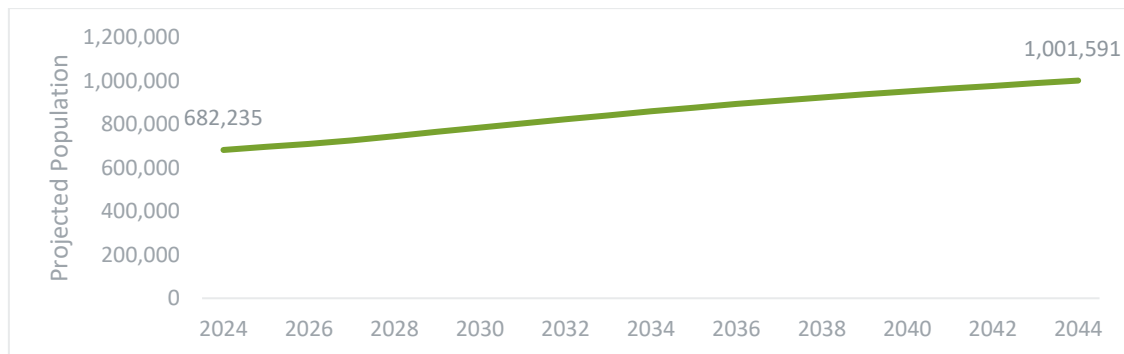
Surrey is expected to continue to see rapid growth. Based on BC Stats projections, Surrey's population is expected to grow from 682,235 to 1,001,591, an increase of 47% over 20 years. This growth will require new housing, which has been factored into the total housing need outlined in Section 2.

FIGURE 2. POPULATION DISTRIBUTION BY COMMUNITIES, SURREY, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization

FIGURE 3. POPULATION PROJECTIONS, SURREY, 2024-2044



Source: BC Stats, 2023

3.2 Age

The median age of Surrey residents was 38.4 in 2021, reflecting a younger population than the region and the province. For comparison, the median age was 40.8 for the Metro Vancouver region and 42.8 for BC.

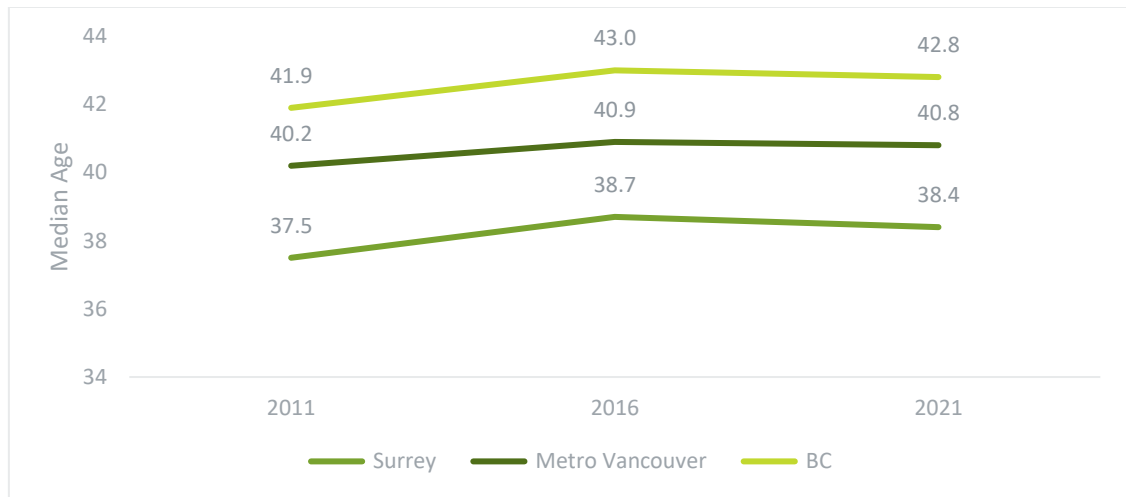
Figure 4 shows the median age of Surrey, Metro Vancouver, and BC from 2011 to 2021.

Compared to the region and province, Surrey has a higher proportion of children and youth ages 0 to 19 and a lower proportion of seniors ages 65 and over.

However, Surrey is not immune to the national aging trend. Between 2011 and 2021, Surrey’s median age increased from 37.5 to 38.4 and the percentage population change in 2011 to 2021 was highest in the 65 to 84 year age group.

Table 5 shows the demographic distribution of Surrey’s population from 2011 to 2021. During this period, all age groups grew. Notably, the 25-44 group had some of the largest figures in the suppressed owner household calculations, indicating many households were unable to own due to a constrained housing environment. This suggests that while the population in this age group is growing, they are less likely to own homes than in the past, likely due to a more constrained and less affordable housing market.

FIGURE 4. MEDIAN AGE COMPARISON, SURREY, METRO VANCOUVER, BC, 2011 TO 2021



Source: Statistics Canada, Census of Population, 2011, 2016, 2021

TABLE 5. DEMOGRAPHIC DISTRIBUTION, SURREY, 2011 AND 2021

Age Groups	2011		2021		Percentage Change 2011 to 2021
	#	%	#	%	
0 to 14 years	88,745	19.0%	94,060	16.6%	6.7%
15 to 19 years	33,130	7.1%	34,980	6.2%	6.5%
20 to 24 years	31,085	6.6%	45,280	8.0%	54.1%
25 to 44 years	132,355	28.3%	162,525	28.6%	26.7%
45 to 64 years	126,365	27.0%	144,290	25.4%	17.5%
65 to 84 years	49,695	10.6%	77,250	13.6%	68.5%
85 years and over	6,875	1.5%	9,925	1.7%	59.2%
Total	468,250	100%	568,310	100%	25.3%

Source: Statistics Canada, Census of Population, 2011, 2021

3.3 Households

The number of households in Surrey grew by 28% between 2011 and 2021, from 152,847 to 185,670. BC Stats projects the number of households will grow to 338,408 by 2041.

Surrey households are larger, with an average household size of 3.0 in 2021, compared to 2.5 for the Metro Vancouver region and 2.4 for BC.

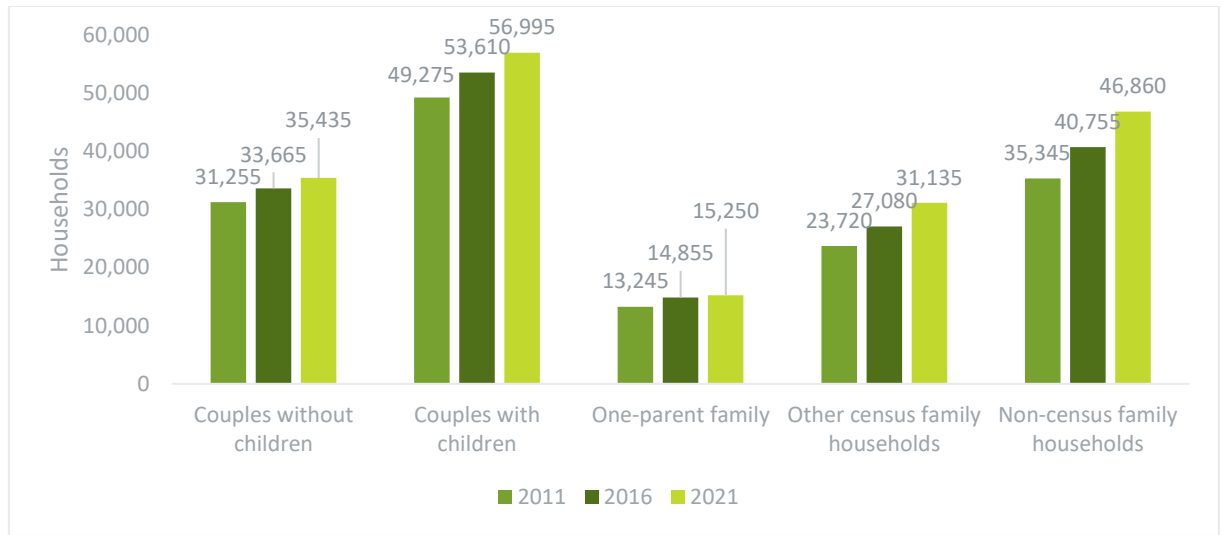
Average household size varies by neighbourhood:

- Newton: 3.4
- Whalley (including City Centre): 3.4
- Fleetwood: 3.3
- Guildford: 3.0
- Cloverdale: 2.9
- South Surrey: 2.6
- City Centre: 2.9

Figure 5 shows the breakdown of households by type from 2011 to 2021, which have all increased since 2011.

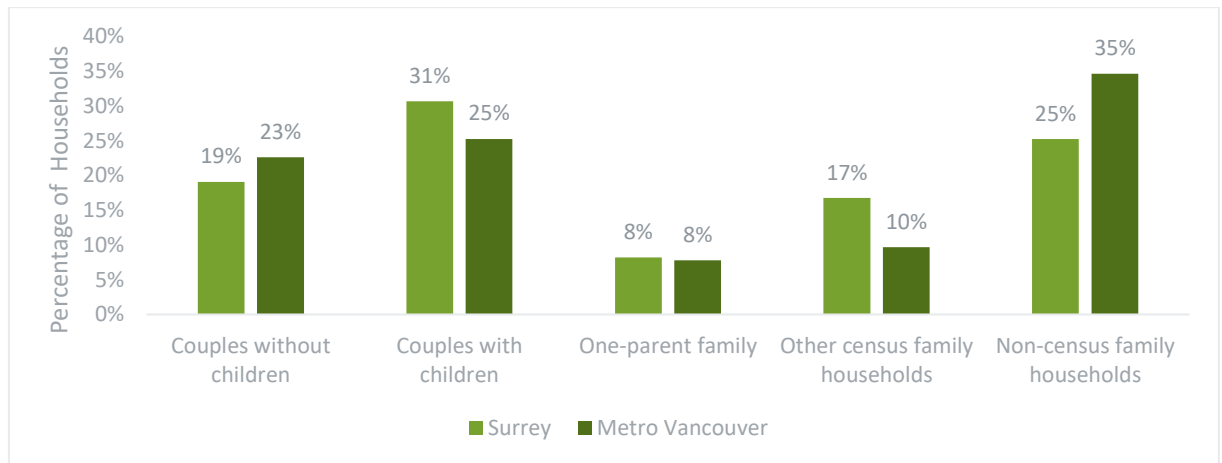
Figure 6 shows households by household type in Surrey and Metro Vancouver. Compared to the region, Surrey has a much higher proportion of couples with children and other census family households, which includes multi-generational families and families living with roommates.

FIGURE 5. BREAKDOWN OF HOUSEHOLDS BY TYPE, 2011 TO 2021



Source: Statistics Canada, 2011 National Household Survey, 2016 Census of Population, 2021 Census of Population

FIGURE 6. COMPARISON OF HOUSEHOLDS BY TYPE, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization

3.4 Income

Surrey has a higher median household income than the six other largest communities in BC, as shown in Table 6. Surrey’s median household income jumped significantly from 2015 to 2021, as did the six other largest communities in BC. The jump in median household income experienced by these communities is in part explained by temporary COVID-19 benefits provided to households in 2020.

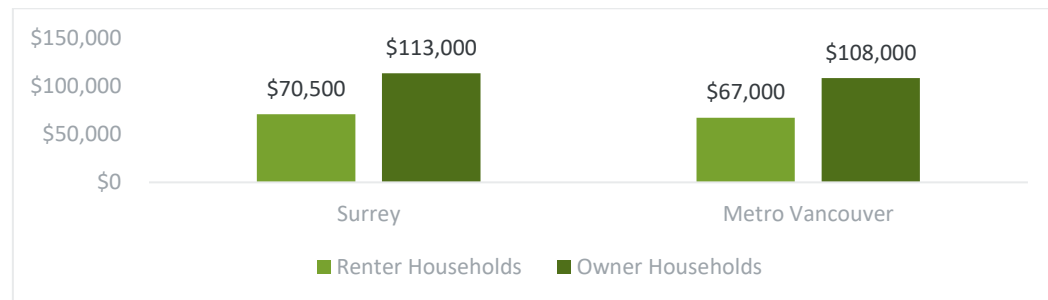
In Surrey, owner median household incomes are much higher than that of renter median household income, as shown in Figure 7.

TABLE 6. MEDIAN HOUSEHOLD INCOMES, SURREY AND COMPARABLE COMMUNITIES, 2010-2020 MEDIAN

Median Household Income	2010	2015	2020	Percentage Change 2015-2020
Surrey	\$73,527	\$77,515	\$98,000	26%
Abbotsford	\$67,754	\$72,377	\$90,000	24%
Burnaby	\$60,996	\$64,899	\$83,000	28%
Coquitlam	\$73,732	\$74,475	\$93,000	25%
Kelowna	\$62,936	\$68,493	\$82,000	20%
Richmond	\$65,708	\$65,368	\$78,500	20%
Vancouver	\$60,981	\$65,423	\$81,000	24%

Source: Statistics Canada, 2011 National Household Survey, 2016 Census of Population, 2021 Census of Population

FIGURE 7. MEDIAN HOUSEHOLD INCOMES BY TENURE, SURREY, 2020



Source: Statistics Canada, 2021 Census, Custom Data Organization

Median household incomes rose for all five measured household types, but the increases varied among them. The jump in median household income across incomes groups is in part explained by temporary COVID-19 benefits provided to households in 2020.

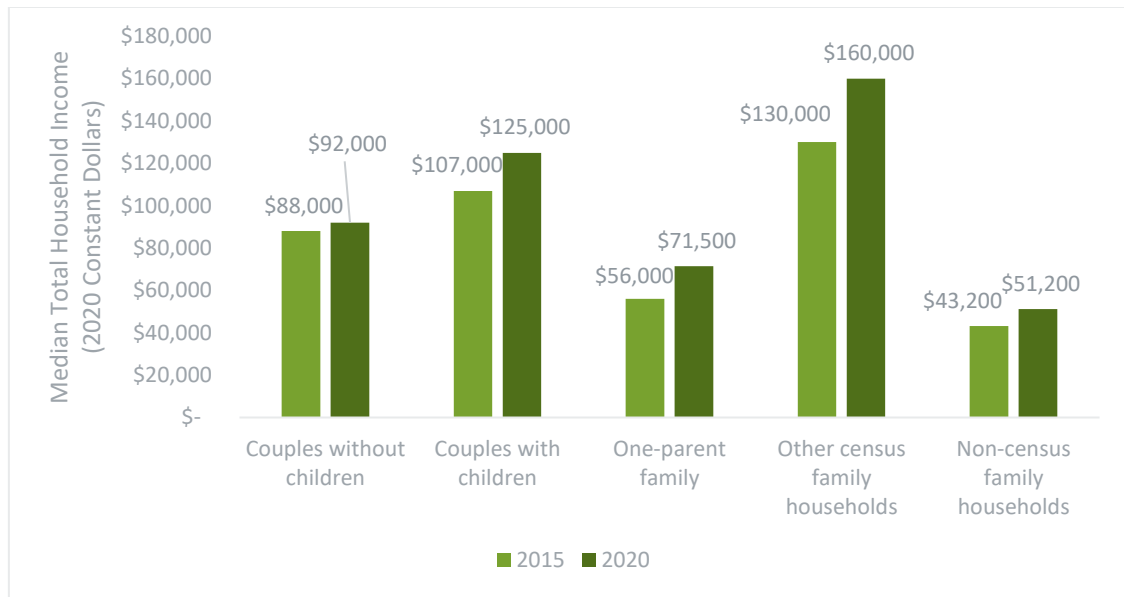
Figure 8 shows median household incomes for five measured household types in Surrey from 2015 to 2020.

Other census family households, which refers to households with at least one family and additional persons, continued to have the largest median household income. Other census family households also have the second largest percentage increase in household income between 2015 and 2020, rising by 23%.

Non-census family households, which refers to either one person living alone or a group of two or more persons who live together but do not constitute a Census family, continued to have the lowest median household income.

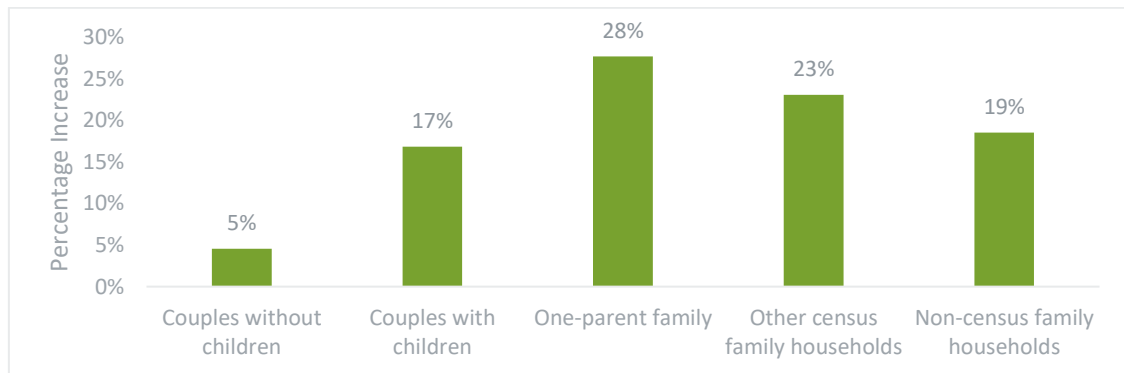
Figure 9 shows the percentage increase of median total incomes for five measured household types in Surrey, from 2015 to 2020.

FIGURE 8. MEDIAN HOUSEHOLD INCOME BY HOUSEHOLD TYPE, SURREY, 2020



Source: Statistics Canada, 2016, 2021 Census, Custom Data Organization

FIGURE 9. PERCENTAGE INCREASE IN MEDIAN TOTAL HOUSEHOLD INCOME, SURREY, 2015-2020



Source: Statistics Canada, 2021 Census, Custom Data Organization



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Aerial photo of City Centre

3.5 Poverty Measures

There are several tools communities can use to measure the prevalence of poverty. The Low-Income Measure, After Tax (LIM-AT) is a fixed percentage (50%) of median adjusted household income, taking into account household size. It is a standard measure and does not vary between geographies, despite different living costs.

Communities and policymakers are increasingly moving away from solely relying on LIM-AT, shifting their focus to the Market Basket Measure (MBM). The MBM provides a more comprehensive perspective by defining poverty in terms of the cost of a specific basket of goods and services, including food, clothing, transportation, shelter, and other essentials. Unlike LIM-AT, MBM reflects regional cost-of-living differences, offering a more precise and practical understanding of poverty across Canada.

While MBM likely provides a more precise and practical understanding of poverty across the city, LIM-AT data was the only measure available at the neighbourhood level. This additional data allows for poverty rate comparisons across Surrey’s neighbourhoods. Both the LIM-AT and MBM measures have both been included in this report to provide a more fulsome understand of poverty in the city.

It should be noted that both of these measures rely on data from the 2021 Census, which may result in an underestimation of current poverty rates. During the 2021 Census, many households had increased incomes due to temporary COVID-19 benefits which are no longer available.



Overall, 9% of Surrey residents fall within the low-income measure based on LIM-AT (49,290 of residents). Using the MBM measure, 10% of Surrey residents (55,93 residents) are considered to be living in poverty.

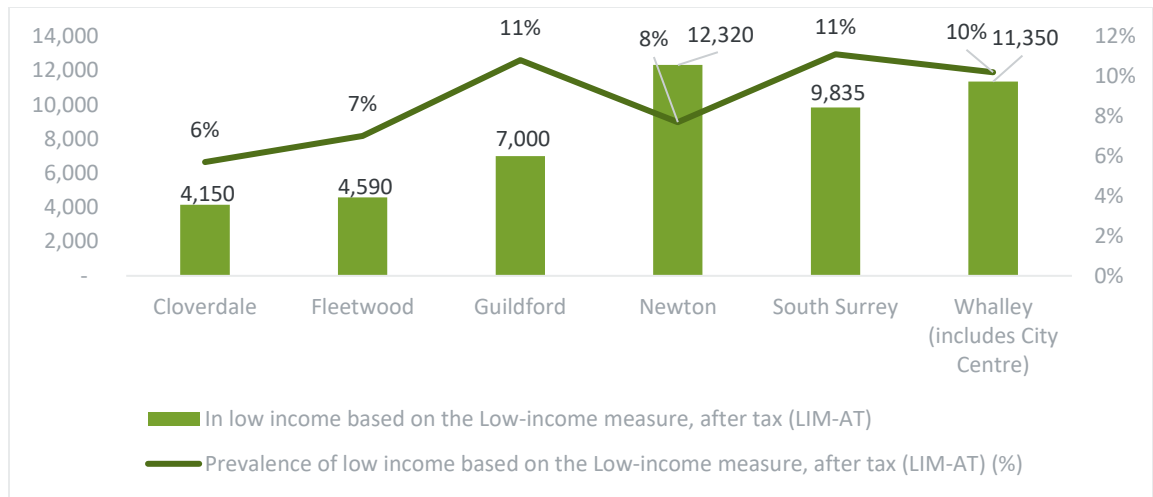
Figure 10 shows the percentage of Surrey residents by neighbourhood that fall within the LIM-AT, indicating low incomes.

Whalley (including City Centre), South Surrey, and Newton, have the highest number of low-income households. Additionally, Guildford, South Surrey, and Whalley have the highest percentage of their population that are low-income households.

Figure 11 Looks at the prevalence of LIM-AT and MBM measures across age groups in Surrey.

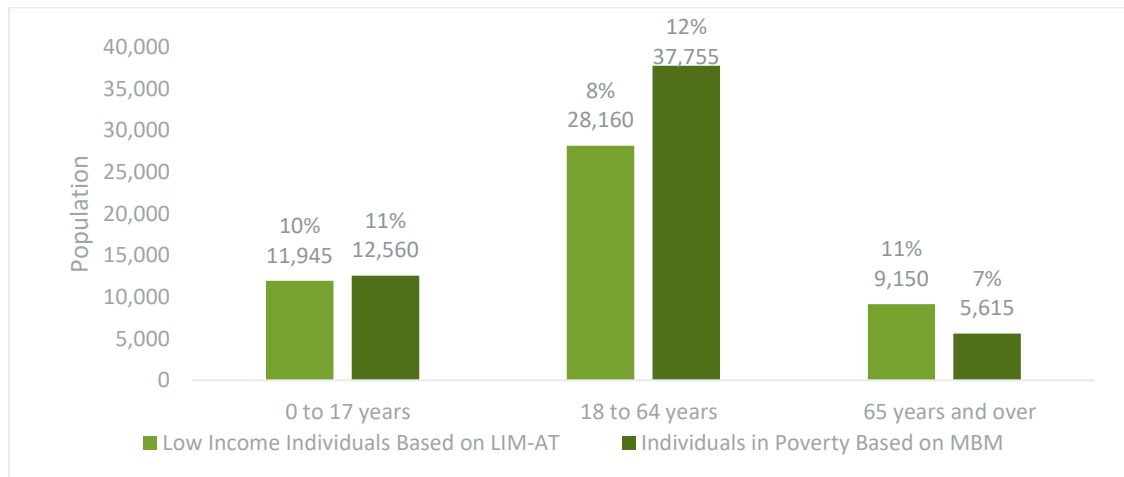
Overall, almost one in ten children and one in ten seniors in Surrey are in low-income households based on LIM-AT data. For children, poverty rates from the MBM data are similar, with more than one in ten children living in poverty. Based on the MBM data, approximately one in 14 seniors are living in poverty.

FIGURE 10. LOW-INCOME MEASURE, AFTER TAX (LIM-AT) BY NEIGHBOURHOOD, SURREY, 2020



Source: Statistics Canada, 2021 Census, Custom Data Organization

FIGURE 11. LOW-INCOME MEASURE, AFTER TAX (LIM-AT) AND MARKET BASKET MEASURE (MBM) BY AGE GROUP, SURREY, 2020



Source: Statistics Canada, 2021 Census, Custom Data Organization

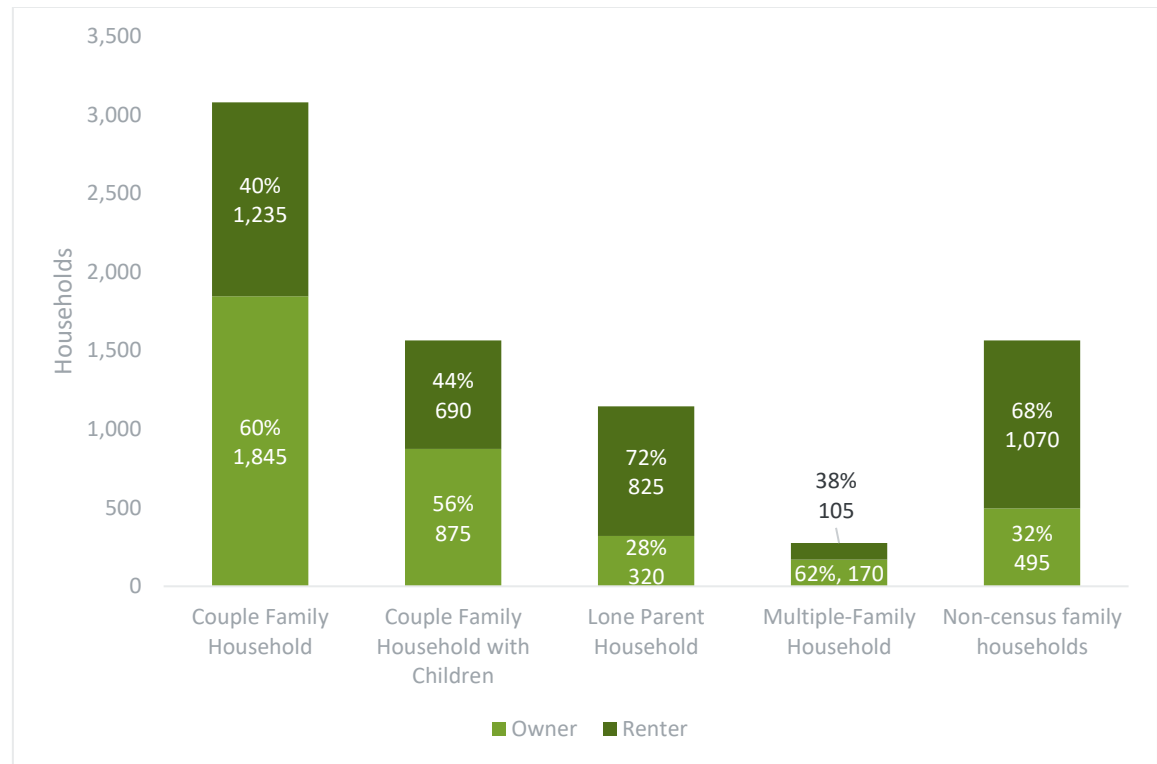
3.6 Urban Indigenous Households

In 2021, 12,180 residents identified as Indigenous, primarily First Nations and Métis. 52% of Indigenous people in Surrey identified as First Nations, 42% as Metis, and 4% identified as Inuit or multiple identities.

The Indigenous population in Surrey is young, has many families, and is geographically dispersed across all of Surrey's communities. Surrey is home to 4,895 Indigenous children and youth (ages 0 to 24), the second largest population of Indigenous children and youth in BC after Prince George.

Figure 12 shows Indigenous households by household type. While the data set is not the same as that shown in **Figure 6** and thus not directly comparable, generally speaking, Indigenous households are more likely to have families with roommates and other occupants.

FIGURE 12. INDIGENOUS HOUSEHOLDS BY HOUSEHOLD TYPE, SURREY, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization

Section 9 highlights key housing needs of urban Indigenous households in Surrey.



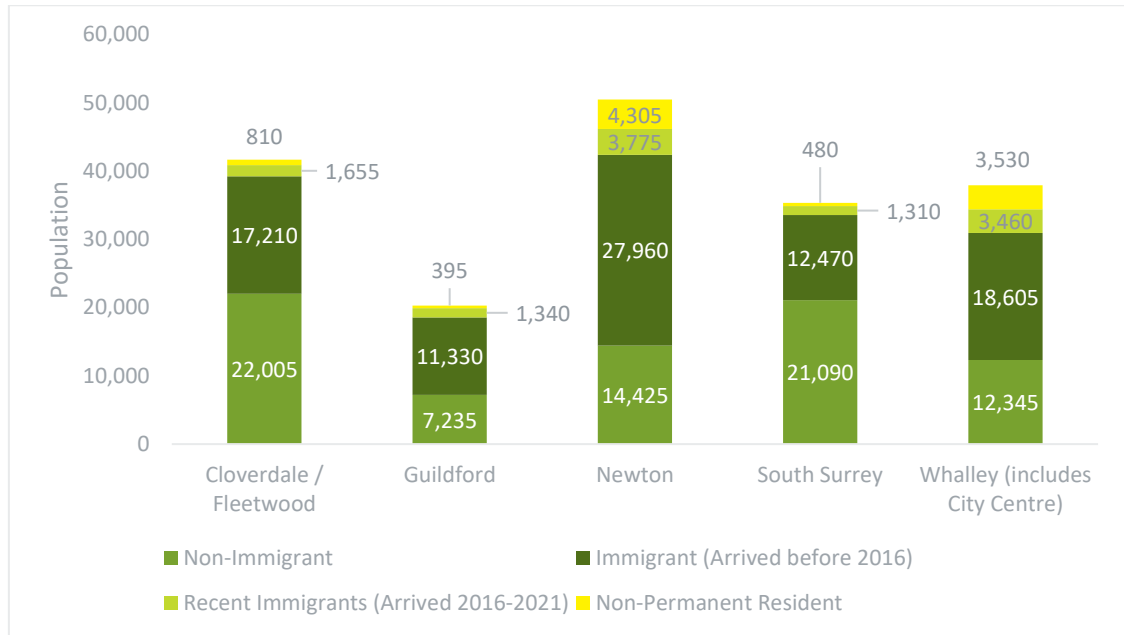
3.7 Immigrants and Refugees

Surrey has a large and diverse immigrant population, with 40% of all residents having immigrated to Canada since 1980 and 4% having come to Canada as refugees. As of 2021, 7% of Surrey residents were recent immigrants (arriving between 2016 and 2021).

Figure 13 shows immigrants statistics by neighbourhood. Newton has the largest immigrant and non-permanent resident population.

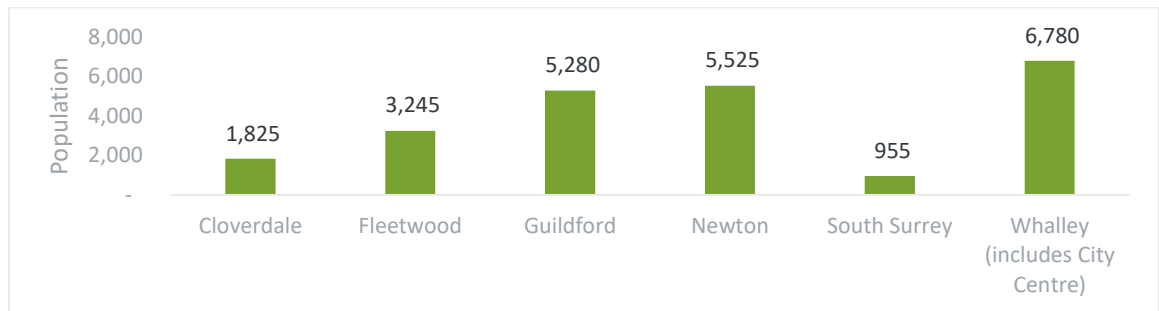
Figure 14 shows the number of residents who arrived in Canada as refugees (both recently and longer term) by neighbourhood. Whalley, Newton, and Guildford have the largest refugee populations in Surrey.

FIGURE 13. IMMIGRANT AND NON-PERMANENT RESIDENT POPULATION ARRIVED BETWEEN 1981 AND 2021, SURREY, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization

FIGURE 14. REFUGEE POPULATION, SURREY, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization

4 HOUSING STOCK AND TENURE

4 Housing Stock and Tenure

Key Findings:

- **Changing housing structures**

More apartments, row houses, and homes with suites being developed in Surrey than in previous years. Annual completion of new housing units has fluctuated from year to year but remained relatively steady between 2017 and 2024.

- **Growing number of renters**

In 2021, 70% of Surrey residents owned their home and 30% rented. Surrey has a higher rate of homeownership than Metro Vancouver. However, trends show that the proportion of homeowners is decreasing while the proportion of renters is increasing over time.

- **Most of Surrey's rental stock is in the secondary market**

An estimated 89% of renters in Surrey are renting in the secondary market which includes secondary suites and rented condo units. For comparison, 64% of renters across Metro Vancouver are estimated to be in the secondary rental market. Secondary rentals are considered a less secure form of rental housing as compared to primary purpose-built rental apartments.

- **Increasing growth in purpose-built rental stock**

Between 2014 and 2024, the stock of purpose-built rentals in Surrey grew by 31%. Large numbers of new units are currently in development, indicating that Surrey will see an increase in the total number of purpose-built rental units in coming years. However, affordability continues to be a challenge as new market rentals are typically more expensive than older purpose-built rental housing stock.

- **Very few rental units are large enough for families**

Only 8.5% of purpose-built rental units in Surrey have 3 or more bedrooms. From 2014 to 2024, there was net loss of six three-bedroom units, even while there was the development of over 1,700 total new primary rental units.

- **Smaller non-market housing stock compared to the region**

Per capita, Surrey has fewer BC Housing-affiliated non-market units than Metro Vancouver, indicating it is underserved. There are 0.8 units per 100 people in Surrey versus 1.7 units per 100 people in Metro Vancouver. This means that low- and moderate-income households—including priority populations such as Indigenous households, seniors, single parent families and others—have less access to secure, affordable housing in Surrey as compared to those in other Metro Vancouver communities.

- **Housing and Transit**

Approximately 88% of non-market rentals and 89% of market rentals are within Surrey's Major Transit Growth Corridor. While much of this stock is near the existing frequent transit network, there are currently few rental units along the proposed new Surrey-Langley Skytrain corridor.

4.1 Structure Type

Table 7 shows Surrey’s housing stock by structure type in 2006 and 2021. It should be noted that these represent occupied dwellings only. In 2021, over 95% of homes in Surrey were occupied full-time.

Single-detached houses remain the dominant form of housing in Surrey, comprising 32.8% of the housing stock as of 2021. However, houses with suites grew far faster than houses without. The fastest growing structure types are apartments with five or more storeys, row houses, and single-detached homes with suites.

The shift in the structure types of Surrey’s new housing stock highlights the City’s commitment to creating new housing that responds to climate issues and diverse households. Land use plans and policies will support the continuation of these trends in the coming years.

TABLE 7. HOUSING STOCK BY OCCUPIED STRUCTURE TYPE, SURREY, 2006 TO 2021

Structure Type	2006		2021		Percentage Change
	Count	Percentage	Count	Percentage	2006-2021
Single-detached house	57,430	43.8%	60,895	32.8%	6%
Semi-detached house	3,500	2.7%	3,795	2.0%	8%
Row house	15,305	17.4%	42,540	22.9%	87%
Apartment or flat in a duplex	22,755	11.7%	30,930	16.7%	102%
Apartment (fewer than 5 storeys)	27,755	21.2%	37,470	20.2%	35%
Apartment (5 or more storeys)	2,510	1.9%	8,835	4.8%	252%
Other single-attached house	155	0.1%	155	0.1%	0%
Movable dwelling	1,730	1.3%	1,055	0.6%	-39%
Total	131,140	100%	185,675	100%	+42%

Source: Statistics Canada, 2006 Census of Population, 2021 Census of Population

*Single-detached house with suite is referred to in the Census as “apartment or flat in a duplex”. This table counts both the main unit and the secondary suite.

Adaptable and Accessible Housing

Statistics Canada estimates that approximately one-third of seniors have some kind of mobility challenge. Statistics Canada also estimates that approximately one in five persons, including seniors, in Surrey have some form of disability.

In 2024, the BC Building Code was updated with new adaptable dwelling unit requirements. Starting March 10, 2025, new large condominium and apartment buildings will require 100% adaptable suites, and first-floor suites in smaller apartment buildings will need specific accessibility features. These features include accessible clearances through doorways, space in various rooms, switches and controls at reachable heights, and reinforced bathroom walls for future

grab bar installation. The introduction of these requirements aims to increase accessible housing options, enabling people to remain in their homes despite illness, injury, or aging, and providing housing options for individuals with disabilities. This initiative also aims to minimize future retrofitting costs.

Prior to the BC Building Code changes, a key issue reported was the lack of a registry for adaptable and accessible housing units. A registry or identification system for units built prior to March 2025 would assist greatly in matching seniors and people with disabilities with available adaptable or accessible housing.

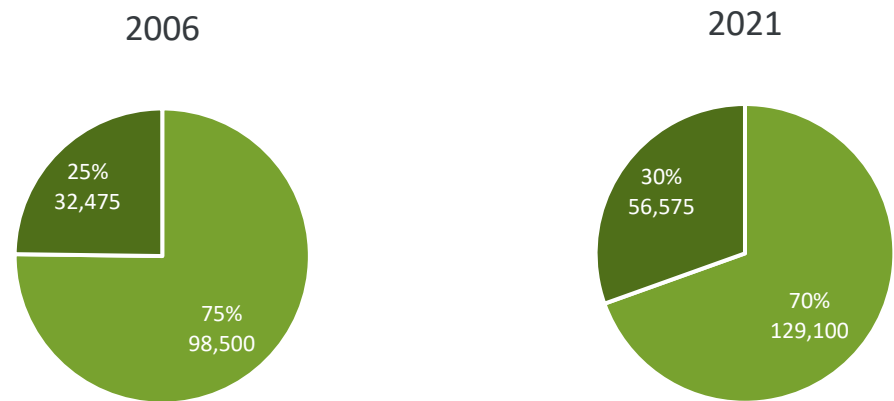
4.2 Tenure

As of 2021, 70% of Surrey residents owned their home and 30% rented (**Figure 15**).

Between 2006 and 2021, the proportion of households that own declined, and the number of renter households grew far faster than that of owner households (51% growth vs. 13% growth, respectively). However, both renter and owner households grew significantly over this period due to Surrey’s fast population growth.

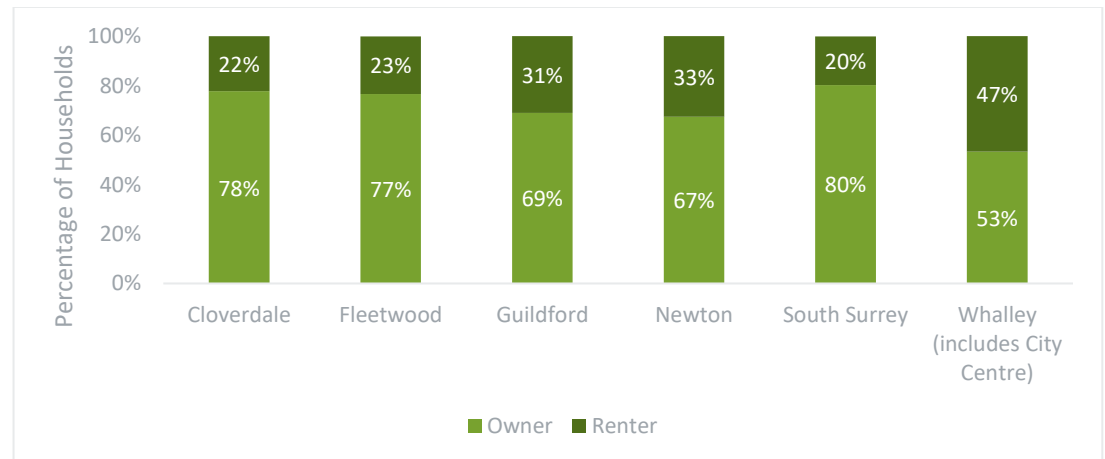
Tenure rates also vary significantly by neighbourhood (**Figure 16**). South Surrey has the highest rate of owners while Whalley (including City Centre) has the highest rate of renters.

FIGURE 15. HOUSEHOLDS BY TENURE, SURREY, 2006-2021



Source: Statistics Canada, 2006 Census of Population, 2021 Census of Population

FIGURE 16. HOUSEHOLDS BY TENURE AND BY COMMUNITIES, SURREY, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization

4.3 Rental Stock

The rental housing market is composed of units in the primary and secondary markets:

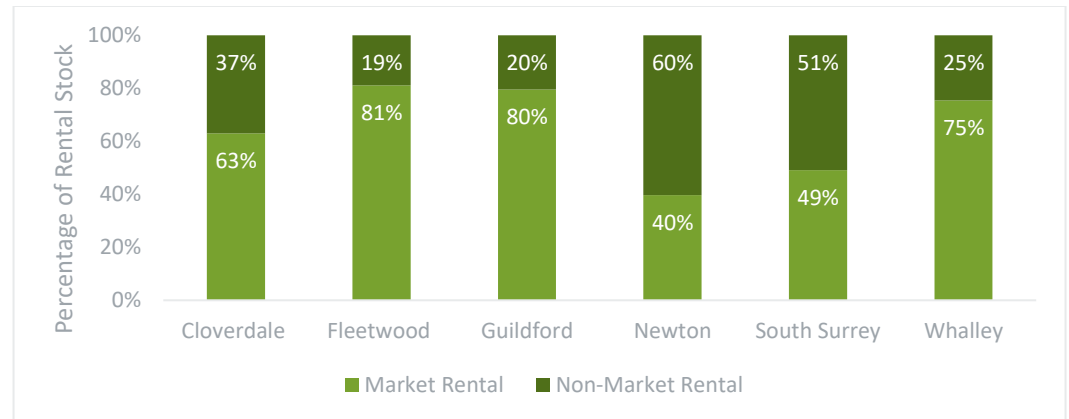
- **Primary rental market** describes units in purpose-built rental buildings, generally multi-family.
- **Secondary rental market** describes units generally owned by an individual property owner and rented for income. This includes secondary suites, coach houses, rented condominiums and townhouses, and rented single-detached homes.

In primary rentals, tenants often experience more stability and long-term occupancy, while in secondary rentals, such as subleases, tenants may face more uncertainty and shorter-term arrangements.

Figure 17 shows the distribution of purpose-built market and non-market rental units in Surrey by community. Fleetwood and Guildford have the highest share of market rentals, while South Surrey and Newton have highest share of non-market rentals.

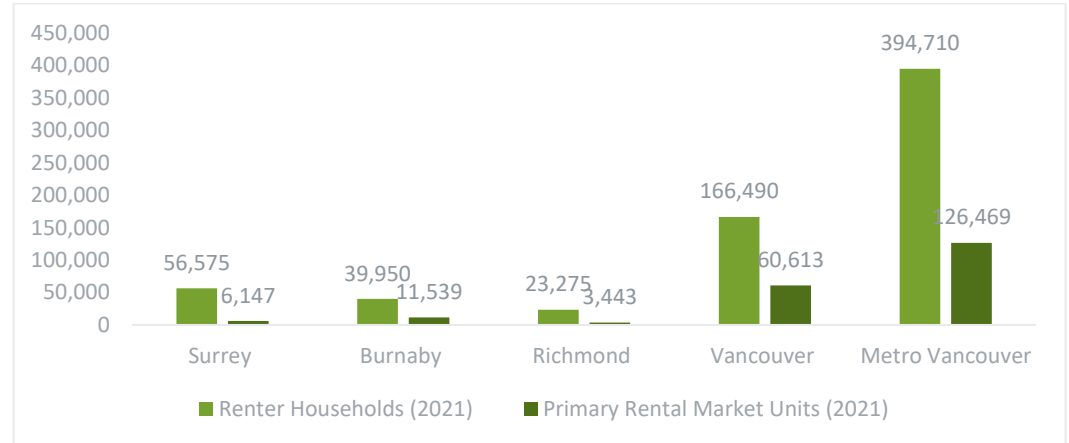
Figure 18 compares the number of renter households with the number of primary rental market units. The difference between these two counts can give communities a high-level estimation of the size of their secondary rental market. In Surrey, 50,428 renter households (89% of renters) were in the secondary market in 2021, while regionally, 68% of renters were estimated to be in the secondary market.

FIGURE 17. RENTAL STOCK BY NEIGHBOURHOOD, SURREY, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization

FIGURE 18. RENTER HOUSEHOLDS AND PRIMARY RENTAL MARKET UNITS, SURREY AND COMPARABLE COMMUNITIES, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization; CMHC Rental Market Survey, 2021

4.4 Primary Rental

The total stock of primary rental housing grew by 31% between 2014 and 2024, slower than the 37% growth in renter households from 2011 to 2021. As of 2024, there were only 7,624 primary rental units in Surrey (Figure 19).

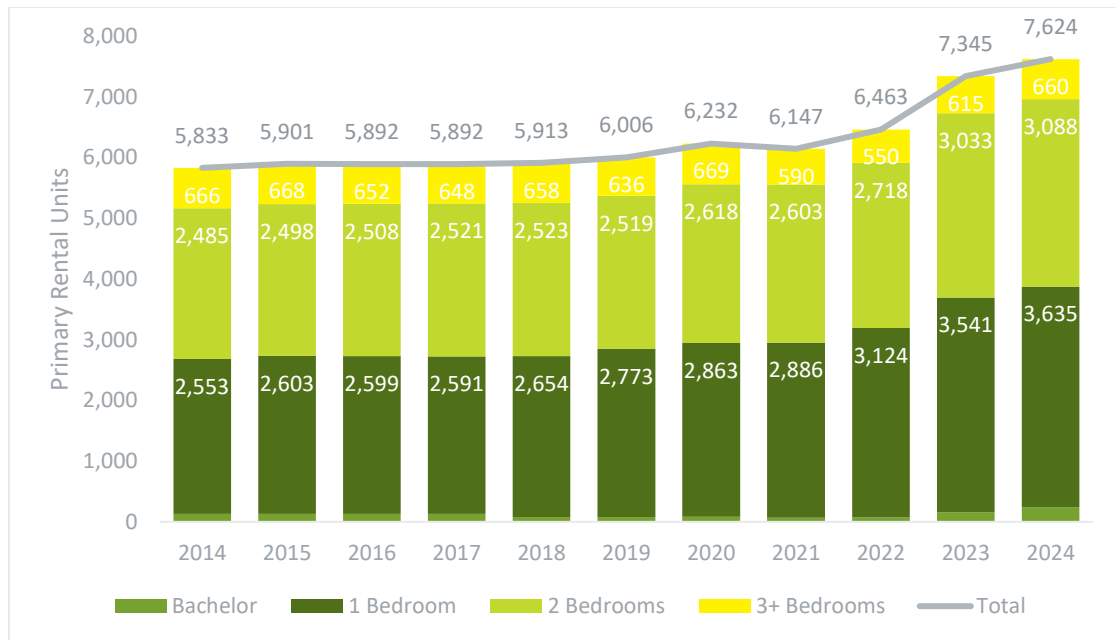
As of 2024, Surrey had approximately 1 primary rental unit for every 90 residents, compared to a ratio of 1 unit for every 24 residents across Vancouver CMA (Metro Vancouver).⁵

Most purpose-built rental units in Surrey have one or two bedrooms, with very few three or more-bedroom units for families (only 8.5% of units have 3+ bedrooms). Additionally, the proportion of Surrey’s primary rental stock of 2+ bedrooms is declining as new rental construction is primarily studios and one-bedrooms.

From 2014 to 2024, there was net loss of six three-bedroom units, even while adding more than 1,791 total new units, showing a decline in the number of family-friendly units.

⁵ This estimate is based on rental stock data from CMHC and population estimates from BC Stats.

FIGURE 19. PRIMARY RENTAL MARKET, SURREY, 2014 TO 2024



Source: CMHC Rental Market Survey, 2014-2024

Loss of Older Rental

During the 2022 HNR engagement process, focus group participants expressed concern over the loss of smaller, inexpensive units due to redevelopment. Newer units that replace older stock tend to be far more expensive. In 2023, the median rent for units in buildings built before 1960 was \$1,244; for buildings constructed between 1960 and 1979, \$1,326; for buildings built between 1980 and 1999, \$1,620; and for buildings constructed in 2000 or later, \$2,038.

Most of Surrey’s primary rental stock was built between 1970 and 1979, with minimal new stock built in the decades since then. These trends are typical of BC communities as changes to federal incentives for rental housing slowed down or stopped investment in rental housing in most communities between the 1980s and early 1990s.

Given the age of rental stock, many rental buildings may be aging and either require renovations or are at risk of redevelopment due to combined pressures in the overall market and good accessibility to transit and other amenities. As older rental buildings in Surrey tend to have significantly lower rents compared to units in new buildings, redevelopment can lead to a loss of affordable housing. This kind of redevelopment can put many low-income families and individuals at risk of homelessness and displacement.

At present, most purpose-built units are in low-rise apartment buildings (**Table 8**). The majority of Surrey’s primary rental stock is in Whalley (48%) and Guildford (24%) (**Table 9**).

TABLE 8. PRIMARY RENTAL MARKET BY STRUCTURE TYPE, SURREY, 2024

Primary Rental Units (Purpose-Built Rental)	Units	Percentage
High rise apartments	1,379	14%
Low rise apartments	8,041	83%
Townhouses	215	2%

Source: City of Surrey Planning and Development, 2024

Notes: This data is slightly different than the CMHC rental data so totals will not add up. Primary market rentals do not include rental units in seniors' housing developments. Low-rise apartments also include rental units built over commercial / industrial areas.

TABLE 9. PRIMARY RENTAL MARKET BY NEIGHBOURHOOD, SURREY, 2024

Neighbourhood	Population	Units	Percentage
Cloverdale	73,355	484	5%
Fleetwood	65,565	391	4%
Guildford	64,985	2,289	24%
Newton	159,390	1,065	11%
South Surrey	88,445	791	8%
Whalley (includes City Centre)	110,880	4,716	48%
Total	562,635	9,736	

Source: City of Surrey Planning and Development, 2024

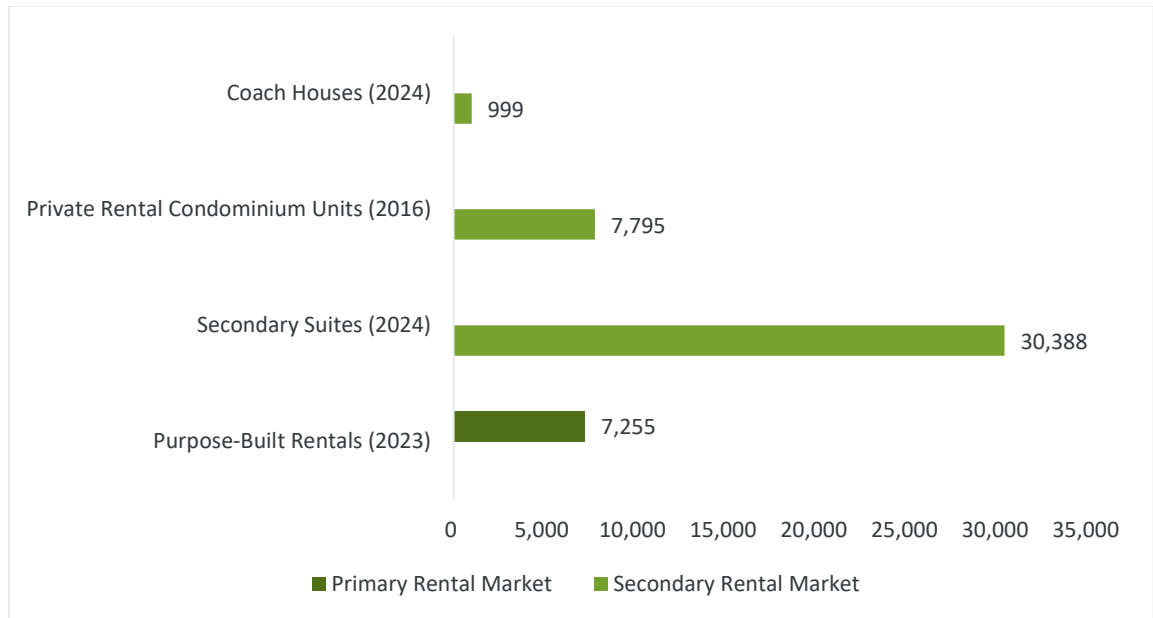
4.5 Secondary Rental Stock

Complete data on secondary rental housing stock is not available as there is no central database that consistently measures it. In 2024, the City estimated at least 31,387 secondary rental market units, including 30,388 secondary suites and 999 coach houses. This estimate does not include rented condominiums, which most recent data from 2016 estimated 7,795 units.

Figure 20 reflects the most recent counts of various parts of Surrey’s primary and secondary rental markets. Data on private rented condominium units is from 2016 due to the lack of more recent available data.

Based on the available data, secondary suites appear to make up nearly two-thirds of Surrey’s total rental housing stock.

FIGURE 20. PRIMARY AND SECONDARY RENTAL MARKET, SURREY



Source: City of Surrey City of Surrey Planning and Development, 2024 (Secondary Suites and Coaches Houses); CMHC Rental Market Survey, 2013-2023; Statistics Canada, 2016 (Private Rental Condominium Units)

Due to challenges in data collection, the actual number of units in the secondary market is likely higher than the estimates provided in **Figure 20**. The size of the secondary rental market could even be as high as 50,428 when comparing the number of rental households reported by the Census with the number of purpose-built rental units in 2021.

Table 10 provides a comparison of Surrey’s secondary rental market with other large communities across BC. This table highlights Surrey’s relatively high percentage of secondary rental market units as a percentage of its total market units.

TABLE 10. SECONDARY RENTAL MARKET ESTIMATE OF SURREY AND COMPARABLE COMMUNITIES, 2021

	Rental Units in Primary Rental Market (2021)	Renter Households (2021)	Estimate of Secondary Rental Market (Renter Households Minus Primary Rental Market)	
			#	%
Surrey	6,147	56,575	50,428	89%
Abbotsford	4,777	16,635	11,858	71%
Burnaby	11,539	39,950	28,411	71%
Coquitlam	3,648	17,155	13,507	79%
Kelowna	6,941	21,955	15,014	68%
Richmond	3,443	23,275	19,832	85%
Vancouver	60,613	166,490	105,877	64%

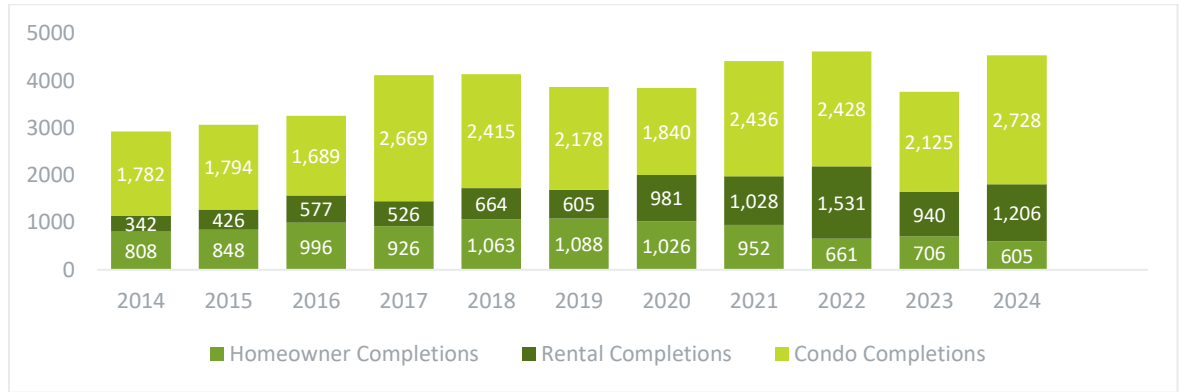
Source: Statistics Canada, 2021 Census, Custom Data Organization (Renter Households); CMHC Rental Market Survey, 2021 (Rental Units)

4.6 Development Trends

Over the past 10 years, housing completions in Surrey have ranged from approximately 3,000 to 4,500 units per year, with the majority being condo units. (Source: CMHC Housing Market Information Portal). A majority of this development has been for condominiums (Figure 21).

Between 2014 and 2024, the fastest growing structure types in Surrey were apartments, row houses, and single detached houses with suites (Figure 22). This stock contributes to housing diversity in the region.

FIGURE 21. HOUSING COMPLETIONS BY TENURE, SURREY, 2014 TO 2024*

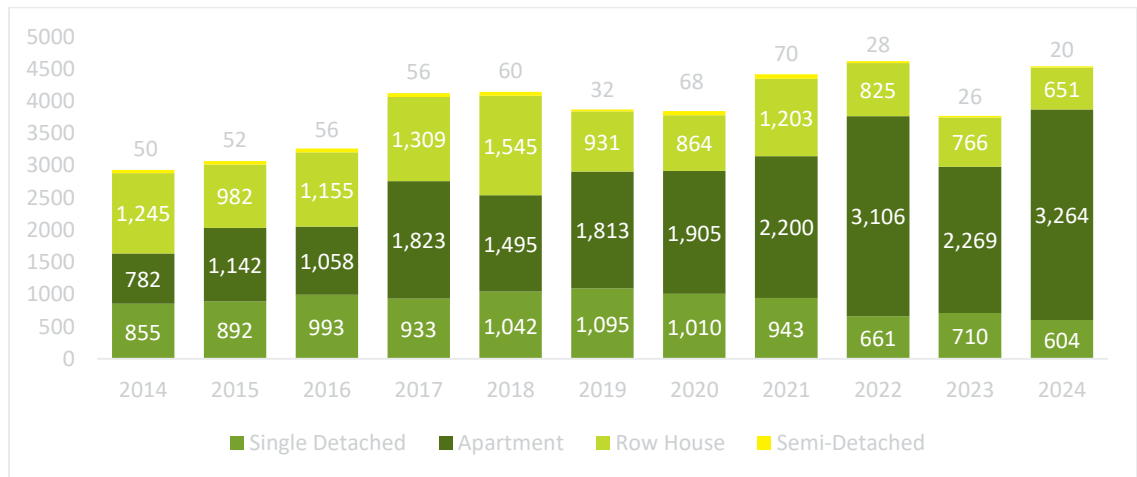


Source: CMHC Rental Market Survey, 2014-2024

*Note that CMHC uses the term “homeowner” to refer primarily to single-detached homes.

*Note that CMHC includes secondary suites in rental completions. While this graph shows an increase in rental housing in recent years, this is predominantly through new secondary suites, not purpose-built rental apartments.

FIGURE 22. HOUSING COMPLETIONS BY STRUCTURE TYPE, SURREY, 2014 TO 2024



Source: CMHC Rental Market Survey, 2014-2024

Surrey has seen substantial redevelopment in its neighbourhoods. From 2014 to 2024, approximately 6,262 units were demolished, with majority of those units being located in Newton, South Surrey, and Whalley.

Most demolitions in Surrey have been single-detached houses on properties being redeveloped (Table 12). While these demolitions likely lead to more dense forms of development with a net increase of units, the reduction in single-detached housing may also reduce the supply of secondary suites in the community, an important source of rental housing.

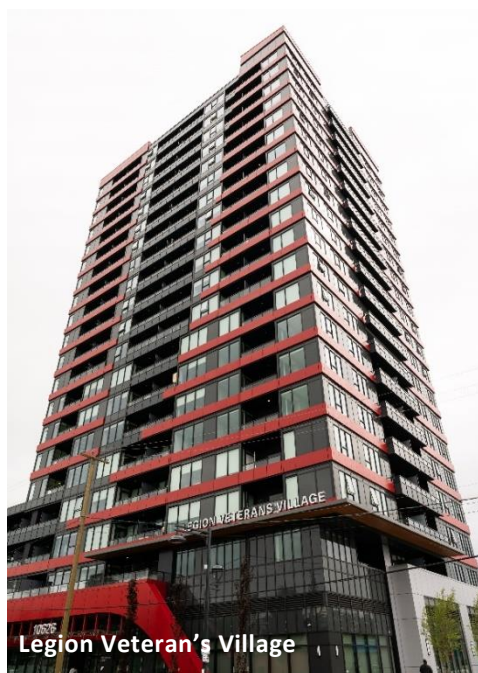


TABLE 11. DEMOLITIONS BY NEIGHBOURHOOD, SURREY, 2014-2024

Neighbourhood	Units Demolished	Percentage
Cloverdale	547	9%
Fleetwood	589	9%
Guildford	530	8%
Newton	1,366	22%
South Surrey	1,432	23%
Whalley	1,798	29%
Total	6,262	

Source: City of Surrey Planning and Development, 2024

TABLE 12. DEMOLITIONS BY STRUCTURE TYPE, SURREY, 2014-2024

Structure Type	Units Demolished	Percentage
Single Family House	5,726	91%
Mobile House	181	3%
Duplex	156	2%
Low Rise Apartment	126	2%
Townhouse	51	1%
Secondary Suite	20	0%
Coach House	2	0%

Source: City of Surrey Planning and Development, 2024

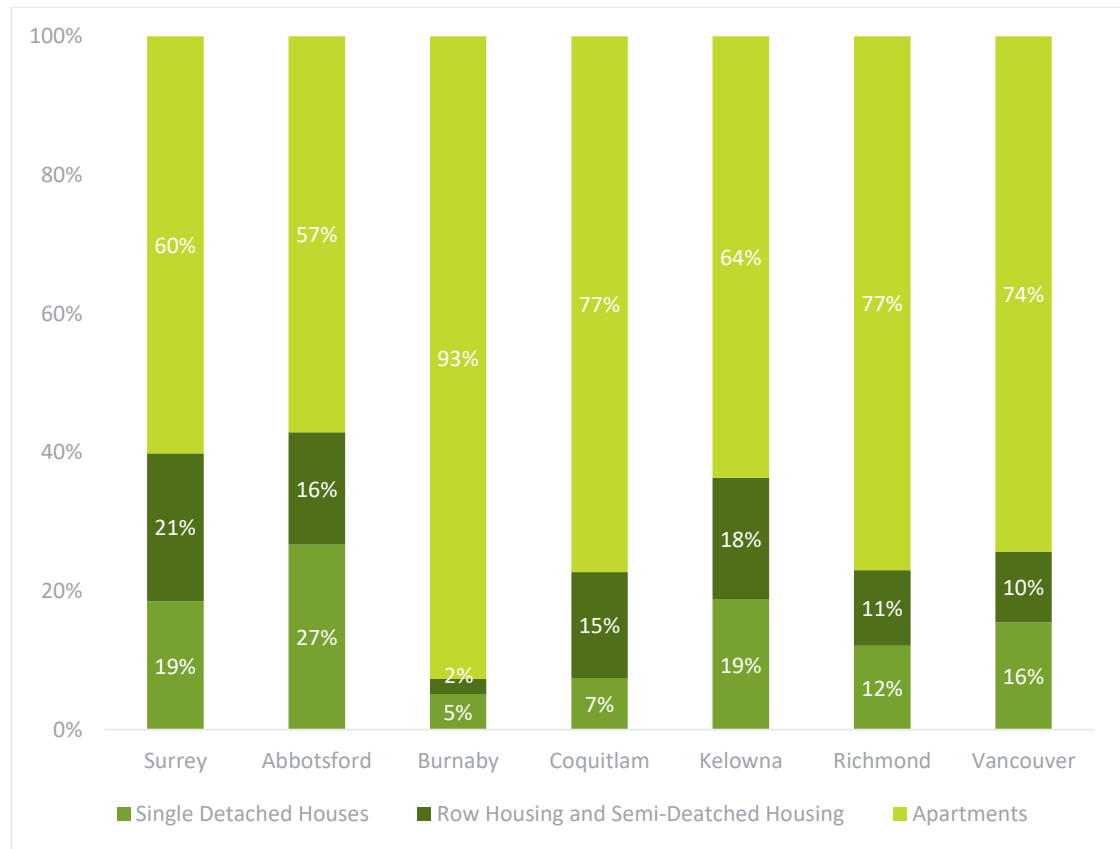
4.7 Community Comparison: Structure Types

As noted in Section 4.1, between 2014 and 2024, Surrey's fastest growing structure types were apartments, row houses, and single detached houses with suites. This stock contributes to housing diversity in the region.

Introduced in November 2023, Bill 44 requires local governments to update their zoning regulations to permit small-scale multi-unit housing (SSMUH) by June 30, 2024. As a result, the Surrey is expected to see an increase in secondary suites in single-family dwellings, ADUs, triplexes, townhomes, and house-plexes.

Figure 23 show trends for single-family houses, secondary suites, row houses, and apartments in Surrey compared to BC's other largest communities.

FIGURE 23. HOUSING COMPLETIONS FOR SURREY AND COMPARABLE COMMUNITIES, 2024



Source: CMHC Starts and Completions Survey, 2024

4.8 Community Comparison: New Housing Supply

CMHC data for 2014 to 2024 shows Surrey’s average annual number of housing completions is 3,782 per year, outpacing the six other largest communities in BC, except for the City of Vancouver (**Table 13**).



TABLE 13. HOUSING COMPLETIONS FOR COMPARABLE COMMUNITIES, 2014-2024

MUNICIPALITY	5 YEAR AVERAGE	10 YEAR AVERAGE
Surrey	4,177	3,872
Abbotsford	852	811
Burnaby	3,457	2,837
Coquitlam	1,769	1,507
Kelowna	1,795	1,444
Richmond	1,584	1,896
Vancouver	5,249	5,422

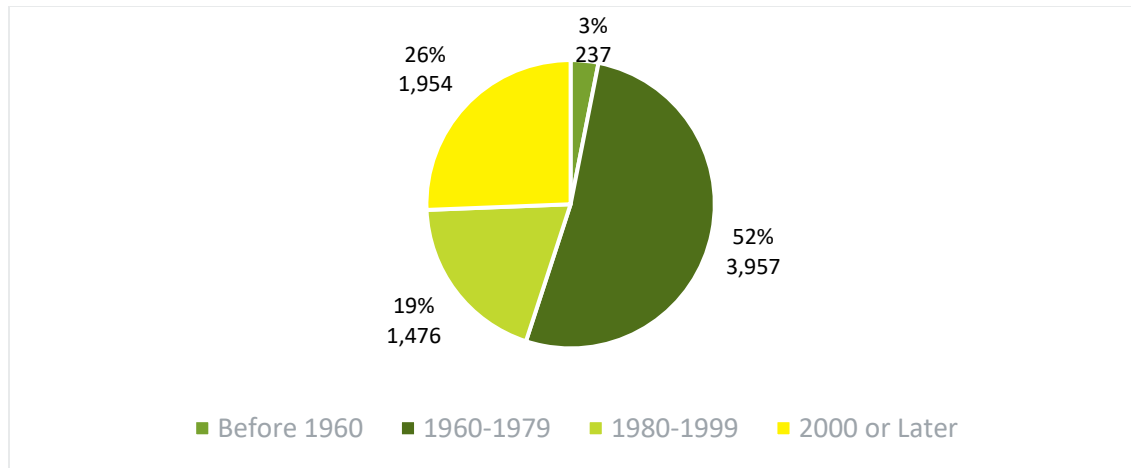
Source: CMHC Starts and Completions Survey, 2024

4.9 Primary Rental Development

Over half (52%) of Surrey’s purpose-built rental stock was built between 1961 and 1979 (**Figure 24**). Much of this older rental stock may be at risk of redevelopment which would have a twofold impact. First, newer rental units are likely to be more expensive to rent, due to the cost of land, building, and development. Second, the loss of older, less expensive units reduces the stock of affordable housing options in the community and displaces residents.

While rental development in the primary rental market slowed between the 1980s and 2000s, this trend appears to have reversed. (**Figure 24**). The most recent data as of October 2024 indicates that there are 44 private market rental housing projects with 6,202 units in various stages of planning and development. Of these, 786 will be rented at below-market rates (**Table 14**). The tenure of these new rental projects is typically secured for 20-60 years, meaning that after this time period has passed, they may be converted to strata units. However, Surrey has a policy that prohibits conversion of strata units if the vacancy rate is less than 4%. In contrast, older rental units typically do not have time limits on their rental tenure.

FIGURE 24 PRIMARY RENTAL MARKET UNITS BY YEAR OF CONSTRUCTION, SURREY, OCTOBER 2024



Source: CMHC Rental Market Survey, 2024

TABLE 14. STATUS OF PRIMARY RENTAL MARKET PROJECTS, OCTOBER 2024

Status of Rental Projects	# Market Rental Projects in Development	# Market Rental Units	# Below Market Rental Units	Total # of Proposed Units
Under Construction	7	1,018	141	1,159
Final Approval	6	641	83	724
3rd Reading or Conditional Approval	20	2,343	190	2,533
Pre-Council or Initial Review	11	1,414	372	1,786
Total	44	5,416	786	6,202

Source: City of Surrey Planning and Development, 2024

4.10 Non-Market Housing Stock

Non-market housing refers to housing that is protected from market forces. It is generally owned and operated by non-profit or government agencies. Non-market housing includes a diverse range of housing types, as shown in **Table 15**. Non-market housing can provide supports for specific needs (e.g., transitional or supportive housing) and/or it may offer more affordable rents than can be found in the private market (e.g., low-income seniors or family housing). In Surrey, 8.9% of renter households (5,035 in 2021) access rental subsidies or live in subsidized housing (based on self-reported data).

Non-market housing is an important part of the housing system because it offers affordable and appropriate housing options for those with lower incomes and/or who require supports in place.

Table 15 shows a total of 6,349 non-market housing units in Surrey as of 2024. Approximately 4,601 of these units have a financial relationship with BC Housing and were counted in BC Housing’s non-market inventory.

Per capita, Surrey has fewer BC Housing-affiliated non-market units than Metro Vancouver, indicating it is underserved: there are 0.8 units per 100 people in Surrey versus 1.7 units per 100 people in Metro Vancouver.

TABLE 15. NON-MARKET HOUSING STOCK, SURREY, 2024

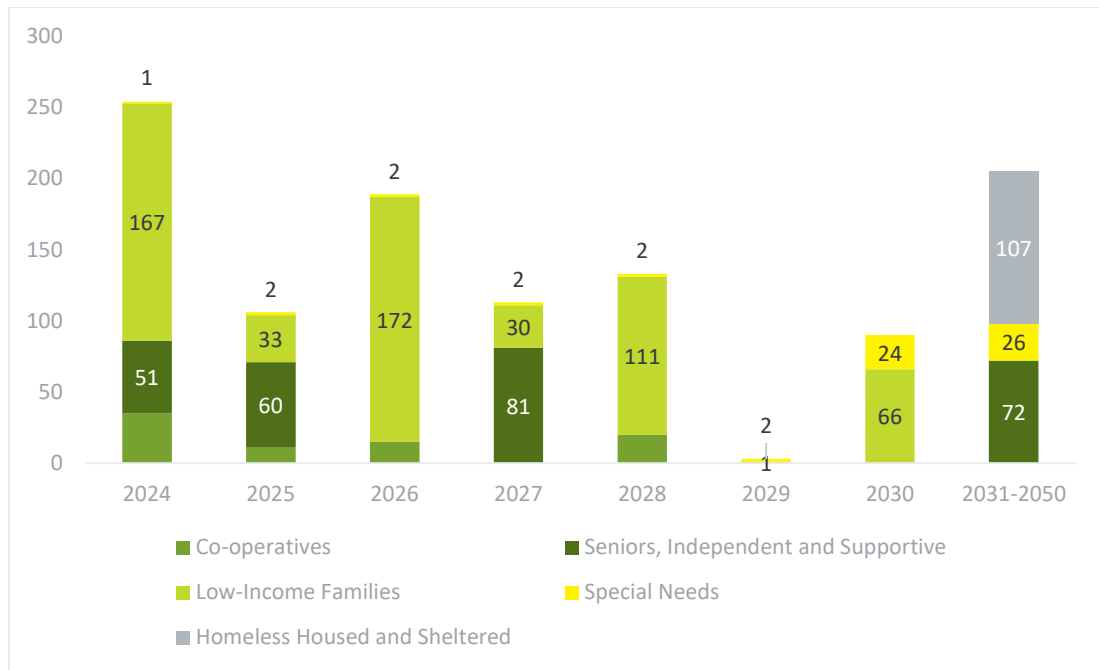
Housing Type	Number of Units
Emergency Shelters and Women's Safe Houses / Transition Houses	536
Purpose-built Shelters	142
Non-purpose-built Shelters	300
Women's Safe Houses / Transition Houses	72
Youth Safe Houses	6
Temporary Mats	16
Transition and Supportive Housing	1,084
Transition Housing	32
Post-Corrections	46
Women's Second Stage	63
Youth Transition	43
Long-term Supportive	591
Transitional Supportive Recovery	75
Licensed Addictions Treatment and Supportive Recovery Services	149
Registered Mental Health	85
Co-op and Non-Profit	3,074
Co-op Housing	821
Non-Profit Affordable Housing	1,955
Indigenous Non-Profit Affordable Housing	298
Seniors	1,655
Non-Market Seniors Independent Housing	962
Non-Market Seniors Supportive Housing	693
Total	6,349

Source: City of Surrey Planning and Development, 2024
See appendix for a list of non-market housing projects

Figure 25 depicts social housing units in Surrey with expiring operating agreements with BC Housing between 2024 and 2050. Over the next six years, there will be 580 low-income family social housing units with expiring agreements as well as 264 seniors, independent, and supportive housing facilities with expiring agreements.

When these agreements expire, the non-profit society or co-op are expected to be financially self-sufficient, having repaid their mortgage. As of 2024, the City of Surrey has not encountered any projects facing challenges related to expiring operating agreements. This may suggest that these projects were self-sufficient at time of agreement expiry or successfully implemented other options to improve revenue, raise capital, address operational efficiencies, or transfer assets to achieve viability while maintaining affordability. Ongoing monitoring of these agreements, particularly for small projects and those with a high percentage of Rent Geared to Income (RGI) units, is crucial to identifying potential risks to affordable housing and ensuring prompt intervention if necessary.

FIGURE 25. SOCIAL HOUSING UNITS IN SURREY WITH EXPIRING HOUSING AGREEMENTS



Source: Metro Vancouver Housing Data Book, 2023

Co-op Housing

Co-operative housing (or co-ops) is another important source of non-market housing. In BC, most co-ops are non-profit rental buildings co-managed by the tenants (called members) and regulated by the Province’s Cooperative Association Act. When someone moves into a co-op building, they purchase shares to join, participate in electing directors to govern the building and help take care of maintenance and other activities to support the community. Many co-ops include a range of incomes and household types.

Table 16 shows that there was a total of 821 co-operative housing units in Surrey as of 2024 and that most were two- and three-bedroom units. In many communities, including Surrey, co-op housing is an important source of family-sized housing. Many co-ops have rules that allocate unit size based on household size.

Most co-ops in BC were built between 1973 and 1993, when federal supports for co-op housing were in place. Very few have been built since due to the challenge of funding this type of housing.

TABLE 16. CO-OPERATIVE HOUSING UNITS BY NUMBER OF BEDROOMS, SURREY, 2024

Cooperative Developments	Total Units	One Bedroom Units	Two Bedroom Units	Three Bedroom Units	Four Bedroom Units	Five Bedroom Units
14	821	134	385	245	53	4

Source: City of Surrey Planning and Development, 2024



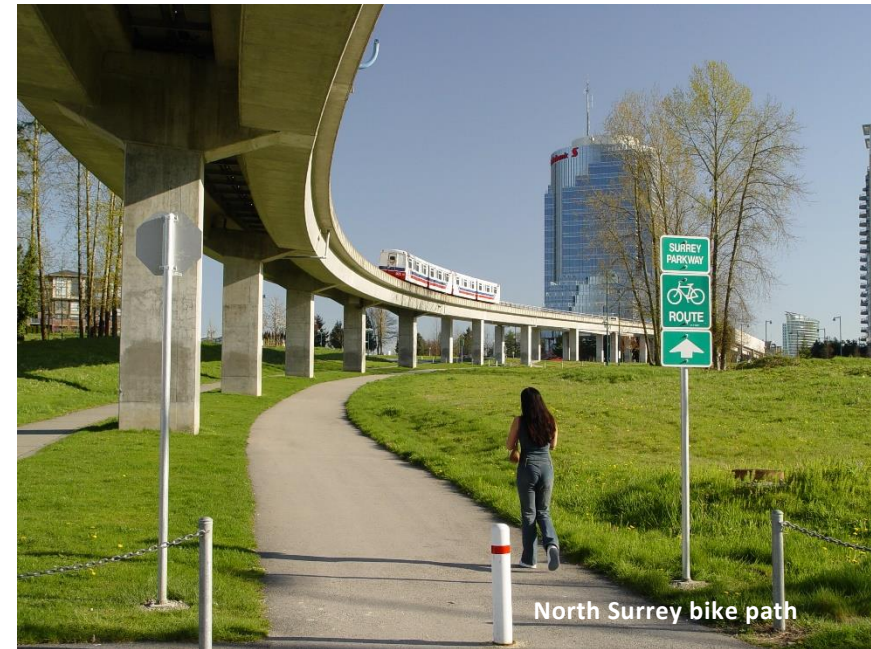
4.11 Housing and Transit

As Surrey's population grows, there is increasing opportunity to align affordable housing with transit infrastructure.

Housing and transportation choices are closely linked and represent the two largest expenditures for most households. The cost of owning and operating a vehicle is much higher than the cost of taking transit or using ride-share options. Locating affordable housing for low- and moderate- income households near frequent transit services provides an opportunity for households to reduce their transportation costs and car dependency and improves access to employment and services.

Key current and upcoming housing and transit initiatives include:

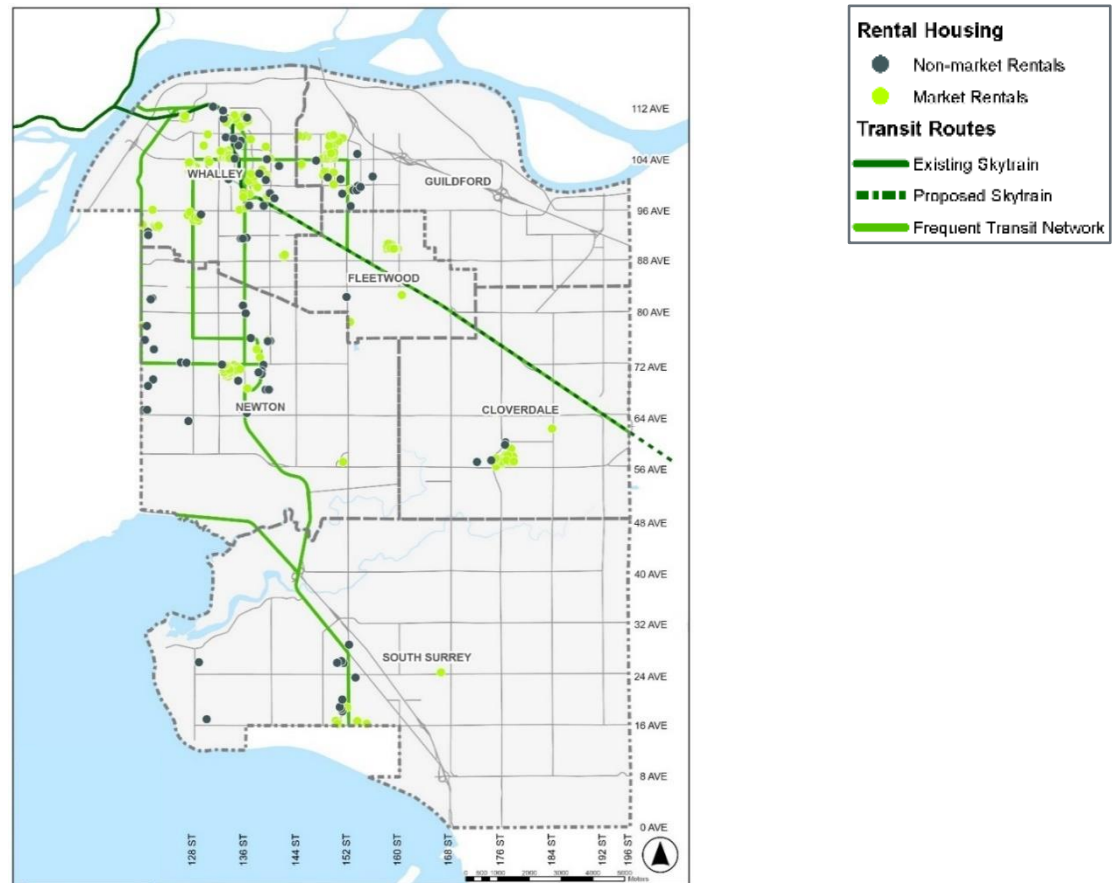
- The introduction of rapid bus service along King George Boulevard and Scott Road. This is supported by land use planning to ensure the densification of new homes and destinations along these corridors.
- Changes in zoning regulations to permit up to six residential units within 400 m of all frequent bus service. This encourages homeowners in these areas to intensify their properties where residents can easily access transit service.
- The imminent construction of the SkyTrain extension from City Centre to the City of Langley will open up new rapid transit areas. To ensure that growth promotes transit ridership, new land use plans are being developed along Fraser Highway.
- Urban Centres and Frequent Transit Development Areas continue to be priority locations for affordable rental housing units, as outlined in the Regional Growth Strategy Metro 2050.



Collaboration between the City, TransLink, the Province, and other key stakeholders will be essential in implementing these policies and leveraging available land for affordable housing development. These efforts will build on existing strategies like the Metro Vancouver Affordable Housing Strategy and Surrey's own housing initiatives, ensuring that affordable housing and transit infrastructure go hand-in-hand for a more connected and equitable community.

Figure 26 shows the location of purpose-built market and non-market rental units relative to Surrey's Frequent Transit Network (FTN). The FTN is a network of corridors where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. People traveling along FTN corridors can expect convenient, reliable, easy-to-use services that are frequent enough that they do not need to refer to a schedule. Approximately 88% of non-market rentals and 89% of market rentals are within 1km on either side of Surrey's FTN. While much of this stock is near the existing FTN, there are currently few rental units along the proposed new Surrey-Langley SkyTrain corridor. As areas around the proposed new Surrey-Langley SkyTrain corridor develop, Surrey will continue to explore opportunities to ensure future rental stock is in close proximity to transit.

FIGURE 26. PURPOSE-BUILT RENTAL STOCK AND TRANSIT, SURREY, 2025



Housing and the Surrey-Langley SkyTrain Line

In 2023, Bill 47 came into effect, requiring municipalities to designate Transit-Oriented Areas (TOAs) around transit hubs. These areas are defined as locations within 800 meters of a rapid transit station or 400 meters of a bus exchange. In TOAs, the province has specified minimum allowable residential density and height based on the prescribed distance from transit hubs, the type of transit hub, and municipality size, population, and location. The areas around all eight planned stations on the Surrey-Langley SkyTrain project are designated TOAs.

In February 2020, TransLink and the City of Surrey signed the Surrey-Langley SkyTrain (SLS) Supportive Policies Agreement. The purpose of the Agreement is to confirm the policy commitments which are outside the direct scope of the transportation infrastructure project but will have a significant impact on the achievement of the project's objectives. One of the project's objectives is to increase

access to a range of housing options along the SLS Transit Corridor.

The Agreement highlights the development of affordable housing policies to encourage a diversity of housing along the SLS Transit Corridor. The policies will encourage and support an appropriate range of affordability levels, unit sizes, tenures, levels of support for residents, and types of structures, and include approaches to preserving and/or replacing existing rental housing stock.

The SLS Supportive Policies Agreement notes that the City and TransLink will continue to support existing initiatives and policies including the Metro Vancouver Affordable Housing Strategy, Master Plan for Housing the Homeless in Surrey (which has now been superseded by the Homelessness Prevention and Response Plan), Surrey Affordable Housing Strategy and related City housing policies, as well as the Surrey Housing Needs Report.

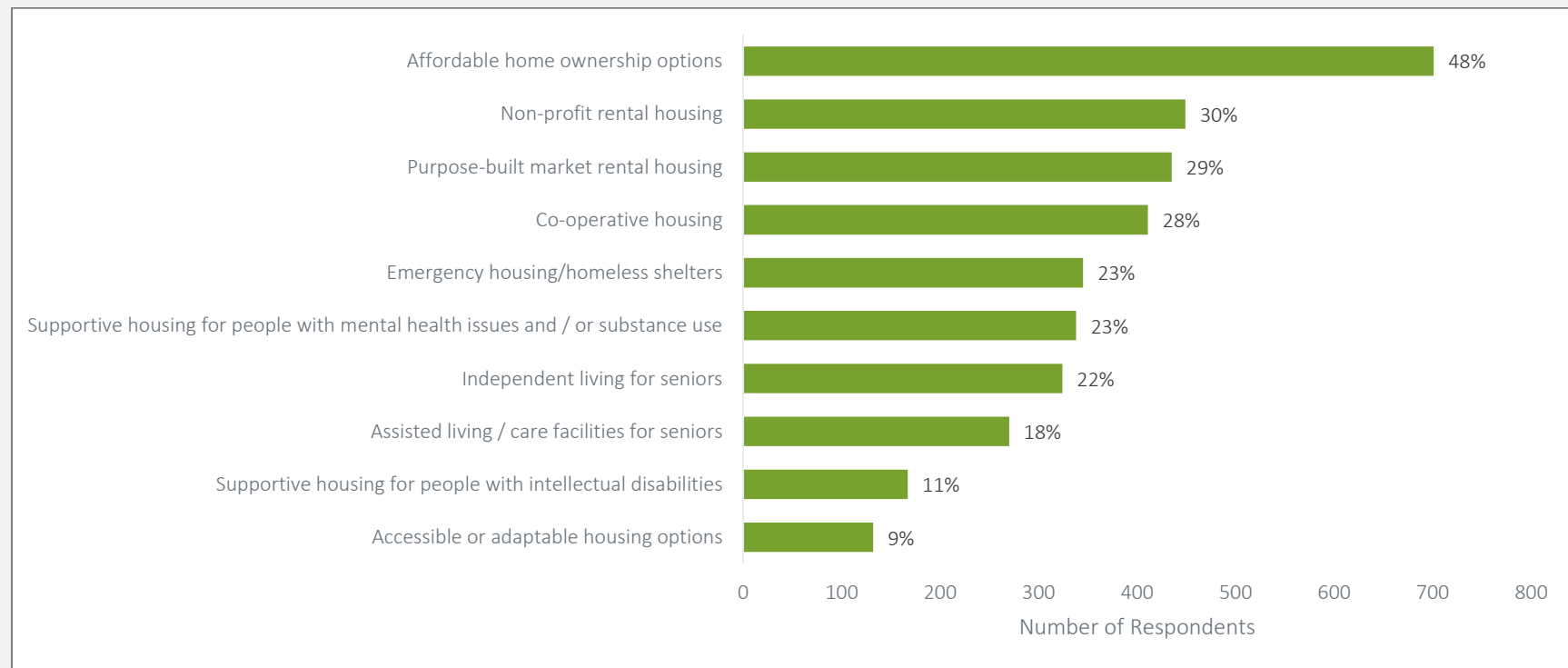


4.12 2022 HNR Engagement: What We Heard

4.12.1 SUPPLY

In 2022, online survey respondents were asked which housing types were insufficient in supply in Surrey. The most common response was affordable home ownership options (48%), followed by non-profit rental housing (30%), purpose-built market rental housing (29%), and co-operative housing (28%).

FIGURE 27. ONLINE SURVEY RESULTS: TOP 10 HOUSING TYPES THAT ARE INSUFFICIENT IN SUPPLY



4.12.2 NEIGHBOURHOOD SAFETY

One of the most significant challenges reported by both renters and owners in the 2022 survey, is not feeling safe in their neighbourhoods. There was a particular concern over the lack of streetlights and sidewalks in some neighbourhoods and the visibility of drug use.

4.12.3 TRANSIT

A recurring theme throughout the 2022 engagement process was a lack of housing options near transit to support easy access to jobs, amenities, and services. Many felt that renters were living far from key transit hubs and were disproportionately affected by a lack of housing options near transit. This was a top concern for residents and stakeholders in the engagement process and the number one challenge for renters who responded to the surveys.

Surrey-Langley SkyTrain Corridor

As part of the 2022 engagement process, a workshop was held with staff from the City, TransLink, and the Province to discuss housing needs along the new Surrey-Langley SkyTrain Corridor.

The key findings from the workshop are summarized below.

- Gaps / areas of concern:
 - Land speculation in anticipation of the new SkyTrain line is driving up land costs along the new transit corridor.
 - While there are few rental buildings along the new Skytrain corridor, rising property values may incentivize redevelopment, displacing lower-income renters.
 - Many neighbourhoods along the corridor are low density and may face resistance to increased development.
- Opportunities:
 - Affordable rental options in redevelopments that are within walking distance of SkyTrain stations
 - Increased amenities and services in this area that can be accessed by walking, biking, or transit
 - Integrated housing and active transportation in planning for the Corridor
 - Plan for diversity of unit types, affordability levels, and tenures
 - Manage speculation
 - Proactively manage communication with residents about residential development

5 CORE HOUSING NEED

5 Core Housing Need

Key Findings

- **Core Housing Need Increased in Surrey**
From 2016 to 2021, the number of households in core housing need increased by 3,255. Renters contributed to a majority of this growth, as the number of renter households in core housing need increased by 1,915. The number of owner households in core housing need increased by 1,340.
- **Approximately 9% of renter households are in extreme core housing need**
Households in extreme core housing need are facing at least one housing challenge, spend more than 50% of household income on housing, and can't afford the median rent in the community. These households are living month-to-month and are most at risk of homelessness should major expenses or job loss occur. In 2021, 9% of renter households were in extreme core housing need, representing 4,860 households.
- **Renters face greater unaffordability**
In 2021, 22% of renter households (12,650 households) spent 30% or more of gross household income on housing costs, meaning their housing was unaffordable.
- **Overcrowding is common among renters**
In addition, 19% of renter households (10,475 households) lived in overcrowded housing, a significant portion compared to the regional average of 13%. This may be in part due to fewer available and/or large units suitable for families.
- **Owners and Renters Face Similar Rates of Housing Inadequacy**
Approximately 2% of owner households (2,620 households) and 3% of renter households (1,420 households) lived in housing in need of major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors, or ceilings.
- **Disparities in Core Housing Need**
Among the measured priority groups, lone parent-led (women+) households experience the highest rate of core housing need at 32%, followed by refugee-led households at 26%. Among measured renter household groups, senior-led renter households showed the highest rate of core housing need at 40%. Among measured renters, individuals living alone experienced the highest rate of core housing need at 40%.

5.1 What is Core Housing Need?

CMHC looks at three indicators to understand core housing need⁶:

- **Adequacy** - Housing is considered adequate when it isn't in need of major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors, or ceilings.
- **Suitability** - Housing is considered suitable when there are enough bedrooms for the size and make-up of resident households. This is according to National Occupancy Standard (NOS) requirements.
- **Affordability** - Housing is considered to be affordable when housing costs less than 30% of before-tax household income.

CMHC defines **core housing need** as a household whose housing falls below at least one of the adequacy, affordability, or suitability standards and who would have to spend 30% or more of its before-tax income to afford the median rent of an alternative unit that is acceptable.

Those in **extreme core housing need** meet the definition of core housing need and spend 50% or more of their income on housing. Households in extreme core need are sometimes considered at-risk of homelessness because of the high proportion of their incomes going to housing. These households would be heavily impacted by job loss or a major unexpected expense.

⁶ CMHC. (2019). Identifying Core Housing Need. Retrieved from: www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-research/core-housing-need/identifying-core-housing-need

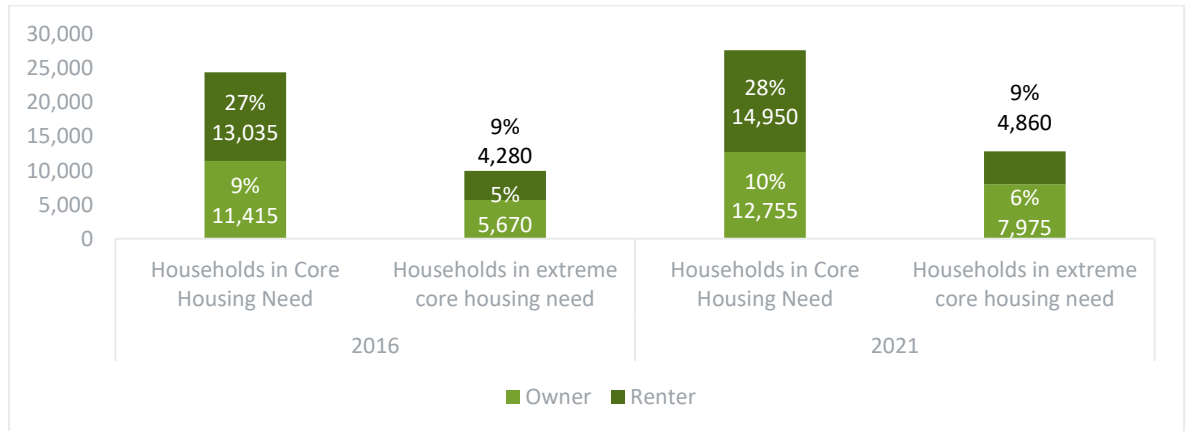
5.2 Core Housing Need in Surrey

Approximately 15% of households in Surrey were in core housing need in 2021. This number has likely increased since 2021, as there were temporary income supplements available during the pandemic for lower income households. These income supplements likely temporarily increased household incomes, leading to a larger pool of households surpassing affordability requirements.

Core Housing Need was much higher for renters than owners in Surrey. **Figure 28** shows a comparison of renters and owners in core housing need in Surrey in 2021 and 2016. The data shows that in 2021, 28% of renter households were in core housing need, and 9% of renter households were in extreme core housing need (spending 50% or more of household income on rent).

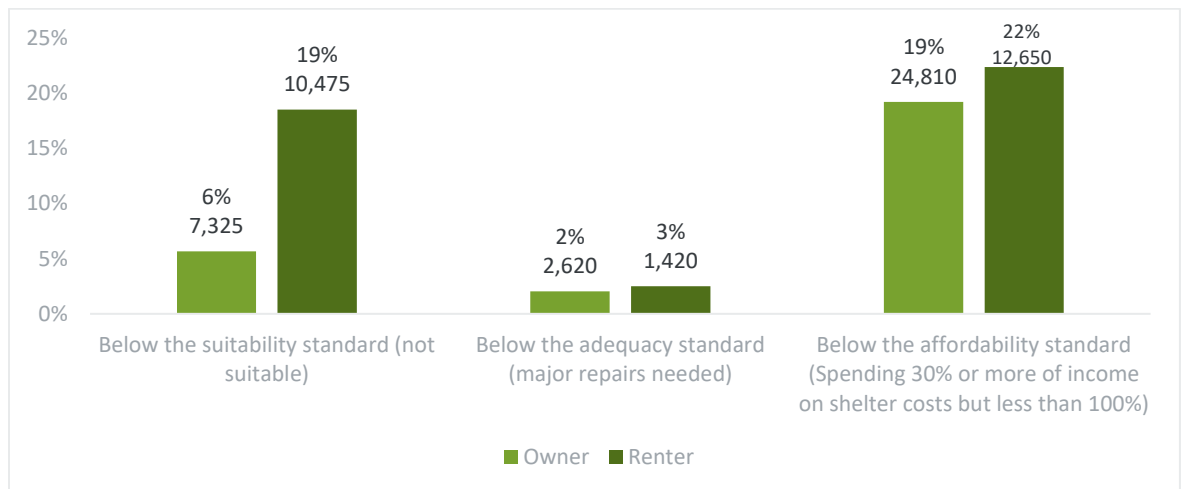
Renters also experienced higher rates of unsuitable, inadequate, and unaffordable housing (**Figure 29**). However, in total numbers there are still more owners that live in inadequate and unaffordable housing compared to renters due to the fact that the majority (70%) of Surrey households are owners.

FIGURE 28. HOUSEHOLDS IN CORE HOUSING NEED AND EXTREME CORE HOUSING NEED BY TENURE, SURREY, 2016 AND 2021



Source: Statistics Canada, 2016 Census of Population, 2021 Census of Population

FIGURE 29. HOUSEHOLDS BELOW HOUSING STANDARDS, SURREY, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization

Surrey experiences core housing needs at rates similar to those of the six other largest communities in BC

Figure 30 shows the percentage of households in core housing need, including the percentage of owner and renter households, among the seven largest communities in BC.

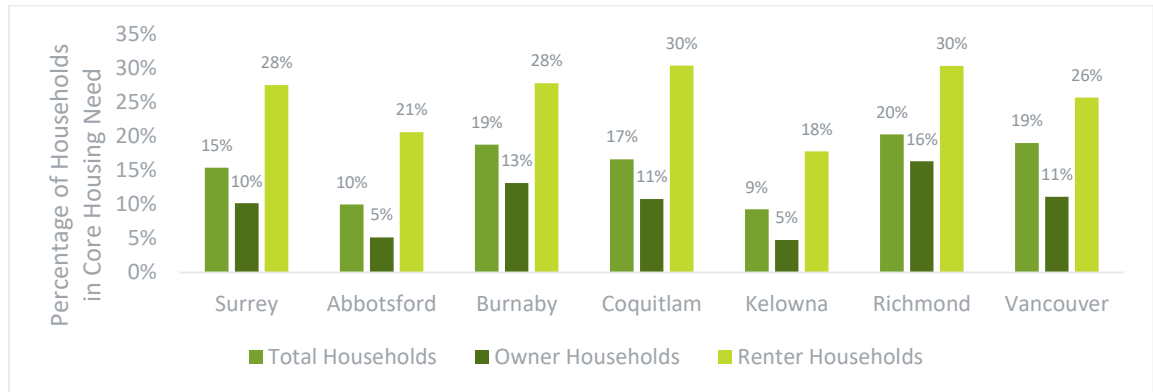
Among the seven largest communities in BC, Surrey has the fifth highest rate of core housing need among all households, the fifth highest rate among owner households, and the fourth highest rate among renter households.

Surrey has a relatively high number of households in core housing need, with a notable balance between owner and renter households.

Figure 31 shows the total number of households in core housing need among the seven largest communities in BC.

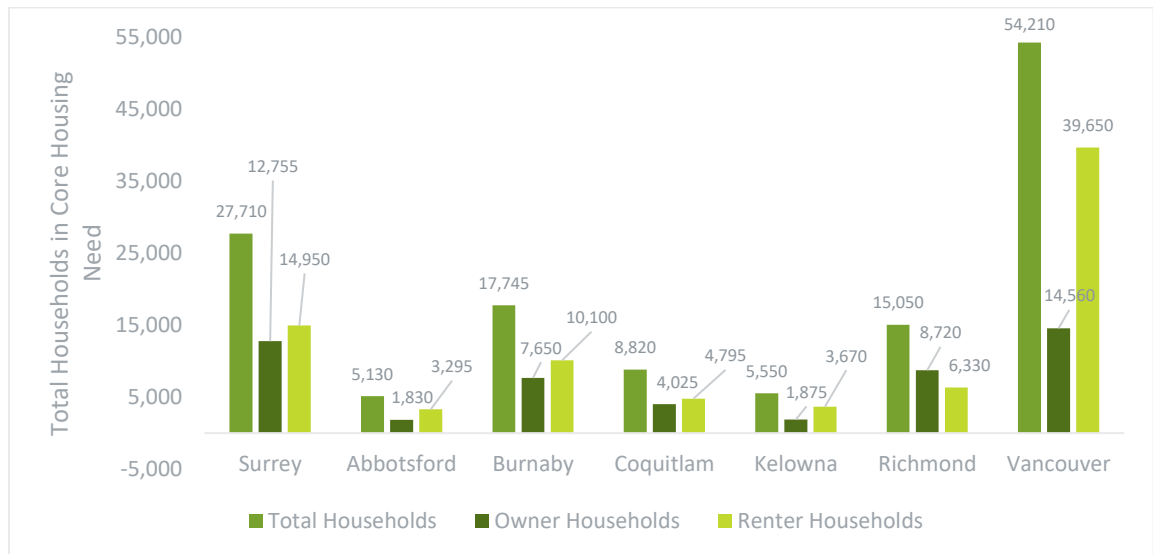
Among the seven largest communities in BC, Surrey has the second highest number of households in core housing need (27,710), showing a more balanced distribution between owner (12,755) and renter (14,950) households. In contrast, Vancouver has the highest total number of households in core housing need, with a significant majority being renter households.

FIGURE 30. PERCENTAGE OF HOUSEHOLDS IN CORE HOUSING NEED, SURREY AND COMPARABLE COMMUNITIES, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization

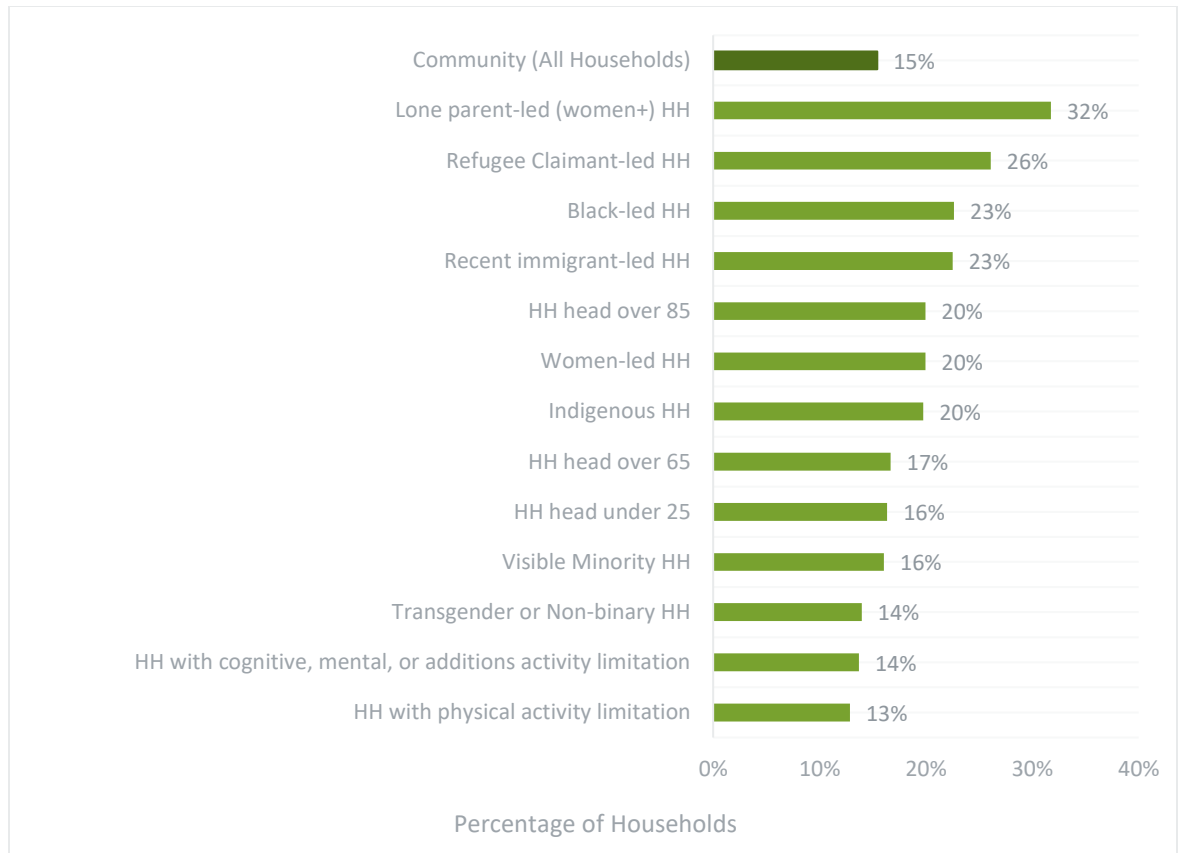
FIGURE 31. TOTAL HOUSEHOLDS IN CORE HOUSING NEED, SURREY AND COMPARABLE COMMUNITIES, 2021



Source: Statistics Canada, 2021 Census, Custom Data Organization

Figure 32 displays the rate of core housing need by specific demographic populations in Surrey. This graph highlights the disparities in housing need among various household (HH) types in Surrey. Lone parent-led (women+) households experience the highest housing need at 32%, followed by refugee claimant-led⁷ households at 26%. Black-led and recent immigrant-led households⁸ each report a housing need of 23%, emphasizing the challenges faced by minority and newcomer groups. Older adults, particularly those over 85, show a housing need of 20%, as do women-led and Indigenous households. Youth-led households (under 25) and visible minority households also face significant challenges, both at 16%. This data underscores the urgent need for targeted housing interventions to support specific population groups.

FIGURE 32. CORE HOUSING NEED BY PRIORITY POPULATION, SURREY, 2021



Source: UBC Housing Assessment Resource Tools (HART), 2021

⁷ “Recent Immigrant-led HH” uses the census definition in which the primary household maintainer first obtained their landed immigrant or permanent resident status from January 1, 2016, to May 11, 2021

⁸ “Refugee claimant-led HH” uses the census definition in which the primary household maintainer was granted for the first time the right to live in Canada permanently by immigration authorities, under the category of refugee, between January 1, 1980 and May 11, 2021. This applies only to successful refugee claimants, and Government-Assisted Refugees. This does not include all people who have ever claimed refugee status.

Table 17 displays additional data that was available for renter households. This table highlights particularly high numbers of renter households in core housing need for households with at least one person with an activity limitation, immigrant households, and households with at least one child less than 18 years old. Of the six measured groups, senior-led households had the highest rate of renter households in core housing need (40%).

Table 18 displays additional data that was available for individual renters. This table highlights key priority populations, each with rates of core housing need that exceed the rate for all renters across the city. Almost half of individuals in lone parent renter families were in core housing need, both for men+ and women+. Senior renters and individuals living alone, also experience noticeably higher rates of core housing need compared to the broader renter community.

TABLE 17. CORE HOUSING NEED RATE OF RENTER HOUSEHOLDS BY PRIORITY POPULATION, SURREY, 2021

	Renter Households In Core Housing Need	
	#	%
Community (All Renter Households)	14,950	28%
Household Has at Least One Person With Activity Limitations	8,160	30%
Immigrant	6,805	29%
Household Has at Least One Child Less Than 18 Years Old	5,385	31%
Lone Parent Households	3,220	31%
Age of Primary Household Maintainer (65+)	3,030	40%
Indigenous Households	925	29%

Source: Statistics Canada, 2021 Census, via Housing Market Information Portal

TABLE 18. CORE HOUSING NEED RATE OF RENTERS BY PRIORITY POPULATION, SURREY, 2021

	Individual Renters In Core Housing Need	
	#	%
Community (All Renters)	35,010	24%
Individuals Living Alone	5,755	40%
Women+, 65 years and over	2,185	34%
Men+, 65 years and over	1,695	30%
Member of Lone Parent Family (Women+)	4,585	49%
Member of Lone Parent Family (Men+)	3,025	48%

Source: Statistics Canada, 2021 Census, Custom Census Organization



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Little's
Place

Patira
WOMEN'S RESOURCE SOCIETY

6 RENTAL HOUSING NEEDS AND ISSUES

6 Rental Housing Needs and Issues

Key Findings

- **Cost of renting is increasing.**
From 2014 to 2024, the median primary rental rate increased by 100%, from \$850 in 2014 to \$1,700 in 2024. Notably, almost half of the growth in the median rents occurred between 2022 and 2024. Regional data on the cost of renting in the secondary market indicates that secondary market rents are also increasing.
- **Low vacancy rate**
Surrey's primary rental vacancy rate was 1.7% in 2024, far below the 3% to 5% range considered to be healthy. The regional secondary rental vacancy rate was 2.2%. Surrey's low vacancy rate puts significant pressure on tenants as it leads to rising rental rates and limited choice in the rental market.
- **Individuals living alone and single-parent families (mostly women-led) who rent face the greatest challenges.**
The affordability gap analysis showed that incomes are not keeping up with the cost of housing for individuals living alone and lone-parent families. These household types tend to have far lower incomes because they have only a single income. Lone parents may also be primary caregivers to their children and not be able to work full-time.
- **Significant increase in demand for non-market housing.**
The number of Surrey households on BC Housing's Housing Registry Waitlist increased by 208% from 2013 to 2023. In 2023, more than half (53%) of households on the waitlist were families.
- **Post-Secondary Students Face Significant Housing Challenges**
While data on student housing challenges is limited, surveys by the Canadian University Survey Consortium and KPU indicate notable housing challenges and barriers for students in Surrey. The Canadian University Survey Consortium from 2020 found that 64% of Surrey students do not currently live on campus, and 31% report that they would prefer to live on campus. These needs will likely increase as several post-secondary institutions expand their local offerings.

6.1 Renter Incomes and Rental Rates

Compared to owners, renters tend to have significantly lower incomes. They are also more likely to move or experience insecure tenure and are more sensitive to being negatively impacted by the supply and affordability of rental housing. Because of this, a healthy housing market will have rental options at a range of affordability levels so that renters with low incomes who need to move are not put at risk of homelessness or forced to leave the community.

Table 19 shows the distribution of incomes for renters in Surrey, as well as what is affordable for those income levels based on the affordability measure of housing costs being no more than 30% of before-tax household income. For example, households with very low incomes of less than \$19,600 per year can afford at most \$490 per month in housing costs to remain below the standard measure of affordability.

These five income levels (furthest left column on **Table 19**) are based on the Metro Vancouver Regional Affordable Housing Strategy.

In 2021, 30% of Surrey households were renters. This slightly increased from 29% in 2016.

TABLE 19. DISTRIBUTION OF RENTER HOUSEHOLD INCOMES AND AFFORDABILITY, SURREY, 2021

Income Level (based on regional median household income)	Income	Surrey Renter Households	Monthly Affordable Rent*
Area Median Household Income (AMHI)	\$98,000		\$2,450
Very Low Income (20% or under of AMHI)	<= \$19,600	3.36%	<= \$490
Low Income (21% to 50% of AMHI)	\$19,600 - \$49,000	25.95%	\$490 - \$1,225
Moderate Income (51% to 80% of AMHI)	\$49,000 - \$78,400	25.38%	\$1,225 - \$1,960
Median Income (81% to 120% of AMHI)	\$78,400 - \$117,600	24.46%	\$1,960 - \$2,940
High Income (121% and more of AMHI)	>= \$117,601	20.85%	>= \$2,941

Source: UBC Housing Assessment Resource Tools (HART), 2024

*Based on the definition of affordability as spending no more than 30% of gross household income on housing.

6.2 Primary Rental: Rents and Vacancy Rate

6.2.1 MEDIAN RENTS

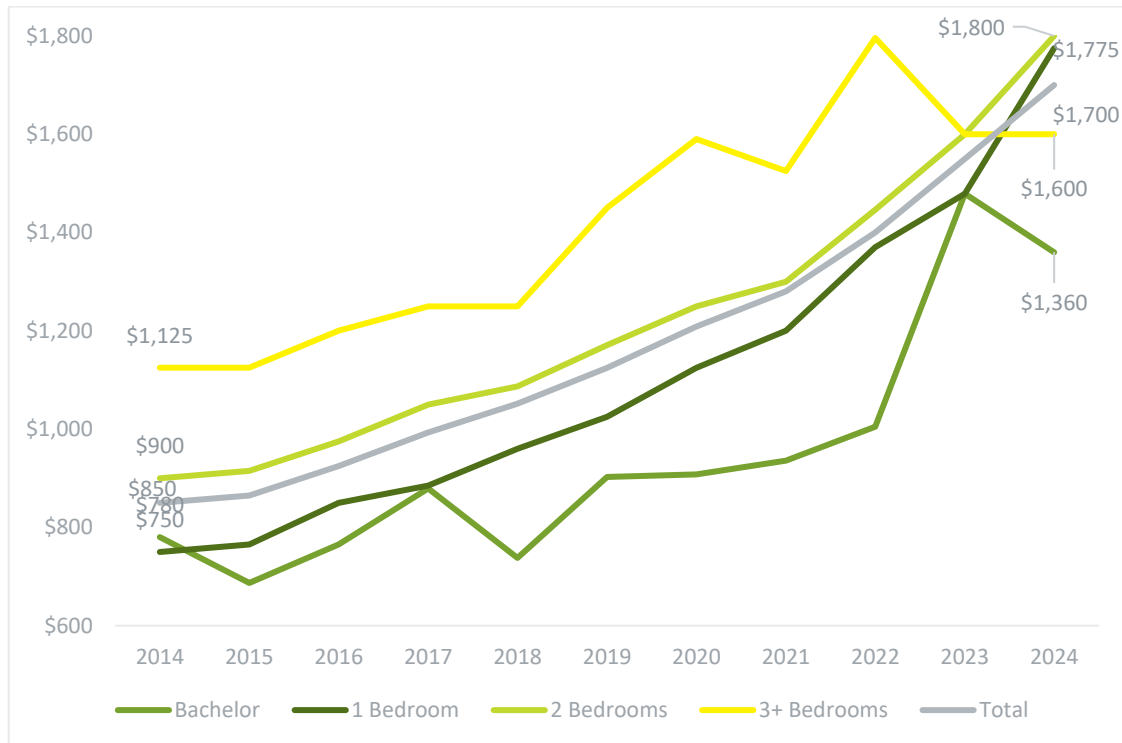
From 2014 to 2024, the median primary rental rate increased by 100%, from \$850 in 2014 to \$1,700 in 2024. Notably, almost half of the growth in the median rents occurred between 2022 and 2024.

Figure 33 shows trends in the median rent between 2014 and 2024 across number of bedrooms, showing an increase across all unit types.

The rising median rent can be explained by a few factors including the rising rents of individual units, the development of new more expensive units, and the demolition of older more inexpensive units.

Since 2000, the Surrey has gained 1,914 new primary rental units. Since 2000, there are approximately 556 fewer rental units built before 2000. This older rental stock is often more affordable than the newer rental stock that is replacing it (**Table 20**).

FIGURE 33. PRIMARY RENTAL MARKET MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS, SURREY, 2013 TO 2023



Source: CMHC Rental Market Survey, 2014-2024

TABLE 20. PRIMARY RENTAL MARKET MEDIAN RENT BY YEAR OF CONSTRUCTION, 2023

Year of Construction	Before 1960	1960 - 1979	1980 - 1999	2000 or Later	Total
Median Rent	\$1,244	\$1,326	\$1,620	\$2,038	\$1,700
Number of Units	237	3,957	1,476	1,954	7,624

Source: CMHC Rental Market Survey, 2024

6.2.2 VACANCY RATES

Table 21 shows Surrey’s primary rental vacancy rate between 2014 and 2024. A ‘healthy’ vacancy rate—one that allows landlords to find tenants to fill units and that provides choice to tenants—is generally considered to be between 3% and 5%. Surrey’s vacancy rate has been below this level since 2014 and close to zero between 2016 and 2019, and between 2021 and 2022. A low vacancy rate puts significant pressure on tenants, leading to rising rental rates and limited choice in the rental market. The total vacancy rate has increased slightly since 2020, and in 2024, it was 1.7%. This is well below the vacancy rate ten years ago in 2014, which was 2.4%.

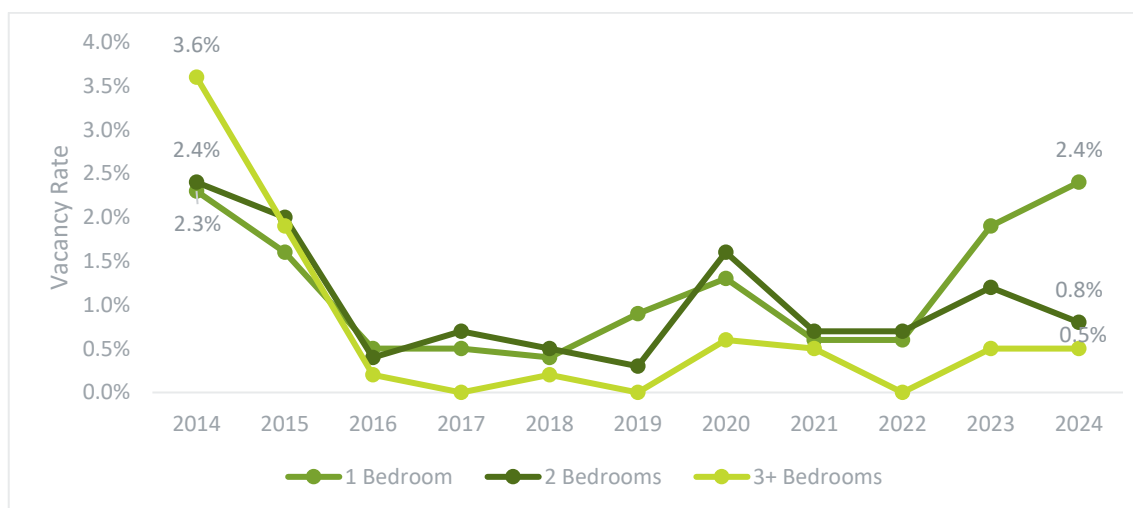
Figure 34 shows Surrey’s primary rental vacancy rate between 2014 and 2024 by number of bedrooms. Across all number of bedrooms, vacancy rates dropped from 2014 to 2024. Three-bedroom rentals saw the largest drop, dropping from 3.6% in 2014 to 0.5% in 2024, showing a notable gap in larger rental units in the current market.

TABLE 21. PRIMARY RENTAL VACANCY RATE, SURREY, 2014-2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Rental Vacancy Rate	2.4%	1.9%	0.4%	0.5%	0.4%	0.5%	1.4%	0.6%	0.6%	1.5%	1.7%

Source: CMHC Rental Market Survey, 2014-2024

FIGURE 34. RENTAL VACANCY RATES, SURREY, 2014-2024



Source: CMHC Rental Market Survey, 2014-2024

Note: Vacancy data for bachelor units was not available for several years and therefore was not included in this graph.

6.3 Secondary Rental: Rents and Vacancy Rates

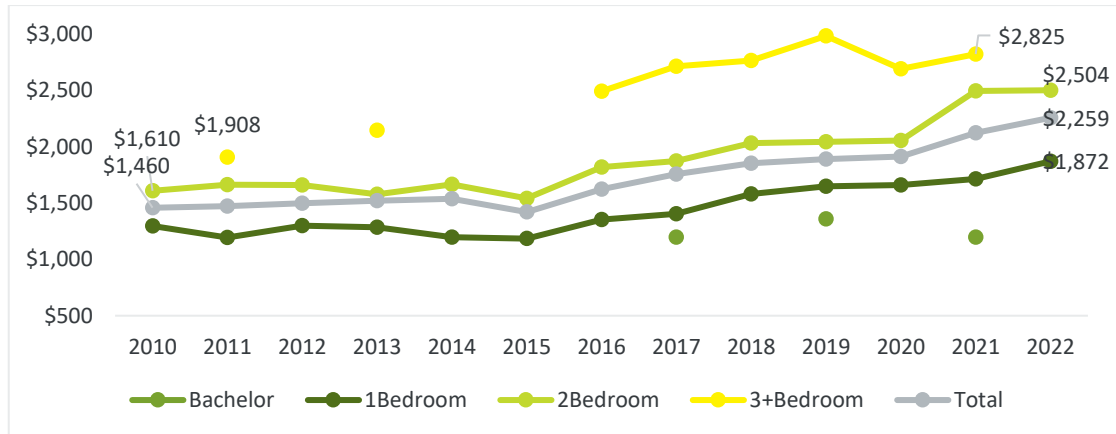
Information on rents and vacancy rates in the secondary rental market is limited and incomplete. Information on the potential size of the secondary rental market is available in Section 4.5.

6.3.1 RENTED CONDOMINIUMS

Rented condominiums make up a segment of the secondary rental market. Regional data on rental rates for rented condominiums is incomplete but shows similar growth in rental rates as seen in Surrey’s primary rental market (**Figure 35**).

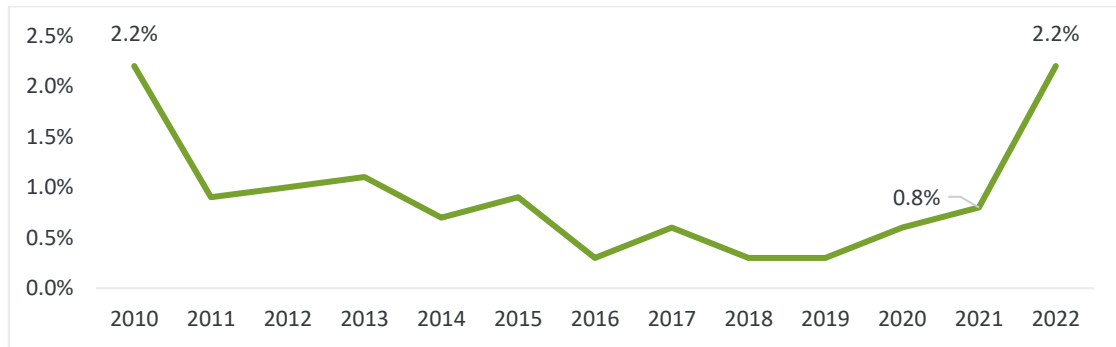
The vacancy rate of rented condominiums in Metro Vancouver has been below 3% over the past ten years; however, in 2022, vacancy rates rose from 0.8% to 2.2% (**Figure 36**).

FIGURE 35. AVERAGE RENTS OF RENTED CONDOMINIUMS, VANCOUVER CMA, 2010 TO 2023



Source: CMHC Rental Market Survey, 2013-2023

FIGURE 36. VACANCY RATE OF RENTED CONDOMINIUMS, VANCOUVER CMA, 2010 TO 2022



Source: Metro Vancouver Housing Databook, 2023

6.4 Non-Market Housing Need

6.4.1 BC HOUSING WAITLIST

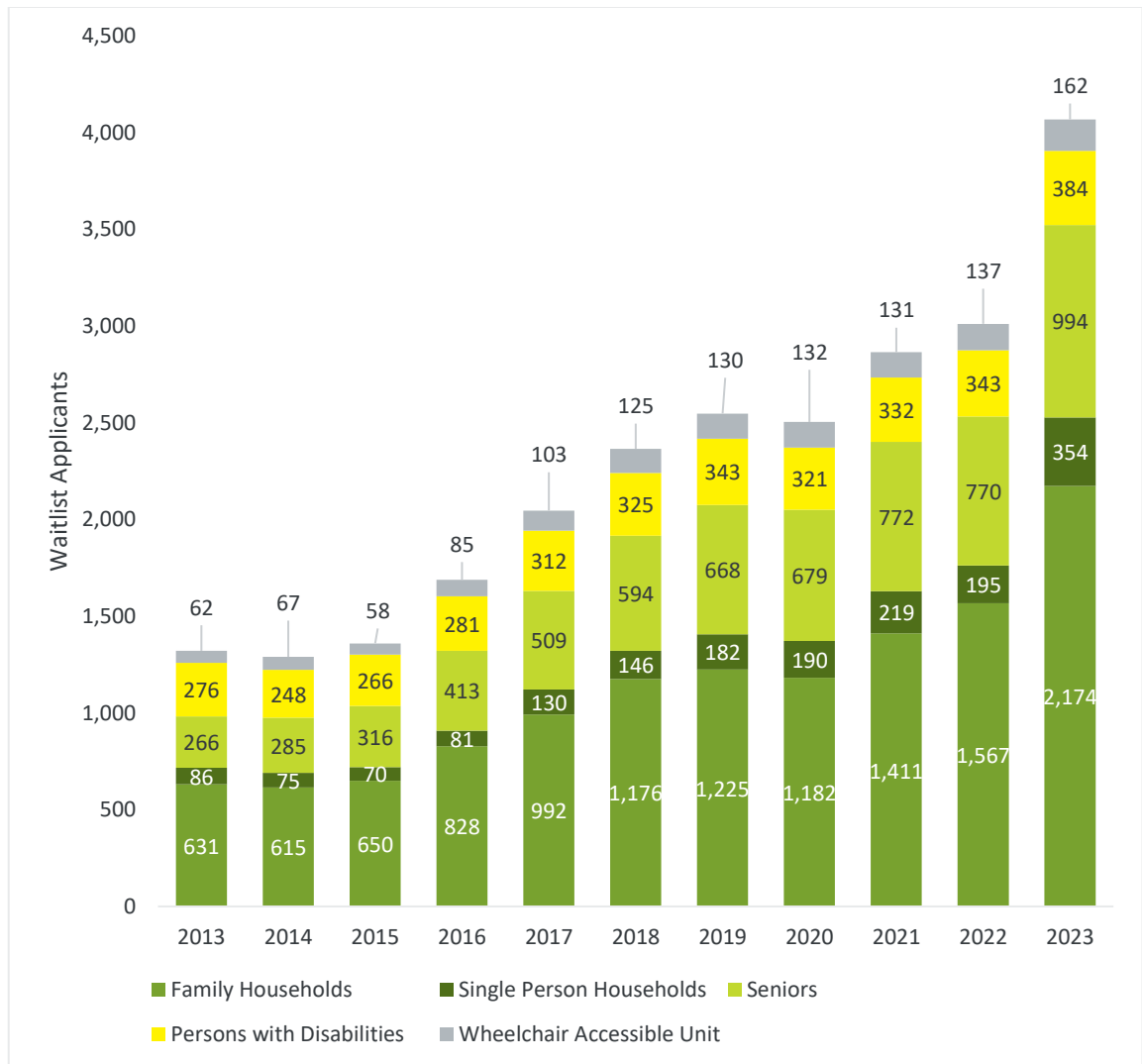
There is significant demand for non-market rental housing, especially as the cost of housing in the private market has increased.

Figure 37 shows BC Housing’s Housing Registry waitlist data over time. Please note that there are housing providers that provide non-market housing that are not affiliated with BC Housing and their waitlists are not captured here.

In September 2023, there were 4,068 Surrey households on the BC Housing Registry waitlist, 53% of Surrey households waiting for non-market housing in Surrey were families, 24% were seniors, 9% were persons with disabilities, and 4% required wheelchair accessible units.

This data shows that there has been significant growth in the number of applicants for non-market housing in Surrey for the years for which there is data. Between 2013 and 2023, the number of households on the Housing Registry grew by 208%. The highest growth on the waitlist has been among seniors, single person households, and family households.

FIGURE 37. BC HOUSING WAITLIST BY GROUP, SURREY, 2013-2023



Source: BC Housing, 2023

Across Metro Vancouver, waitlist growth in Surrey far surpasses other comparable communities (**Table 22**). Surrey households made up 29% of the waitlist growth in Metro Vancouver from 2013 to 2023. This shows that there is an increasing unmet demand in Surrey.

The data on non-market housing waitlists confirms what we heard from stakeholders and community residents: there is a lack of affordable family housing in Surrey and a need for more options for households with low incomes and those that require accessibility.

TABLE 22. HOUSING REGISTRY GROWTH AMONG COMPARABLE COMMUNITIES, 2013 TO 2023

	2013	2023	Change 2013- 2023	
			#	%
Burnaby	1,202	2,214	1,012	84%
Richmond	611	1,431	820	134%
Surrey	1,321	4,068	2,747	208%
Vancouver	3,879	5,677	1,798	46%
Metro Vancouver	9,391	18,865	9,474	101%

Source: Metro Vancouver Housing Databook, 2023



Baird Blackstone Building

6.4.2 RENTAL SUBSIDIES

In addition to non-market housing supply, many low-income households access provincial housing subsidies to offset some of their housing costs. Most households who access subsidies rent in the private market, though some households living in non-market housing may also qualify (for example, if the housing provider does not receive an operating subsidy from the federal or provincial government).

In BC, the primary rental subsidy programs offered through BC Housing are the Rental Assistance Program (RAP) for families with low incomes and the Seniors Aid for Elderly Renters (SAFER) program for seniors with low incomes. In both cases, program recipients must meet certain income qualifications and show that they pay more than 30% of their gross household income on housing.

As of 2023, 1,895 Surrey seniors accessed the SAFER program, and 651 families accessed the RAP. However, key informants have noted that the level of rental subsidies is inadequate to bridge the affordability gap in the private market



Timber Grove

6.5 Affordability Gap Analysis

An affordability gap analysis was completed to understand how Surrey renter incomes compare with the cost of renting a home in the community. This analysis reflects a single scenario and is used as a general measure of affordability. Individual circumstances vary widely. The analysis uses the following data and assumptions:

- 2024 median rents in the primary rental market for units built after 2000 (these numbers were more reflective of rent postings on Kijiji, Facebook Marketplace, and Padmapper compared to CMHC data for the entire primary rental market).
- Utility rates based on average household consumption in the Province.
- Affordability is defined as spending less than 30% of before-tax household income on housing costs.
- The 2021 census reports on 2020 income information. To compare household incomes with average rental prices, incomes were projected to 2024 based on historic income growth.
- Data on median household income for household types is available, but not by tenure. Because renter household median incomes are far lower than owner households, median household incomes for different household types were adjusted to reflect this difference and avoid misrepresenting the affordability gap. Median household incomes were adjusted based on this proportion from the 2021 Census.

Real Cost of Renting

This affordability analysis looks at median rents in the private market which include both units that are currently vacant and those that have been rented for many years so generally are lower than the actual cost of renting in the community today. Current rents tend to be more expensive. Most purpose-built rental stock is also older and rental in newer buildings or rented condominiums can be much more expensive.

Table 23 shows the results of this analysis and the percentage of income required to afford the median rent for units built after 2000.

The figures are colour coded based on what percentage of that household’s income would be required to afford the estimated monthly housing costs for each dwelling type. For example, an individual living alone earning the projected median renter income for this household type (\$38,312) can afford a monthly housing cost of \$958. Individuals in this situation could not afford any unit size without spending more than 30% of their income on shelter costs.

This affordability gap analysis shows that individuals renting alone and lone-parent renter families are likely to face the most significant affordability challenges.

TABLE 23. AFFORDABILITY GAP ANALYSIS, SURREY, 2024

Household type	Estimated Median Renter Household income (2024)	Affordable Monthly Housing Costs	1 Bedroom (\$2,049)	2 Bedrooms (\$2,600)	3 + Bedrooms (\$2,800)
			Proportion of Income Spent on Shelter		
Individuals living alone	\$38,312	\$958	67%	84%	92%
Lone-parent families	\$53,502	\$1,338	48%	60%	66%
Couples without children	\$68,842	\$1,721	37%	47%	51%
Couples with children	\$93,535	\$2,338	35%	35%	38%
Other Families ⁹	\$119,725	\$2,993	22%	27%	29%

Table Legend

	Spending less than 30% of their income on shelter costs
	Spending 30%-50% of their income or less on shelter costs
	Spending more than 50% of their income or less on shelter costs

⁹ Other census family households are families not included in the categories listed above. They are defined by Statistics Canada as households that include at least one census family along with additional persons. For example, this could be a family living with one or more persons who are related to one or more of the family members, or a family living with one or more additional persons who are unrelated to the family members.



Deeply Affordable Housing for People on Assistance

Deeply affordable housing in Surrey, with and without supports, is a key priority. The allowable shelter rate for people on Income Assistance (IA) or Persons with Disabilities Assistance (PWD) is extremely low: \$500 per month for individuals, \$695 for single parents and couples where one or both are on IA or PWD and \$790 per month for couples with one child. The shelter rate increases by \$50 for each additional family member.

6.6 Student Housing

Information on the housing needs of students is limited. Surrey has two postsecondary institutions: Kwantlen Polytechnic University (KPU) and Simon Fraser University's Surrey campus (SFU Surrey). KPU and SFU Surrey do not offer student housing options and most students live at home or rent alone or live with roommates. Students who rent in the community and who do not have access to family support or scholarships face the greatest housing challenges. Further, International students were more likely to live in unsuitable housing in 2021 than Canadian-born students.

Several institutions are planning expansions into Surrey which underscore that housing need in this area is likely to increase. In 2021, the University of British Columbia purchased a site at the intersection of King George Boulevard and Fraser Highway which is anticipated to be a combination of residential and commercial space which will generate revenue to enable the construction of dedicated academic facilities¹⁰. Surrey will also be the location of SFU's new School of Medicine.¹¹

6.6.1 INTERNATIONAL STUDENTS

Surrey, which has the sixth most international student permit holders residing in the city (14,740), has the second-highest percentage of international students living in unsuitable housing (61.1%). This is compared to only 16.6% of Canadian-born students in Surrey who are living in housing that is considered unsuitable. The Federal government's cap on international student permits came into effect in

January 2024. While this may alleviate some pressure on the student housing market, it could also affect the local economy and educational institutions.¹²

6.6.2 SFU

As of 2024, SFU had over 8,000 students enrolled at its six campus locations.

A 2020 survey on middle year students by the Canadian University Survey Consortium¹³ found that 64% of Surrey students reported that they live at home, 27% rent either alone or with roommates, 6% live in on-campus housing, 2% own their home, and 1% selected other. Of those that do not currently live on campus, 31% report that they would prefer to live on campus.

Previous studies provide additional information on first year and graduating students:

- Among first-year students, 82% report living at home, 19% on campus, 6% rent alone or with roommates, and 2% live in a personally owned home. 33% of first-year students who do not currently live on campus said they would prefer to.
- Among undergraduate students in their final year, 61% live at home, 31% rent alone or with roommates, 4% live in a personally owned home, 3% live on campus, and 1% selected other. 25% of graduating students who do not currently live on campus said they would prefer to.

¹⁰ <https://news.ubc.ca/2021/11/ubc-expanding-presence-in-surrey-with-70m-land-acquisition/>

¹¹ <https://www.sfu.ca/medicine.html>

¹² <https://www150.statcan.gc.ca/n1/pub/36-28-0001/2024005/article/00001-eng.htm>

¹³ [http://www.sfu.ca/content/dam/sfu/irp/surveys/cusc/CUSC_2020%20Middle-Year%20Student%20Survey_Master%20Report%20\(English\)_Simon%20Fraser%20University.pdf](http://www.sfu.ca/content/dam/sfu/irp/surveys/cusc/CUSC_2020%20Middle-Year%20Student%20Survey_Master%20Report%20(English)_Simon%20Fraser%20University.pdf)

6.6.3 KPU

In the 2023/24 academic year, KPU had 20,752 students enrolled across its five campuses (Surrey [Newton], KPU Tech [Cloverdale], Civic Plaza [Surrey City Centre], Langley and Richmond), including 7,389 international students.

In Fall 2020, a survey by KPU asked students about their housing situation. The survey revealed that:

- 61% of international students and 2% of domestic students reported living in temporary housing.

Of those not living in temporary housing¹⁴:

- 73% of domestic students and 45% of international students reported that they live with their parents, guardians, or extended family.
- 58% of domestic students and 19% of international students said that they do not pay for housing.
- 32% of domestic students and 79% of international students said that they rent.
- 11% of domestic students and 3% of international students own their home or apartment.
- 12% of domestic students and 13% of international students reported that the affordability of their housing situation was poor or unacceptable.

- The majority of both domestic and international students reported that their housing was secure/safe, close to transit, and close to campus (adequate or good). 4% said that the security/safety of their living situation was poor or unacceptable, 11% said that proximity to transit was poor or unacceptable, and 26% said that proximity to campus was poor or unacceptable.

Overall, 53% of domestic students and 83% of international students said they would be somewhat or very interested in living in on-campus rental housing if KPU built apartments for students. The greatest interest was for the Surrey location (of those who were interested in on-campus rental housing, 78% were interested in Surrey, followed by 60% who were interested in Richmond).



¹⁴ <https://www.kpu.ca/sites/default/files/Institutional%20Analysis%20and%20Planning/Housing%20Survey%20Info%20Report.pdf>

6.7 2022 HNR Engagement: What We Heard

TOP ISSUES

- Unaffordability:** The cost of renting was the number one housing issue (**Figure 38**) 87% of renter respondents say that the cost of renting is too high. Survey respondents who were newcomers, 2SLGBTQ+, Indigenous respondents, and individuals with intellectual or other disabilities, were far more likely to express concern over the high cost of renting than other respondents.
- Homelessness:** 45% of renter respondents identified homelessness as a top issue.
- Lack of rental:** 43% of renter respondents reported the shortage of rentals as an issue.
- Larger unit sizes needed:** Respondents were asked what unit sizes were missing in rental housing in Surrey (**Figure 39**). 3- and 4-bedroom units were most commonly identified as missing.
- Other challenges:** poor quality housing, distance from transit and employment, poor relationship with landlord.

FIGURE 38. ONLINE SURVEY RESULTS: TOP 5 COMMUNITY ISSUES REPORTED BY RENTERS

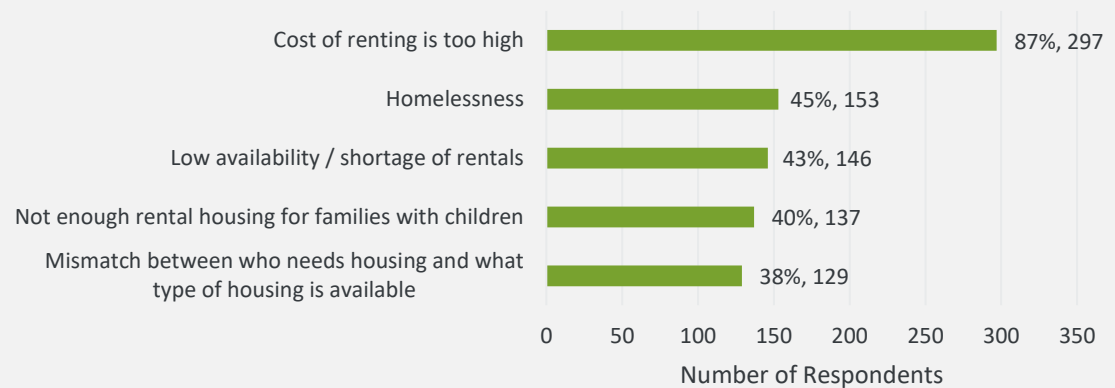
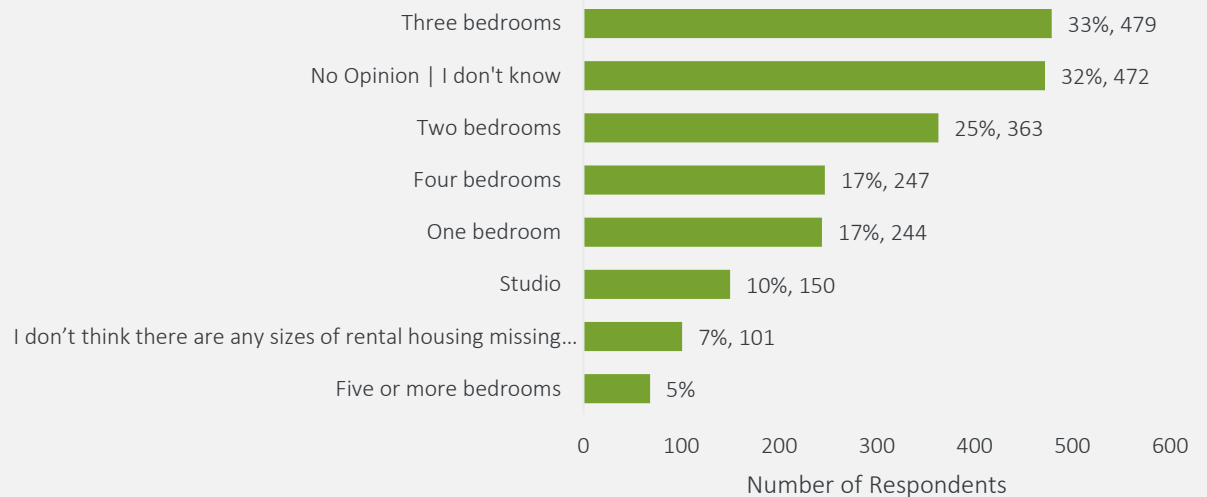


FIGURE 39. ONLINE SURVEY RESULTS: MISSING UNIT SIZES IN RENTAL HOUSING



DEMOGRAPHIC NEEDS

Indigenous Renters

- Indigenous renter survey respondents expressed far greater concern about discrimination (41% compared to 13% of all respondents).

Housing for people with disabilities

- There is a lack of affordable and suitable housing for people with disabilities.
- Affordability is a significant issue for people with disabilities, especially housing at an affordable rent for those accessing Persons with Disability Assistance: 82% of online survey respondents with physical or intellectual disabilities were concerned about the high cost of renting (compared to 56% of all respondents).
- Accessibility was a significant concern for those with physical disabilities, both in their own housing and in the visitability of housing in the community.

Seniors

- Stakeholders reported that many seniors are over-housed (too many bedrooms for the number of occupants) which makes it difficult to maintain properties as they get older.
- Online survey respondents and focus group participants reported a lack of downsizing options for seniors and a lack of housing with supports for seniors.

- Seniors on limited, fixed incomes and with mobility issues face the greatest housing challenges. This is particularly true for seniors who rent, often in older rental housing that is at risk of redevelopment as it gets older.

Young Adults and Students

- Young adults renting in the private market face significant housing costs in relation to their incomes. Affordable options near transportation are needed to support young people.
- Stakeholders reported that there is a lack of data on student housing needs, making it difficult to understand the full extent of the challenges students face. While many postsecondary students living in Surrey live with their families, those that rent in the community reported that the high cost of rent was difficult to afford while paying tuition and relying on student loans. Indigenous students and international students were highlighted as at particular risk for housing vulnerability.

Newcomers

- Stakeholders reported that refugees and recent immigrants are more likely to be facing housing issues, including discrimination in their housing search and risk of evictions due to redevelopment of older, more affordable units. Stakeholders also reported that there is a lack of education among landlords of the challenges facing refugees.

2022 HNR ENGAGEMENT WHAT WE HEARD: IDEAS FOR SOLUTIONS



Residents and stakeholders who participated in the engagement process were asked what ideas they had for addressing rental housing issues in Surrey.

- Increase the supply of rental options in Surrey at a range of affordability levels, especially for those with low incomes or on Income or Disability Assistance.
- Integrate Surrey households from a range of income levels into the same neighbourhood to promote social and economic diversity.
- Explore opportunities to use publicly owned land for housing.
- Incentivize affordable rental or require developers to provide a percentage of new units as affordable rental.
- Locate rental housing close to public transit and amenities.
- Increase education and supports for refugees, recent immigrants, and other renters, as well as landlords, about rights and responsibilities.

7 HOMEOWNERSHIP NEEDS AND ISSUES

7 Homeownership Needs and Issues

Key Findings

- **Home Ownership is an aspiration for most residents**
Most residents still aspire towards homeownership. Many respondents to the 2022 survey expressed concern about the cost of homeownership leaving potential new homebuyers out of the market.
- **Costs rising faster than incomes**
Over the past decade housing prices increased rapidly, especially since 2016. The affordability gap analysis showed that most households earning the median income are now priced out of homeownership.
- **Families requiring larger units, seniors wanting to downsize, and people with disabilities seeking a stable home were identified as key demographics during the 2022 HNR Engagement process.**

In 2021, 70% of Surrey households owned their home, or 129,100 households.

7.1 Owner Incomes

Table 24 shows the distribution of owner households by income in Surrey. While owners tend to have higher incomes compared with renters, a large portion of owners have low to moderate incomes. Many of these would have purchased their home when housing costs were cheaper or may be mortgage-free while retired and on a fixed income.

TABLE 24. DISTRIBUTION OF OWNER HOUSEHOLD INCOMES AND AFFORDABILITY, SURREY, 2021

Income Level (based on regional median household income)	Income	Surrey Owner Households	Monthly Affordable Shelter Cost
Area Median Household Income	\$98,000		\$2,450
Very Low Income (20% or under of AMHI)	<= \$19,600	1.09%	<= \$490
Low Income (21% to 50% of AMHI)	\$19,600 - \$49,000	11.71%	\$490 - \$1,225
Moderate Income (51% to 80% of AMHI)	\$49,000 - \$78,400	16.34%	\$1,225 - \$1,960
Median Income (81% to 120% of AMHI)	\$78,400 - \$117,600	22.25%	\$1,960 - \$2,940
High Income (121% and more of AMHI)	>= \$117,601	48.6%	>= \$2,941

Source: UBC Housing Assessment Resource Tools (HART), 2024

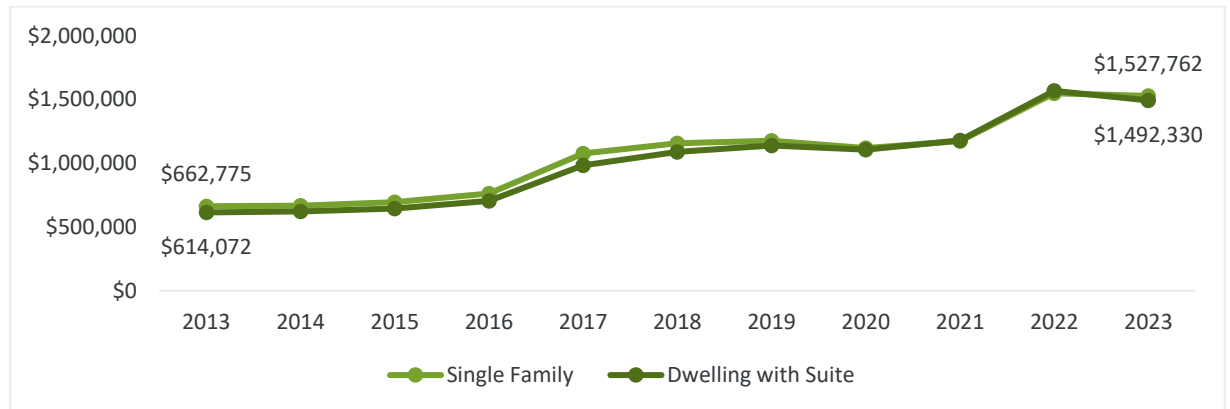
*Based on the definition of affordability as spending no more than 30% of gross household income on housing.

7.2 Sales Prices

Surrey has often been perceived as having more affordable housing, especially for families, compared with other communities in Metro Vancouver. However, the cost of homeownership has been increasing and has accelerated since 2016.

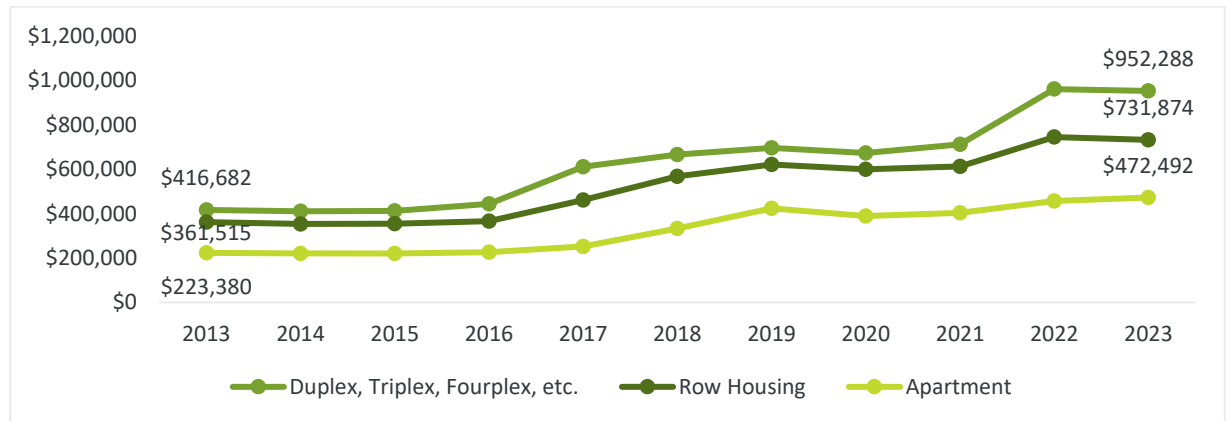
Figure 40 and **Figure 41** show historical average sales prices for different structure types in Surrey. Between 2013 and 2023, the cost of a single-family dwelling increased by 130%, while a dwelling with a suite increased 143%. Average prices for multiple residential type units grew by 112% for higher density forms such as apartments, and 102% for row housing.

FIGURE 40. AVERAGE SALES PRICE, SINGLE FAMILY DWELLINGS WITH AND WITHOUT SUITES, SURREY, 2013 TO 2023



Source: BC Assessment, 2023

FIGURE 41. AVERAGE SALES PRICE, MULTIPLE RESIDENTIAL TYPE UNITS, SURREY, 2013 TO 2023



Source: BC Assessment, 2023

7.3 Affordability Gap Analysis

An affordability gap analysis was completed to understand how Surrey owner incomes compare with the cost of owning a home in the community. This analysis reflects a single scenario and is used as a general measure of affordability. Individual circumstances vary widely. The analysis uses the following data and assumptions:

- 2023 average home sales prices.
- Annual insurance costs of \$1,200 for single family dwellings with and without suites, and duplexes/triplexes/fourplexes. Annual insurance costs of \$900 for row housing and apartments.
- Municipal services and property taxes based on 2023 rates.
- Utility rates based on average household consumption in the Province.
- Interest rates based on 5.31% 5-year fixed rate with 25-year amortization.
- Downpayment based on minimum downpayment requirements.
- Assumes that single family dwellings with suites have the suite rented for \$1,550 per month (City's median rent in 2023).
- Affordability is defined as spending less than 30% of before-tax household income on housing costs.
- The 2021 census reports on 2020 income information. To compare household incomes with average sales prices, incomes were projected to 2024 based on historic growth in incomes.
- Data on median household income for household types is available, but not by tenure. Because renter household median incomes are far lower than owner households, median household incomes for different household types were adjusted to reflect this difference and avoid misrepresenting the affordability gap. Median household incomes were adjusted based on this proportion.

2022 HNR Engagement What We Heard: Secondary Suites and Affordability

63% of online respondents who live in a single-detached home with a secondary suite or coach house said they rent out their secondary suite, main residence, or coach home (OCS). 65% of these respondents also said that renting out their suite is very important for the affordability of their home or mortgage payments. These respondents anticipate renting out their suites for 10 or more years (54%), 5 to 10 years (10%), or under 5 years (12%).

Table 25 shows the results of this analysis and the percentage of income required to afford to purchase a unit in Surrey.

The figures are colour coded based on what percentage of that household’s income would be required to afford the estimated monthly housing costs for each dwelling type. For example, an individual living alone earning the projected median owner income for this household type (\$85,755) can afford a monthly housing cost of \$2,144. Individuals in this situation could not afford any unit size without spending more than 30% of their income on shelter costs.

This affordability gap analysis shows that homeownership is a challenge across the five measured owner household types.

TABLE 25. AFFORDABILITY GAP ANALYSIS, SURREY, 2024

Household Type	Estimated Median Owner Household Income (2024)	Affordable Monthly Housing Costs	Single Family Dwelling (\$1,527,762)	Single Family Dwelling with Rented Suite (\$1,492,330)	Duplex, Triplex, and Fourplexes (\$952,288)	Row Housing (\$977,259)	Apartment (\$472,492)
			Proportion of Income Spent on Shelter Costs				
Individuals living alone	\$61,408	\$1,535	183%	153%	133%	90%	61%
Lone-parent families	\$85,755	\$2,144	131%	109%	96%	64%	43%
Couples without children	\$110,343	\$2,759	102%	85%	74%	50%	34%
Couples with children	\$149,922	\$3,748	75%	62%	55%	37%	25%
Other Families ¹⁵	\$191,900	\$4,798	59%	49%	43%	29%	10%

Table Legend

	Spending less than 30% of their income on shelter costs
	Spending 30%-50% of their income or less on shelter costs
	Spending more than 50% of their income or less on shelter costs

¹⁵ Other census family households are families not included in the categories listed above. They are defined by Statistics Canada as households that include at least one census family along with additional persons. For example, this could be a family living with one or more persons who are related to one or more of the family members, or a family living with one or more additional persons who are unrelated to the family members.

7.4 2022 HNR Engagement: What We Heard

7.4.1 TOP ISSUES

Unaffordability

- The cost of homeownership was a significant concern for residents. The rapid rise in the cost of owning has left many households out of the market.

When asked about what types of housing were missing in Surrey, 48% of survey respondents said affordable home ownership, the top response by a significant margin.

- The high cost of owning is not only due to the cost of maintaining a mortgage, but also increasing costs of utilities, property taxes, maintenance costs, and strata fees. The cost of a down payment was a major barrier. Residents and stakeholders reported that incomes were not keeping up with the rising cost of owning housing in the community.

7.4.2 DEMOGRAPHIC NEEDS

Seniors

- Many seniors in the community are living in larger homes where they raised their families. Those on fixed income or whose abilities change as they age may face challenges in maintaining their home. Residents report that there is a lack of downsizing options for seniors in the community and that greater at-home care supports are needed.

Families with Children

- Many families are priced out of homeownership as larger units and low-density or ground-oriented options have the highest sales prices.

Indigenous Households

- Indigenous households want a pathway to homeownership as a way to build intergenerational wealth.

People with Disabilities

- Stakeholders reported that policy makers do not take seriously the need and viability of homeownership for many people with disabilities. However, it was noted that the recently introduced Disability Savings Plan may change both the opportunities available to people with disabilities and perceptions.

2022 HNR ENGAGEMENT WHAT WE HEARD: IDEAS FOR SOLUTIONS



Residents and stakeholders who participated in the 2022 engagement process were asked what ideas they had for addressing challenges of homeownership in Surrey.

- Increase the diversity of new housing, especially larger units for families and more accessibility features.
- Explore the opportunity to allow current owners to subdivide their properties into multiple units to increase housing choice in low-density neighbourhoods.
- Explore ways to create more affordable ownership options.
- Explore ways to address land speculation.
- Incentivize homeowners to rent unoccupied units.
- Allow more secondary dwellings on a single-family dwelling lot.

Since 2022, the City has been taking action, including the adoption of changes to its zoning bylaw to provide more options and make it easier to develop small-scale, multi-unit housing (SSMUH) without the need to rezone. These SSMUH zoning changes were intended to:

- a. Increase housing supply;
- b. Provide a wider range of housing options; and
- c. Contribute to the availability of affordable housing options.

8 HOMELESSNESS

8 Homelessness

Key Findings

- **Growing homelessness**

As of 2023, 1,060 individuals were visibly homeless in Surrey, and an additional 1,390 are estimated to be experiencing hidden homelessness, meaning they may be couch surfing or living in cars. Homelessness in Surrey has grown significantly. The number of individuals identified as homeless grew by 170% between 2005 and 2023. Most of this growth has been among sheltered homeless, while the unhoused population has fluctuated since 2005.

- **Overrepresentation of Indigenous peoples**

30% of survey respondents to the 2023 Greater Vancouver Point-in-Time Homeless Count identified as Indigenous and Indigenous people are over 13 times more likely to experience homelessness. Indigenous peoples experiencing homelessness are more likely to be unsheltered.

- **Urgent need for more deeply affordable housing**

There is an urgent need for more deeply affordable housing (Income Assistance shelter rate) in Surrey, including independent rental and supportive housing. More affordable and supportive housing options are needed to support those experiencing or at-risk of homelessness.

- **Surrey is underserved when it comes to housing and supports.**

While an estimate of 18-22% of the region's homeless are in Surrey, only 9% of the region's shelters and housing units for the homeless are located in Surrey.

- **Women and girls need more support**

With the cost of housing in Surrey, and limited availability of affordable housing, women and children facing violence are at risk of homelessness or continued violence.

8.1 Point-in-Time Homeless Count

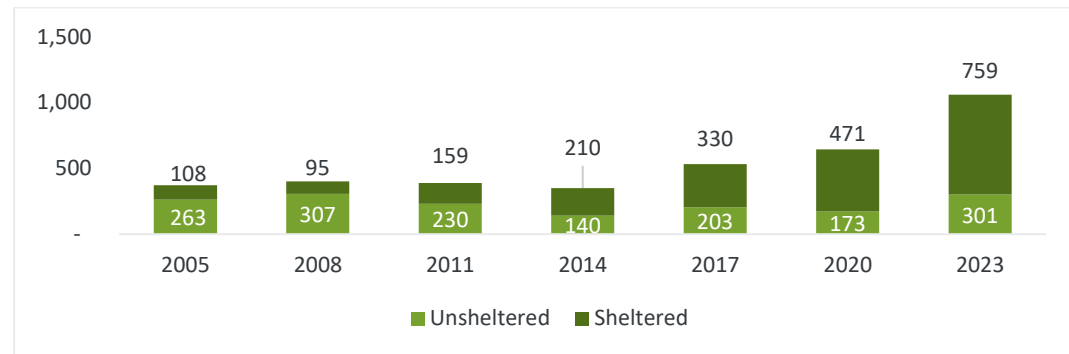
The 2023 Homeless Count in Greater Vancouver (Point-in-Time Count) identified 4,821 individuals experiencing homelessness in 2023. In Surrey, a minimum of 1,060 individuals were identified as experiencing homelessness, including 759 who were sheltered (in shelters and transitional housing) and 301 who were unsheltered (on the street). At least 109 individuals stayed in Extreme Weather Response (EWR) shelters. Those staying in EWRs would likely have been unsheltered if an Extreme Weather Alert had not been activated on count day.

Since 2005, the number of individuals identified as experiencing homelessness increased by 170% in Surrey, in line with regional trends.

The most significant portion of the growth in homelessness in Surrey has been sheltered homelessness, which grew by 602% from 108 individuals in 2005 to 759 in 2023. Unsheltered homelessness increased by 14%, from 173 in 2020 to 301 (Figure 42).

Homelessness has increased significantly, and more shelters have opened in response to the urgent need. However, significant gaps remain for accommodating unhoused people, preventing homelessness, and creating long term housing and supports that keep people housed.

FIGURE 42. SHELTERED AND UNSHELTERED HOMELESSNESS, SURREY, 2005-2023



Source: Homelessness Services Association of BC. (2023). 2023 Homeless Count in Greater Vancouver. Prepared for the Greater Vancouver Reaching Home Community Entity. Vancouver, BC; Metro Vancouver Housing Data Book, 2023.

The Homeless Count in Greater Vancouver takes place over a 24-hour period to provide a “snapshot” rather than a definitive quantitative count of homelessness during that time. Volunteers seek out people who are experiencing homelessness both on the street and in shelters (“visible homeless”) and those they come across can choose to be counted or not. For these reasons, the count is considered an undercount of homelessness in the region.

8.1.1 DEMOGRAPHICS

The demographic findings of the Homeless Count in Greater Vancouver are summarized below.

Surrey

- Most individuals first experience of homelessness occurred in youth (under 25, 42%) or adulthood (25 – 54, 49%).
- 64% of people identified as male, 33% identified as female, and 3% identified as another gender identity.
- 30% of individuals experiencing homelessness identified as Indigenous. 54% were unsheltered in 2023. By comparison, among the homeless population as a whole, 32% were unsheltered.
- People of working age, people of colour, people identifying as 2SLGBTQIA+ (particularly youth), and increasingly seniors are all disproportionately represented in the population experiencing homelessness.

Metro Vancouver

- People who identified as Indigenous or racialized groups were overrepresented among those who were identified as homeless. 33% of survey respondents identified as Indigenous and Indigenous people are over 13 times more likely to experience homelessness. Black, Latin American, and Arab people were also overrepresented among survey respondents compared to their representation in the community overall.
- 31% of survey respondents are currently or were formerly in Ministry care.

- 62% of survey respondents reported two or more health conditions. 71% reported that they had an addiction, 47% reported a medical condition or illness, 53% reported a mental health issue, 40% reported a physical disability, 27% reported a learning disability or cognitive impairment, and 30% reported that they had an acquired brain injury.
- Survey respondents were asked the reason they lost their housing. The most common answers were not enough income for housing (35%), substance use issue (24%), and mental health issue (16%)
- 83% of survey respondents accessed Income Assistance or disability benefits.
- 15% of those who reported losing their housing in the past three years considered the COVID-19 pandemic a reason for their most recent housing loss.

8.1.2 HIDDEN HOMELESSNESS

The Homeless Count in Greater Vancouver does not reflect hidden homelessness, such as couch surfing, which is more common among women and families, and therefore misses a significant part of the population experiencing homelessness.

The Province's Integrated Data Project counts all individuals who had received income assistance and had no fixed address for three consecutive months or stayed in a BC Housing-affiliated shelter for at least one night. Overall, Greater Vancouver identified 11,392 individuals experiencing homelessness in 2021. Based on Surrey's total share of population, there are an estimated 2,450 people experiencing homelessness in Surrey.

Based on this proxy measure, Surrey may have approximately additional 1,390 individuals experiencing hidden homelessness.

8.2 Emergency Shelters and Housing

There are 1,620 beds and housing units in Surrey for people who are homeless or at-risk of homelessness (Table 26). In 2023, 375 individuals accessed a homeless rent supplement for individuals who are at risk of homelessness to enable them to afford rental housing in the private market.

943 of these beds and units are affiliated with BC Housing (Table 27). When BC Housing-affiliated beds and units are compared regionally, Surrey appears to have a deficit: while 18%-22%¹⁶ of the region’s homeless are in Surrey, only 9% of the region’s shelter beds and units are in Surrey. The City of Vancouver has a comparable overall population to Surrey and has a total of 8,195 units / beds designated for individuals experiencing homelessness. While Vancouver and Surrey experience different levels of homelessness, this reflects the markedly different levels of service.

The lower service levels do not indicate lower need, as Surrey’s emergency shelter occupancy was 92% on average between November 2023 and March 2024.

TABLE 26. EMERGENCY SHELTERS AND HOUSING, SURREY, 2024

Housing Type	Number of Units
Emergency Shelters and Women's Safe Houses / Transition Houses	536
Transition and Supportive Housing	1,084
Total	1,620

Source: City of Surrey Planning and Development, 2024

TABLE 27. NUMBER OF SHELTER BEDS AND HOUSING FOR PEOPLE EXPERIENCING HOMELESSNESS AFFILIATED WITH BC HOUSING, SURREY AND METRO VANCOUVER, 2023

Community	Housing Units for the Homeless	Shelter Beds	Total
Surrey	710	233	943
Metro Vancouver	8,831	1,441	8,665

Source: Metro Vancouver Housing Databook, 2023

* Based on the way that BC Housing counts this data, this may include other types of shelters, supportive housing, and subsidies in the private market.

In 2024, Surrey released A Pathway to Home: City of Surrey Homelessness Prevention & Response Plan, which provides a framework for achieving the City’s vision for a functional end to homelessness in Surrey. The plan steers the City’s actions and decisions over the next five years, aiming to create clear pathways out of homelessness towards stable, permanent housing options. Within the housing network, the plan concentrates on non-market housing solutions – emergency shelters, supportive housing, transitional housing, and independent living – to ensure diverse housing options are available for people experiencing or at-risk of homelessness.

¹⁶This range reflects the difference in the PiT Count data and the Provincial IDP data.

8.3 2022 HNR Engagement: What We Heard

8.3.1 COMMUNITY SUPPORT TO ADDRESS HOMELESSNESS

- Homelessness was identified as one of the top community housing issues in Surrey by survey respondents. Residents of City Centre and Guildford were most likely to report concerns about homelessness.
- Despite the high ranking of homelessness among housing issues, there was limited support for emergency housing / homeless shelters and supportive housing for people with mental health issues and / or substance use. This may reflect one of two things: 1) residents may not recognize the importance of supportive and emergency housing for addressing homelessness and / or 2) there is a lack of community support, especially in residential areas, for providing housing and supports to those experiencing homelessness. This lack of community support was something that was reported by stakeholders. Stakeholders also reported that not enough is being done to help people before they become homeless. Many felt that homelessness was not a political priority.

8.3.2 SERVICE PROVIDER CAPACITY

- In 2022, stakeholders reported that additional resources and capacity was needed to provide the needed support, including on the Fraser Health's Assertive Community Team (ACT), street outreach workers, cultural supports for Indigenous people experiencing homelessness, and immediate basic support.

Support such as emergency housing, mental health services, storage, and other necessities.

8.3.3 DEMOGRAPHIC NEEDS

Women and Women with Children

- A lack of housing options makes it difficult for women experiencing violence to leave their current housing situation, and those that have left are at risk of returning to an abusive partner if they cannot secure housing.
- A lack of transitional and long-term supports for women exiting treatment programs leave many women in inappropriate housing situations. Without housing stability, women in recovery are at greater risk of relapse.

People Struggling with Addiction

- More affordable and appropriate housing options are needed for individuals leaving residential substance use and supportive recovery homes. Stakeholders reported that many individuals have nowhere to go following treatment and recovery programs and therefore, are at a high risk of homelessness.

Seniors

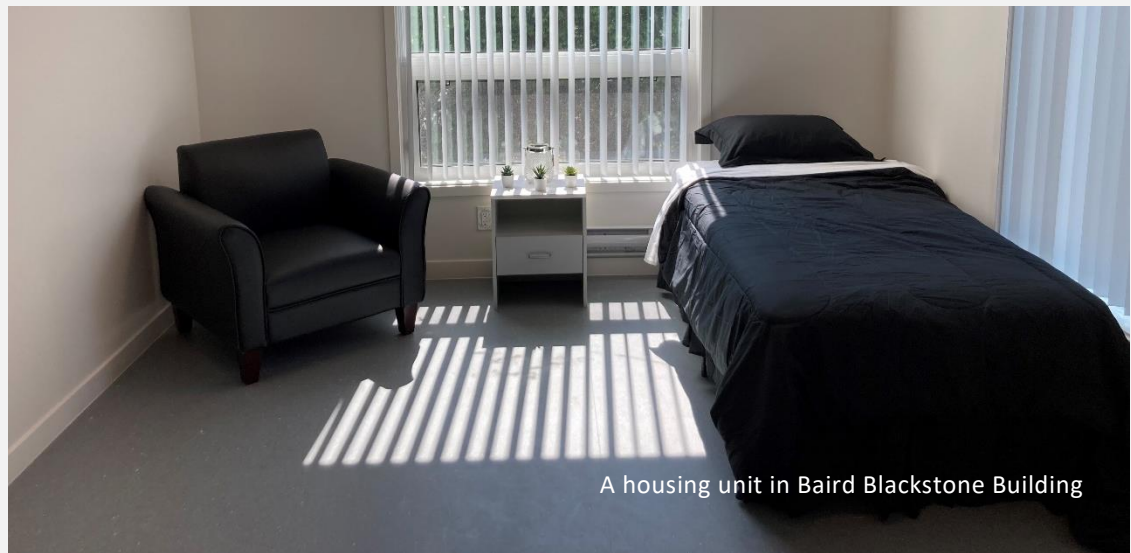
- Redevelopment of older rental apartment buildings with long-term tenants may be putting seniors at risk of homelessness.

2022 HNR ENGAGEMENT WHAT WE HEARD: IDEAS FOR SOLUTIONS



Residents and stakeholders who participated in the engagement process were asked what ideas they had for addressing homelessness in Surrey. The following points are their top solutions:

- More deeply affordable housing options (at shelter rates), especially small units (bachelor and one-bedrooms).
- More shelter beds and support staff to address the need for emergency housing.
- More innovation and creativity in the housing sector.
- Increased access to educational and vocational training, and more employment supports and opportunities.



A housing unit in Baird Blackstone Building

9 URBAN INDIGENOUS

9 Urban Indigenous

The Surrey Urban Indigenous Leadership Committee (SUILC) has been leading the Skookum Housing Solutions Lab since 2020. The Skookum Lab's *Housing Report 2020: Understanding the Housing Experiences of Indigenous Households in Surrey* provides an in-depth look at Indigenous housing needs.¹⁷ This Indigenous-led research informs our understanding of Indigenous housing needs in the community. Through this work, a call-to-action document was prepared highlighting the core challenges facing Indigenous households in Surrey. The content of this brief is included in this section as an overview of urban Indigenous housing needs in Surrey.

Key Findings

Skookum Lab found that action on two housing priorities would make the most meaningful impact on Indigenous child and youth poverty in Surrey:

- **Affordable rental housing for families**, especially single-parent families, with cultural and childcare supports.
- **Housing opportunities for young people**, Elders, single adults, and multi-generational families that are connected to culture and community.



Urban Indigenous residents walking in Holland Park

¹⁷ <https://surreyindigenousleadership.ca/downloads/skookum-lab-housing-report-20202.pdf>

9.1 Overview

Surrey is home to the second largest urban Indigenous population in BC, yet has far fewer Indigenous housing options compared to other large cities. 2021 Census data shows that over half of Indigenous households in Surrey rent, and rising housing costs are disproportionately affecting Indigenous renters.

Indigenous families face significant housing and related challenges: unaffordability, low availability of larger units for families, limited services and supports for youth aging out of care, and few culturally appropriate housing options.

Combined with experiences of racism, discrimination, intergenerational trauma, and the disproportionate impacts of the COVID-19 pandemic on Indigenous households, these conditions make it difficult for Indigenous families with low incomes to find safe and secure housing.

A lack of affordable housing options perpetuates a cycle of child and youth poverty for urban Indigenous people living in Surrey.

SUILC is a voice for the more than 12,000 Indigenous people living in Surrey and sees urban Indigenous child poverty as one of the most pressing issues facing Surrey. In response, Skookum Lab was convened in 2018, a social innovation lab designed to intervene in the systems that create and sustain Indigenous child poverty, including a housing system that underserves our community. This work confirmed that the lack of affordable housing is a critical driver of Indigenous child poverty.

Skookum Lab found that action on two housing priorities would make meaningful impact on Indigenous child and youth poverty in Surrey:

1. Affordable rental housing for families, especially single-parent families, with cultural and childcare supports.

2. Housing opportunities for young people, Elders, single adults, and multi-generational families that are connected to culture and community.

This brief is a call to action to mobilize resources around these priorities to create new housing solutions for Surrey's Indigenous community and reduce Indigenous child poverty.

In 2022, SUILC completed research on Indigenous experiences of homelessness in Surrey. SUILC's *Finding Our Way Home: Research on Indigenous Homelessness in Surrey* report explores:

- Who are the Indigenous people experiencing homelessness in Surrey and what are their stories?
- What are the pathways of Indigenous people into homelessness in Surrey?
- What services and supports exist in the community to assist Indigenous people experiencing homelessness?
- How might services and supports be improved to reduce then eliminate Indigenous homelessness in Surrey?

From this work SUILC identified two priority recommendations:

1. Immediate coordinated action is needed by the federal, provincial and municipal governments to create deeply affordable housing, with and without supports, in Surrey to offer an exit strategy for Indigenous people experiencing homelessness and to prevent individuals and households from falling into homelessness. Housing is needed for single Indigenous men and women, and low-income families in crisis, especially single-parent families.
2. Create and implement a strategy to increase local Indigenous capacity to develop affordable housing in Surrey.

9.2 The Data

Population

- As of 2021, there were 12,180 Indigenous people living in Surrey, representing the second largest urban Indigenous population in BC.
- Between 2016 and 2021, the Indigenous population decreased by almost 10% in Surrey. The cause of the population decline is ultimately unknown, but may have been influenced by factors such as Indigenous peoples leaving the city due to the COVID-19 pandemic, or housing unaffordability.
- 53.8% of Indigenous households in Surrey were renters, compared to 29.7% of non-Indigenous households



Elders drumming outside of the “Sohkeyah” Keginow Native Housing building

Core Housing Need

- Core housing need is far higher among Indigenous renter households than non-Indigenous households in Surrey.
- 20% of Indigenous households in Surrey were in core housing need compared to 15% of non-Indigenous households. 77% of Indigenous households in core housing need were renters.
 - 31% of Indigenous renter households (920 households) were in core housing need compared to 25% of non-Indigenous renter households (14,030 households).
 - 45% of single Indigenous person household renters are in core housing need, and 45% of single Indigenous parents are in core housing need.
- Surrey has the second highest rate of Indigenous households in core housing need of the five cities across BC with the largest Indigenous populations (**Table 28**). A majority of these households are low-income and very low-income (**Table 29**).
- Despite significant housing challenges and barriers for Indigenous families in Surrey, there are only 314 non-market housing units dedicated to Indigenous households in Surrey as of 2024. While not a direct comparison, the City of Vancouver has seen the completion of over 290 units that owned and/or operated by Indigenous housing providers since 2017¹⁸. The City of Vancouver also has over 6,000 units owned and/or operated by Indigenous housing providers at some stage in the development pipeline.

TABLE 28. INDIGENOUS HOUSEHOLDS IN CORE HOUSING NEED, 2021

	Surrey	Vancouver	Abbotsford	Kamloops	Prince George
Total	20%	27%	14%	11%	9%

Source: Statistics Canada, Custom Census Report

TABLE 29. INDIGENOUS HOUSEHOLDS IN CORE HOUSING NEED BY AFFORDABILITY LEVELS, 2021¹⁹

Income Category (Max Affordable Shelter Costs)	Percentage of Indigenous Households in Core Housing Need
Very Low Income (\$490)	10%
Low Income (\$1225)	52%
Moderate Income (\$1960)	36%
Median Income (\$2940)	1%
High Income (>\$2940)	0%

Source: UBC Housing Assessment Resource Tools (HART), 2024

¹⁸ Note total counts for households in core housing needs vary by method of calculation.

¹⁹ <https://council.vancouver.ca/20241112/documents/r5.pdf#page=19>

9.3 Key Priorities

9.3.1 PRIORITY #1: FAMILIES WITH CHILDREN

Single-parent families face critical housing needs in Surrey. Approximately 38% of Indigenous households in core housing need were lone parents (355 households). Approximately 45% of all single-parent Indigenous households were in core housing need.

Single-parent families typically have far lower household incomes than other family types, and Indigenous single-parents have even lower incomes. In 2021, the median income for Indigenous single parent renter households was \$67,000, with an average household size of 2.8

10% of Indigenous couples with children who rent were in core housing need. The median household income for Indigenous couples with children who rent was \$112,000, with an average household size of 4.3

Implications

- Families with low incomes face poverty and housing insecurity.
- Indigenous-single-parent families face the greatest barriers in finding and maintaining safe and secure housing due to lower incomes.
- A lack of affordable units that can accommodate children and extended family is putting Indigenous households at risk of child separation, breaking critical family connections, and creating cycles of trauma and stress.
- Increasing the supply of safe, secure, and deeply affordable housing for families is needed to create the stability required for parents and children to thrive and is a key leverage point for addressing child and youth poverty within families.

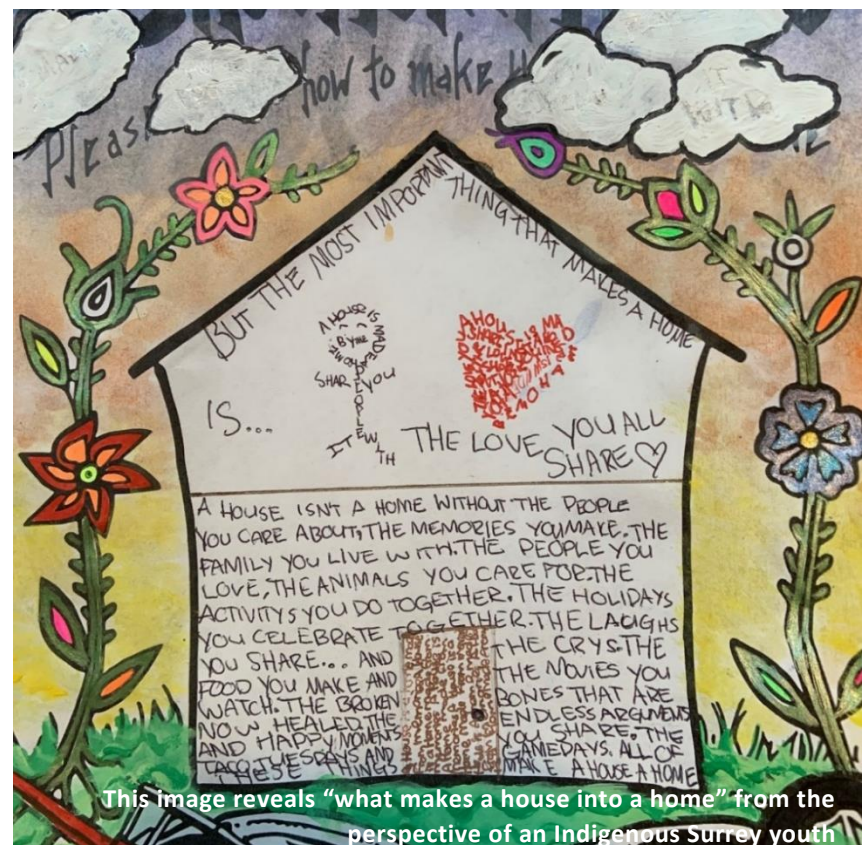


9.3.2 PRIORITY #2: YOUTH, ELDERS, INDIGENOUS HOMELESS POPULATION, AND SINGLE ADULTS

36% of Indigenous renters who live alone or with roommates experienced core housing need. Approximately 75% of Indigenous youth under 17, 32% of Indigenous adults (17 to 64 years old), and 38% of Elders that live alone or with roommates experienced core housing need. People who living alone or with roommates may include future parents, young women who are pregnant and separated from their partners, fathers who are separated from their children, aunts, uncles, and grandparents. While people living alone may not have children living with them, they may have important connections with and influence on the lives of children – both their own and through other families they interact with. Additionally, in Surrey, at least 635 Indigenous individuals are estimated to have experienced homelessness as of 2020, a rate of 1 in 26 Indigenous people compared to 1 in 239 non-Indigenous people.

Implications

- Breaking the cycle of poverty means supporting Indigenous households at all stages of life.
- Without secure housing, youth and young adults are more likely to face barriers to education, employment, and cultural connections.
- When young people are supported in early adulthood, they are more able to become healthy parents. Housing precarity during pregnancy can contribute to family poverty.
- Parents with low incomes with children in the care of the Ministry of Children and Family Development (MCFD) or in the care of other relatives face barriers to family reunion because they cannot afford homes with multiple bedrooms (as required by MCFD) in the private market or do not qualify for non-market family housing.
- They say it takes a village to raise a child: when young people, Elders, and friends and relatives of families with children have safe and stable housing, they are more able to create linkages between family, culture, identity, and community belonging—core aspects of addressing poverty.



This image reveals “what makes a house into a home” from the perspective of an Indigenous Surrey youth

9.4 Key Needs

- Surrey needs at least 1,195 housing units to meet the needs of Indigenous households in core housing need. Surrey has almost as many Indigenous residents as Vancouver but only a fraction of the housing and services.
- Single-parent families are facing a housing crisis. 45% of Indigenous lone parents are in core housing need. There is an urgent need for deeply affordable housing for families to break the cycle of child and youth poverty.
- Deeply affordable rents are needed. The existing housing market is not serving those with low incomes. There is an urgent need for more housing at rent levels accessible to those on Income Assistance, People with Disabilities Assistance, or earning very low incomes.
- Supports and amenities are vital. Housing should consider childcare, supports, and proximity to amenities, transit, and services.
- Indigenous-led housing projects will create new opportunities. Indigenous households face racism and discrimination in the housing market. Indigenous-led projects are needed that address the community and cultural needs of Indigenous households and create positive living environments that centre Indigenous worldviews.
- The lack of deeply affordable and culturally relevant housing keeps Indigenous families in poverty. This is an urgent call to mobilize partners and resources to improve housing and address Indigenous child and youth poverty in Surrey. By working together, the community can create the conditions for future generations to thrive.



10 MOVING FORWARD

10 Moving Forward

The Surrey Housing Needs Report compiles the most current and relevant data associated with the housing needs of Surrey residents and highlights the key housing issues identified through an extensive community consultation process conducted in 2022.

Looking forward, the City is actively working on several initiatives to address housing needs. The findings in this report will help City staff implement plans and strategies that articulate the City's actions related to addressing housing need including the Homelessness Prevention & Response Plan, Surrey Affordable Housing Strategy, OCP, and Housing Accelerator Fund Action Plan.

By the end of 2025, Surrey will also review and update its OCP and Zoning Bylaw to ensure there is enough capacity to accommodate the housing need identified in this Housing Needs Report.

Collaboration with various partners, including government agencies, community organizations, and the private sector, will be essential. Utilizing tools such as zoning incentives, funding programs, and innovative housing models will be crucial in meeting the diverse housing needs of Surrey's growing population.

Non-profit organizations can use the Housing Needs Report to support funding proposals and advocacy efforts, ensuring that their actions are evidence-based and that funders are aware of Surrey's specific housing needs.

For the private sector, the information can inform the planning of developments and gauge the contributions of the development community in addressing housing needs.

For the urban Indigenous community, the Surrey Housing Needs Report is intended to amplify the urgent housing needs that have been extensively researched and documented by the Surrey Urban Indigenous Leadership Committee. As the second largest urban Indigenous community in BC, this young and growing community needs to be prioritized at all levels of government and by the non-profit sector.

Of particular note is the unique opportunity that the new Skytrain line being planned in Surrey offers to align transit infrastructure with affordable housing. The City, Province and TransLink all have a role to play in achieving this shared goal.

Surrey's population is projected to grow considerably in the years ahead, continuing to be diverse and dynamic. Access to affordable and appropriate housing for all Surrey residents is critical for ensuring that Surrey is a healthy, thriving, and equitable city in the Metro Vancouver region.

APPENDIX A

NON-MARKET HOUSING STOCK IN SURREY

CO-OP AND NON-PROFIT HOUSING

TABLE 30. CO-OP HOUSING, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Hawthorne Housing Co-operative	13820 72 Ave	Newton	Co-operative Housing Federation of BC	All	59
Valley Village Housing Co-operative	7110 138 St	Newton	Co-operative Housing Federation of BC	All	131
Sunshine Housing Co-operative	10744 133 St	City Centre	Co-operative Housing Federation of BC	All	39
Birch Housing Co-operative	7062 138 St	Newton	Co-operative Housing Federation of BC	All	54
Common Ground Co-op	1707 130 St	South Surrey	Co-operative Housing Federation of BC	All	46
Waldon Place Housing Co-operative	12173 82 Ave	Newton	Co-operative Housing Federation of BC	All	40
Spruce Housing Co-operative	9240 121 St	Whalley	Co-operative Housing Federation of BC	All	101
Mayflower Housing Co-operative	13435 104 Ave	City Centre	Co-operative Housing Federation of BC	All	92
Arboretum Housing Co-operative	15350 105 Ave	Guildford	Co-operative Housing Federation of BC	All	34
Guildtown Housing Co-operative	10125 156 St	Guildford	Co-operative Housing Federation of BC	All	62
Solstice Housing Co-operative	12102 92 Ave	Newton	Co-operative Housing Federation of BC	All	34
Sandpiper Housing Co-operative	12158 82 Ave	Newton	Co-operative Housing Federation of BC	All	49
La Casa Housing Co-operative	17222 57 Ave	Cloverdale	Co-operative Housing Federation of BC	All	40
Hunter Hill Housing Co-operative	6935 122 St	Newton	Co-operative Housing Federation of BC	All	40
<i>Co-op Subtotal</i>					821

Source: City of Surrey

TABLE 31. NON-PROFIT AFFORDABLE HOUSING, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Greenbrook	6957 135 St	Newton	BC Housing	Families	126
Kingston Gardens 4	15356 100 Ave	Guildford	Metro Vancouver Housing Corporation	Families	48
Guildford Glen	14890 101A Ave	Guildford	Metro Vancouver Housing Corporation	All	79
Kingston Gardens 1	15271 99 Ave	Guildford	Metro Vancouver Housing Corporation	Families	48
Kingston Gardens 2	15343 99 Ave	Guildford	Metro Vancouver Housing Corporation	Families	48
Kingston Gardens 3	9977 154 St	Guildford	Metro Vancouver Housing Corporation	Families	48
Epsom Downs	13699 76 Ave	Newton	Metro Vancouver Housing Corporation	Families	108
Somerset Gardens I, II, III	1821, 1851, 1881 Southmere Cr E	South Surrey	Metro Vancouver Housing Corporation	All	166
The Orchard	9858 151 St	Guildford	Union Gospel Mission Housing Society	Families	75
Friendship Village	6526 135 St	Newton		All	56
Sutton Place	13834 102 Ave	City Centre	Metro Vancouver Housing Corporation	Families	83
Peninsula Estates	15077 20 Ave	South Surrey	Peninsula Estates Housing Society	All	70
Glyn Haven	13262 72 Ave	Newton	Red Door Housing Society	Families	46
Jennings Place	7775 120A St	Newton	Affordable Housing Society	Families	52
Cougar Creek Family Housing	6880 121 St	Newton	Red Door Housing Society	Families	45
Chelsea Place	13871 Laurel Drive	City Centre	New Chelsea Society	Families	36
Jessica Place	9883 140 St	City Centre	Entre Nous Femme Housing Society	Families	40

Evelyn Estates	9155 136A St	Whalley	Entre Nous Femme Housing Society	Families	36
Kinsmen Ravine Estates	11030 Ravine Rd	City Centre	Newton Kinsmen Housing Society	Families	30
Johnston Court	9699 152B St	Guildford	Affordable Housing Society	Families	30
Sunset Grove	6445 121 St	Newton	Habitat Housing Society	Families	25
Stoney Creek	6438 King George Blvd	Newton	Affordable Housing Society	Families	28
Hyland Village Park 1	13927 68 Ave	Newton	Affordable Housing Society	Families	33
Rosemary Green	2880 152 St	South Surrey	Entre Nous Femme Housing Society	Families	38
Hyland Village Park 2	13947 68 Ave	Newton	Affordable Housing Society	Families	43
Rodeo Park Place	17445 57 Ave	Cloverdale	Affordable Housing Society	Families	61
Kwantlen Park	12615 72 Ave	Newton	Affordable Housing Society	Families	39
Newton Green	12725 63 Ave	Newton	SPAHS (Entre Nous Femme Housing Society)	Families	52
Salamat Housing	12689 72 Ave	Newton	Salamat Housing Society	Families	34
Strawberry Hill Apartments	7555 120A St	Newton	Affordable Housing Society	Families	64
Chorus	2358 153 St	South Surrey	Peninsula Estates Housing Society	All	71
Julian House	10689 135A St	City Centre	Lookout Housing & Health Society	People with HIV/AIDS	6
Legion Veterans Village	10626 City Pky	City Centre	VRS Communities Society	Veterans	91
Habitat at 81st	13583 81 Ave	Newton	Options / Habitat Housing Society	All	100
Non-Profit Subtotal					1,955

Source: City of Surrey

TABLE 32. INDIGENOUS NON-PROFIT AFFORDABLE HOUSING, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Kechi-o-wekowin	9537 Prince Charles Blvd	Whalley	Kekinow Native Housing Society	Indigenous	31
Wa-cuy-gunan	6455 121 St	Newton	Kekinow Native Housing Society	Indigenous	36
Ama-Huuwilp	14145 103 Ave	Whalley	Kekinow Native Housing Society	Indigenous	22
Aleleng	7420 121A St	Newton	Kekinow Native Housing Society	Indigenous	33
Sohkeyah Phase 1	7561 140 St	Newton	Kekinow Native Housing Society	Indigenous	72
Sohkeyah Phase II	7563 & 7565 140 St	Newton	Kekinow Native Housing Society	Indigenous	104
Indigenous Non-Profit Affordable Housing Sub-Total					298

Source: City of Surrey

Total Co-op and Non-Profit Affordable Housing	3,074
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EMERGENCY SHELTERS AND WOMEN'S SAFE HOUSES/TRANSITION HOUSES

TABLE 33. PURPOSE-BUILT SHELTERS, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Hyland House	6595 King George Blvd	Newton	Options Community Services	All 19+	35
Bill Reid Place	17752 Colebrook Rd	Cloverdale	Options Community Services	All 19+	16
Foxglove	9810 Foxglove Dr	Whalley	Raincity Housing	All 19+	31
Rosewood Shelter	9683 137 St	City Centre	Elizabeth Fry Society	Women & Children	60
<i>Purpose-built Shelters Subtotal</i>					142

**Purpose-built shelters all include transition or supportive housing units as well as the shelter beds*

Source: City of Surrey

TABLE 34. NON-PURPOSE-BUILT SHELTERS, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Gateway Shelter	10667 135A St	City Centre	Lookout Housing & Health Society	All 19+	40
Cynthia's Place	Confidential	Guildford	Elizabeth Fry Society	Women	14
Sheena's Place	Confidential	Whalley	Elizabeth Fry Society	Women & Children	12
Parkway Shelter	10660 City Parkway	City Centre	Lookout Housing & Health Society	All 19+	40
SUMS Overnight Shelter	10776 King George Blvd	City Centre	Surrey Urban Mission Society	All 19+	50
Guildford Shelter	14716 104 Ave	Guildford	Lookout Housing & Health Society	All 19+	40
The Cove Shelter	10607 King George Blvd	City Centre	Surrey Urban Mission Society	All 19+	42
The Olive Branch	10732 City Parkway	City Centre	Surrey Urban Mission Society	All 19+	46
Surrey Welcome Hub	13545 King George Blvd	City Centre	Surrey Urban Mission Society	All 19+	16
<i>Non-purpose-built Shelters Subtotal</i>					300

**Non-purpose-built shelters are retrofitted commercial spaces or houses and some are situated on privately owned land*

Source: City of Surrey

TABLE 35. WOMEN'S SAFE HOUSES/TRANSITION HOUSES, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Women's Safe / Transition Houses	Confidential	Various	Various (Atira, Options, PICS, Nisa Homes)	Women/Women & Children	72
Women's Safe Houses / Transition Houses Subtotal					72

Source: City of Surrey

TABLE 36. YOUTH SAFE HOUSES, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Youth Safe Houses	Confidential	Newton	FRAFCA	Youth (Aged 16-18)	6
Youth Safe Houses Subtotal					6

Source: City of Surrey

TABLE 37. TEMPORARY MATS, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Hyland House	6595 King George Blvd	Newton	Options Community Services	All 19+	10
Guildford Shelter	14716 104 Ave	Guildford	Lookout Housing & Health Society	All 19+	6
Temporary Mats Subtotal					16

Source: City of Surrey

Total Emergency Shelters, Women's and Youth Safe / Transition Houses, and Temporary Mats					536
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TRANSITIONAL & SUPPORTIVE HOUSING

TABLE 38. TRANSITION HOUSING, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Hyland House	6593/6595 King George Blvd	Newton	Options Community Services	All 19+	20
Bill Reid Memorial Shelter	17752 Colebrook Rd	Cloverdale	Options Community Services	All 19+	12
Transition Housing Subtotal					32

Source: City of Surrey

TABLE 39. POST-CORRECTIONS, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Hobden House	12817/12819 104 Ave	Whalley	Connective	Men	17
Phoenix Rising Sun Villas	13969 100 Ave	City Centre	Phoenix Society	Men	29
Post-Corrections Subtotal					46

Source: City of Surrey

TABLE 40. WOMEN'S SECOND STAGE, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Women's Second Stage Housing	Confidential	Various	Various (Atira, YWCA, PICS)	Women & Children	63
Women's Second Stage Subtotal					63

Source: City of Surrey

TABLE 41. YOUTH TRANSITION, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Youth Transition Houses	Confidential	Newton	Various (PCRS, SOS Children's Village)	Youth (Aged 16-18)	13
The 1.1.2.	13102 112A Ave	Whalley	PCRS	Youth (Aged 19-24)	30
Youth Transition Subtotal					43

Source: City of Surrey

TABLE 42. LONG-TERM SUPPORTIVE HOUSING, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Len Shepherd	15090 101 Ave	Guildford	BC Housing	Seniors or Disability	25
Peterson Place (Former Motel)	13245/13259 King George Blvd	Whalley	Fraserside Community Services Society	All 19+	55
Peterson Place Modular	13241 King George Blvd	Whalley	Fraserside Community Services Society	All 19+	38
Alder Gardens	13788 71 Ave	Newton	YWCA Metro Vancouver	Women & Children	28
Timber Grove Apartments	13922 101 Ave	City Centre	Coast Mental Health	Seniors or Disability	52
Little's Place (Former Motel)	9150 135A St	Whalley	Atira Women's Resource Society	Women	22
Little's Too (Modular)	9151 King George Blvd	Whalley	Atira Women's Resource Society	Women	44
The Nest (Modular)	13620 80 Ave	Newton	Phoenix Society	All 19+	24
Baird Blackstone Building	14706 104 Ave	Guildford	Lookout Housing & Health Society	All 19+	61
Foxglove*	9810 Foxglove Dr	Whalley	RainCity Housing	All 19+	99
Rosewood*	9683 137 St	City Centre	Elizabeth Fry Society of Greater Vancouver & FRAFCA	Women & Children	57
Elmbrook (Former Motel)	13939 104 Ave	City Centre	Connective	All 19+	26

Safe Sleep	13425 107A Ave	City Centre	Surrey Urban Mission Society	All 19+	60
Long-term Supportive					591

Source: City of Surrey

TABLE 43. TRANSITIONAL SUPPORTIVE RECOVERY HOUSING, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Phoenix Centre	13686 94A Ave	City Centre	Phoenix Society	Men	36
Phoenix Rising Sun Villas	13969 100 Ave	City Centre	Phoenix Society	All 19+	23
The Nest	13620 80 Ave	Newton	Phoenix Society	All 19+	16
Transitional Supportive Recovery					75

Source: City of Surrey

TABLE 44. LICENSED ADDICTIONS TREATMENT & SUPPORTIVE RECOVERY SERVICES, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Path to Freedom	19030 56 Ave	Cloverdale	Hardev Randhawa	Men 19+	10
Phoenix Centre	13686 94A Ave	City Centre	Phoenix Society	Men 19+	28
Phoenix Quibble Creek	13670 94A Ave	City Centre	Phoenix	Men 19+	67
Phoenix House	9942 127A St	City Centre	Phoenix	Men 19+	10
Crawford Manor	10008 128 St	Whalley	Lookout Housing & Health Society	Men 19 to 35	12
Ellendale	11187 Ellendale Dr	Guildford	Elizabeth Fry Society	Women	10
Ellendale Cradle	11187 Ellendale Dr	Guildford	Elizabeth Fry Society	Women	12
Licensed Treatment & Supportive Recovery Services					149

Source: City of Surrey

TABLE 45. REGISTERED MENTAL HEALTH HOUSING, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Bear Creek House	13799 88 Ave	Whalley	Fraserside Community Services Society	All 19+	5
Blair House	7902 139A St	Newton	Options Community Services Society	Youth (age 19-30)	6
Carr's Place - A Side/B Side	13802/13804 Grosvenor Rd	City Centre	Lookout Housing & Health Society	All 19+	10
Garden Lodge	15196 86 Ave	Fleetwood	MERD Antonio Group Ltd	All 19+	6
Maria Sol House (14129)/(14131)	14129/14131 Grosvenor Rd	Whalley	Horizon Health Care Ltd	All 19+	10
Nichol Place	8048 140 St	Newton	Options Community Services Society	All 19+	48
Registered Assisted Living Residences - Mental Health					85

Source: City of Surrey

Total Transition and Supportive Housing **1,084**

SENIORS

TABLE 46. NON-MARKET SENIORS INDEPENDENT HOUSING, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Amos Ferguson Manor	8243 152 St	Fleetwood	Amos Ferguson Memorial Society	Independent Seniors	51
Hoffman Manor	17660 60 Ave	Cloverdale	Senior Citizens Housing of South Surrey	Independent Seniors	43
Ted Kuhn Tower	13350/13352 Old Yale Rd	City Centre	Options Community Services	Independent Seniors	241
Ted Kuhn Tower Extension	13350/13352 Old Yale Rd	City Centre	Options Community Services	Independent Seniors	186
Len Shepherd Manor	15090 101 Ave	Guildford	BC Housing	Independent Seniors	74
Southdale Manor I & II	5956 176A St	Cloverdale	Senior Citizens Housing of South Surrey	Independent Seniors	50
Sunnyside Villas I	15008 26 Ave	South Surrey	Sunnyside Villas Society	Independent Seniors	20
Sunnyside Villas II	15110 26 Ave	South Surrey	Sunnyside Villas Society	Independent Seniors	20
Sunnyside Villas III	2603 151 St	South Surrey	Sunnyside Villas Society	Independent Seniors	60
Kiwanis Park Place - South Building	12850 26 Ave	South Surrey	Crescent Housing Society	Independent Seniors	146
Bethshan Gardens	17528 59 Ave	Cloverdale	Cloverdale Senior Citizens Housing Society	Independent Seniors	71
<i>Non-market Senior Independent Housing Subtotal</i>					962

Source: City of Surrey

TABLE 47. NON-MARKET SENIORS SUPPORTIVE HOUSING, SURREY, 2024

Name	Address	Neighbourhood	Operator	Population Served	# of Units
Sunnyside Villas IV	15002 26 Ave	South Surrey	Sunnyside Villas Society	Seniors	30
Sunnyside Manor	15340 17th Ave	South Surrey	Unicare	Seniors	85
Guru Nanak Niwas	7566 120A St	Newton	Progressive Intercultural	Seniors	77

			Community Services Society		
Gateway Assisted Living	13787 100 Ave	City Centre	Mosaic Seniors Care Society	Seniors	60
The Residence at Morgan Heights	15955 27 Ave	South Surrey	Morgan Heights Care Ltd	Seniors	36
Elim Village - Emerald Building	9080 159 St	Fleetwood	Elim Housing Society & Elim Christian Care Society	Seniors	53
Rosemary Heights Seniors Village	15240 34 Ave	South Surrey	Rosemary Heights Seniors Village 3 LLP	Seniors	42
PICS Assisted Living	12075 75A Ave	Newton	Progressive Intercultural Community Services Society	Seniors	49
Freedom Place	10342 148 St	Guildford	Strive Living Society	Seniors	20
Fleetwood Villa	16028 83 Ave	Fleetwood	HCN-Revera Lessee (Fleetwood Villa) LP GP Inc	Seniors	3
Pacific Carlton	15366 17 Ave	South Surrey	VRS Communities Society	Seniors	81
Kinsmen Place Lodge	9650 137A St	City Centre	Whalley & District Senior Citizens Housing Society	Seniors	157
<i>Non-market Seniors Supportive Housing Subtotal</i>					693
<i>Total Independent and Supportive Seniors Housing</i>					1,655

Source: City of Surrey

APPENDIX B

2022 HNR ENGAGEMENT PROCESS

This Housing Needs Report heavily relies on the insights gathering during the 2022 Housing Needs Report (2022 HNR). The 2022 HNR process marked a critical step in understanding and addressing housing challenges in our community. While the 2025 Housing Needs Report incorporates updated data and aligns with new Provincial methodologies, this earlier engagement provided invaluable insights that continue to shape our understanding of housing needs today.

For the 2022 engagement process, the City used multiple methods for engaging residents and stakeholders in understanding Surrey’s housing needs. The table below summarizes the engagement process.

ENGAGEMENT METHOD	PARTICIPANTS	WHEN
Online community survey	1,722 Surrey residents	November 17 to December 11, 2020
Community ambassadors survey	429 Surrey residents Targeted outreach focusing on demographics that are underrepresented through typical surveys and engagement methods, including: <ul style="list-style-type: none"> ● Refugees and recent immigrants ● People with intellectual disabilities ● Renters with low incomes ● Seniors with low incomes ● Racialized individuals in Surrey 	English version: November 17 to December 11, 2020 Arabic and Punjabi versions: December 18, 2020, to January 3, 2021
Stakeholder focus groups	9 focus groups with 73 organizations represented who had insight on the following topics: <ul style="list-style-type: none"> ● Housing and services for people with disabilities ● Housing and services for seniors ● Institutions and employers ● Homelessness ● Non-market housing providers ● Housing and services for newcomers and refugees ● Housing and services for women, families, and youth ● Real estate and development ● Transit and housing 	November and December 2020

APPENDIX C

GLOSSARY

Activity Limitation: “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia>

Accessible Housing: Generally understood to be a dwelling unit designed to provide access to a person with disabilities, e.g., a wheelchair user.

Adaptable Dwelling: “Adaptable dwelling unit means a dwelling unit designed and constructed to facilitate future modification to provide access.”

https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/guides/building_accessibility_handbook_updatedjune2021.pdf

Adequate Housing Standard: “[Housing] does not require any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g., a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

At-Risk of Homelessness: People who are not experiencing homelessness, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

By-Name Lists: Real-time lists of all known people experiencing homelessness in a community

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Census Family: Census families include couples with and without children, and a single parent with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Chronic Homelessness: Individuals, often with disabling conditions (e.g., chronic physical or mental illness, substance use problems), currently experiencing homelessness and have experienced homelessness for six months or more in the past year.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Complex Health Needs: People who may experience complex mental health or substance use challenges and may also be living with other challenges such as acquired brain injury, developmental disability, or histories of trauma.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Coordinated Access: A community-wide system that streamlines the process for people experiencing homelessness to access housing and supports.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Data Dashboards: A place-specific online dashboard containing data about the state of homelessness (highlighting the inflow and outflow of people to and from the shelter system) and access to affordable housing, which represents a snapshot in time and is updated monthly or quarterly.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Episodic Homelessness: Individuals, often with disabling conditions, currently experiencing homelessness with three or more episodes of homelessness in the past year.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Extreme Core Housing Need: A household is said to be in 'extreme core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 50% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/90_2019

Functional Zero: An end to chronic homelessness means having no one experiencing long-term homelessness in a community.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Homelessness: “Homelessness is the situation of an individual or family who does not have a permanent address or residence; the living situation of an individual or family who does not have stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.

It is often the result of what are known as systemic or societal barriers, including a lack of affordable and appropriate housing, the individual/household’s financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination.”

<https://www.canada.ca/en/employment-social-development/programs/homelessness/directives.html#h2.2>

Hidden Homelessness: “Refers specifically to people who live temporarily with others but without guarantee of continued residency or immediate prospects for accessing permanent housing.” Often known as "couch surfing," this describes people who are staying with relatives, friends, neighbours or strangers because they have no other option. They generally are not paying rent and it is not a sustainable long-term living arrangement but they do not have the ability to secure their own permanent housing immediately or in the near future. This population is considered to be "hidden" because they usually do not access homeless supports and services even though they are improperly or inadequately housed. Because they do not access services, they do not show up on standard statistics regarding homelessness.”

<https://www.homelesshub.ca/about-homelessness/population-specific/hidden-homelessness>

Homeless Individuals and Families Information System (HIFIS): A web-enabled, comprehensive data collection, reporting, and case management system that supports the day-to-day operations of housing and homelessness response service providers

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Household Income: The sum of incomes for all household members.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=207009>

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Housing First: Involved moving people experiencing homelessness (particularly chronic homelessness) rapidly from the streets or shelters into stable, long-term housing with supports.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Independent: Housing for people experiencing at-risk of homelessness who don’t need supports but require housing at rents lower than market rates. May include subsidized deeply affordable housing at the shelter rate of social assistance or Rent Gears to Income (RGI).

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Indigenous Homelessness: A human condition that describes First Nations, Métis, and Inuit individuals, families, or communities lacking stable, permanent, appropriate housing or the immediate prospect, means, or ability to acquire such housing.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Low-Barrier Housing: Refers to shelters and supportive housing with minimal requirements for entry, for example not requiring sobriety from substances.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Men+: "Men +" includes men (and/or boys), as well as some non-binary persons. Given that the non-binary population is small, data aggregation to a two-category gender variable is sometimes necessary to protect the confidentiality of responses provided. In these cases, individuals in the category "non-binary persons" are distributed into the other two gender categories and are denoted by the "+" symbol.

<https://www12.statcan.gc.ca/census-recensement/2021/ref/gender-genre-eng.cfm>

Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

- It is designed and constructed to be transported on its base frame (or chassis) in one piece.
- The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

National Occupancy Standard: The Canadian National Occupancy Standard (CNOS) assesses the bedroom requirements of a household based on the following criteria:

- There should be no more than 2 persons per bedroom;
- Children less than 5 years of age of different sexes may reasonably share a bedroom;
- Children 5 years of age or older of opposite sex should have separate bedrooms;
- Children less than 18 years of age and of the same sex may reasonably share a bedroom; and
- Single household members 18 years or older should have a separate bedroom, as should parents or couples.

<https://www.cmhc-schl.gc.ca/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/provincial-territorial-agreements/investment-in-affordable-housing/national-occupancy-standard>

Non-Census-Family Households: Households which do not include a census family. Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Non-Market Housing / Non-Profit Housing: “Rental housing that is owned and operated by community-based, non-profit societies or local governments and regional districts. The mandate is to provide safe, secure, affordable accommodation to households with low to moderate incomes. Most non-profit housing societies receive some form of financial assistance from government to enable them to offer affordable rents.”

<https://www2.gov.bc.ca/gov/content/housing-tenancy/affordable-and-social-housing/housing-glossary>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

<https://www12.statcan.gc.ca/census-recensement/2021/ref/98-500/002/98-500-x2021002-eng.cfm>

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Poverty: The condition of an individual, family, or community deprived of the resources, means, choices, and power necessary to acquire and maintain a basic level of living standards and facilitate integration and participation in society

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Primary rental market, also referred to a purpose-built-rental, is generally defined by CMHC as rental units in privately-initiated apartment structures containing at least three rental units.

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/RmsMethodology>

Registered Mental Health: Housing that provides supports for people living with mental health challenges to build skills to live with an optimal level of independence.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Rent Geared to Income: A type of subsidized housing in which a housing provider ensured affordability by matching rental fees to income (30% of households total gross income, subject to minimum rent based on household size).

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Safe Houses: Short-term shelter and other supports for women fleeing violence and youth, often apartments, hotel/motel rooms, or a secure room in a private home.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Second Stage Housing: Provides safe, low-cost, temporary housing for women fleeing violence to live independently with staff available for support, typically for 6-months to 2-years.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Secondary rental market describes rental units that were not originally purpose-built for the rental market, including private homes that are rented (single family, townhomes, and condominiums), as well as secondary suites and carriage homes.

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/SrmsMethodology#footnote1>

Seniors: Individuals aged 65 and over.

Shelter Housing: Facilities providing emergency, temporary, short-term accommodation for individuals and families experiencing or at risk of homelessness. Shelters may offer other services such as food, clothing, or counselling.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. "Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services."

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Social Determinants of Health: Non-medical factors that influence health and wellbeing; they are the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Subsidized Housing: “Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Recovery: Transitional housing that provides supports for people seeking assistance with substance use, including Licensed Addiction Treatment facilities.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Systems Approach to Homelessness: A ‘system of care’ for working with individuals and complex needs to deliver services differently to help people experiencing or at-risk of homelessness.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>

Women+: “Women +” includes women (and/or girls), as well as some non-binary persons. Given that the non-binary population is small, data aggregation to a two-category gender variable is sometimes necessary to protect the confidentiality of responses provided. In these cases, individuals in the category “non-binary persons” are distributed into the other two gender categories and are denoted by the “+” symbol.

<https://www12.statcan.gc.ca/census-recensement/2021/ref/gender-genre-eng.cfm>

Wrap-Around Services: A team-based, collaborative case management approach.

<https://www.surrey.ca/sites/default/files/media/documents/Surrey-Homelessness-Prevention-Response-Plan.pdf>

LINKS

- All reports are available online. This includes the Housing Needs Report, the Executive Summary, and the What We Heard Report <https://www.surrey.ca/about-surrey/social-planning/housing-homelessness/housing-needs-report>
- Housing 2020: Understanding the Housing Experiences of Indigenous Households in Surrey <https://surreyindigenousleadership.ca/downloads/skookum-lab-housing-report-20202.pdf>
- SUILC Housing Call to Action <https://surreyindigenousleadership.ca/news/a-call-to-action-surrey-needs-more-indigenous-housing>
- Finding Our Way Home: Research on Indigenous Homelessness in Surrey <https://surreyindigenousleadership.ca/research/finding-our-way-home-research-on-indigenous-homelessness-in-surrey/>
- Indigenous Peoples in Surrey: Highlights from the Census https://surreyindigenousleadership.ca/wp-content/uploads/2023/12/SUILC_2021_CensusFactSheets.pdf
- Stick, M., Hou, F., Zhang, H. (2024). Housing international students: Housing suitability across municipalities. Statistics Canada. <https://www150.statcan.gc.ca/n1/pub/36-28-0001/2024005/article/00001-eng.htm>





**CITY MANAGER'S
DEPARTMENT**
CORPORATE REPORT

NO: ROS3

COUNCIL DATE: March 28, 2022

REGULAR COUNCIL

TO: Mayor & Council

DATE: March 17, 2022

FROM: Acting General Manager, Planning &
Development

FILE: 4815-01

SUBJECT: Surrey Housing Needs Report – Update on Report Revisions

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to use the Housing Needs Report to inform planning processes and policies including:
 - a) Future updates to the Official Community Plan;
 - b) Land use plans along the Surrey-Langley Skytrain Corridor Planning Area, and specifically the shared objective of the Province, TransLink and the City of Surrey facilitating the development of affordable housing along this transportation corridor;
 - c) Other land use plans and policies relative to housing;
 - d) New housing policies, innovative housing programs and regulations related to issues, such as facilitating affordable rental housing, family-friendly housing, and/or adaptable housing; and
 - e) Future housing action plans and strategies;

and report back to Council with an update on these efforts; and

3. Authorize staff to submit a copy of this Corporate Report, including the Surrey Housing Needs Report attached as Appendix "I", and related Council resolution to the Union of BC Municipalities.

INTENT

The purpose of this Corporate Report is to provide Council with an update on revisions to the Surrey Housing Needs Report, seek approval to submit the Housing Needs Report to the Union of BC Municipalities ("UBCM"), and seek authorization for staff to use the Housing Needs Report to inform future planning processes and policies.

BACKGROUND

In April 2019, new Provincial legislation was enacted that amended the *Local Government Act* establishing a requirement for local governments to complete a Housing Need Report by April 2022, and every five years thereafter. The legislation and associated regulations specify the requirements for Housing Needs Reports, which include:

- Collecting information to identify current and projected housing needs;
- Using that information to prepare and publish an online Housing Needs Report, which shows current and projected housing needs for at least the next five years; and
- Considering the most recently collected information and Housing Needs Report when amending Official Community Plans (“OCP”) and Regional Growth Strategies (“RGS”).

When a Housing Needs Report is complete, a local government is required to:

- Receive the report at a Council meeting that is open to the public, and
- Publish the report on an internet site that is publicly and freely accessible.

UBCM received funding of \$5 million over three years from the BC Ministry of Municipal Affairs and Housing for a program to support local governments in undertaking Housing Needs Reports.

In November 2019, Council, as part of Corporate Report No. R221; 2019, authorized a grant to UBCM’s Housing Needs Report program. In February 2020, the City was awarded a \$70,000 grant by the UBCM to prepare a Surrey Housing Needs Report.

On November 22, 2021, Council received Corporate Report No. R230; 2021, attached as Appendix “II”, which provided an overview of the process used to prepare the Housing Needs Report, key findings, areas of need and proposed next steps. The Corporate Report was referred back to staff with the request that staff respond to comments raised at the Council meeting and report back at a future Council meeting.

On January 17, 2022, Council received Corporate Report No. R013; 2022, attached as Appendix “III”, which provided Council with an update on areas where the City plays a key role in addressing housing needs in the region and the City’s actions relative to addressing housing needs in Surrey. The Corporate Report was referred back to staff with the request that the information in the Corporate Report be incorporated into the Housing Needs Report and the report be brought back to Council for approval.

DISCUSSION

The Housing Needs Report complies with the Provincial requirement to collect and document information to identify current and projected housing needs. As requested by Council, additional information highlighting where the City plays a key role in addressing housing need in the region, as well as information on actions that the City has taken to address housing need, has been incorporated into the Housing Needs Report, as detailed below and included in the attached Appendix “I”.

Additional Information Included in the Housing Needs Report

Information added to the Housing Needs Report is listed below, along with the page number where it can be found in the updated Housing Needs Report attached as to this report as Appendix "I".

Population Data

- The Surrey population was updated with 2021 Census data (pages nine and ten).

Housing Supply and Structure Types

- An additional paragraph was added regarding the importance of changing housing structure types to address diverse households and climate issues (page 23).
- Text in Section 3.4 was replaced with information about the role that the City plays in the Metro Vancouver region in the provision of new housing supply (page 32).
- A new Section 3.4.1 Regional Comparison: New Housing Supply was added that includes Figure 25: Housing Completions for Metro Vancouver Municipalities, 2008-2018 (page 33).
- A new Section 3.4.2 Regional Comparison: Structure Types was added (pages 34-38). It includes the following new figures:
 - Figure 26: Single Detached Housing Completions for Metro Vancouver Municipalities, 2009-2018;
 - Figure 27: Secondary Suite Housing Completions for Metro Vancouver Municipalities, 2011-2018;
 - Figure 28: Row Housing Completions for Metro Vancouver Municipalities, 2009-2018; and
 - Figure 29: Apartment Housing Completions for Metro Vancouver Municipalities, 2011-2018.

City Actions on Rental Housing

- A new Section 5.8 City Actions on Rental Housing was added (pages 74-76). It includes information on:
 - Surrey Affordable Housing Strategy: A Focus on Rental Housing;
 - Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance Policy;
 - Affordable Housing Fee; and
 - New Non-Market Rental Housing Projects.

Provincial and Federal Partnerships on Non-Market Housing Projects

- A new Section 7.4 Provincial and Federal Partnerships on Non-Market Housing Projects was added (pages 97-98). It includes information on:
 - BC Housing – Rapid Response to Homelessness Projects in Surrey (Section 7.4.1);
 - CMHC – Rapid Housing Initiative Projects in Surrey (Section 7.4.2);
 - Other Housing Projects in for people experiencing homelessness in Surrey (Section 7.4.3); and
 - Surrey Homelessness and Housing Society.

Moving Forward

- Additional detail was added to the Moving Forward section on how the information in this report will be used to guide future housing policy (page 114).

Non-Market Housing Stock

- An Appendix: Non-Market Housing Stock, Surrey 2021 was added (Appendix A). It provides a detailed list of Surrey's non-market housing projects including emergency housing, transition and supportive housing, housing for low-income seniors, Indigenous housing, housing for low-income households, and co-operative housing.

Additional Information Included in the Housing Needs Report: Executive Summary

The Executive Summary attached to this report as Appendix "IV" was also enhanced. Listed below, along with the page number, are the updates to the Executive Summary.

- Community Facts (page iv) – Population growth was updated with 2021 Census data;
- Housing Stock and Tenure (page vii) – Additional infographics were added on Regional Comparison: New Housing Supply;
- Homelessness (pages xv-xvi) – Information on provincial and federal partnership housing projects and the Surrey Homelessness and Housing Society was added; and
- City Actions on Rental Housing (pages xxiii-xxv) – A new section was added that includes information on the Surrey Affordable Housing Strategy, Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance Policy, affordable housing fee and new non-market rental housing projects.

The Surrey Housing Needs Report: What We Heard Report, which highlights the results of the community engagement, is attached to this report as Appendix "V".

Census Data

The first release of 2021 Census data was issued on February 9, 2022, with overall population numbers; this updated population data was incorporated into the Housing Needs Report. In 2022, Statistics Canada is planning seven major "themed" release dates for the dissemination of additional 2021 Census data.

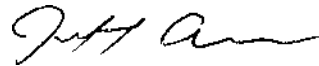
SUSTAINABILITY CONSIDERATIONS

This Housing Needs Report supports the objectives of the City's Sustainability Charter 2.0. In particular, these initiatives support the Sustainability Charter 2.0 theme of Inclusion. Specifically, this report supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

- Housing DO₁₂: Everyone in Surrey has a place to call home;
- Housing DO₁₃: Appropriate and affordable housing is available to meet the needs of all households in Surrey; and
- Housing SD₁₁: Ensure development of a variety of housing types to support people at all stages of life.

CONCLUSION

The Surrey Housing Needs Report provides a detailed description on the areas where the City plays a key role in addressing housing need in the region and the City's actions relative to addressing housing needs in Surrey. It is recommended this report be submitted to UBCM and be used to inform future planning processes and policies in regard to housing in Surrey.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development

PH/AM/cc

Appendix "I" - Surrey Housing Needs Report

Appendix "II" - Corporate Report No. R230; 2021

Appendix "III" - Corporate Report No. R013; 2022

Appendix "IV" - Surrey Housing Needs Report: Executive Summary

Appendix "V" - Community Engagement What We Heard Report

Appendices available upon request.

NO: R260

COUNCIL DATE: December 16, 2024

REGULAR COUNCIL

TO: Mayor & Council DATE: December 12, 2024

FROM: General Manager, Social Infrastructure & Community Investments FILE: 4815-01
General Manager, Planning & Development

SUBJECT: Surrey Housing Data Update – 2024 Interim Housing Needs Report

RECOMMENDATION

The Social Infrastructure & Community Investments Department and Planning & Development Department recommend that Council:

1. Receive this report for information;
2. Endorse the Surrey Housing Data Update – 2024 Interim Housing Needs Report (the “2024 Interim Report”), attached as Appendix “I”;
3. Authorize staff to forward the 2024 Interim Report to the Province in fulfillment of requirements for a 2024 Interim Housing Needs Report; and
4. Direct staff to notify the Minister of Housing upon approval of the 2024 Interim Report.

INTENT

The purpose of this Corporate Report is to update Council on Surrey’s long-term housing needs and outline actions taken since the approval of the 2022 Housing Needs Report (the “2022 HNR”). This 2024 Interim Report meets the Provincial requirement for completion by January 1, 2025.

BACKGROUND

In April 2019, the Provincial government mandated that local governments produce a Housing Needs Report (“HNR”) by April 2022 and update it every five years. In March 2022, Council adopted the 2022 HNR (Corporate Report No. R053; 2022, Appendix “II”), which was developed through extensive community engagement and data analysis.

In 2023, legislative changes to the Local Government Act required an Interim Report for 2024. This report must include:

- Actions taken since the 2022 HNR to address housing needs;

- Estimated housing needs for the next 5 and 20 years, calculated using the HNR Method; and
- A statement on the need for housing near active transportation and transit infrastructure.

By the end of 2025, the City must also review and update its Official Community Plan (“OCP”) and Zoning Bylaw to accommodate the identified housing needs (Appendix “I”). The full 2025 Housing Needs Report will further update this data, with subsequent reports due every five years.

DISCUSSION

City Actions Since 2022 HNR

The 2024 Interim Report highlights key actions taken to address housing needs, including:

- A Pathway Home: Surrey’s Homelessness Prevention & Response Plan, guiding efforts to end homelessness;
- Partnerships: Collaborations with BC Housing, CMHC, and non-profits, resulting in 728 non-market affordable housing units (2022-2024) and 480 additional units in development;
- Housing Accelerator Funding: Secured CMHC funding and developed an Action Plan with eight initiatives to increase housing supply;
- Development Cost Charges Bylaw: Updated to exempt non-profit housing;
- Zoning Bylaw Revisions: Streamlined development of small-scale, multi-unit housing (“SSMUH”) without rezoning;
- Transit-Oriented Development: Designated 12 Transit-Oriented Areas (“TOAs”) to promote housing near transit hubs; and
- Rental Standards Review: Completed a review of the Surrey Rental Premises Standards of Maintenance Bylaw.

Housing Needs Assessment

The Province’s 2024 HNR Method estimates Surrey will require 169,221 new housing units over the next 20 years. Table 1 below outlines the five- and twenty-year housing needs:

Table 1. Total 5-Year and 20-Year Housing Needs, City of Surrey

	5-Year (2024-2028)	20-Year (2024-2043)
Supply of Units to Reduce Extreme Core Housing Need (addresses extreme core housing need, defined as households [renters and owners with a mortgage] spending 50% or more of their total pre-tax income on housing)	2,633	10,533
Supply of Units to Reduce Homelessness (permanent housing units needed to accommodate individuals currently experiencing homelessness)	1,229	2,458
Supply of Units to Reduce Suppressed Household Formation (addresses those households that were unable to form between 2006 and the present due to a constrained housing environment)	3,212	12,847
Supply of Units to Meet Household Growth Over the Next 5 and 20 Years (additional housing units needed to accommodate the projected population growth from 2024 to 2043)	38,744	114,209
Supply of Units Needed to Meet at Least a 3% Vacancy Rate (surplus rental units needed to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market [3% - 5%])	352	1,408
Supply of Units Needed to Meet Local Demand (additional housing demand within Surrey that exceeds the minimum units needed to adequately house current and projected residents. It includes the number of units required to maintain a "healthy" market demand specific to Surrey)	6,941	27,765
Total Units Needed	53,111	169,221

Source: *Housing Assessment Resource Tools, 2024*

Note: These figures represent housing needs, not development targets.

Housing Near Transit and Active Transportation

Surrey supports housing within walking/rolling distance of transit and active transportation infrastructure. Recent initiatives include:

- Densification along rapid bus corridors like King George Boulevard and Scott Road;
- Planning complete communities with accessible daily amenities to reduce car dependency;
- Aligning affordable housing development with the upcoming SkyTrain extension from City Centre to Langley.

The City will continue collaborating with regional and provincial transit planners to integrate future housing developments with transit network expansions.

CONCLUSION

This corporate report, including the appended 2024 Interim Report, satisfies the requirement to complete an interim Housing Needs Report by January 1, 2025, outlined in the *Local Government Act*. The information in the 2024 Interim Report will be used to guide future housing policy, including the required review and update of the OCP and Surrey Zoning Bylaw.



Terry Waterhouse
General Manager
Social Infrastructure & Community Investments



Ron Gill
General Manager
Planning & Development

Appendix "I" – Surrey Housing Data Update – 2024 Interim Housing Needs Report
Appendix "II" – Corporate Report No. R053; 2022

CB/ar

Appendices available upon request

SURREY HOUSING NEEDS REPORT EXECUTIVE SUMMARY

February 2025

Surrey is located on the traditional territories of the Semiahmoo, Katzie, Kwantlen, Kwikwetlem, Qayqayt, and Tsawwassen First Nations. We acknowledge the profound connection they have to the lands and waters in and around Surrey.

Prepared for
The City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Prepared by
Urban Matters CCC
1090 Homer St #550
Vancouver, BC V6B 2W9

urban
matters

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Surrey Housing Needs Report

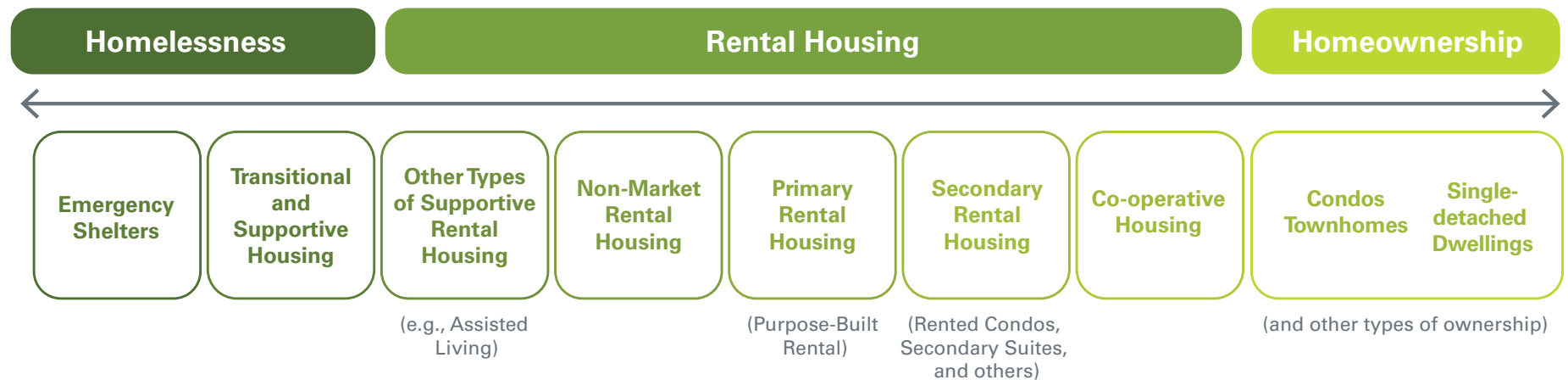
Like many communities in Metro Vancouver and BC, Surrey faces significant pressures across its housing system. The Surrey Housing Needs Report (HNR) has been prepared to help the City of Surrey, its residents, and local organizations better understand current trends and needs within the housing network.

The 2025 Surrey HNR builds on the 2024 Interim HNR, providing a deeper exploration of Surrey's housing landscape. It updates the 2022 Surrey HNR with current and relevant data and aligns with new Provincial methodologies.

The 2025 HNR will be used to inform future updates to the City's Official Community Plan as well as other planning and policy development processes.

This Executive Summary provides key findings from the 2025 Housing Needs Report, including the number of housing units needed over the next 20 years, Surrey's demographic and housing trends, and urban Indigenous housing needs.

HOUSING NETWORK



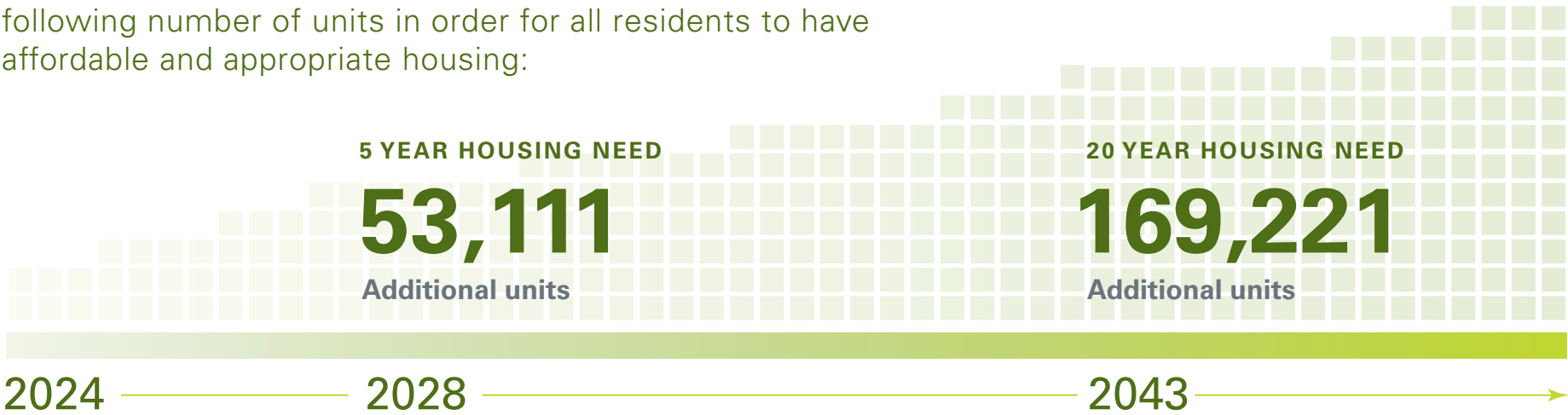
Anticipated Housing Needs

In June 2024, the Province released a standardized methodology (HNR Method) that outlines how local governments, including the City of Surrey, must calculate their total housing need for the next five and 20-years. The housing need arrived at by utilizing the Provincial HNR Method are not targets or estimates of what will be built; they are assessments of what is needed in order for all residents/households to have homes that are appropriate and affordable.

The HNR Method estimates a community’s housing needs by combining six components:

	5-Year Housing Need (2024-2028)	20-Year Total Housing Needs (2024-2043)
Component A: Supply to Reduce Extreme Core Housing Need	2,633	10,533
Component B: Supply to Reduce Homelessness	1,229	2,458
Component C: Supply to Reduce Suppressed Household Formation	3,212	12,847
Component D: Supply to Meet Household Growth	38,744	114,209
Component E: Vacancy Rate Adjustment	352	1,408
Component F: Demand Factor	6,941	27,765
Total Units Needed	53,111	169,221

Using the HNR Method, it is estimated that Surrey will need the following number of units in order for all residents to have affordable and appropriate housing:



Data on this page is from UBC Housing Assessment Resource Tools (HART)

Anticipated Housing Needs

FIVE YEAR HOUSING NEED BY TENURE

By the end of 2028, Surrey will need approximately 53,111 additional units. At least 20,148 units are needed to meet the housing needs of renters and 26,020 units for the housing needs of owners.

Total Housing Need 2024-2028	Estimated Housing Need - Ownership	Estimated Housing Need – Rental	Additional Housing Need – No Tenure Specified
53,111 units	26,020 units	20,150 units	6,941 units
100%	49%	38%	13%

By the end of 2028, Surrey will need a diverse set of rental units that meet the needs of households of varying sizes and incomes.

FIVE YEAR RENTAL HOUSING NEED BY UNIT SIZE

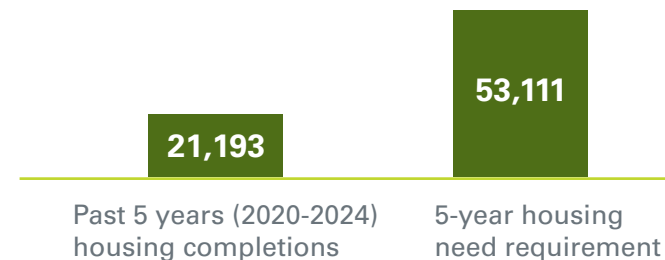
Tenure		Studio	One bedroom	Two bedroom	Three bedroom	Four bedroom+	Total
Renters	Number of Units	8,877	3,460	3,857	2,392	1,564	20,148
	Percentage of Units	44%	17%	19%	12%	8%	100%

FIVE YEAR RENTAL HOUSING NEED BY AFFORDABILITY

Max Affordable Monthly Shelter Cost	Renters	
	Number of Units	Percentage of Units
Under \$1,125	4,578	23%
\$1,125 to \$1,750	3,621	18%
\$1,750 to \$2,250	2,712	13%
\$2,250 to \$3,125	4,026	20%
\$3,125 to \$5,000	4,048	20%
\$5,000 and over	1,165	6%
Total	20,150	100%

FIVE YEAR HOUSING COMPLETIONS COMPARED WITH HOUSING NEED

The housing need as prescribed by the Provincial HNR Method far exceeds the current pace of development.

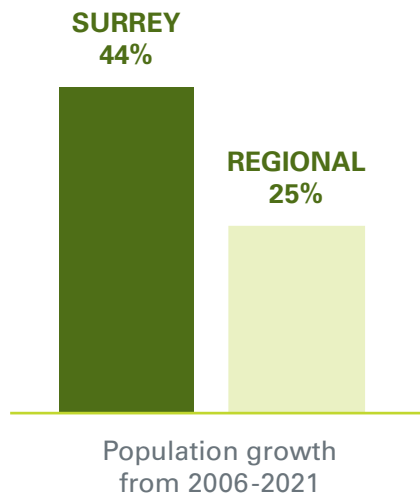


Data on this page is from UBC Housing Assessment Resource Tools (HART), City of Surrey, and Urban Matters

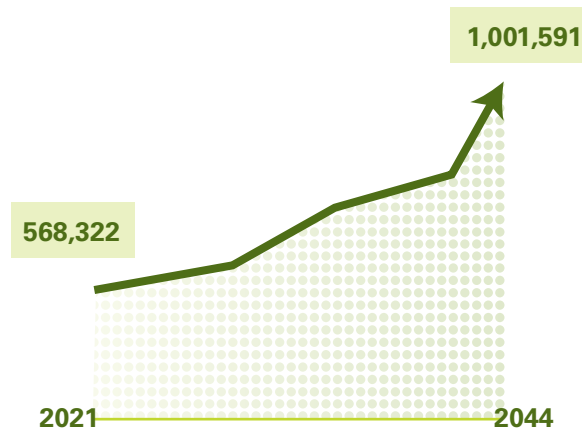
Community Facts

Surrey is a fast-growing, diverse community with a relatively young population.

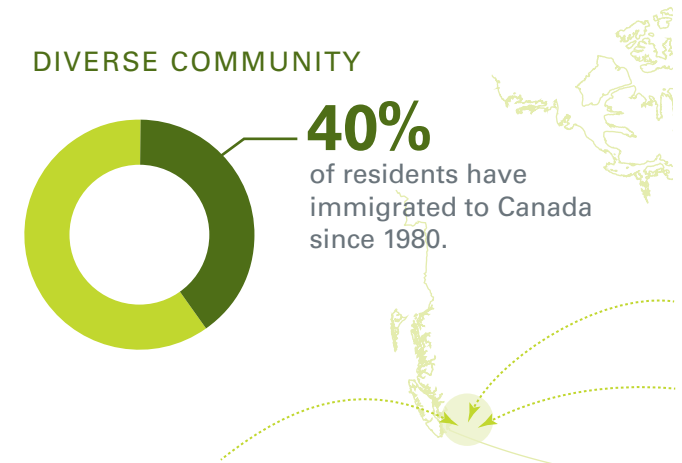
POPULATION GROWTH



PROJECTED POPULATION GROWTH

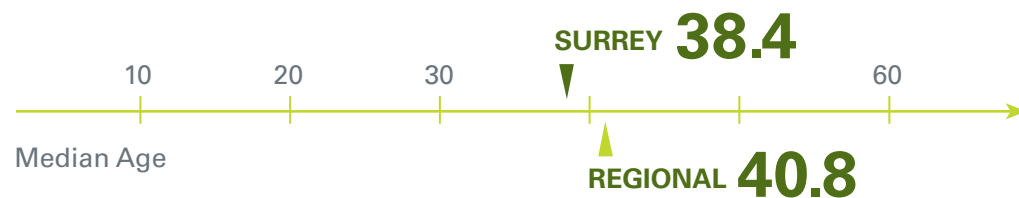


DIVERSE COMMUNITY



Surrey has the second largest urban Indigenous population in BC.

YOUNG POPULATION



Data on this page is from the 2006 Census of Population, 2021 Census of Population, and BC Stats

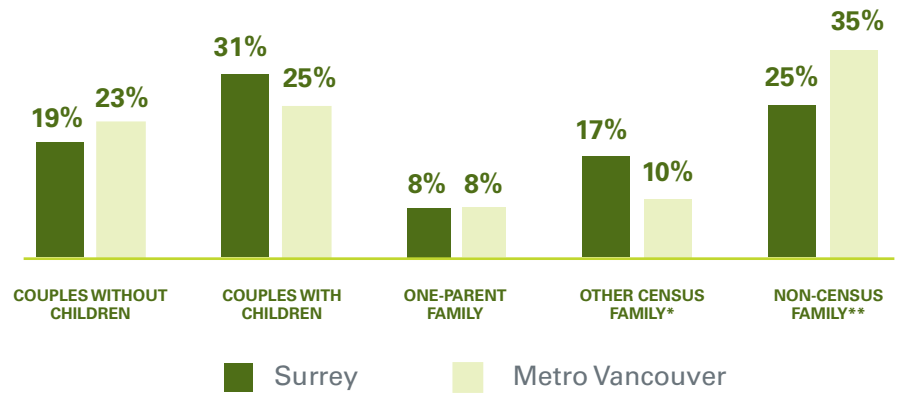
Community Facts

Surrey has larger household sizes on average, and it has higher proportions of multi-generational and other-census families.

HOUSEHOLD SIZES



HOUSEHOLD TYPES



*Other-census family definition: Households which include at least one family and additional persons. For example, a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

**Non-census family definition: Households which do not include a census family. Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.

Data on this page is from the 2021 Census of Population

Community Facts

Renters, lone parent families, and individuals living alone typically have lower incomes and are more vulnerable to unaffordable housing costs.

The median household income for renters is significantly lower than for owners.

MEDIAN HOUSEHOLD INCOME FOR RENTERS AND OWNERS

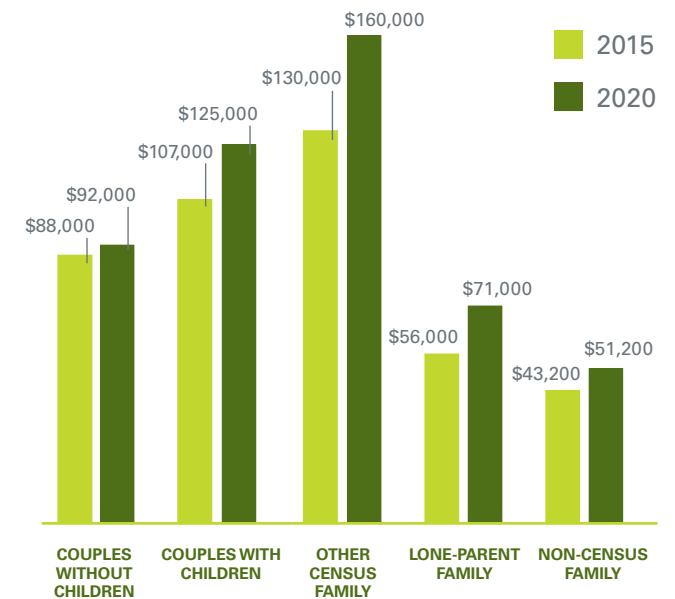


* RELIANCE ON 2021 CENSUS DATA

Much of this report relies on data from the 2021 Census which likely underrepresents housing needs. During the 2021 Census, many households had increased incomes from the temporary COVID-19 supplements, leading to a large pool of households surpassing affordability requirements.

CHANGE IN MEDIAN HOUSEHOLD INCOME BY HOUSEHOLD TYPE

Lone parent families and non-census families had notable increases in household income* between 2015 and 2020, but continue to have much lower incomes compared to other household types.



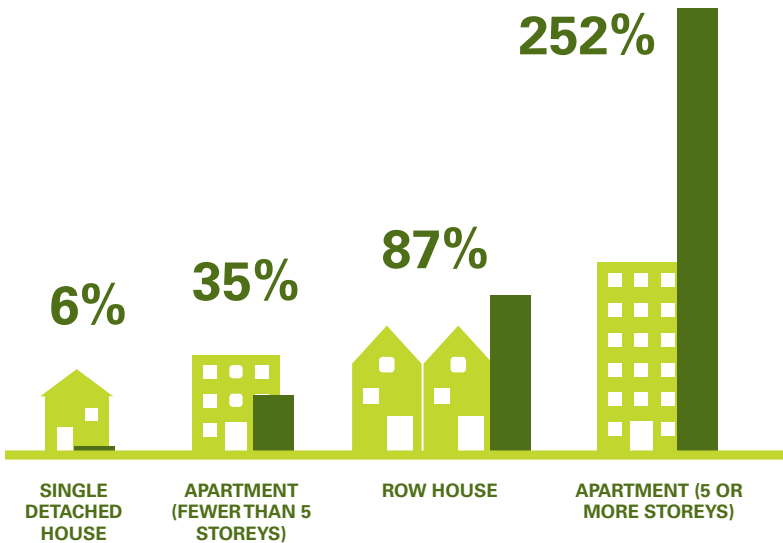
Data on this page is from the 2016 Census of Population and 2021 Census of Population

Housing Stock and Tenure

Surrey's housing stock is changing. More apartments, row houses, and homes with suites are being developed than in previous years.

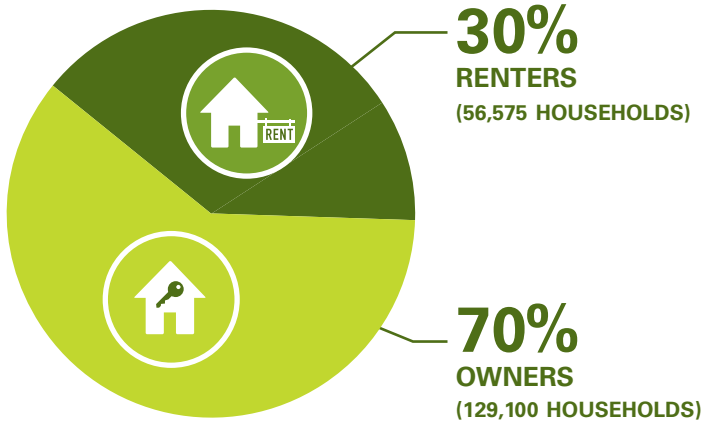
From 2019 to 2024, there was an average of 4,177 housing completions per year in Surrey.

CHANGE IN HOUSING STOCK FROM 2006 TO 2021



There is a growing number of renters in Surrey, while the proportion of home ownership is decreasing.

NUMBER OF HOUSEHOLDS BY TENURE

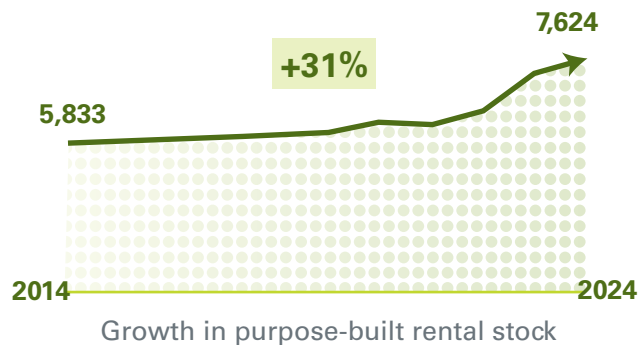


Data on this page is from the 2006 Census of Population, 2021 Census of Population, and CMHC's Rental Market Survey

Housing Stock and Tenure

Primary purpose-built rental stock is growing.

Large numbers of new units are currently in development, but affordability is still a challenge as new market rentals are typically more expensive than older purpose-built rental housing stock. As of 2024, Surrey had approximately 1 primary rental unit for every 90 residents, compared to a ratio of 1 unit for every 24 residents across Vancouver CMA (Metro Vancouver).

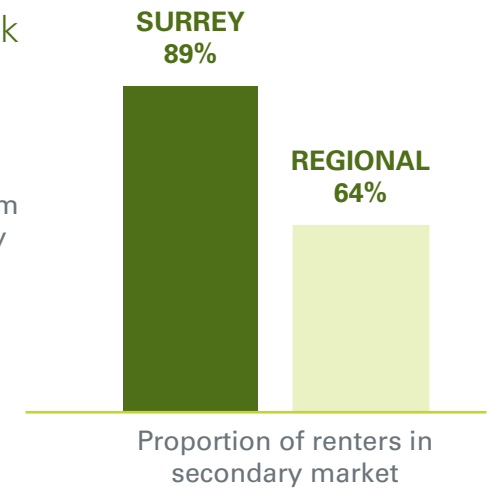


RATIO OF PRIMARY RENTAL UNITS TO RESIDENTS



Most of Surrey’s rental stock is in the secondary market.

Secondary rentals, which include secondary suites and rented condo units, are considered a less secure form of rental housing compared to primary purpose-built rental apartments.



Surrey has fewer BC Housing-affiliated non-market units relative to the region.

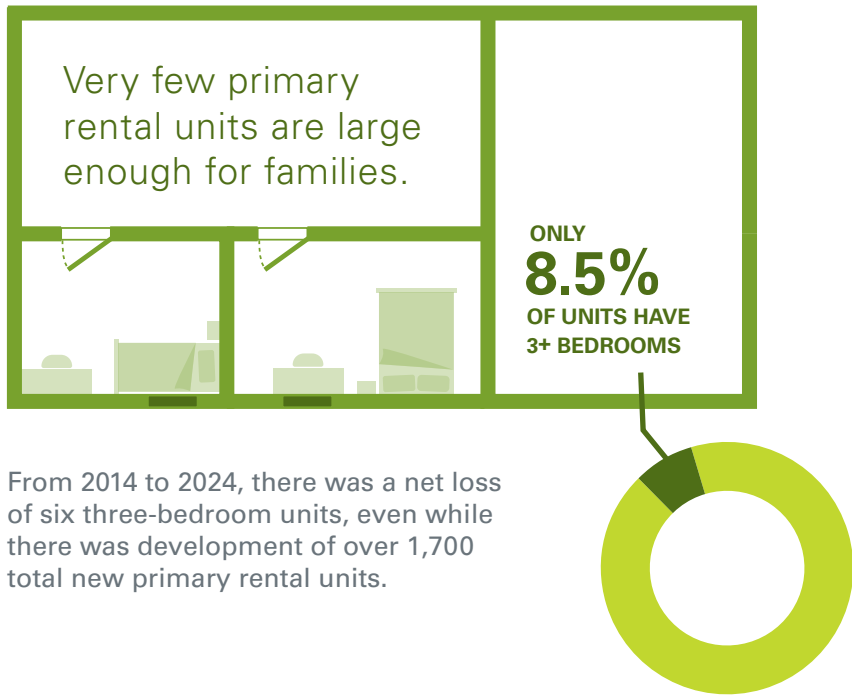
Non-market housing is generally owned and operated by non-profit or government agencies. It offers affordable and appropriate housing options for those with lower incomes and/or who require supports in place.



Data on this page is from BC Housing’s Research Centre, 2021 Census of Population, and CMHC’s Rental Market Survey

Housing Stock and Tenure

The size and location of rental units is important.



Approximately 88% of non-market rentals and 89% of market rentals are within 1km on either side of Surrey's Frequent Transit Network.

While much of this stock is near the existing Frequent Transit Network, there are currently few rental units along the proposed new Surrey-Langley Skytrain corridor.



Data on this page is from CMHC's Rental Market Survey and the City of Surrey's Planning and Development team

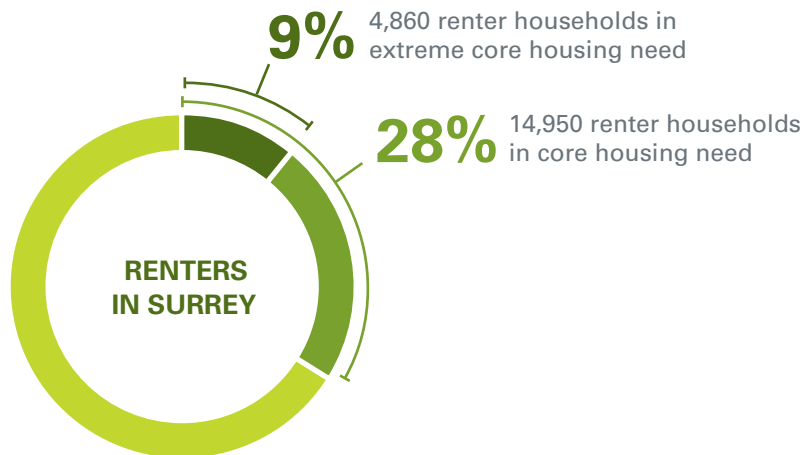
Core Housing Need

The number of households in core housing need has increased in Surrey.

RENTERS IN CORE HOUSING NEED

CMHC defines core housing need as a household whose housing falls below at least one of the adequacy, affordability, or suitability standards and who would have to spend 30% or more of its before-tax income to afford the median rent of an alternative unit that is acceptable.

Those in extreme core housing need are facing one or more housing challenges, spend more than 50% of household income on housing, and cannot afford the median rent.



PERCENTAGE OF RENTER HOUSEHOLDS FROM KEY DEMOGRAPHIC GROUPS IN CORE HOUSING NEED:

- **40%** of senior led renter households
- **40%** of all renters living alone
- **31%** of lone parent households that rent
- **31%** of households with at least one child less than 18 years old
- **30%** of renter households with at least one person with an activity limitation
- **29%** of Indigenous renter households
- **29%** of immigrant households

Data on this page is from the 2021 Census of Population and UBC Housing Assessment Resource Tools (HART)

Core Housing Need

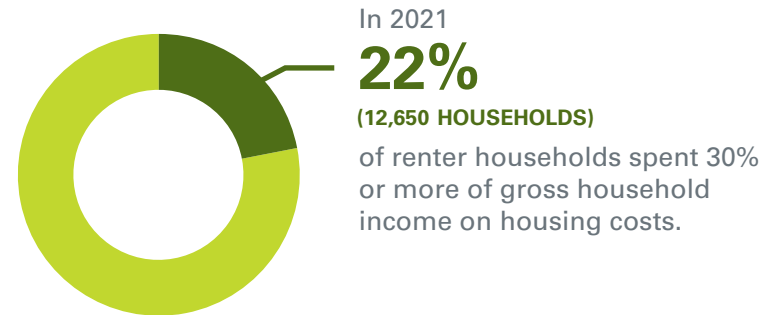
Core housing need considers adequacy, affordability, and suitability housing standards.

Overcrowding is common among renters.

Overcrowding among renter households may be in part due to fewer available and/or large units suitable for families.



Renters face greater unaffordability.



RENTER HOUSEHOLDS WITH HOUSING IN NEED OF MAJOR REPAIR

Major repairs include:



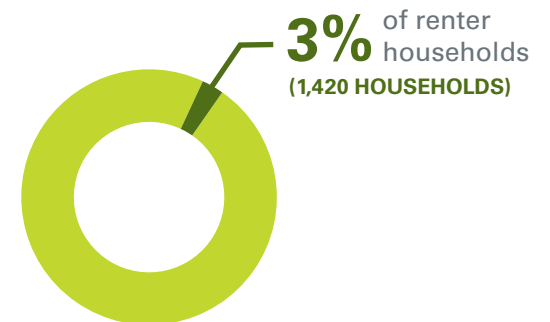
PLUMBING



ELECTRICAL



STRUCTURAL

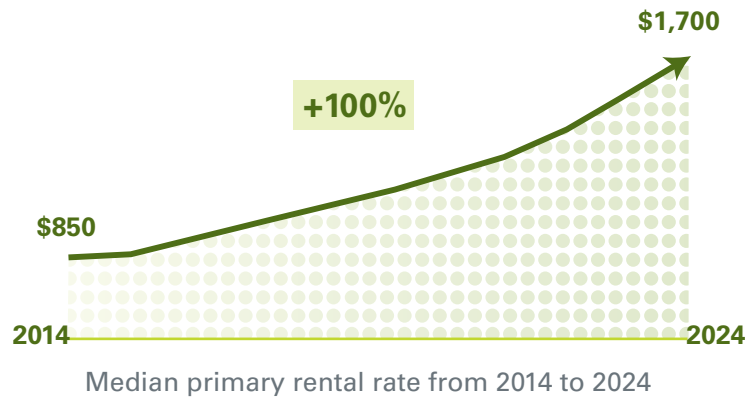


Data on this page is from the 2021 Census of Population

Rental Housing Needs

Cost of renting is increasing.

Almost half of the growth in median rents occurred between 2022 and 2024. Secondary market rents are also increasing. Older buildings provide more affordable rents.

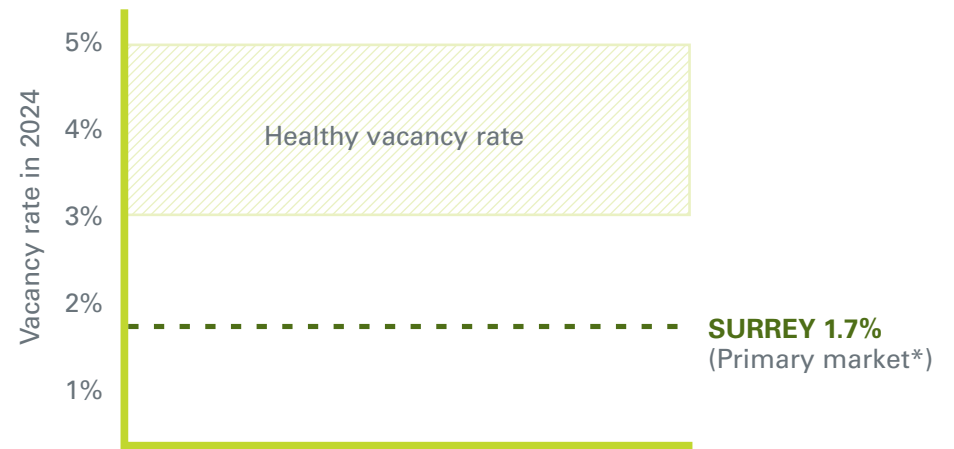


2023 MEDIAN RENTS FOR BUILDINGS BUILT...

Time period	Median Rent
Before 1960	\$1,244
1960 to 1979	\$1,326
1980 to 1999	\$1,620
2000 or later	\$2,038

Surrey has a low vacancy rate.

A 'healthy' vacancy rate—one that allows landlords to find tenants to fill units and that provides choice to tenants—is generally considered to be between 3% and 5%. Surrey's vacancy rate has been below this level since 2014.

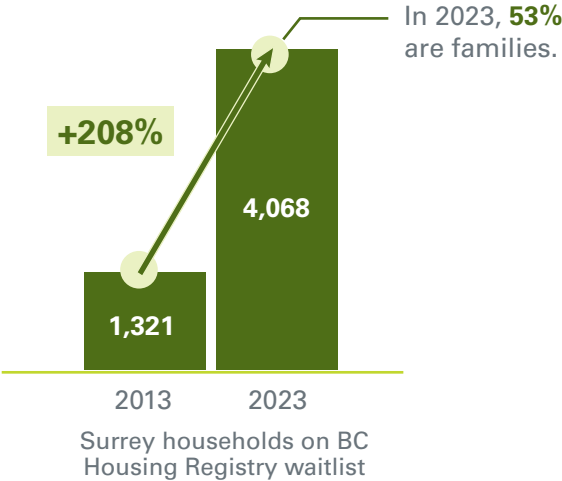


* Surrey data on secondary rental vacancy rates is not available.

Data on this page is from the CMHC's Rental Market Survey, BC Housing's Research Centre, and the 2021 Census of Population



Rental Housing Needs

There is a significant increase in demand for non-market housing.



This affordability gap analysis shows that individuals renting alone and lone-parent renter families are unlikely to be able to afford rent in Surrey.

2024 RENTAL AFFORDABILITY ANALYSIS

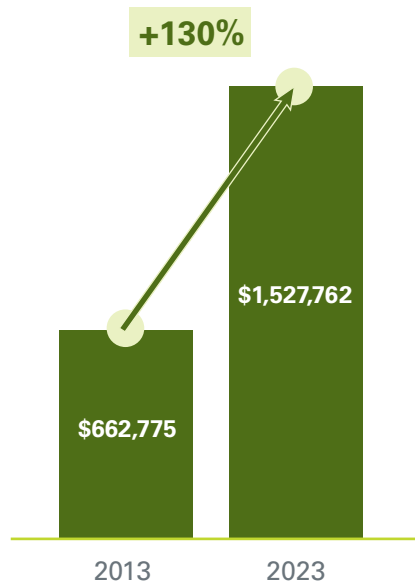
	Estimated median renter income (2024)	What's affordable	Estimated monthly rental cost in Surrey
 Individuals living alone	\$38,312	\$958 per month	One-bedroom: \$2,145 Two-bedroom: \$2,696
 Lone-parent families	\$53,502	\$1,338 per month	Three-bedroom: \$2,926

Data on this page is from the CMHC's Rental Market Survey, BC Housing's Research Centre, and the 2021 Census of Population

Homeownership Needs and Issues



Average home sales prices have risen dramatically.

PRICE OF SINGLE FAMILY HOUSE



Over the past decade housing prices increased rapidly, especially since 2016. The affordability gap analysis showed that most households earning the median income are now priced out of homeownership.

2024 OWNER AFFORDABILITY ANALYSIS

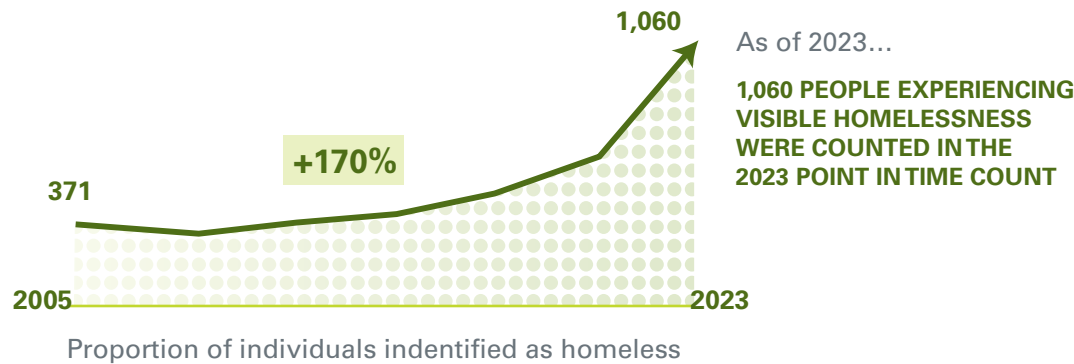
	Estimated median owner income (2024)	What's affordable	Estimated monthly cost in Surrey
 Individuals living alone	\$61,408	\$1,535 per month	Single family dwelling: \$8,116
 Couples with children	\$149,922	\$3,748 per month	Row housing: \$4,586 Apartment/condo: \$3,099

Data on this page is from the 2021 Census of Population and BC Assessment

Homelessness

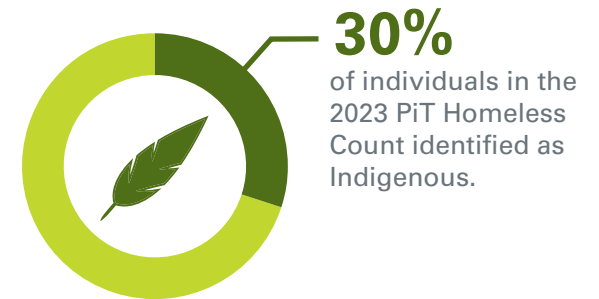
Homelessness in Surrey has grown significantly.

Most of this growth has been among sheltered homeless, while the unhoused population has fluctuated since 2005.



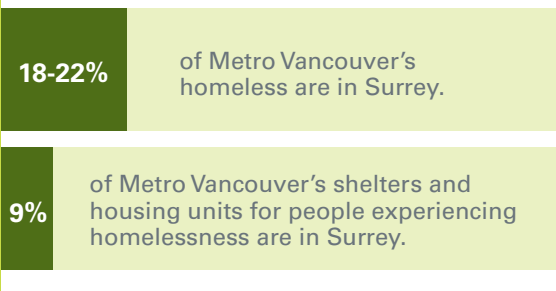
Indigenous peoples are overrepresented in homelessness.

Indigenous people are over **13 times** more likely to experience homelessness.



Surrey is underserved when it comes to deeply affordable housing and supports, including shelters, independent rentals and supportive housing.

SURREY



Women and girls need more support.

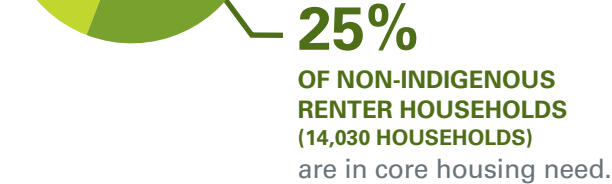
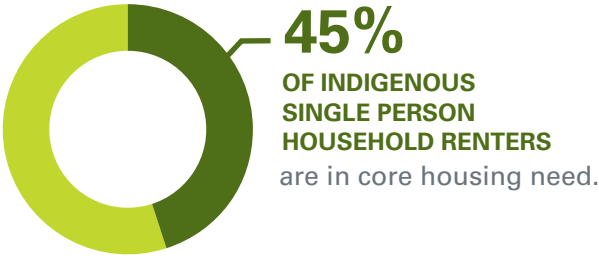
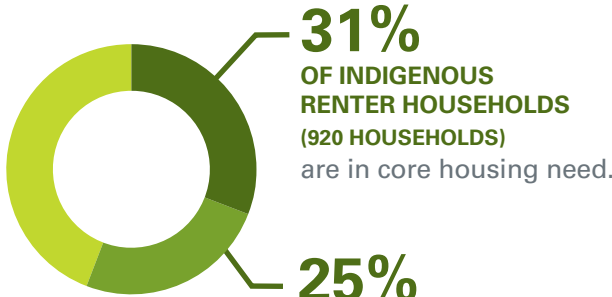
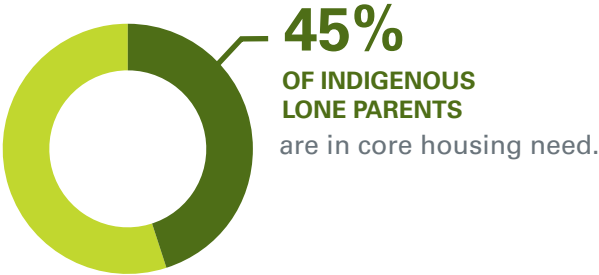
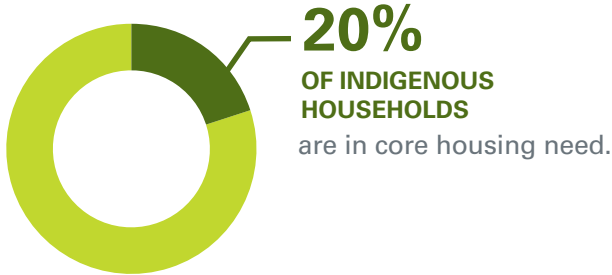
Feedback during the 2022 Engagement Process noted that with the cost of housing and limited availability of affordable housing, women and children facing violence are at risk of homelessness or continued violence.



Urban Indigenous

Surrey's Indigenous households face affordability challenges.

INDIGENOUS HOUSEHOLDS IN CORE HOUSING NEED



NON-MARKET HOUSING UNITS FOR INDIGENOUS HOUSEHOLDS



Data on this page is from Surrey Urban Indigenous Leadership Committee's Indigenous Peoples in Surrey: Highlights from the Census report, and the City of Surrey

Urban Indigenous

The Surrey Urban Indigenous Leadership Committee identified two housing priorities that would make the most meaningful impact on Indigenous child and youth poverty in Surrey.

1 Affordable rental housing for families
Especially for single-parent families, with cultural and childcare supports.



2 Housing opportunities
For young people, elders, single adults, and multi-generational families that are connected to culture and community.



Data on this page is from Surrey Urban Indigenous Leadership Committee's (SUILC) Housing Report 2020: Understanding the Housing Experiences of Indigenous Households and Indigenous Peoples in Surrey: Highlights from the Census

