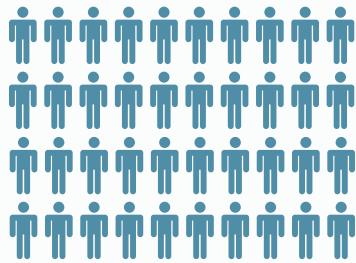
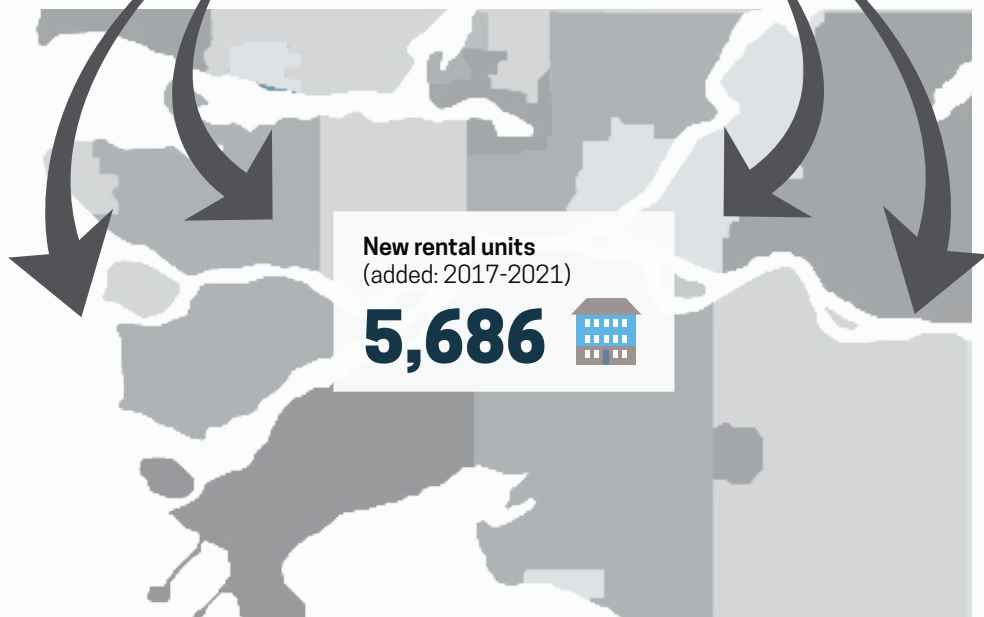


MUNICIPAL RENTAL SCORECARD - ELECTION EDITION



Estimated 2017-2021 new residents

139,000



New rental units
(added: 2017-2021)

5,686 

RICHMOND

THE GOOD

The city has recognized it needs to ensure more affordable rentals and market rentals are built each year.

THE BAD

Richmond has proposed some policies which it thought would add more rental homes but actually have become a hindrance to new rental home supply in the long run. In particular, they targeted several current rental properties by rezoning them as rental only which will devalue these properties and set a precedent that will drive long-term rental investment and new rental construction out of the city. They may also require larger amounts of market rental units to be included in new projects, as well as below-market rentals. While the rental is clearly needed, building rental housing is challenging and the city is trying to regulate its way to more rentals, which could have the opposite effect.

POLICY GRADE

D

THE UGLY

Richmond has enough renters moving to the city that it needed to build 2,791 rental homes from 2017-2021. However during this period, almost entirely under this council, only 447 TOTAL net new rental homes were built. This massive shortfall is causing huge problems and is one of the largest nominal shortfalls in the Lower Mainland. To make matters worse Mayor and Council tried to solve this shortfall with cumbersome rental requirements and poorly implemented rental-only zoning. This use of regulation instead of incentives is driving rental away in the long term.

NEW WESTMINSTER

THE GOOD

From 2017-2021 and mostly under this Mayor and Council, New Westminister had a rental shortfall of 420 homes. The city has recognized the urgency of the rental housing supply problem and offered density bonusing for affordable rentals.

THE BAD

This New Westminister Mayor and Council were the first Council to downzone rental homes by adopting Zoning Amendment Bylaw No. 8078, in 2019. This dangerous precedent has the effect of driving rental investment out of the city in the long term. It is an effective devaluation of rental home providers' local investments in rental housing.

THE UGLY

This Mayor and Council used business licensing to handcuff rental home providers. Their use of regulation rather than incentives to solve the rental crisis will have lasting long-term effects in the city as it has signaled to rental home providers their investments are not safe in New Westminister.

POLICY GRADE

B-

MAPLE RIDGE

THE GOOD

None.

THE BAD

With Covid, the demand for suburban housing has exploded, yet Maple Ridge's Mayor and Council still seem to want to act like a small town despite these drastic demographic changes. They continue to think they can gerrymander new home construction and tinker building by building. Their delays and shortsightedness are causing many rental homes to not be built.

THE UGLY

Under this Mayor and Council, Maple Ridge has one of the worst rental housing shortfalls. This rental home shortfall was 2,078 homes, which means they completed only 7.07% of the total rental homes needed. Their inability to see the big picture when it comes to incoming demand and rental home supply is causing major problems.

POLICY GRADE

D

TRI CITIES

THE GOOD

As mentioned in previous annual municipal scorecards, Coquitlam has been a rental housing leader in the region, leading the way in providing market rental in the Tri-Cities and throughout the Lower Mainland. However, costs are increasing and the City may be putting roadblocks in place when it comes to building rentals.

COQUITLAM
POLICY GRADE

B

PORT MOODY
POLICY GRADE

C

PORT COQUITLAM
POLICY GRADE

D

THE BAD

Since 2018, Port Coquitlam has introduced several new rental requirements that make it more complicated to build new rental homes in the City. Rents have gone up and growth has stalled due to these policies.

THE UGLY

Port Moody sits on an exciting new transit corridor, yet Mayor and Council have been slow to act on adding rental housing. They remain more focussed on regulation and restrictions than on adding new rental homes. The result has been fewer people able to live in the city and increased rents. Recently, City Council passed an inclusionary rental policy that will require 15% of new developments to be affordable rental housing, despite their own report which said this change could stop many future projects. Unless new housing is financially viable, it won't be built, whether it is condo or affordable rental. The city needs a government that will start looking at how to grow smarter instead of fighting against new housing.

SURREY

THE GOOD

Despite the chaos in the city government, Surrey is committed to growth and is absorbing the most population growth in the Lower Mainland.

THE BAD

According to CMHC, Surrey's citywide rental vacancy is 0.6%. This is beyond a crisis-level vacancy rate.

THE UGLY

Surrey had by far the largest nominal rental shortfall in the Lower Mainland from 2017-2021 and was a staggering 11,832 rental homes short of what they needed to house the incoming population. The result has been rent increases and a growing rental crisis in a city that was once affordable. 10,087 people moved to Surrey in 2021 and only 25 net new rental homes were added. The city only completed 2.25% of the rental homes it needed from 2017-2021. At this rate, the rental shortage in Surrey is about to get a lot worse.

POLICY GRADE



BURNABY

THE GOOD

Some large rental projects have been added to the City, which will mean more new rentals on the market. With highly publicized tenant protection and rental replacement policies in place, the City has the potential to deliver larger amounts of rental housing at the scale Burnaby needs.

THE BAD

Burnaby's rental home shortfall under this Mayor and Council (2017-2021) was 4,914 rental homes. Despite delivering on below-market rental housing thanks to generous additional density permitted for projects, the City lacks policies to incentivize the delivery of market rental. This continues to contribute to a lack of rental availability, and higher demand and uptake of below-market units by tenants who may otherwise be able to afford market rental.

THE UGLY

Proving the point that there is more work to do in the City, Burnaby has had a net loss in market rentals, 985 from 2017-2021. Some of these were replaced with below market housing, but that is only one part of the rental housing universe. If the City does not take steps to incentivize much more market rental, housing affordability in Burnaby will continue to deteriorate. This government needs to focus more on incentivizing new rental homes, instead of layering on more complicated policies which make it difficult to deliver rental homes.

POLICY GRADE



WHITE ROCK

THE GOOD

White Rock believes it can keep up with incoming housing demand and outperform Metro Vancouver's estimate of 1,100 new housing units needed in the city by 2026. However, their low demand may be caused by their restrictive housing policies.

THE BAD

White Rock Mayor and Council continue to fight building by building and development by development against housing rather than set conditions that would allow rental home construction to flourish. Rent units by tenants who may otherwise be able to afford market rental.

THE UGLY

White Rock only had 42 net new rental homes from 2017-2021. This is one of the lowest new rental home totals in the Lower Mainland over that time. The city has benefited from low population increases but its housing policies may actually be causing fewer people to move to the city. They recently even denied 82 new rental homes and changed parts of their community plan from allowing 6 stories to only allowing 4. This mayor and Council seem to put roadblocks in front of new rental housing at every turn.

POLICY GRADE

D+

DELTA

THE GOOD

Delta has developed a housing action plan which includes a focus on tenant relocation and keeping and developing rental housing stock.

THE BAD

Delta only gained 2 net new rental homes from 2017-2021.

THE UGLY

Delta only completed 0.13% of the rental homes it needed to build from 2017-2021. The city has a long way to go in terms of adding density and new rental homes.

POLICY GRADE

B-

LANGLEY CITY/DM

THE GOOD

For its size, Langley is absorbing a lot of the Lower Mainland's population growth and this trend has increased with Covid-related demographic changes.

THE BAD

Langley had so many families moving to the township that it saw an increase in the number of people living in each home. This is the reverse of the national trend of more people living alone and it has caused more pressure on the Langley housing market.

THE UGLY

Because of the number of people moving to Langley, despite a relatively open market the city has only completed 22.04% of the total rental homes it needed between 2017-2022. This pressure and the lag in getting supply to market has driven up rents. Langley has set up some committees to help with housing affordability and hopefully will be able to grow in a way that incentivizes both market and affordable rental.

POLICY GRADE



CITY OF NORTH VANCOUVER

THE GOOD

North Vancouver Mayor and Council have been a leader in looking at incentives to help with new rental home construction. They have enacted:

- Density bonus for 100% secured rental housing projects (Mid-Market Rental Units required)
- No Community Benefits Contributions for 100% secured rental housing projects

They are also looking at a “less adversarial” approval process, setting rental housing supply targets based on Metro Vancouver’s population growth projections and investigating any ideas that may help the rental crisis.

THE BAD

The city’s density bonusing policy which allows the council to grant up to 30 percent more floor space for below-market rentals has not been used by developers. More incentives may be required to make rental home projects feasible under the policy.

POLICY GRADE

A-

THE UGLY

Despite the incentives, North Vancouver only completed 23.47% of the rental homes it needed between 2017-2021.

DISTRICT OF NORTH VANCOUVER

THE GOOD

North Vancouver DM completed 74.39% of the total rental homes it needed from 2017-2022, though this could be attributed to their small overall size. In 2018 the council wanted to slow development but their own white paper advised more and faster development and the district now has a rental housing strategy.

THE BAD

The district does not seem to be looking at housing supply in the context of a long-term growth strategy.

THE UGLY

Poor long-term housing planning meant there was only a population gain of 503 people in the district from 2017-2021. This is one of the lowest population gains in the Lower Mainland. Council has become increasingly selective in the housing they approve, even turning down a redevelopment that would have provided new affordable homes and a mass timber building.

POLICY GRADE



WEST VANCOUVER

THE GOOD

None.

THE BAD

West Vancouver actually had a net loss (-4) of rental homes under this Mayor and the Council (2017-2021).

THE UGLY

West Vancouver had the lowest population growth in the Lower Mainland between 2017-2021 due to its restrictive growth policies.

POLICY GRADE

C-

VANCOUVER

THE GOOD

Mayor and Council have tried to support new market rentals with programs like Rental 100, MIRHPP and recent the recent approval of 6-story rental buildings along arterials. The Broadway Plan and City Plan are also promising. However, actually building rental homes in Vancouver is still challenging because of delays, regulation and high levels of taxation.

THE BAD

There is a lack of progress at city hall; Mayor and Council are often divided, staff turnover is an issue and no one seems to be at the wheel. Vancouver Mayor and Council approve thousands of new rentals each year but only a fraction of those rentals actually get built due to over-regulation, high taxes, lengthy rezoning processes, lengthy CAC negotiations, city engineering requirements, building code changes and lengthy permit delays.

THE UGLY

The City of Vancouver had a rental shortfall of 4,601 rental homes from 2017-2021. This is the second-highest nominal rental home shortfall in the whole Lower Mainland during this municipal election cycle. City tax increases are also out of control in Vancouver, with a median home tax increase of 22.55% under this Mayor and Council. Vancouver has failed to set market conditions that would allow for new rental housing to thrive in the city.

POLICY GRADE



THE PROVINCE OF BRITISH COLUMBIA

THE GOOD

The province has been firm with municipalities on their need to add more housing. They released a well-researched paper on housing titled, “Opening Doors” which provided good data on the housing supply crisis. The province has realized that the empty homes tax and speculation tax did not solve the root causes of the rental home crisis.

THE BAD

The province has only completed a few thousand of the 114,000 affordable homes they promised when they came into government 6 years ago. Much of the province’s housing strategy to date has been to pile on regulation and taxes which have forced many rental providers out of business. They have also tampered with the residential tenancy act for political gain, causing confusion for renters and rental providers.

THE UGLY

The province can be very misleading in their communication about their record. They talk about housing affordability successes but, despite the vacancy tax, speculation tax and money laundering crackdown, BC still comes nowhere near close to building the homes or rental homes it needs. From 2017-2021, the Lower Mainland was 36,223 rental homes short of what it needed. The smaller communities throughout BC are now in a major rental supply crisis as well due to demographic shifts from Covid and surging rental demand. BC is in a worse place than it has ever been in with respect to rental home supply.

POLICY GRADE



2017-2022 RENTAL UNIT SHORTFALL

City	Incoming Population 2017-2021 *Census 2021 Average	Net New Rentals 2017-2021	New Rentals Needed 2017-2021 *30% of Population Increase	2017-2021 Rental home Shortfall	Percentage of Needed Rental Homes That Were Actually Built
LOWER MAINLAND TOTAL	139,697	5,686	41,909	36,223	13.57%
Vancouver	24,608	2,781	7,382	4,601	37.67%
Surrey	40,348	272	12,104	11,832	2.25%
Tri-Cities	9,769	-244	2,931	3,175	-8.33%
Langley City and Langley DM	14,716	973	4,415	3,442	22.04%
Burnaby	13,096	-985	3,929	4,914	-25.07%
Richmond	9,304	447	2,791	2,344	16.01%
North Vancouver City	4,176	294	1,253	959	23.47%
Maple Ridge/Pitt Meadows	7,452	158	2,236	2,078	7.07%
New Westminster	6,336	1,481	1,901	420	77.91%
Delta	4,972	2	1,492	1,490	0.13%
North Vancouver DM	2,012	449	604	155	74.39%
White Rock	1,588	62	476	414	13.01%
West Vancouver	1,320	-4	396	400	-1.01%



THE REST OF BC

Every year, with the release of the BC rental Project Scorecard, there are a lot of inquiries from the public as to how the rest of BC is doing. Though we do not have the resources for a full audit and scorecard of each municipality in BC, we recognize that Covid has caused immense pressure on rental supply in every city in BC and that rural communities are facing a surge of new residents.

We have included below the net new rental homes from 2019-2021 for municipalities throughout BC so you can see how your local Mayor and Council did in the last three years.

City	2019 Net New Rental Homes	2020 Net New Rental Homes	2021 Net New Rental Homes	2019-2021 Total
Abbotsford-Mission CMA	357	193	260	810
Kelowna CMA	1,307	255	280	1,842
Vancouver CMA	1,464	2,388	1,602	5,454
Victoria CMA	583	1,379	661	2,623
Chilliwack CA	17	30	313	360
Courtenay CA	-195	148	177	130
Kamloops CA	62	344	166	572
Kamloops Zone 1-South Shore	60	342	127	529
Kamloops Zone 2-North Shore	2	2	39	43
Nanaimo CA	125	154	212	491
Nanaimo Zone 1-Centre	91	1	45	137
Nanaimo Zone 2-South	-52	42	69	59
Nanaimo Zone 3-North & Periphery	86	111	98	295
Prince George CA	-34	139	-347	-242
Prince George Zone 1-Downtown	-31	-1	-193	-225
Prince George Zone 2-Outlying	-3	140	-154	-17
Vernon CA	48	153	110	311

THE REST OF BC - CONT'D

City	2019 Net New Rental Homes	2020 Net New Rental Homes	2021 Net New Rental Homes	2019-2021 Total
Sechelt DM	-4	-3	3	-4
Summerland DM	0	85	1	86
Campbell River CA	47	192	159	398
Cranbrook CA	0	-4	-10	-14
Dawson Creek CA	-13	-81	40	-54
Duncan CA	66	62	27	155
Fort St. John CA	-81	-23	7	-97
Nelson CA	-6	2	-2	-6
Parksville CA	-4	96	291	383
Penticton CA	75	1	-6	70
Port Alberni CA	11	51	27	89
Powell River CA	3	10	1	14
Prince Rupert CA	-15	0	-10	-25
Quesnel CA	29	-57	1	-27
Salmon Arm CA	-11	-1	3	-9
Squamish CA	0	140	40	180
Terrace CA	5	-9	12	8
Williams Lake CA	-5	-13	-1	-19
TOTAL	3,984	6,268	4,048	14,300

