

City of Kelowna
Committee-of-the-Whole Meeting
AGENDA



March 4, 2024
11:00 am
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Urban Development Institute Presentation to Council** 2 - 14
To receive, for information, UDI's Check-In on Providing Housing Presentation.
3. **Termination**

A check-in on providing housing

City Council workshop with UDI – Kelowna Chapter

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Introduction



- **Who we are.**
 - Urban Development Institute – Okanagan Chapter
 - Professionals, developers and builders.
- **Periodic check-in with Council**
 - Share information and discuss issues.
- **Building our communities is a collaborative process**

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Today



- **A health-check on the issues impacting the provision of housing today.**

- Costs
- Prices
- Policies
- The future

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Overview



- **Housing affordability**
- **Household incomes**
- **Costs of development**
- **The fragility of providing housing today**
- **The public policy conundrum.**

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Key messages



- **We are facing the highest costs in a generation in building housing.**
- **Many new projects nearing construction are marginal or paused.**
 - Vs applications/approvals for financing and readiness.

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Affordability of housing



- **Factors**
 - Household incomes
 - % of income going to housing
 - Monthly housing cost allocation
 - Total housing price

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Household income



- **~2,000 hrs/yr FT job**
 - = Multiply wage level x 2,000 to get pretax annual salary.
- **Avge Kelowna Household income:**
 - Single income
 - Double income
 - Professional family

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Affordable / attainable housing



- **Generic “affordable housing level”**
 - 1/3 of pre-tax income (33%)
- **Reality of “attainable”**
 - 40% of income
 - 50% of 2 income household

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Monthly mortgage payments



- **Monthly payments for typical mortgage rate (6-7%)**
 - (\$~700/mo per \$100,000 mtge)
- **Median condo price**
 - Monthly payment
- **Median price of house is \$1M**
 - Monthly payment is: ###

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The rental trap



- **Historically, move from renting to owning in 30s.**
- **Key issue if renting**
 - How many years to save a downpayment?
 - Mortgage qualification at interest / stress test rates?
- **If cannot buy, then stay in rental stock for decades.**

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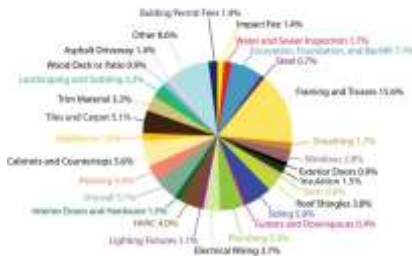
The gap

- **Monthly \$ available at 40% of income**
 - Single income
 - Double income
 - Professional family
- **The cost of new housing at \$ / sqft to build (all costs) at 10% downpayment.**
 - Small apartment
 - 2 bed apartment
 - Townhouse
 - House

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Exploring why costs are so high

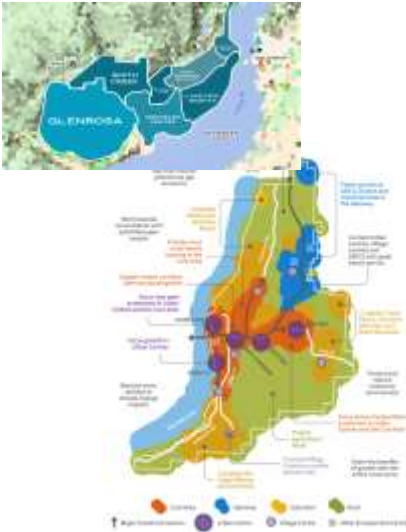
Construction Cost Breakdown



- Land (and servicing) cost
- Materials (hard) costs
- Labour (soft) costs
- Interest costs
- Municipal fees and charges / asks

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Land costs



- **All focused on infill**
 - Within growth boundaries
- **Includes on/offsite servicing costs**
 - Water, sanitary, storm, streets, new intersections, upgrades.
- **= Land cost / unit**
- **Land constraints have significant impact on housing costs.**
- **Land availability in OCP / zoning is key to this.**
 - Kelowna has been doing good work to address this.

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Material (hard) costs



- **Some of the highest in a generation**
 - Wood / concrete / steel / glass / drywall / etc...
 - Hard costs have increased since 2019 by 65-75% (QS)
- **Code changes are increasing costs**
- **We have no control over this.**

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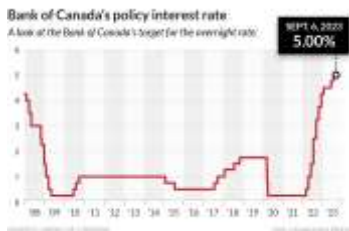
Labour (soft) costs



- **The most expensive ever – and hard to find.**
- **Additional studies and standards adds costs.**
- **We have no control over those – we pay the market rate.**

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Interest costs



- **Past 12 years = an anomaly**
 - The lowest sustained interest rates in many decades = set unrealistic expectations
 - Significant amounts of money flooded into housing projects.
- **Today:**
 - Highest interest rates in a generation.
 - Commercial interest rates for our projects higher than typical homebuyer mortgages.
- **Future**
 - Interest rates likely remain relatively high.
- **We have no control over interest costs.**

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Interest costs for a project



- **Construction of housing is very exposed to interest rates (double hit)**

- Charged to builders
- Charged to buyers

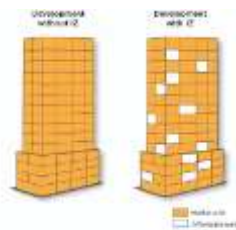
- **%s typically borrowed:**

- Buying / holding land
 - 50% borrowed
- Servicing
 - 75% borrowed
- Construction
 - 85-100% borrowed



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Municipal fees, demands, delays



- **Application fees**
- **DCCs**
- **Amenity Cost Charges (ACCs) ?**
- **All additional public policy requests**
 - Energy efficiency and EVs
 - Saving trees
 - Accessibility
 - Inclusive zoning
 - Other costs
- **Municipality in full control of these costs in housing.**

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100% of costs are passed on to buyer/renter



- As with any other good or service in the marketplace, 100% of costs must be passed on to the purchaser / lease holder.



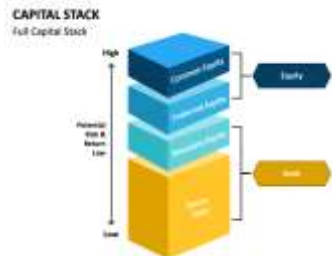
- Therefore, anything that adds cost to housing directly increases prices for home buyers / renters.

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Poor \$ projects simply do not get built.



- Most all projects involve a “capital stack” = a number of investors (equity) and lenders (debt)



- Our projects financed by your savings /pension

- Banks, pension funds, credit unions = biggest funders of housing projects.
- Lenders want to see minimum 15% profit margin (to protect your savings).

- The decision on whether to proceed is in the financiers’ hands.

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Money is mobile



- **All individuals invest money in many things / geographies – and we move our money to where the risk/reward works for us.**
- **Money is fluid – it goes to the optimum investment.**
 - The bank / financiers will not risk your or their life savings on a risky, poor performing project.
 - They simply move on to the next project.
 - Or leave real estate.

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Today: many projects slowed / paused (Cost of building and level of demand at top prices)



- **Kerkhoff – One Varsity presales**
 - Paused Casorso planning.
- **Worman - 3110 Lakeshore**
 - Did not build 64,000 sqft bldg.
 - Renovated existing building.
- **Stober – Pandosy Original Joes site**
 - Residential condo project put on hold.
- **Mission Group**

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The public policy conundrum: tradeoffs.

- **We acknowledge Council is looking to achieve many public objectives.**
- **All new costs added to new housing projects:**
 - Increase prices / decreases affordability



Housing provision is fragile today

- Costs are record high
- Market is at ceiling
- Easy to push construction costs past feasibility of buyers to pay.

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The political gauntlet

Existing versus future residents

- **Costs allocated to future residents (via new development)**
 - Not current voters
 - Not current taxpayers
 - Not organized
 - Represented by “the (politicized) developer”
- **Costs allocated to current residents**
 - Organized and vocal voters and taxpayers



The “Paying for Growth Conundrum”

- The cost of amenities (parks, etc...) to supply current and future residents need to be carefully allocated.

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Conclusion



- **Providing housing is a public/private collaboration.**
- **Clarity and mutual understanding is essential.**
- **Today: A health check on the realities of housing construction to inform Council for future decisions:**
 - Diagnosis: extremely fragile!