

**Notice of Motion:**

**Prepared by: Luke Stack**

**Date: September 30, 2015**

As we were reviewing the Affordable housing Update in Council last Monday afternoon I raised a couple of points of discussion. They seemed to resonate with other Council members and I was encouraged to propose a motion. I declined to as I was not prepared to bring a motion forward until I had the opportunity to consider the matter more fully. Secondly, I also want to make sure any initiative proposed is consistent with the recently approved Council Priorities.

In preparing this motion I aligned it with the Council Priority of "Planning Excellence." This priority states: *"Council wants to ensure a strong foundation is in place so the short-term and long-term needs of the community are met. This will require a focus on long term planning."*

*and*

*"Council is committed to evidence based decision making, rooted in best practices. A key deliverable in this term will be a new Community Plan. Council wants to engage citizens and staff to develop shared vision for the City and plans to get there."*

**Background:**

1. **Semi-Annual Housing Metrics report:** The Housing Strategy Implementation update received on September 28, 2015 reported on the 25 Strategies in the Housing Strategy. The City has done a great job in acting on 24 of the 25 strategies and even exceeded some recommendations (Like secondary suite approval process.) What is still required is some data on whether the strategies are producing the desired outcomes. I believe we need a report that indicates what outcomes each policy has generated in the last 24 months. As an example, a few years ago a target of 300 purpose built rental units per annum was identified as a target in the City. How do we measure up?
  - a. How many purpose built rental units have been added to the City housing stock? This could be determined by how many Building Permits issued for purpose built rental housing.
  - b. How many secondary suites have been added to the City housing stock? This could derived by tracking business licenses and building permits.
  - c. How many non-profit housing units have been added? This is easy to track through examining City building permits in conjunction with BC Housing approvals.
  - d. Other key tracking numbers and key metrics should be examined and reported upon.

Once this information is gathered and reported to Council, the report will serve as a guide for item 2.

2. **Affordable Housing Strategy for 2018 OCP:** There was some discussion that we should revisit the Housing Strategies prior to the formal OCP review in 2018. I think this is a good idea. I would like to suggest an Ad-Hoc committee be struck to review the 25 Housing policies; analyse the Housing Metrics report and do a SWOT analysis (Item 1 above); and investigate other “best practices” in promoting market and affordable rental housing. The Committee could be comprised of City Policy staff, UDI, BC Housing, CMHC, CHRA, Non-profit representation and possibly other stake-holders. The Ad-hoc Committee would have a fixed term to review policy, examine data and bring recommendations back to Council to consider for implementation in the next OCP. It is hoped that this Committee will generate some new ideas and perhaps we will modify existing policy.
  
3. **Identifying Key sites:** The City has been very successful in attracting tens of millions of dollars in affordable housing investment from BC Housing and the Federal Government. This has been due, in part, by the City pro-actively identifying specific sites to be used for future affordable housing projects. To my knowledge these sites will have been built out by the end of 2016. In anticipation of similar future opportunities, and once the Ad-Hoc Committee identifies specific areas of housing need, it would be wise to explore opportunities to identify and secure future sites for similar expansion beyond 2016. Having a site (especially if it is correctly zoned and in a good location) is often the key to securing funding from BC Housing. (Central Green is a great example – This project generated about \$14 million dollars of investment from BC Housing.) Kelowna has been very successful in attracting Provincial investment in non-profit housing. This is due to its forward thinking housing policies which include the following:
  - a. Identifying and leasing sites for non-profit rental housing projects;
  - b. Providing funding for the Affordable Housing Grant program annually;
  - c. Establishing tax incentives for purpose built rental housing when the vacancy rate is below 3%.

Following is a list of successful non-profit housing initiatives completed in partnership between the City, BC Housing and local Non-profit organizations:

- d. Cardington Apartments – Complete 30 units (John Howard)
- e. Tutt Street – Complete 39 units (NOW Canada)
- f. Willow Bridge – Complete (CMHA)
- g. Newgate Apartments – Complete 49 units (John Howard)
- h. Pleasantvale - In process – 50 rebuilt units and 20 new units (Society of Hope)
- i. Central Green – Complete 30 units (Karis Housing Society)
- j. Central Green – In process – 86 units (Ki-Low-Na Friendship Society)

The expansion of non-profit affordable housing the City is enjoying today is the result of good forward planning in earlier years.

**Proposed Motion:**

To prepare a semi-annual Housing Metrics report for City Council. This report will establish bench-marks and targets related to the 25 Housing Strategies adopted by the City of Kelowna. This report will then measure the results of the established housing strategies to determine which are generating the desired outcomes. Once complete staff will report back to Council.

Secondly, in preparation for the OCP update - establish a Housing Strategy Ad-Hoc Committee with specific terms of reference to:

1. Review the 25 established Housing Strategies of the City of Kelowna;
2. Review the semi-annual Housing Metrics Report;
3. Conduct a SWOT analysis of the report (Strengths; Weaknesses; Opportunities and Threats);
4. Investigate other "best practices" in promoting affordable and affordable rental housing;
5. Prepare recommendations to Council.

The Committee will be comprised of City Planning Policy staff, representatives from UDI, BC Housing, CMHC, CHRA, Non-profit representation and possibly other stake-holders.