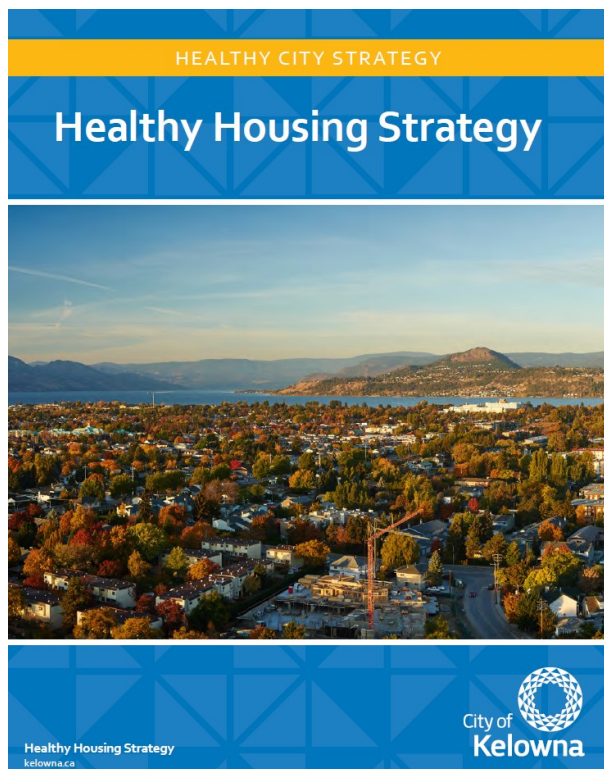


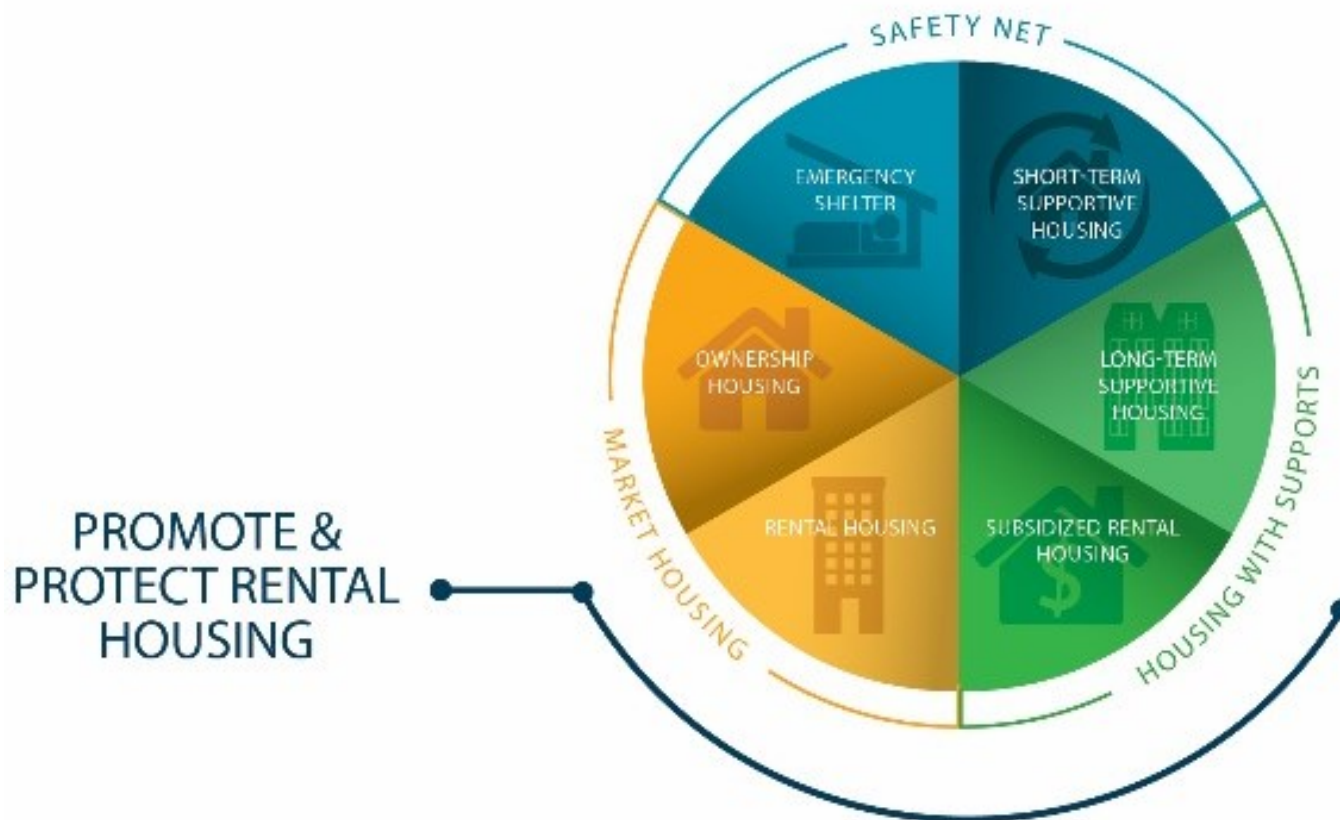
Rental Housing Inventory

Healthy Housing Strategy



1. Promote and protect rental housing;
2. Improve housing affordability and reduce barriers for affordable housing;
3. Build the right supply; and
4. Strengthen partnerships and align investments.

Promote & Protect Rental Housing

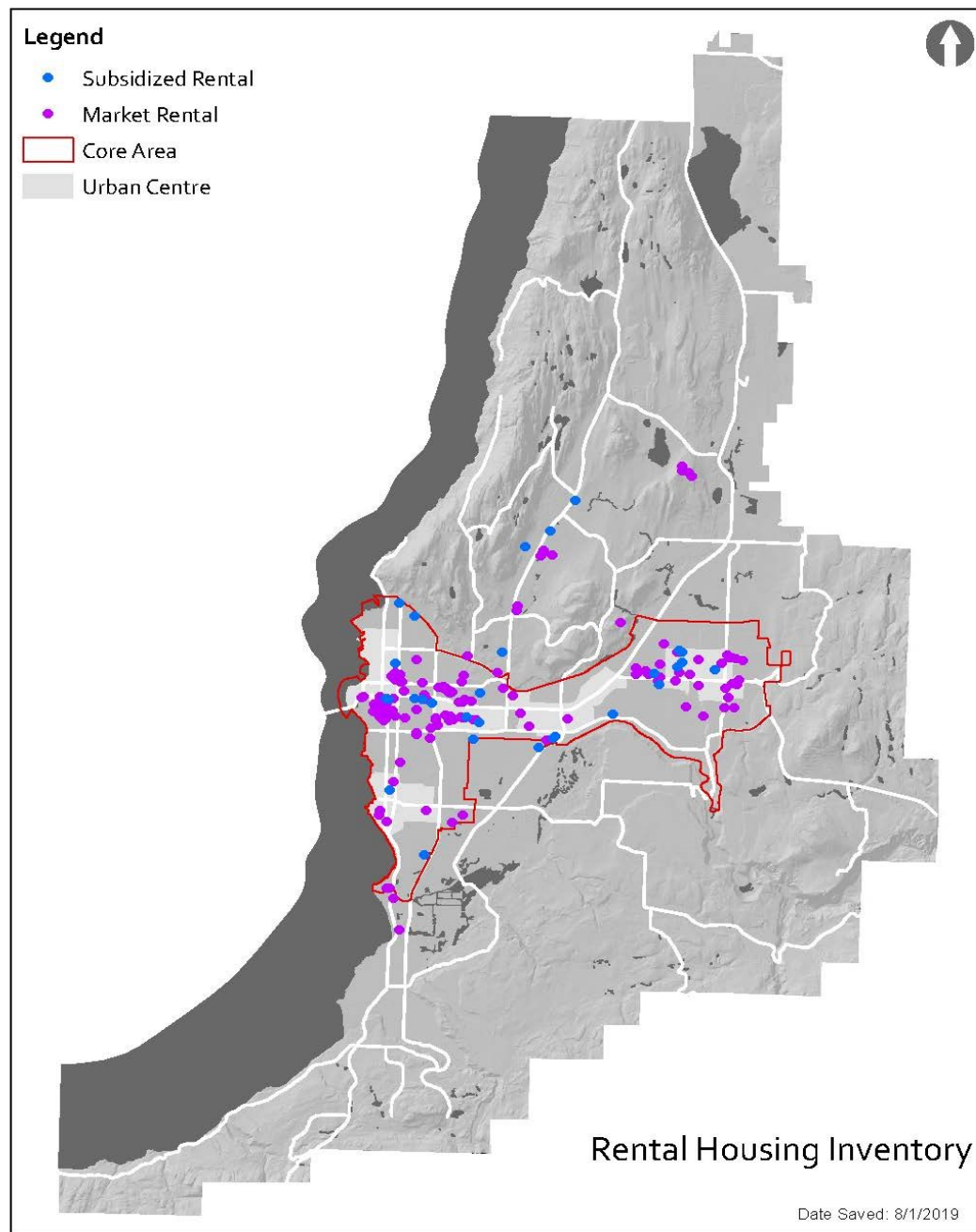


Research and inventory existing purpose-built rental housing

- Create current, updatable, and publicly accessible database;
- Connect with property owners and managers to determine challenges and opportunities to maintain and/or upgrade rental stock;
- Connect property owners and managers to funding opportunities; and
- Provide information to inform policy and regulatory options to protect existing rental buildings.

Key Findings

- 8,090 purpose-built rentals
 - 82% market
 - 18 % subsidized
- 75 % located within the Core Area
- 45 % located within an Urban Centre



Key Findings cont.

Primary Market Rentals	Subsidized Rentals
6,667 units within 146 buildings	1,423 units within 29 buildings
1 & 2 bedroom units = 80% of total units	1 & 2 bedroom units = 76% of total units 3+ bedroom units = 16% of total units
63% built before 1980	50% built between 1980-1990
75% located within Core Area	84% located within Core Area
45% located within an Urban Centre	49% located within an Urban Centre

Stakeholder Engagement - Questionnaire

Questionnaire response to the question: What types of capital projects are you most likely to complete in the next 10 years?

1. Interior Aesthetics (55%)
2. Exterior Aesthetic (49%)
3. Plumbing / Hot water system (33%)

Stakeholder Engagement – Questionnaire cont.

Questionnaire response to the question: What are some motivations to drive capital upgrades in your rental property?

1. Maintain asset (75%)
2. Need to repair (58%)
3. Lower operating costs (49%)

Highlights

- 93 (63%) of market rental units are over 40 years old;
- Family-friendly 3-bedroom units are in short supply;
- Most property owners do see the need to maintain their rental buildings;
- Energy efficiency upgrades and accessibility upgrades do not seem to be prioritized; and
- Funding or financing opportunities from all levels of government is instrumental.

Next Steps

1. Update and monitor Rental Inventory and Map Viewer System.
2. Host a workshop to connect property owners/managers to funding.
3. Explore Revitalization Tax Exemptions.
4. Explore Rental-Only Zoning.
5. Explore density bonus provisions.
6. Continue to explore additional incentives and regulations.

Healthy Housing Strategy

By investing in housing programs, policies, regulations, and partnerships, the community as a whole can create a healthy housing system – one that will benefit not just the residents of today, but future generations as well.



(Market Rental Building, Kelowna)
Photo credit Michael Hintringer Photography



Questions?

For more information, visit kelowna.ca.

Healthy City Strategy

kelowna.ca/planningprojects

