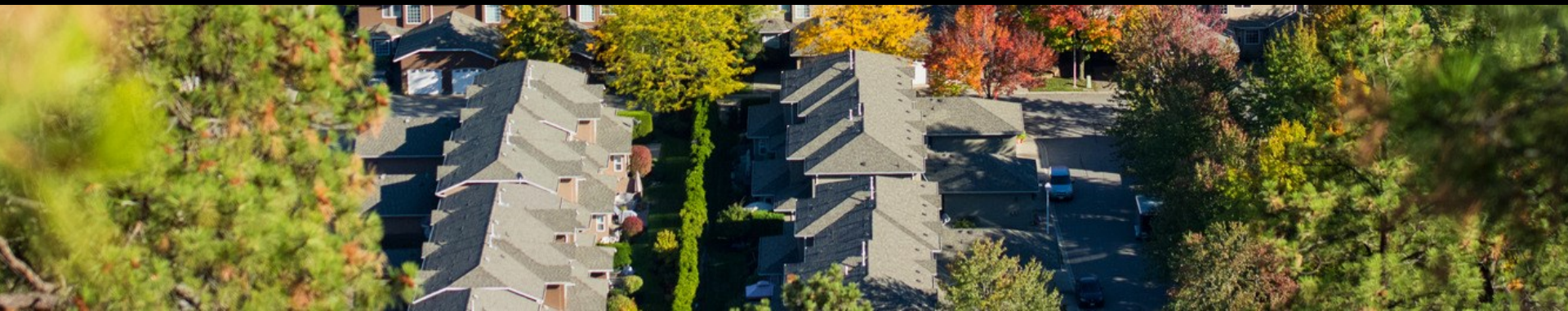




# Regional Housing Needs Assessment

January 2021



# Purpose

- ▶ For Council to receive the Regional Housing Needs Assessment and to fulfill provincial requirements for reporting

# Background

- ▶ Housing needs assessments (HNAs) are required prior to April 2022 and every five years thereafter
- ▶ Overall goal is to help better understand and respond to housing needs across BC

# Background

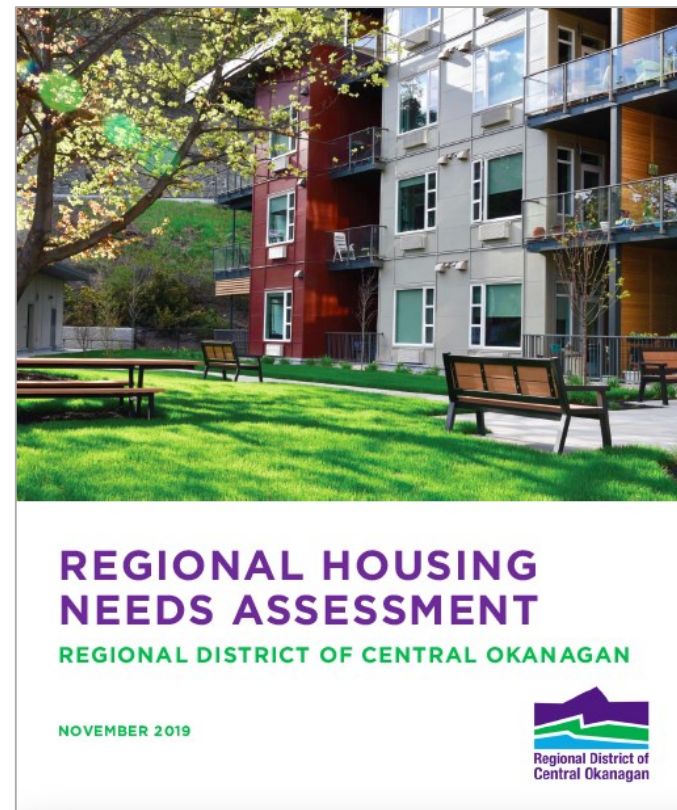
- ▶ The City of Kelowna conducted an HNA in 2017
  - ▶ Informs the Healthy Housing and Journey Home Strategies and OCP 2040
- ▶ Cannot be used to meet provincial requirements





# Background

- ▶ The Regional District of Central Okanagan (RDCO) completed a Regional HNA in 2019
- ▶ Analyzes housing needs across the Central Okanagan



# Background

- ▶ City of Kelowna can use the RDCO's HNA to fulfil provincial reporting requirement
- ▶ When the City's HNA is updated with new Census information in 2022/23, staff will bring the updated HNA to Council

# Discussion & Findings: Current Housing Needs

- ▶ Home ownership out of reach for many
- ▶ Rental housing also unaffordable, especially for lone-parent and single person households



*Median income couple households cannot afford to buy a townhouse or single-family dwelling without spending more than 30% of their income on their mortgage*

# Discussion & Findings: Projected Housing Needs

- ▶ Ongoing population growth and demand for housing expected
- ▶ Vulnerable populations include youth, seniors, those experiencing homelessness, and low-income households

*59,700 additional residents across the region by 2036 resulting in demand for 26,000 housing units*





# Conclusion

- ▶ Both the City's and the RDCO's HNAs anticipate that housing affordability will be an ongoing challenge in Kelowna and across the region
- ▶ Housing requires action from all levels of government

