

Regional Housing Strategy Update

COUNCIL PRESENTATION

AGENDA

- Project overview
- COPAWS Synergies
- Land Use and Policy Mapping
- Recent initiatives
- Emerging housing trends
- Role of government
- Draft Strategy Objectives
- Next steps



REGIONAL HOUSING STRATEGY

REGIONAL DISTRICT OF CENTRAL OKANAGAN

RFP# R21-651

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REGIONAL HOUSING STRATEGY PROCESS



COPAWS SYNERGY

CENTRAL OKANAGAN POVERTY AND WELLNESS STRATEGY

- Urban Matters is currently developing a Poverty and Wellness Strategy for the RDCO with a similar timeframe to the Regional Housing Strategy.
- COPAWS and Regional Housing Strategy share numerous stakeholders
- To reduce engagement burnout, and to respect the time of stakeholders which have interest in both strategies, the RHS and COPAWS will endeavor to combine efforts where applicable.
 - Surveys
 - Stakeholder engagement
 - Presentation to member municipalities and First Nations

REGIONAL LAND USE POLICY AND MAPPING REVIEW



- As per the RDCO Governance & Services Committee resolution on November 22nd, 2021, Urban Matters will:
 - Prepare a review of local government and First Nation Community and Official Community Plans with respect to affordable housing policy and residential land use intensification goals and policy in urban centres and along Highway 97 rapid bus corridor and in proximity to transit exchanges.
 - Create a visual representation of generalized future land use designations applicable to these areas via GIS mapping along with summarized affordable housing and centralized development policy highlights
- Presentation of this review to the RDCO Governance & Services Committee is scheduled for March 10th, 2022.

REGIONAL INITIATIVE

- Understanding the local landscape
- Finding the policy gaps
- Identifying synergies
- Regional next steps

 - Underway

 - Planned for review

 - Planned 21/22

Housing Initiative/Policy	Peachland	West Kelowna	Kelowna	Lake Country	Westbank First Nation	Okanagan Indian Band
Housing Strategy					 	
Housing policies in OCP/CCP & Area Plans					 	
Housing form - freehold townhouses						
Housing form - small lots						
Housing form - secondary suites inside detached houses					 	
Housing form - secondary suites outside detached houses					 	
Amenity zoning for affordable housing (density bonus)						
Facilitating market rental housing - incentives & policies						
Manufactured home park redevelopment policy (tenant assistance)			 			
Strata conversion policy						
Land for housing						
Partnerships to create affordable housing					 	
Housing reserve fund						
Incentives (e.g., tax exemptions, reduced DCCs)						
Advisory affordable housing committee (or similar)						
Regular monitoring & reporting on progress						
Information guides on policies, programs						

CURRENT MARKET STATUS



To afford the median posted primary market rent for a 2 bedroom in the RDCO requires a household income of:

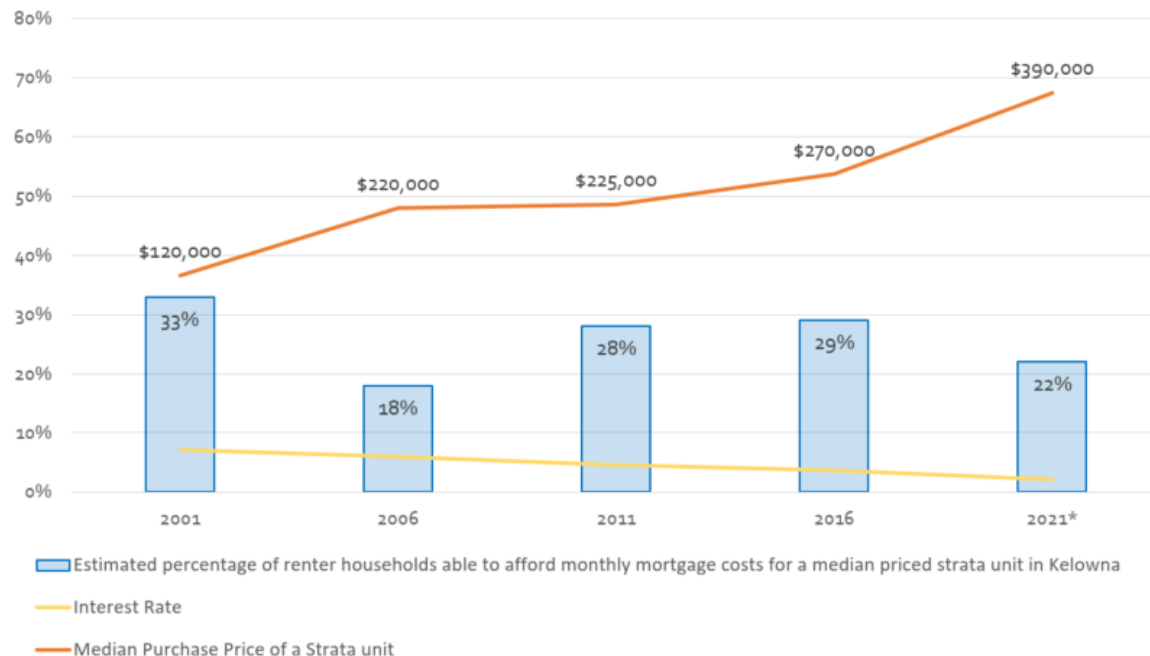
\$75k

Median renter household income in the RDCO is:

\$50k

THE AFFORDABILITY GAP

78% of Renters in the Kelowna CMA cannot afford to move into strata homeownership.



Source: Provided by City of Kelowna – multiple data sets



ADVOCACY,
FACILITATION &

MONITOR,
RESEARCH
&
INNOVATE



REGULATE
&
INCENTIVES



EDUCATION



INVEST



FACILITATE
DEVELOPMENT



BUILD
AFFORDABLE
HOUSING



SHIPS

ROLE OF GOVERNMENT

ROLE OF GOVERNMENT

THE HOUSING CONTINUUM



DRAFT OBJECTIVES

- Strengthen Regional Governmental Coordination between RDCO electoral areas, member municipalities, and First Nations.
- Strengthen mechanisms for information sharing and partnership with First Nations, local governments, and non-profit housing providers.
- A coordinated advocacy strategy aligned with Provincial and Federal housing policy to approach higher levels of government for additional Central Okanagan resources and supports.
- Develop regional best practices to regulate and protect rental housing stock.
- Regionally assess development processes for opportunities to streamline where possible for affordable housing (i.e. agency referrals).

Strengthen Regional Governmental Coordination between RDCO electoral areas, member municipalities, and First Nations.

Purpose:

- Develop mechanisms for coordinated information sharing about housing actions across all RDCO jurisdictions
- Increased communications regarding planning at a staff level

Examples:

- RGS Steering Committee and Planning Lab meetings with focus on encouraging attainable housing
- Housing Symposium 2022
- Policy coordination



Strengthen mechanisms for information sharing and partnership with First Nations, local governments and non-profit housing providers.

Purpose:

- To ensure a strong line of communication so that when specific housing issues arise the region is in a better position to act quickly

Examples:

- Create a web-based portal for regional housing information
- Virtual introduction meetings and networking events
- Housing Symposium 2022
- Ability to convene when needed



A coordinated advocacy strategy aligned with Provincial and Federal housing policy to approach higher levels of government for additional Central Okanagan resources and supports.

Purpose:

- A collective and coordinated approach will put regional partners in a stronger position when competing for funding

Examples:

- A coordinated, strategic approach to build awareness and lobby for senior government support and funding for the Central Okanagan
- Align advocacy priorities to senior government mandates
- Advocating for resources and supports for the CMA
 - Coordinated efforts at UBCM
 - Urban Mayors Caucus



Develop regional best practices to regulate and protect rental housing stock.

Purpose:

- Research and recommend regional best practices for issues such as:
 - Incentive programs for homeowners to develop secondary suites, carriage homes and infill housing;
 - Short-term rental regulation;
 - Implementation of incentives for the development community;
 - Tenant protection policies;
 - Secured Rental Policy.

Examples:

- Short term rental policy research and best practices
- Draft inclusionary zoning provisions
- Template housing agreements
- Rental Replacement and Tenant Relocation Assistance Policy
- Community Amenity Contributions for attainable housing
- Incentivization programs
- Strategic land acquisition for attainable housing
- Better understanding of the regional land base and how it can be better utilized for attainable housing



Regionally assess development processes for opportunities to streamline where possible for affordable housing

Purpose:

- Review of planning processes and procedures at regional and local levels to allow for expedited development application review where appropriate

Examples:

- Encourage and support streamlined development processes for non-market housing.
- Share resources to ensuring application guides and processes are clear and detailed to lower the workload of Planning staff
- Regional collaboration with referral agencies to reduce bottle necks in approval process



NEXT STEPS

- Community stakeholder meetings (January/February)
- Local government presentations (February)
- Lived experience interviews (February)
- Community survey (February)
- Regional staff review (February and April)
- RDCO land use policy review (March)
- Draft strategy (March/April)
- Member municipalities and First Nations review of strategy (May/June)
- Regional Housing Symposium (May/June)
- Finalize Strategy (June 2022)



THANK YOU!