



City of
Kelowna

Housing Affordability Overview

January 2023

Purpose

▶ **High-level overview**

- ▶ State of housing affordability
- ▶ Our approach
- ▶ Projects underway and upcoming

▶ **Additional workshop**

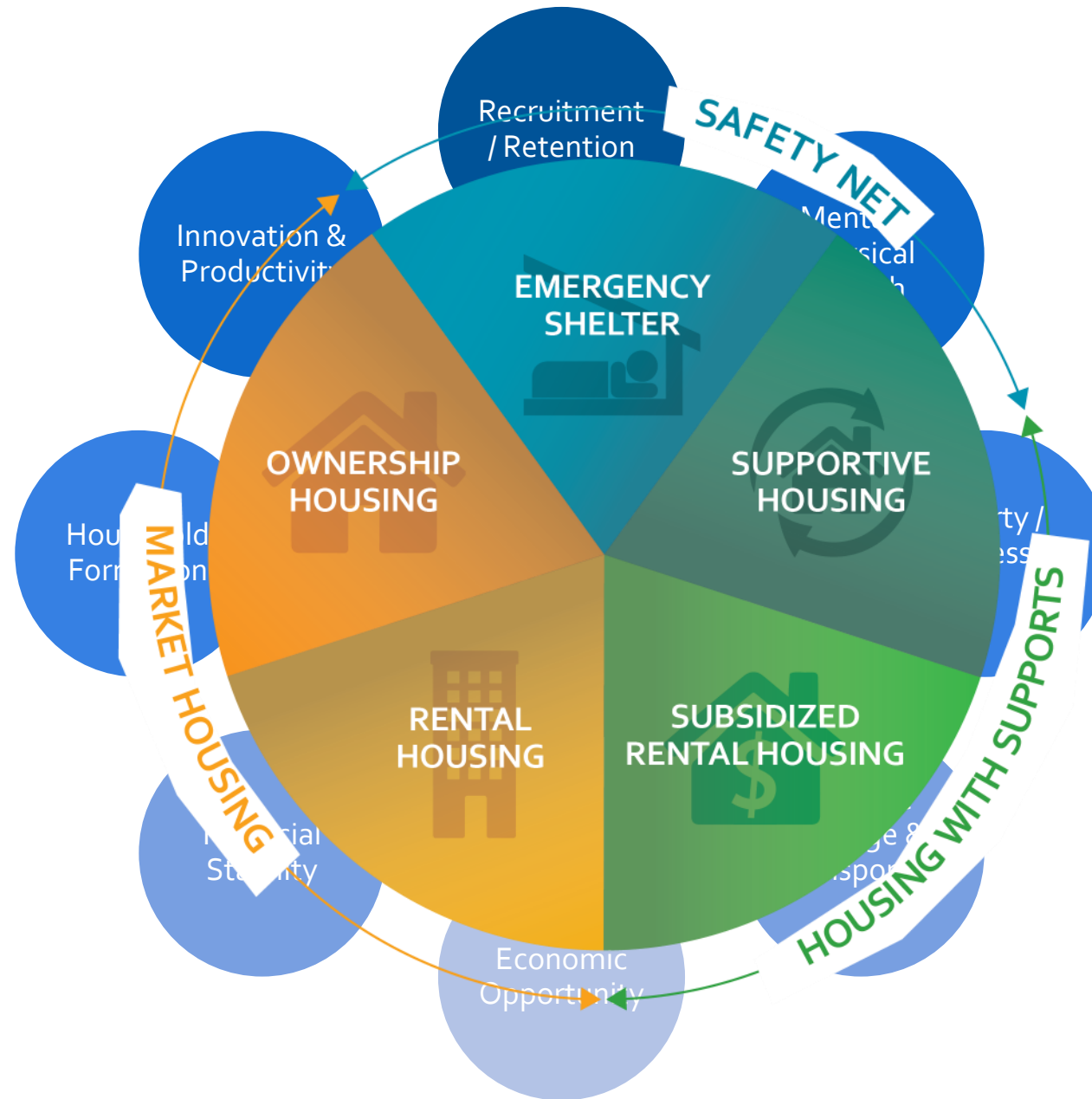
- ▶ Deep dive into housing incentives and density bonusing

Context

“ *Affordable housing is a cornerstone of sustainable, inclusive communities and a Canadian economy where we can prosper and thrive.*

– A Place to Call Home, Canada’s National Housing Strategy

Context



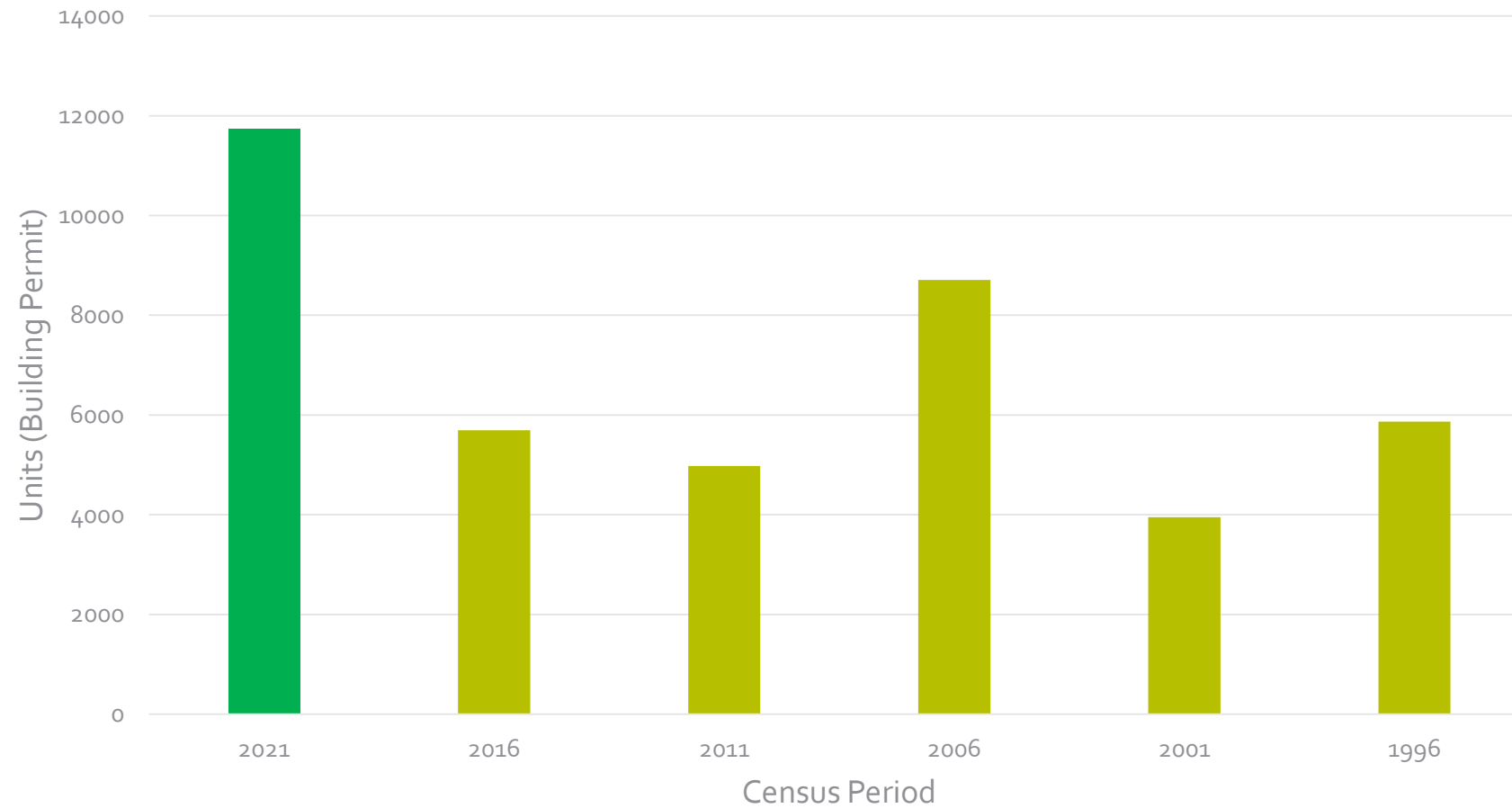
Context

- ▶ Complex problem with *no silver bullet* solutions
- ▶ Kelowna is not immune from the housing crisis
- ▶ Kelowna is a desirable place to live = strong housing demand



Context

New Housing Units (Building Permits) by Census Period



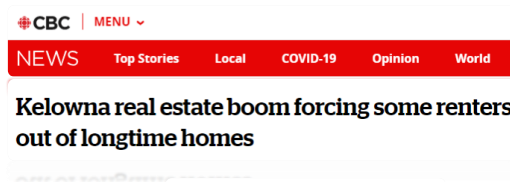
Context

- ▶ Housing affordability will be an ongoing challenge
- ▶ **“Affordable Housing” vs. “Housing Affordability”**



Context

► Community Conversation



CBC | MENU

NEWS Top Stories Local COVID-19 Opinion World

Kelowna real estate boom forcing some renters out of longtime homes



Real Estate posted Jul 23, 2021 @ 04:20pm by Steve MacNaull

No kidding, Kelowna is ridiculously unaffordable



NATIONAL POST

News / Election 2021 / Canadian Politics

Housing affordability is shaping up to be a top issue in the election

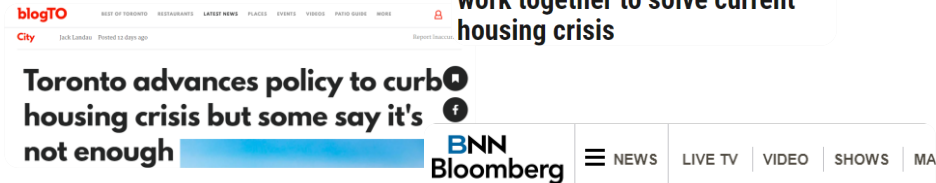
NDP and Conservative parties both target mortgage rules, foreign buyers and increased supply



VANCOUVER SUN

Opinion / Op-Ed

Darlene Hyde and Dan Morrison: Governments in Canada need to work together to solve current housing crisis



blogTO BEST OF TORONTO RESTAURANTS LATEST NEWS PLACES EVENTS VIDEOS PHOTO GUIDE MORE

City Jack London Posted 10 days ago

Toronto advances policy to curb housing crisis but some say it's not enough

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Here are 5 ways the feds could fix Canada's housing crisis



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B.C. municipalities say they need more help from province to tackle housing crisis



TORONTO STAR

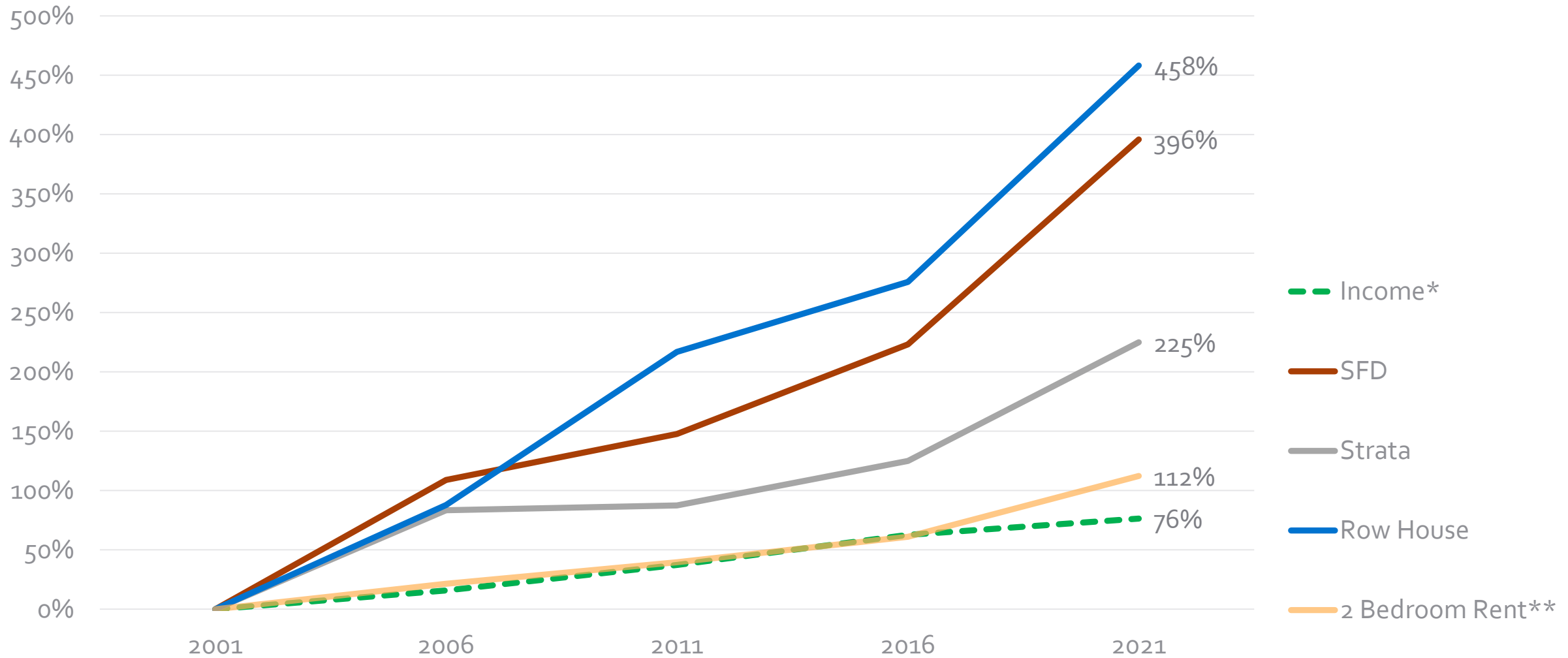
Vancouver's housing crisis woes go national



Global NEWS World Canada Local Politics Money Health Entertainment

Cheap money, shortages, investors and crime: The making of Canada's housing crisis

Context



Context

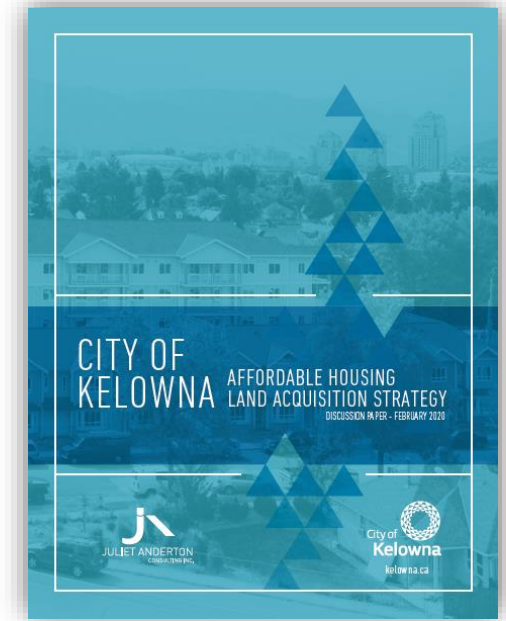
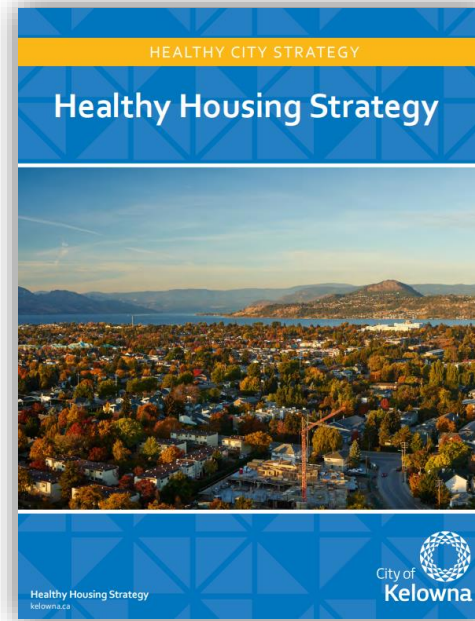
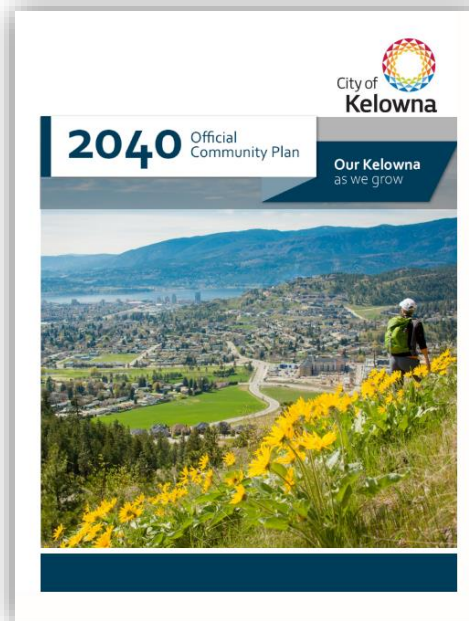
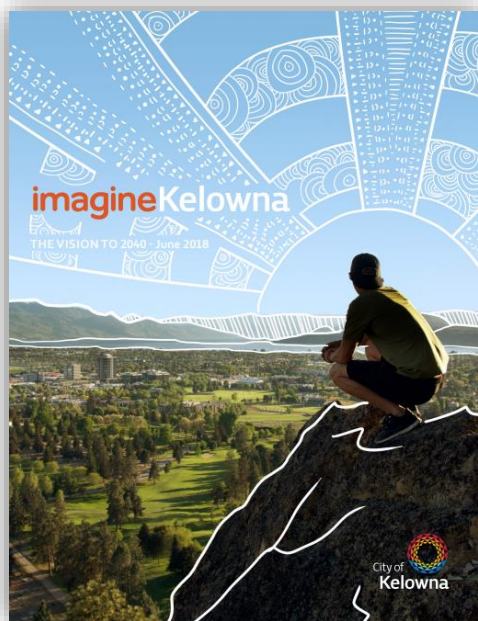
- ▶ Housing system is dynamic
- ▶ Recent BoC interest rate increases (borrowing costs increase)
 - ▶ Purchasing Power Reduced = lower demand to buy
 - ▶ Project Costs Increased = reduced/delayed supply
 - ▶ Short-term impacts: home prices reduce, strong rental demand
 - ▶ Long-term impacts: unclear

Context

- ▶ Previous housing work
 - ▶ Secondary Suites & Carriage Homes
 - ▶ Rental housing incentives
 - ▶ Infill & Missing Middle Housing
 - ▶ Process improvements
 - ▶ Partnerships
 - ▶ Short-term Rental Regulations
 - ▶ Density Bonusing



Established Policy Direction



- Meet the housing needs of a full range of residents through different life stages
- Support a greater diversity of housing forms and tenures
- Focus new housing near transit, jobs and amenities

Housing Needs Assessment (HNA)

- ▶ Housing Supply Act (2022)
- ▶ Estimate and understand existing housing need
 - ▶ Where are the gaps? What are the areas of greatest need?
 - ▶ Estimating existing unmet need
- ▶ Estimate future housing need
 - ▶ Housing form, tenure, affordability
- ▶ Setting the groundwork for success
 - ▶ Setting targets and preparing for a Strategy

Housing Affordability Actions



Selected Upcoming Projects

Policy Drivers

- ▶ 2023 Housing Needs Assessment
- ▶ **Updated Housing Strategy (2023-27)**

Regulation / Process Improvements

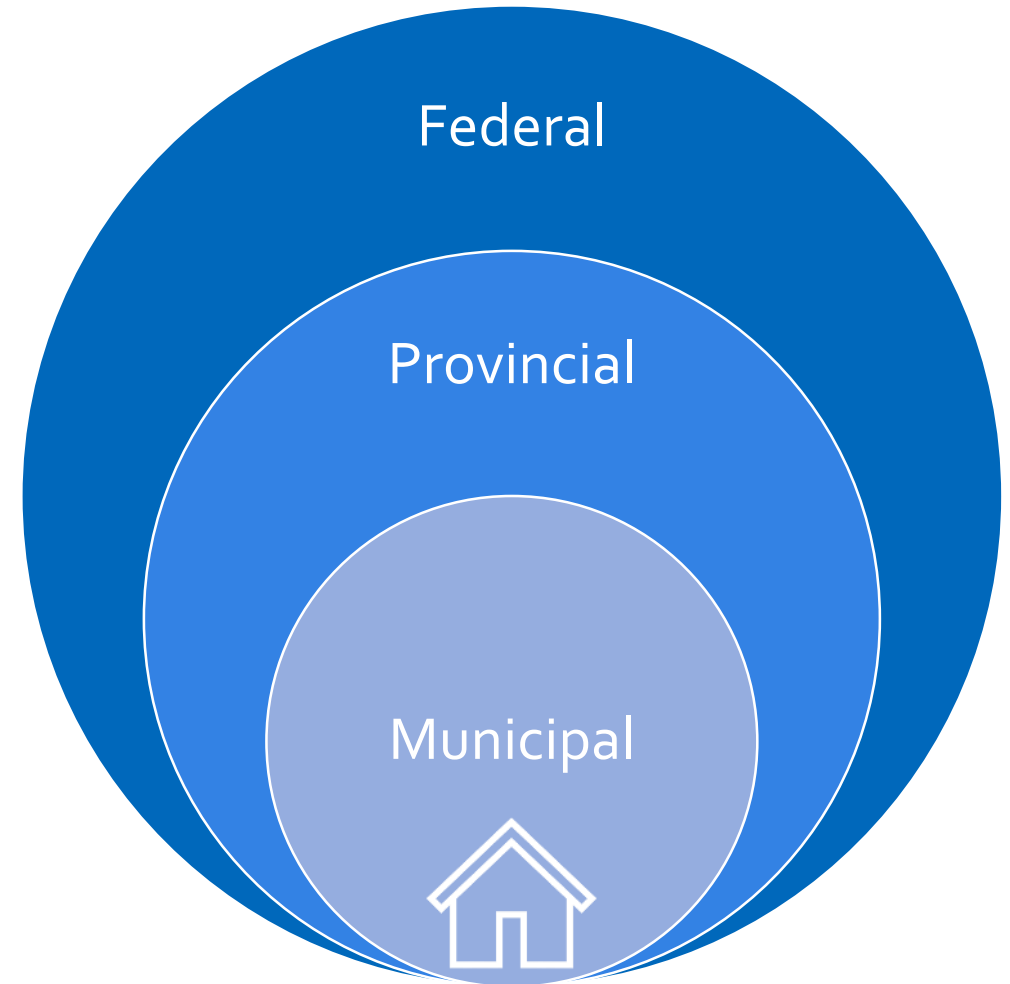
- ▶ **Missing Middle housing (Infill Options)**
- ▶ Zoning Bylaw Implementation
- ▶ Rental Incentives Review
- ▶ Secondary Suites Expansion

Partnerships

- ▶ Housing Supply Act
- ▶ **Public Lands Inventory & Assessment**
- ▶ Affordable Home Ownership Program

Summary

- ▶ Affordability a persistent challenge
 - ▶ We are not alone: major shifts from other levels of government
- ▶ Timeline of impact (“quick wins” vs “long-term”)
 - ▶ Creating a healthy housing system will take time, commitment and leadership



Next Steps

- ▶ Housing Incentives workshop
- ▶ Projects underway
- ▶ Changing environment





Questions?

For more information, visit kelowna.ca.