



City of
Kelowna

Housing Needs Assessment

2021-2031

Purpose

1.

- Provide data on current and future housing need in Kelowna

2.

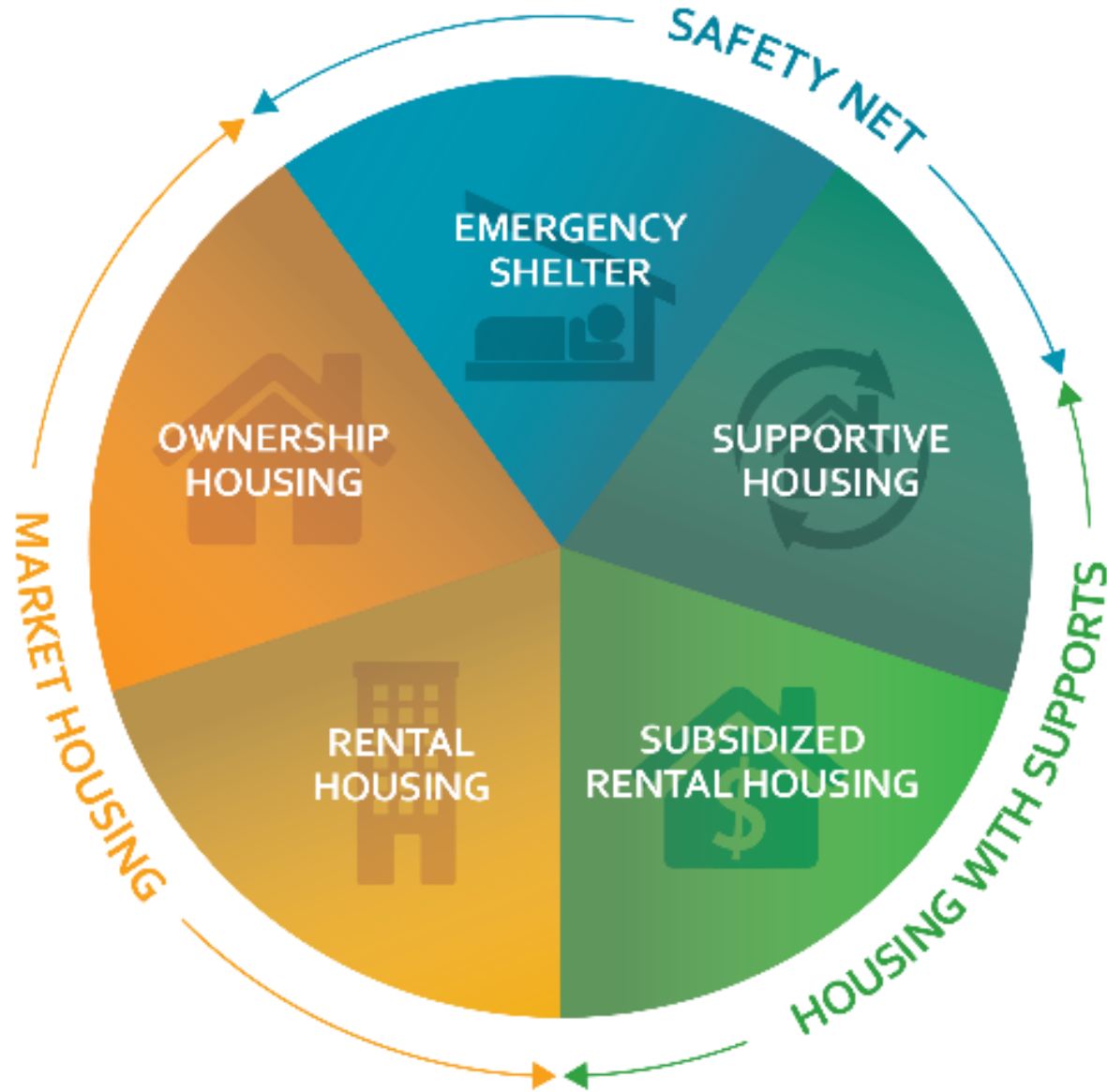
- Improve understanding and decision-making related to housing

3.

- Meet provincial requirements for reporting on housing need

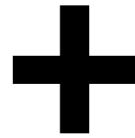
This report provides foundational data, but is not an action plan. Solutions to Kelowna's housing challenges will be established in an upcoming Housing Strategy.

Approach



Approach

- Context
- Core Housing Need
- Engagement



**Total
Housing
Need** to 2031

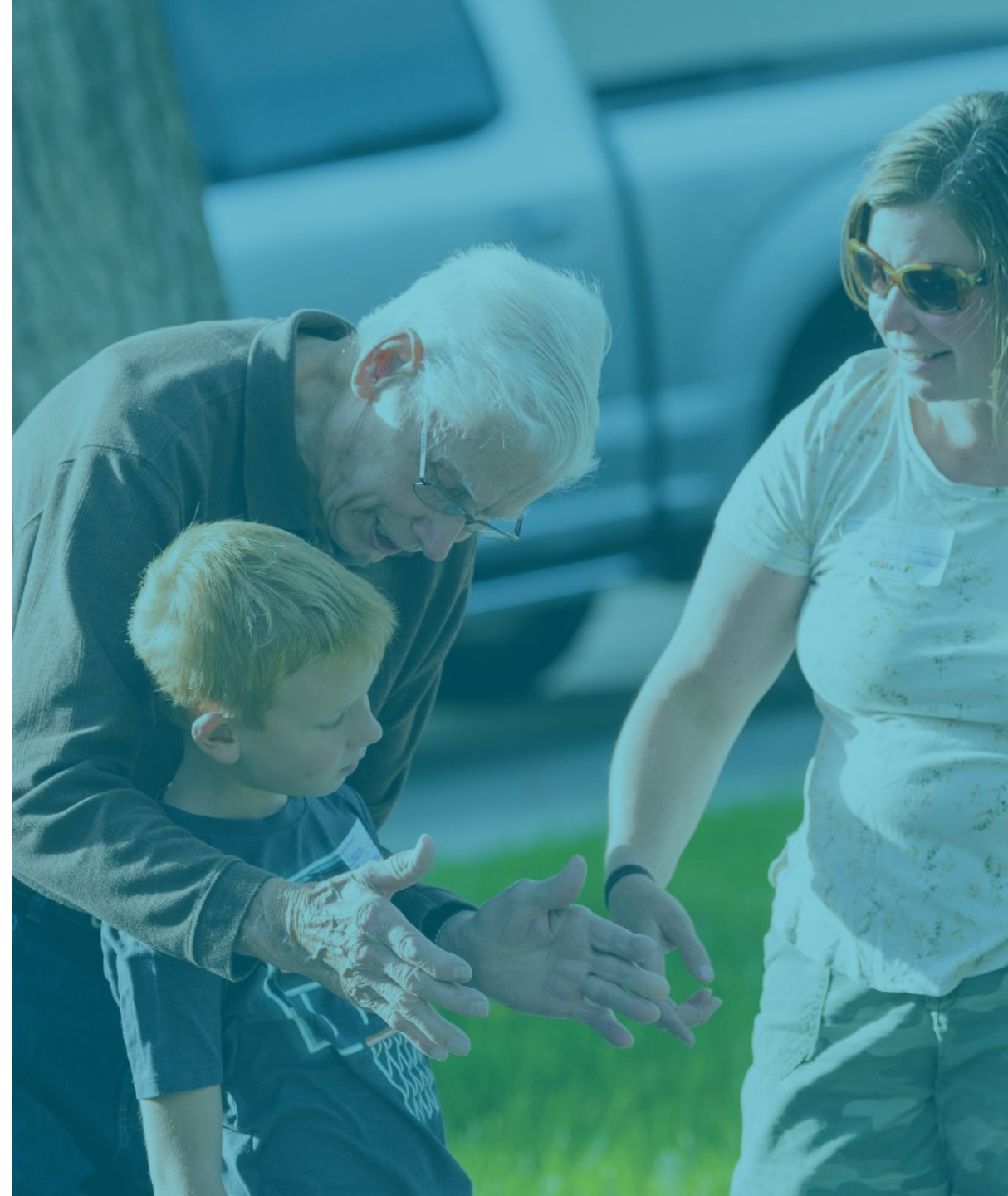
A photograph of a woman and a young girl walking away from the camera on a gravel path. The woman is wearing a multi-layered, ruffled dress in shades of purple, pink, and brown, and has a colorful striped bag slung over her shoulder. The girl is wearing a blue and white checkered dress. The background shows a body of water and green foliage. A semi-transparent dark blue rectangle is overlaid on the center of the image, containing text.

Key Finding 1

Low income renters and priority groups are disproportionately affected by challenges across the Housing Wheelhouse; housing affordability and availability are key drivers of homelessness.

Priority Groups

- ▶ People with low or fixed incomes
- ▶ One person households
- ▶ Indigenous-led households
- ▶ Women-led households and female lone parent households
- ▶ Senior renters
- ▶ Temporary foreign workers
- ▶ Students
- ▶ Newcomers and refugees
- ▶ People with disabilities
- ▶ 2SLGBTQ+ community members

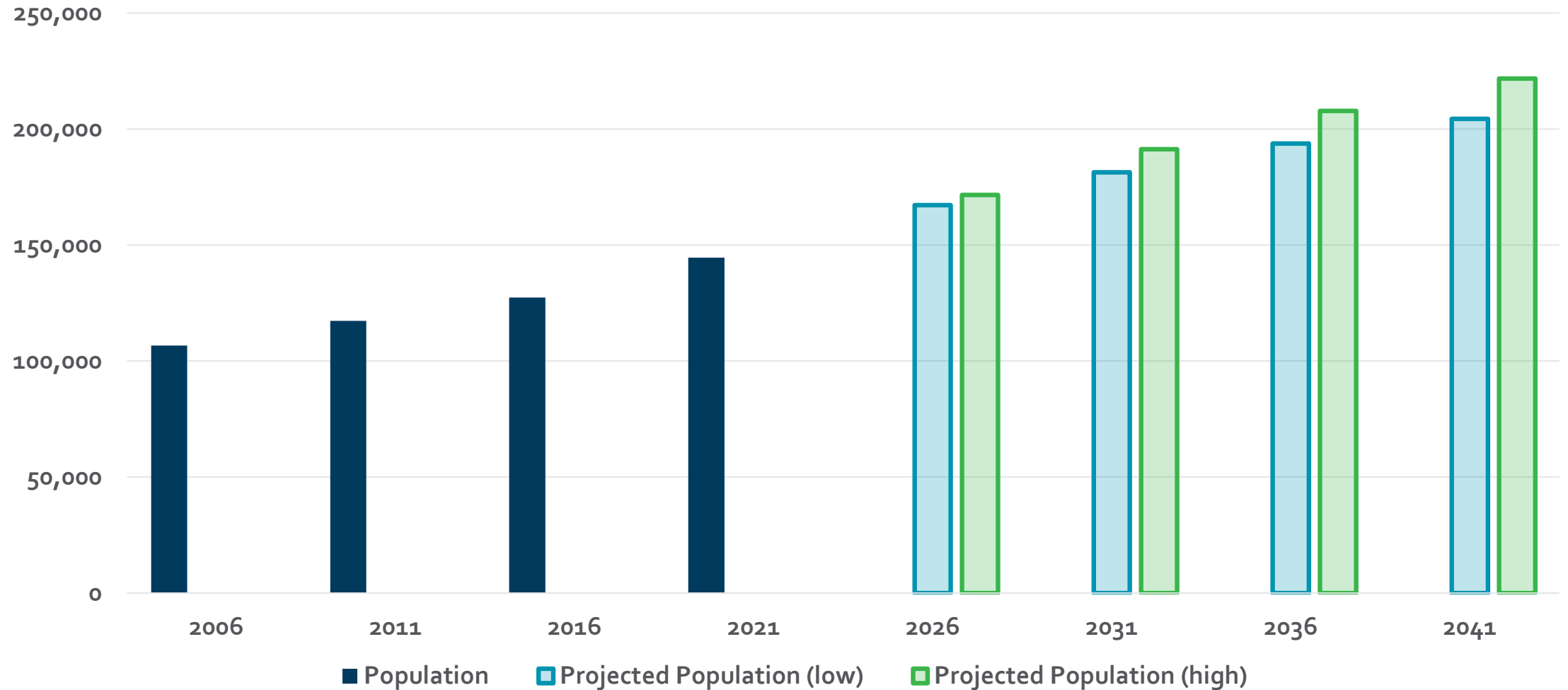


Key Finding 2

Kelowna's population has grown faster than expected, placing further pressure on housing affordability; this trend is likely to continue.



Kelowna's population is growing quickly, and this is expected to continue.



In addition to population growth, Kelowna is experiencing rising home prices and increasing market rental rates.

from 2018 to 2022...



**Median home sales price
increased 55% from
\$475,000 to \$735,000**



**Median monthly rent
increased 32% from
\$1,050 to \$1,390**

Key Finding 3

Kelowna's existing housing deficit is 3,750 – 5,000 homes; these are homes that are needed for existing residents even before future growth is considered.

Key Finding 4

An additional 13,650-20,130 homes are needed to meet future housing demand by 2031; up to about 50 per cent more than expected.

An estimated 1,870– 2,650 housing units are needed annually to address the existing housing deficit and future housing need.

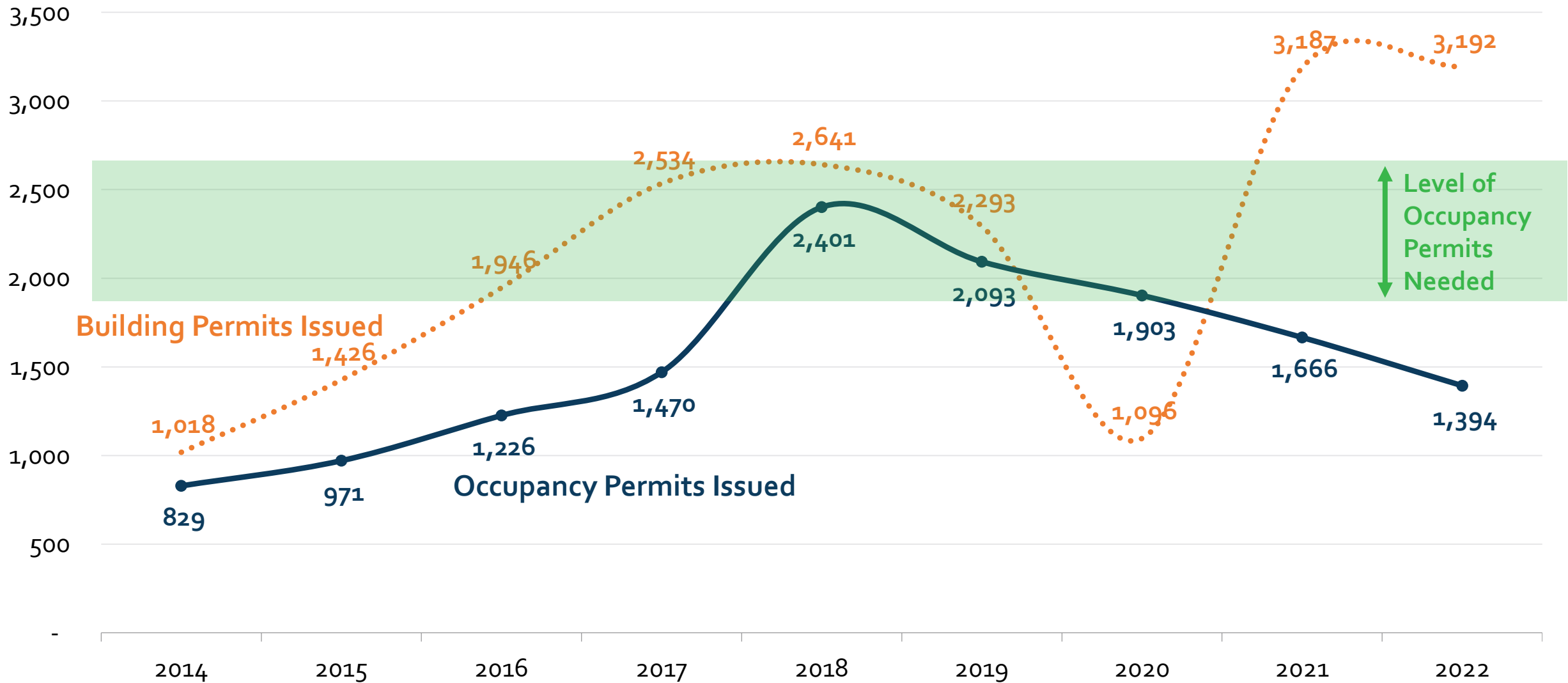




Key Finding 5

We have demonstrated that the City can approve housing quickly enough to meet community need; however, the pace of housing construction needs to increase.

Building permits are on-track but occupancy permits need to increase to 1,870-2,650 annually.



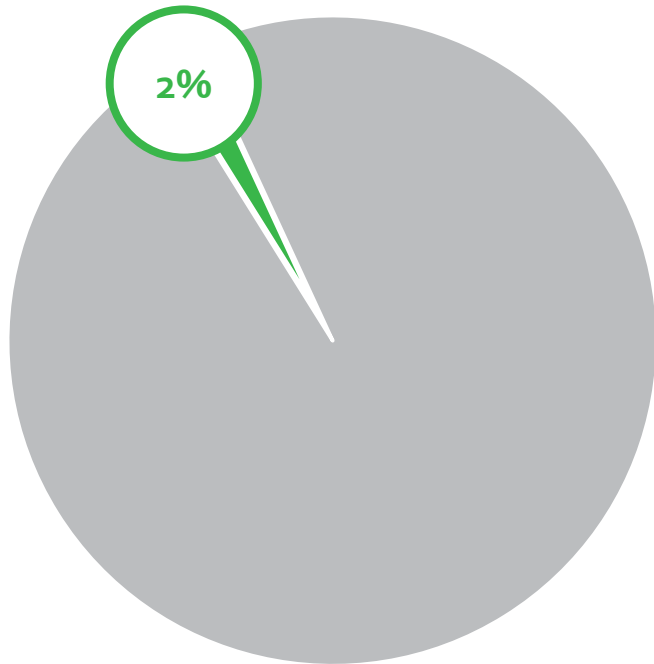


Key Finding 6

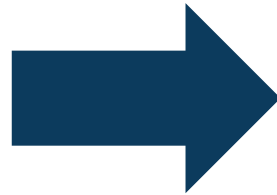
Kelowna has a major shortage of subsidized rental housing; we need a tenfold increase in the delivery of subsidized rental housing annually, requiring unprecedented collaboration and partnership.

There is a significant gap in the level of subsidized rental housing being delivered...

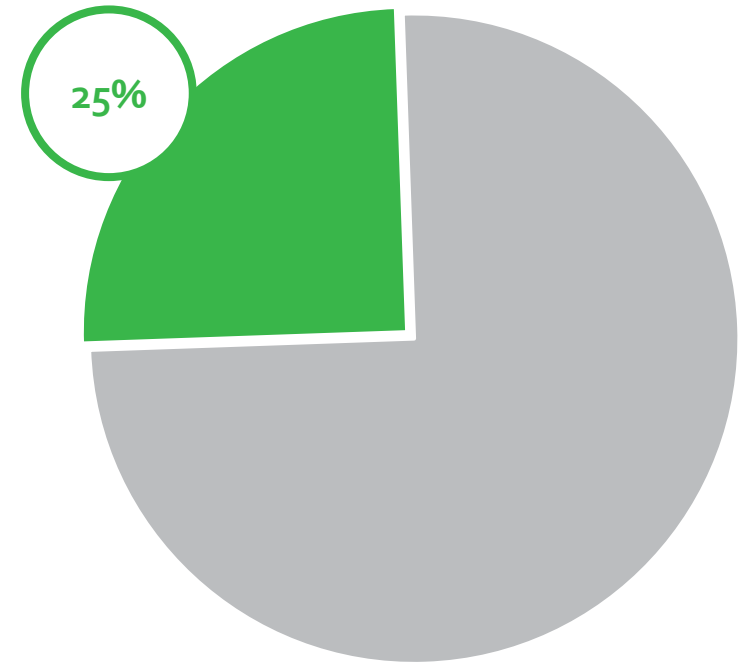
HOUSING IN-STREAM



■ Subsidized Rental Housing ■ Other Housing



HOUSING NEEDED



■ Subsidized Rental Housing ■ Other Housing

...and it is disproportionately affecting those in our community with the lowest incomes and the least amount of resources.

"I don't really need supportive housing, just lower-class housing... I need housing to be able to get a job, but I can't get housing without a job, and income assistance is too low to afford even a shared room... You need 1 to 3 jobs just to survive."

– Person With Lived Experience Interview

An aerial photograph of a city, likely Vancouver, showing a large body of water (False Creek) in the background. In the foreground, there are several multi-story apartment buildings and a construction crane on the left. The image is overlaid with a dark blue semi-transparent rectangle containing white text.

Key Finding 7

Approximately two thirds of subsidized rental housing that is needed could be accommodated on existing public and non-profit lands.



Subsidized rental housing is challenging to deliver, requiring collaboration and partnership, but there is significant land capacity within the city.

- ▶ Through unlocking this land, it is estimated that a majority of the current and future need for subsidized rental housing could be addressed
- ▶ This will require creative thinking, deep collaboration, and new partnerships to move projects forward

The background image shows a park scene with a playground in the foreground, a modern building in the middle ground, and a hillside with houses in the background. The scene is overlaid with a semi-transparent dark blue rectangle containing text.

Key Finding 8

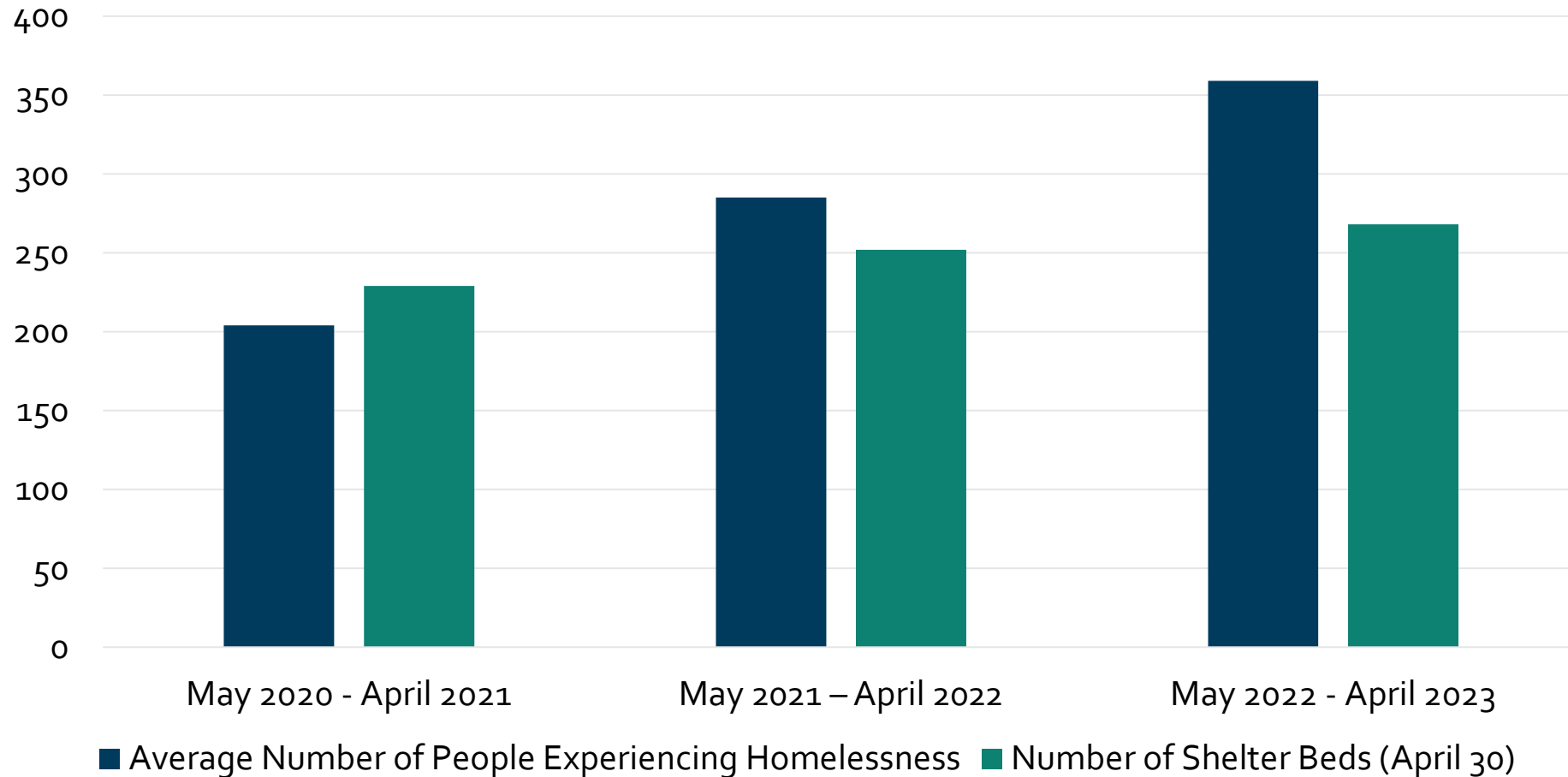
Additional supportive housing is needed, and emergency shelter housing will be necessary at least in the short-term.

Adequate levels of supportive housing, tailored to residents' needs, can help people who are experiencing homelessness move into housing that they are able to maintain...

"[We] need to connect people with the housing that works for them – we have one model of supportive housing, and it really doesn't work in many situations – and if it doesn't meet people's needs then they refuse and they get put to the bottom of the list."

– Non-Profit Sector Workshop

...but currently there is not enough supportive housing in Kelowna, contributing to the need for emergency shelter housing, which is over-capacity.

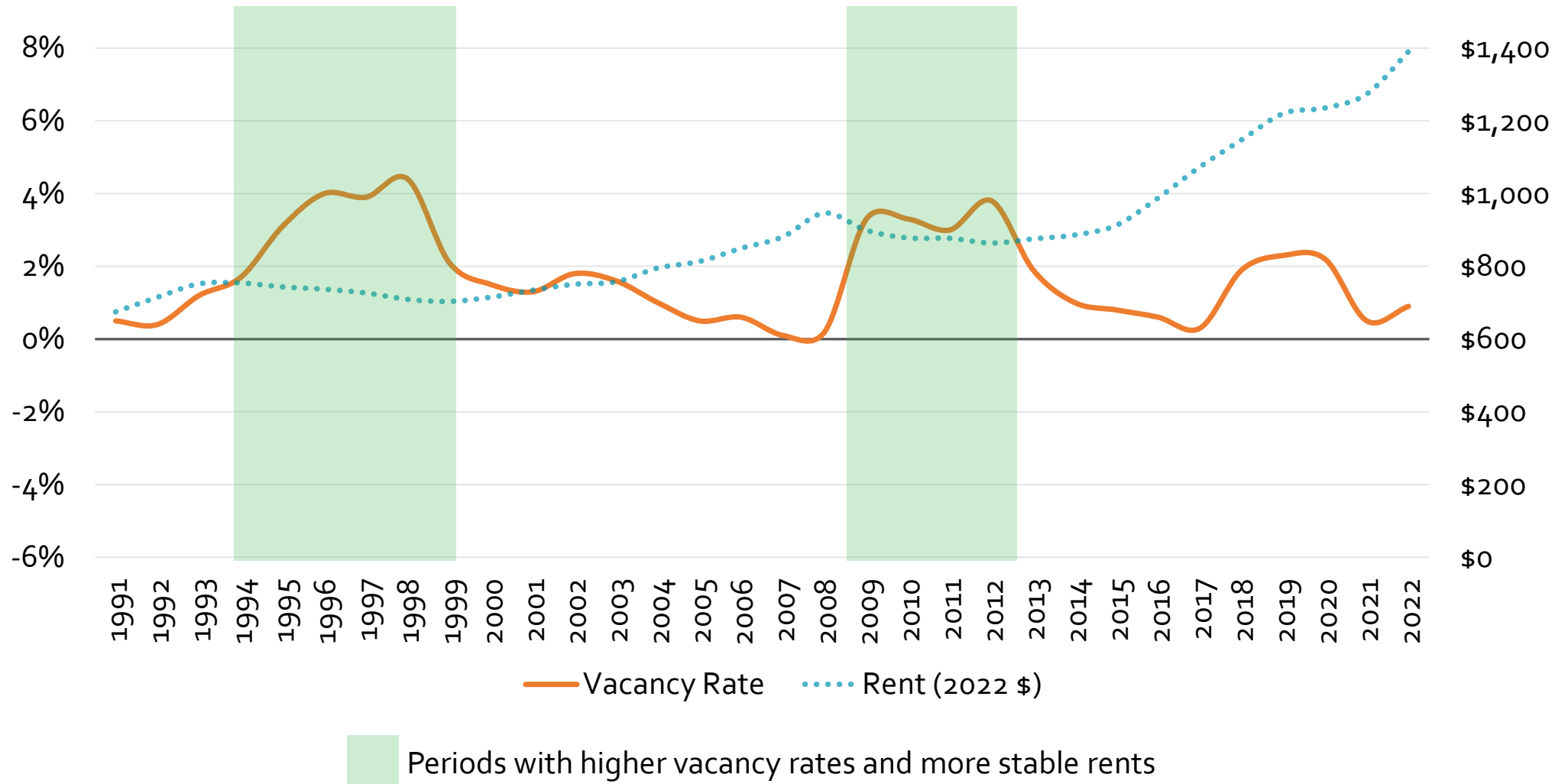




Key Finding 9

A historic amount of market rental housing has been built since 2016, with more on the way; we need to keep up the pace considering nearly half of new households will be renters.

Ongoing delivery is needed to provide balance in the rental market.

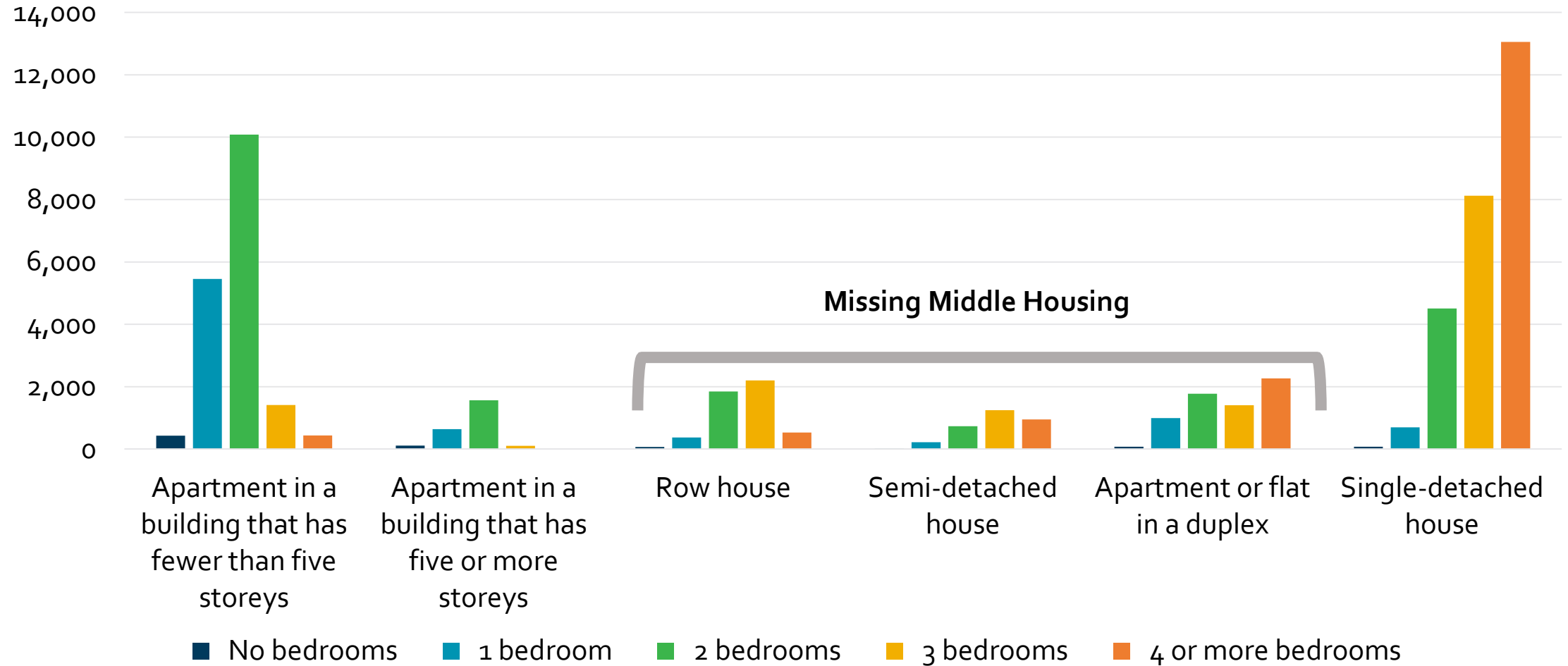




Key Finding 10

The overall level of ownership housing construction is on-track; further action is required to increase the diversity of housing types and price points.

Missing middle housing is still missing.





Conclusions

- ▶ Access to housing is a pillar of a healthy community
- ▶ The City is on track in some areas: ongoing delivery of ownership and market rental housing is critical
- ▶ Significant challenges remain, particularly for subsidized rental housing

Targets

This HNA takes a bold approach and sets housing targets, acknowledging that achieving some targets may require ambitious efforts and major changes to existing systems.

Housing System Targets		
Housing Need	Annual Target	Total Need (2021-2031)
Total Units	1,870-2,650	18,740-26,470
Ownership Units	950-1,360	9,500-13,630
Market Rental Units	440-600	4,360-6,000
Vacancy Rate (%)	3-5	n/a
Subsidized Rental Units	450-640	4,530-6,430
Supportive Housing Units	50-150	500-1,500

Next steps

- ▶ Housing Strategy
- ▶ Ongoing monitoring
- ▶ Housing Accelerator Fund
- ▶ Provincial changes
- ▶ Neighbourhood and Urban Centre planning





Questions?

For more information, visit kelowna.ca.