



City of  
**Kelowna**

# Housing Action Plan Final Report

January 2025



# Purpose



To endorse the Housing Action Plan Final Report.



To direct staff to advance the objectives and actions of the Housing Action Plan.

# Background & Context



**3,750-5,000  
units**

Kelowna's existing housing deficit



**3.7 per cent**

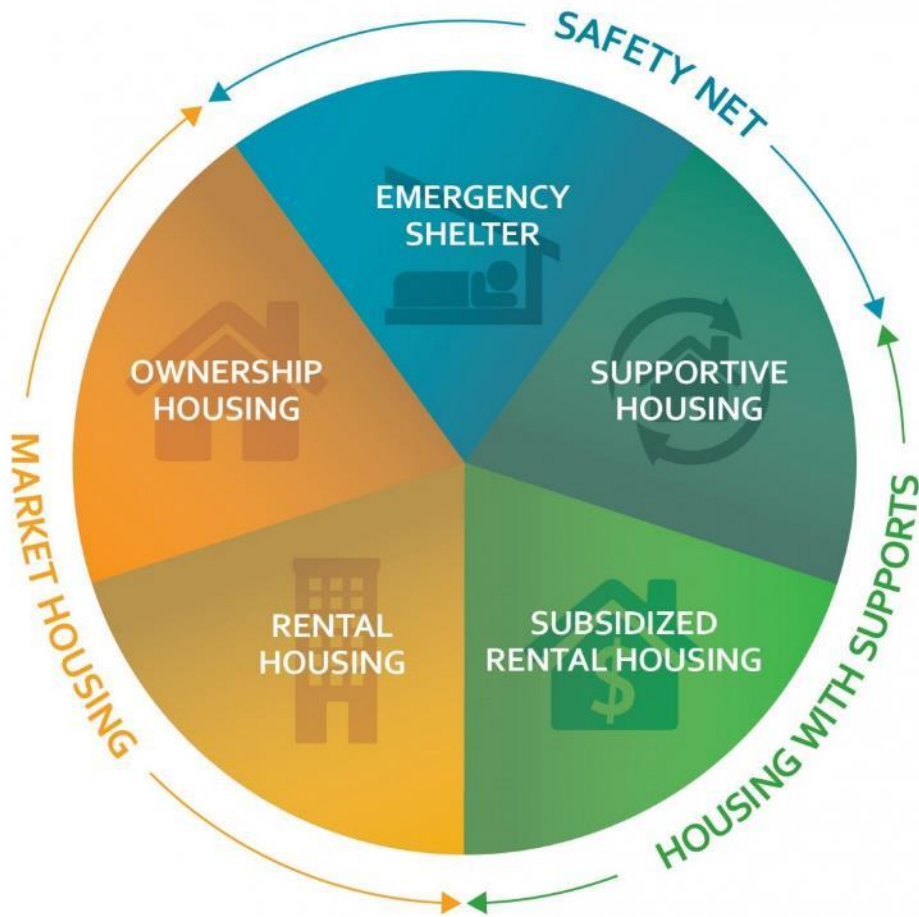
2024 vacancy rate, up from 1% in 2023



**\$743,000**

Average home sale price

# Integrated Approach



- ▶ Housing Wheelhouse acknowledges interconnectedness of housing system.
- ▶ Insufficient market housing and housing with supports contributes to increased reliance on safety net.
- ▶ Cohesive and coordinated action is required across the Wheelhouse.

# Building the Plan



- ▶ Builds on past and ongoing City efforts in housing and social development.
- ▶ Responds to federal, provincial and local initiatives.
- ▶ Integrates local knowledge and expertise.

# Key Outcomes & Objectives

## ▶ Two key outcomes:



Ensure residents have access to suitable housing options.



Maintain a housing system that adapts to future community needs.

# Key Outcomes & Objectives

► To achieve key outcomes, five objectives have been identified:

1. Homelessness is rare, brief and one-time.
2. Kelowna has a diversity of housing types, tenures, and affordability levels to meet the needs of all community members.
3. Kelowna continues to provide innovative leadership on housing issues.
4. The community's housing objectives are advanced through collaboration.
5. The City and its partners establish clear roles for decision-making on complex housing related issues.

# Previous Council Resolution

November 4, 2024:

*THAT Council receives for information the report from the Housing Policy and Programs and Social Development Departments, dated November 4, 2024, regarding the Housing Action Plan Interim Report;*

*AND THAT Council directs Staff to further explore and report back on the draft objectives of the Housing Action Plan as described in the report from the Housing Policy and Programs and Social Development Departments, dated November 4, 2024.*



# High-Impact Actions

- ▶ Six high-impact actions prioritized to facilitate swift and effective implementation.
- ▶ One **new** high-impact action added.

Improve access to housing and related supports for people experiencing or at risk of homelessness by enhancing communication and collaboration among services providers.

Support tenants facing eviction due to redevelopment

Strengthen the City's incentives for affordable housing.

Reduce municipal charges for affordable housing projects.

Ensure minimum parking regulations don't reduce housing affordability by driving up development costs.

Increase density as-of-right along Transit Supportive Corridors.

# Additional High Impact Action

## 2.6 Increase density as-of-right along Transit Supportive Corridors.

- ▶ Reduce barriers to higher density residential and mixed-use development
- ▶ Pilot pre-zoning for higher density development along five of the City's 12 Transit Supportive Corridors
- ▶ Additional Transit Supportive Corridors may be considered in future

# The City's Role in the Housing System



# Defining Affordability

	Affordable Housing			Market Housing
	Deeply Affordable	Moderate Income	Middle Income	
% of Median Household Income (MHI)	Up to 49% of MHI	50-79% of MHI	80-119% of MHI	120% MHI and over
Max. Monthly Housing Cost	Up to \$1,166	\$1,167 - \$1,879	\$1,880 - \$2,830	Over \$2,830



# Monitoring Framework



## Tier 1: Outcomes

- Measured by tracking key statistical indicators
  - ⑩ E.g. New housing supply, rental vacancy, point-in-time count.



## Tier 2: Process Objectives

- Qualitative indicators measured through a survey of local developers, housing providers and social-serving organizations.



## Tier 3: Accountability Focused

- Monitoring implementation of individual actions.

# Next Steps

- ▶ Should Council direct staff to implement the objectives and actions of the Housing Action Plan:



Work on certain actions is ongoing (e.g. parking workshops, tenant protection).



Further Council reports on individual actions will be brought forward on an on-going basis, with priority for identified high-impact actions.



Update to Council annually on implementation.



*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).