

Report to Council



Date: May 29, 2017
File: 1200-40
To: City Manager
From: Michelle Kam, Sustainability Coordinator
Subject: Healthy Housing Strategy

Recommendation:

THAT Council receives, for information, the report from the Sustainability Coordinator dated May 29, 2017, with respect to the Healthy Housing Strategy.

AND THAT Council supports the proposed engagement process as outlined within the report from the Sustainability Coordinator dated May 29, 2017, with respect to the Healthy Housing Strategy.

Purpose:

To inform Council on the purpose, milestones, timeline and engagement process for the Healthy Housing theme area of the Healthy City Strategy.

Background:

The availability of affordable, secure and suitable housing options for all residents is becoming more constrained, and the demand will increase as Kelowna continues to grow. Between 2014 and 2015 the Kelowna Census Metropolitan Area was the fastest growing region in Canada, with a population growth rate of over 3% driven primarily by interprovincial and intraprovincial migration. As of May 2016, the average purchase price across all housing types exceeded the previous peak of 2008, with the average price of a single detached dwelling being \$604,751 in 2016 compared to \$543,308 in 2008¹. With ownership housing increasingly out of reach, more households are forced to look for rental housing, which puts additional pressure on the limited supply of rental units. In 2016 the vacancy rate for purpose-built rental units was 0.6%, falling well short of the Official Community Plan (OCP) goal of 3%². Notably, the vacancy rate for three-bedroom rental units is currently 0.0%, primarily impacting families in Kelowna. All these pressures combined can result in more residents having unaffordable housing

¹ CMHC Housing Market Information Portal

² CMHC Housing Market Information Portal

costs, living in unsuitable conditions or being homeless or at risk of homelessness.

The City's current housing policies and priorities are contained within two main documents: the 2030 OCP and the 2012 Housing Strategy. These plans work towards ensuring an adequate supply of a variety of suitable housing for all residents. The OCP guides growth and development and provides policy direction for municipal decisions related to housing. The 2012 Housing Strategy identifies 25 policy, zoning and procedural recommendations regarding the City's approach to housing supply. Of these recommendations, 17 are complete, 3 are in progress, 4 are ongoing and 1 has been postponed. Some of the recommendations within this Strategy included the following: secondary suites being allowed in all zones, fee simple townhouses and ongoing partnerships with housing agencies. As the majority of the recommendations from the 2012 Housing Strategy have been implemented, are ongoing or are in progress, the City continues to seek ways to build on the momentum and successes of the 2012 Housing Strategy through the development of the next iteration of a Healthy Housing Strategy.

The broader topic of housing is a community-wide issue that directly impacts people's physical and social health. City of Kelowna community planners and Interior Health public health practitioners are working together to develop a Healthy City Strategy, and Healthy Housing has been prioritized by Council and Interior Health as the second theme area. It will build on the Healthy City Strategy's Community for All Plan in which housing was identified as an issue for seniors, children and those with diverse abilities. A Healthy Housing Strategy will be developed and will include recommendations for the City of Kelowna, Interior Health and select community stakeholders that will guide policies, regulations and programs to achieve healthy housing options that are diverse, affordable and attainable.

The key focus areas of the Healthy Housing Strategy include the following:

1. **Affordability and supply** - to examine the range of market and non-market housing and to assess how the City can encourage development of various housing options (particularly non-market and more affordable market housing);
2. **Rental housing market** - to consider opportunities on how to provide an adequate supply of secure and affordable rental housing options;
3. **Changing demographics** - to examine various future housing trends and evaluate opportunities that are responsive to the future needs of our community, which may include supporting seniors aging in place, ensuring access to services, and supporting social connections.

The goal of the Healthy Housing project is to identify and prioritize housing needs, and determine the most appropriate and effective strategies to address those needs. The outcome will be a Healthy Housing Strategy that will become part of the overarching Healthy City Strategy and will also inform the upcoming 2040 OCP review. In order to capture the current and future housing supply and demand, a Housing Needs Assessment will be created that will include research on Kelowna's current and future housing supply, housing demand as well as a gap analysis to create a complete picture of Kelowna's housing in order to build a robust Healthy Housing Strategy. The outcome will be a series of recommendations that will include policies, programs and actions in the most appropriate areas of the Housing Continuum to position the City to deliver on its Healthy Housing goals. Recognizing that this project is under a tight timeline and very limited budget, being committed to the key focus areas and delivering on this scope will be paramount to the project's successful delivery.

The Healthy Housing Strategy will be built with support from City staff, Interior Health and other key stakeholders. This Plan is being developed with several teams including:

1. *Healthy City Strategy Steering Committee* – This committee consists of senior leaders and staff from both the City and Interior Health. The committee will oversee the entire Healthy City Strategy and each of the theme areas.
2. *City and Interior Health Technical Teams* –The City of Kelowna and Interior Health have created staff technical teams that are assembled with various technical and front-line skills/experience that will be dedicated to building out the recommended Plan and corresponding actions for both organizations.
3. *Healthy Housing Stakeholder Advisory Committee* – This committee will be led by the City of Kelowna and will include key stakeholders to provide guidance throughout the project including advising on stakeholders to consult and partnering on proposed actions for implementation. The below table outlines the sectors that will be included in this committee as well as the proposed stakeholder to invite.

Sector	Proposed Stakeholder Advisory Committee
Health	Interior Health
Housing / Funding	BC Housing
Poverty Reduction / Funding	United Way
Development	Urban Development Institute Canadian Home Builder’s Association
Public	School District #23
Social Services	Seniors Outreach Services Society Non-profit housing provider
Private	Urban Matters

As this project requires consultation with many organizations, staff is working with Communications to ensure that a balance of voices, including community stakeholders, agencies, and the general public will be incorporated into the development of the Healthy Housing Strategy. Stakeholders will be engaged either through a variety of methods including, but not limited to, individual interviews, workshops, and online engagement opportunities. Additionally, the Healthy Housing Strategy will be built through research, best practices and other community consultation including the Imagine Kelowna engagement.

The Healthy Housing Strategy will work closely with the Journey Home (Homeless-Serving Systems Strategy) project to ensure alignment between the two projects and to ensure that all housing forms are being captured within the two strategies. The development of a Journey Home Strategy will help to transform Kelowna’s housing and homelessness services into an integrated, people-centered, performance-focused service system. This will be designed to assist residents to achieve housing stability and improve their well-being as well as the overall safety and health of the community. While the Journey Home Strategy will focus on the system of services supporting those who are homeless and those at risk of homelessness, Journey Home will also identify recommendations for development of appropriate housing in the spectrum of emergency, transitional, and supportive housing. The Healthy Housing Strategy will focus on policies, zoning and procedural recommendations for subsidized housing, rental market and home ownership.

The milestones and anticipated timelines for the Healthy Housing are:

Task	Details	Anticipated Date
Project Kickoff	Approval from SLT, meetings with City and IH Technical Teams	April/May 2017
Background research	Including best practices and research of other municipal strategies and plans	Ongoing
Creation of a Stakeholder Advisory Committee	Develop a Terms of Reference and form committee	May to June 2017
Housing Needs Assessment	Conduct an analysis of the City's housing supply and demand and future trends analysis	May to July 2017
Stakeholder engagement	To conduct interviews with stakeholders that targets discussion on the City's opportunities and challenges to support healthy housing. To also conduct workshops to discuss potential policy, actions and partnerships	September to November 2017
Draft Plan and Recommendations	Draft Healthy Housing Strategy	December 2017 to February 2018
Consultation	Finalize consultation on draft plan	February 2018
Final Plan	Including Council Endorsement	March 2018

Affordable housing is a priority at every level of government, and municipalities are stepping up to show leadership and support for affordable housing opportunities. At a fundamental level, healthy housing is about people of all demographics, all ages, and all family compositions that deserve the opportunity to live in a safe, stable home. The time is right to update the City's Housing Strategy, and provide refreshed direction to policy, programs, and partnerships to advance the City's housing spectrum.

The goal of the Healthy Housing Strategy is to advance policies, consider new tools and identify community partnerships that will increase Kelowna's housing supply to meet the needs of our current and future residents. The Healthy Housing Strategy will also build on Council's priorities of providing housing diversity and building vibrant urban centers. Creating partnerships for housing will be a critical aspect of the recommendations, as the City of Kelowna is one of numerous partners that will need to work together to continue to make progress on delivering the full spectrum of housing needs for today and decades to come.

Internal Circulation:

Community Planning and Strategic Investments Director
 Active Living and Culture Director
 Social Development Manager
 Development Services Director
 Planner II

Property Officer
Communications Consultant

Existing Policy:

OCP Goal 2: *Address Housing Needs of All Residents* by identifying recommendations to support the creation of attainable and diverse housing choices for all residents.

Policy 5.22.7 *Healthy Communities*. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Policy 5.22.10 *Housing Mix*. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Objective 10.3 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Policy 10.3.1 *Housing Availability*. Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

Financial/Budgetary Considerations:

The total budget for the Healthy Housing project is \$17,600 that will be resourced from existing budget from Policy & Planning. The project has allocated 1,180 hours of staff time.

Considerations not applicable to this report:

Communications Comments:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Personnel Implications:

External Agency/Public Comments:

Alternate Recommendation:

Submitted by:

Michelle Kam, Sustainability Coordinator

Approved for inclusion:



Danielle Noble-Brandt, Dept. Manager, Policy & Planning

cc:

Community Planning and Strategic Investments Director

Active Living and Culture Director

Social Development Manager

Development Services Director

Planner II

Property Officer

Healthy City Strategy Steering Committee
Interior Health Technical Team