



Healthy City  
Strategy

# Housing Needs Assessment

Healthy City Strategy

[kelowna.ca/planningprojects](http://kelowna.ca/planningprojects)

# Housing in Kelowna

**CMHC says the country's housing market remains 'highly vulnerable'**  
The Daily Courier, October 26, 2017

**2016 census highlights: Indigenous Peoples, immigration and housing**  
The Daily Courier, October 25, 2017

## **Homeless crisis in the spotlight**

Kelowna Capital News, October 22, 2017

**Your Voice: Kelowna's homeless issue isn't just downtown**  
Kelowna Now, June 30, 2017

**Kelowna businesses find hiring a challenge with tight rental market**  
CBC News, October 5, 2017

**Healthy City Strategy**

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# Housing Crisis

“The most urgent financial issue facing Canadians today is the high cost of housing”

FCM, Fixing Canada's  
Housing Crunch

# Journey Home

- Guide the development of a community vision for *addressing homelessness*
- Focus on a systems approach to deliver housing services in the Safety Net and Housing with Supports areas of housing



# Healthy Housing Strategy

- Guide the development of a Strategy to address housing affordability and supply, rental housing and community for all
- Focus on policy, regulations and procedures for subsidized, rental and ownership housing



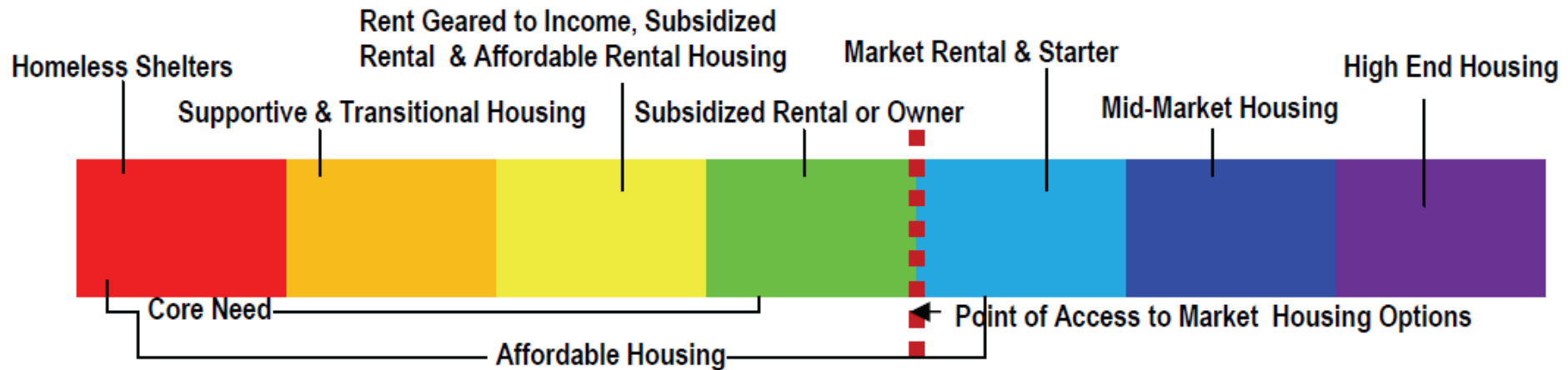
# Healthy Housing Vision

*The housing needs of all Kelowna residents are met through attainable, accessible and diverse housing options.*

# Purpose of the Needs Assessment

- Clarify the problem – what are our housing needs, and will the needs change over time?
- Identify focus areas – what needs are the most pressing?
- HNA will build an important foundation for action

# Previous Housing Continuum





# Wheelhouse



# Healthy and Resilient Housing Approach



# Healthy and Resilient Housing

Healthy and resilient housing has the following elements:

1. Diversity of form and tenure
2. Affordability and accessibility
3. Inclusiveness
4. Coordination

# Affordability

- Housing is considered to be affordable if shelter costs account for less than 30 per cent of before-tax household income

# Housing Needs Assessment Input

- Healthy City Strategy Steering Committee
- City and Interior Health Technical Teams
- Healthy Housing Stakeholder Advisory Committee
- Community Advisory Board on Homelessness

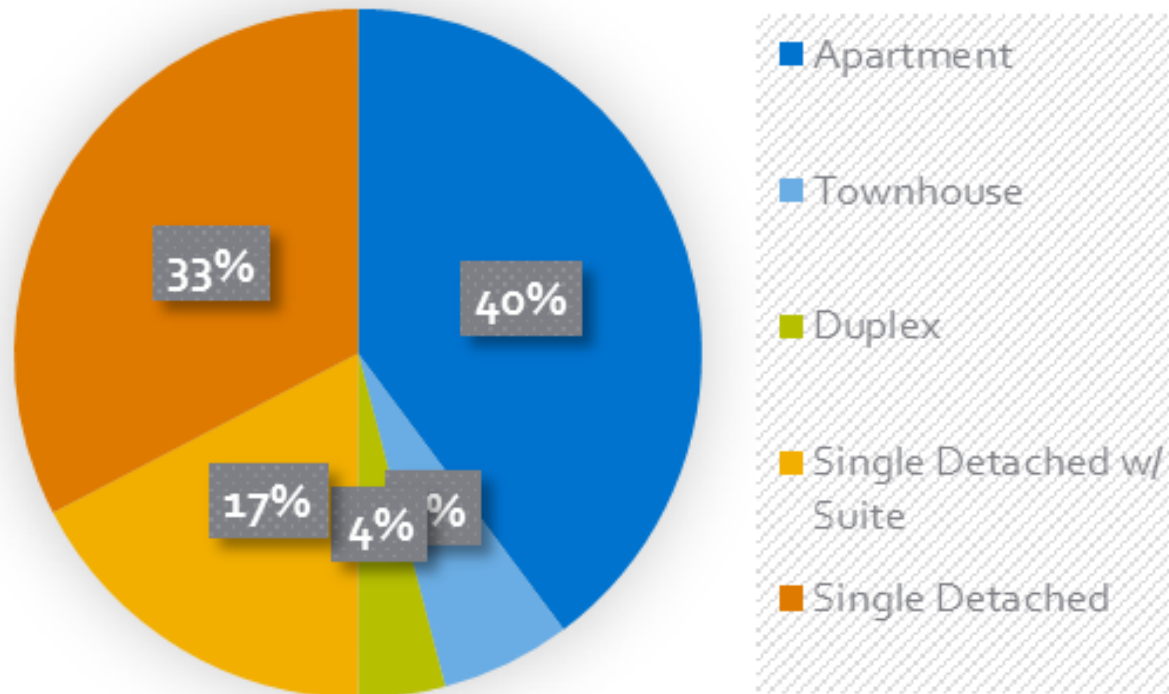
# Kelowna Today

- Median household income ~\$68,000
- Rental market – 0.6% vacancy
- Average home price ~\$480,000
- 506 people experiencing homelessness

# Kelowna Tomorrow (2040) – Business as Usual

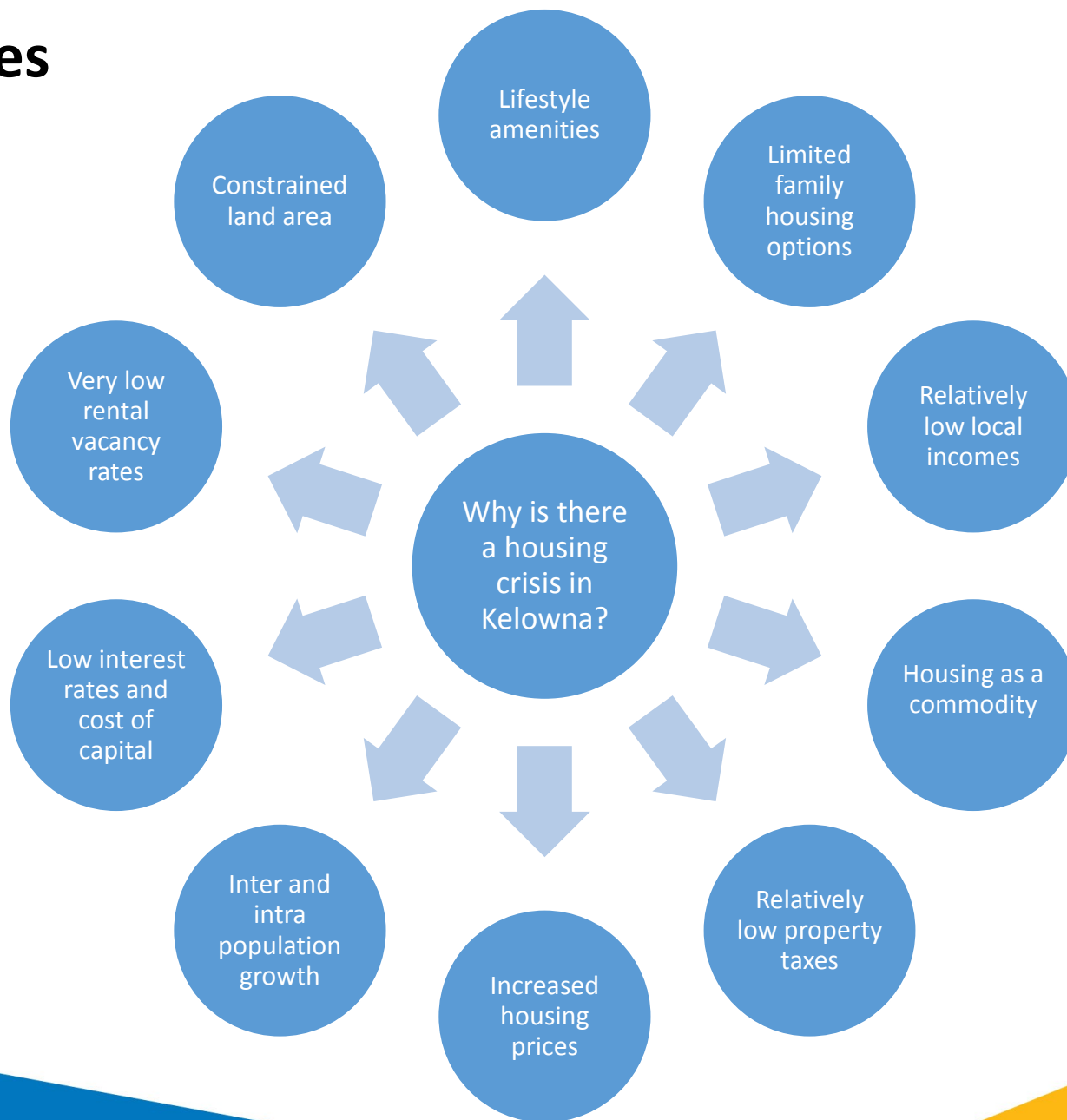
- 50,000 new residents
- 23,000-25,000 new homes needed
- Median household income ~\$99,000
- Rental market – 35-40%
- Average home price (all types) ~\$950,000

# Kelowna Tomorrow (2040) – Business as Usual





# Root Causes



# Highlights of HNA

- Gaps:
  - ✓ 11 identified
- Recommendations:
  - ✓ 9 recommendations for Journey Home
  - ✓ 11 recommendations for Healthy Housing Strategy



# Gap – Diverse demographics experiencing housing vulnerability

- Seniors, lone parent families, persons with diverse abilities, youth and Indigenous peoples are some of the most acutely impacted
- Senior population is increasing
- Number of youth facing homelessness appears to be growing
- Indigenous peoples are significantly overrepresented in the homeless population

# Gap – Design of the Homeless-Serving System

- Limited shared understanding of the services available within the homeless serving system
- Shifting to a Housing First model requires a redesign of service delivery that is based on coordination and integration

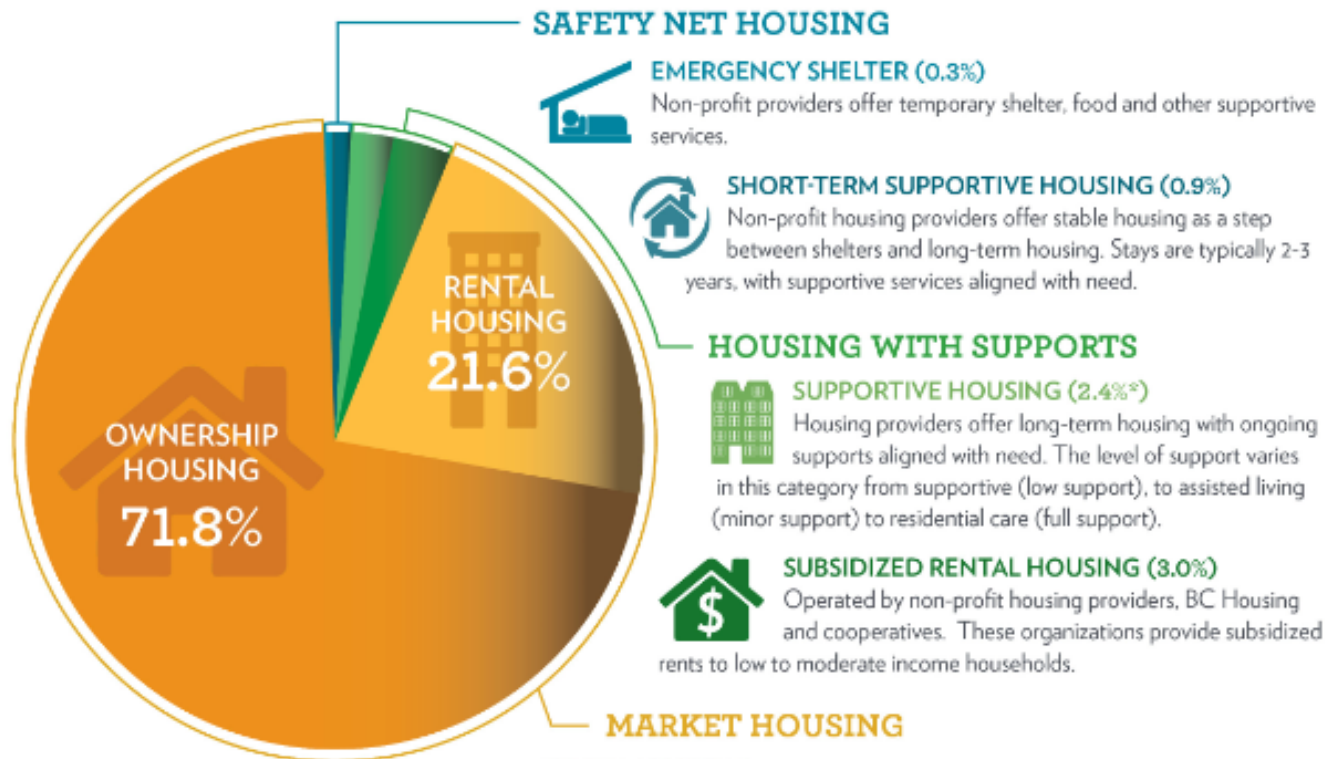
# Gap – Bottleneck in the Wheelhouse

- Trends in market rental and ownership housing put pressure on the long-term supportive and subsidized rental housing areas of the Wheelhouse
- Demand for rental units is driving prices up
- Residents are increasingly stuck in the Safety Net and Short-Term Supportive areas of the Wheelhouse

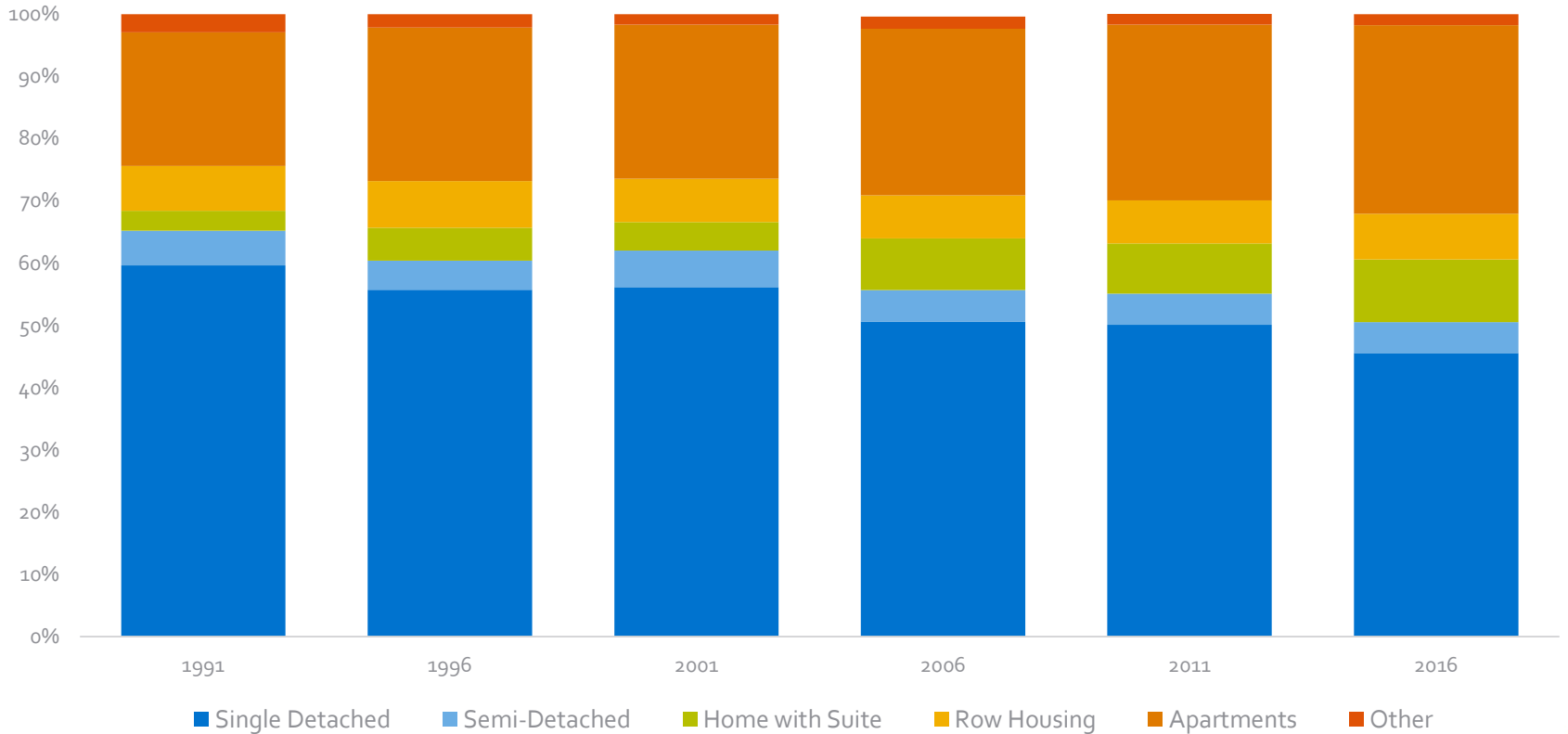
# Highlights – Journey Home Recommendations

- Learn from Lived Experience
- Establish Service Navigation Tool
- Map and Re-design Homeless-Serving System
- Apply Prevention Approach
- Foster Multi-Sectoral Partnerships

# Gap – Need for Greater Housing Diversity



# Gap – Need for Greater Housing Diversity



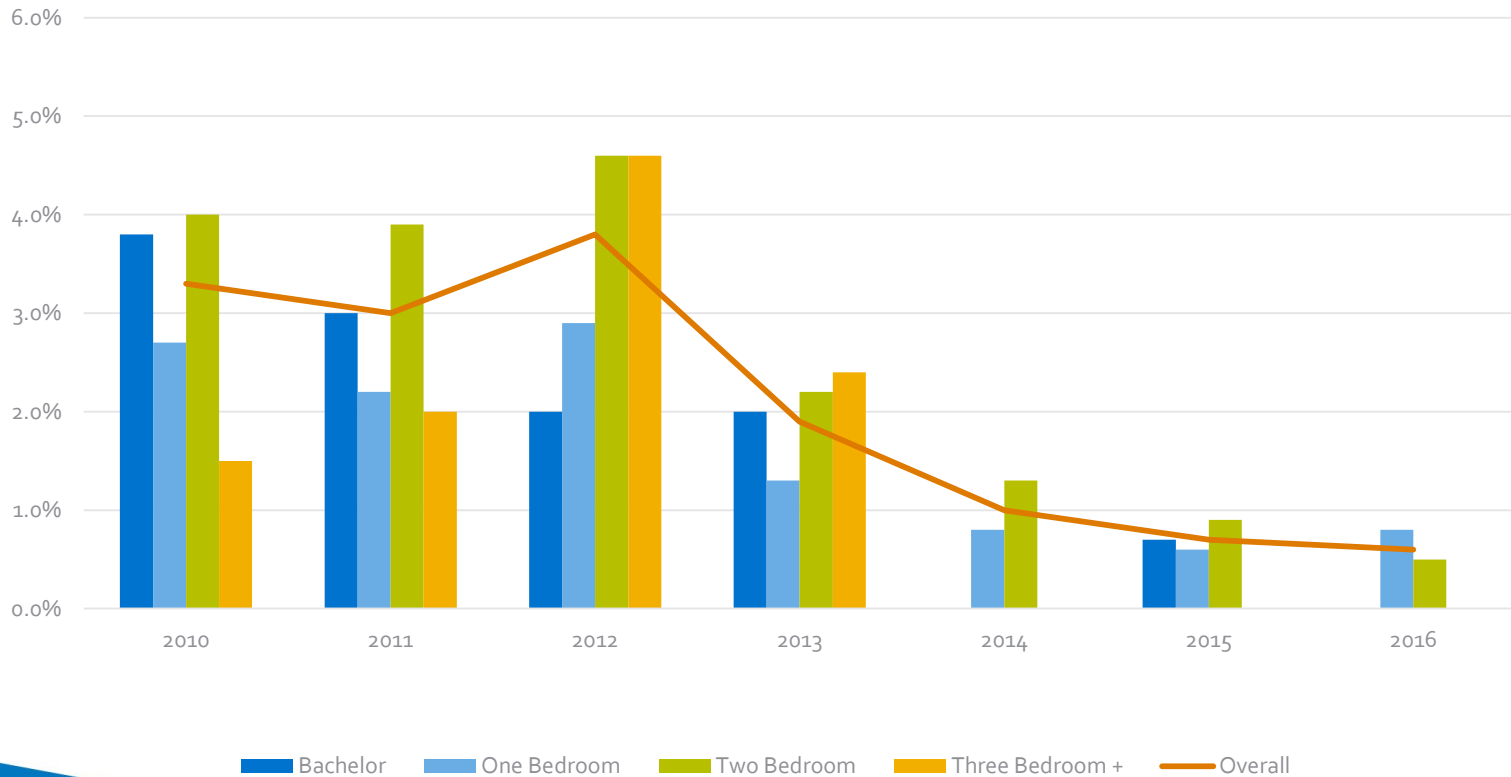


# Gap - Limited Supply and High demand for Purpose-built Rentals

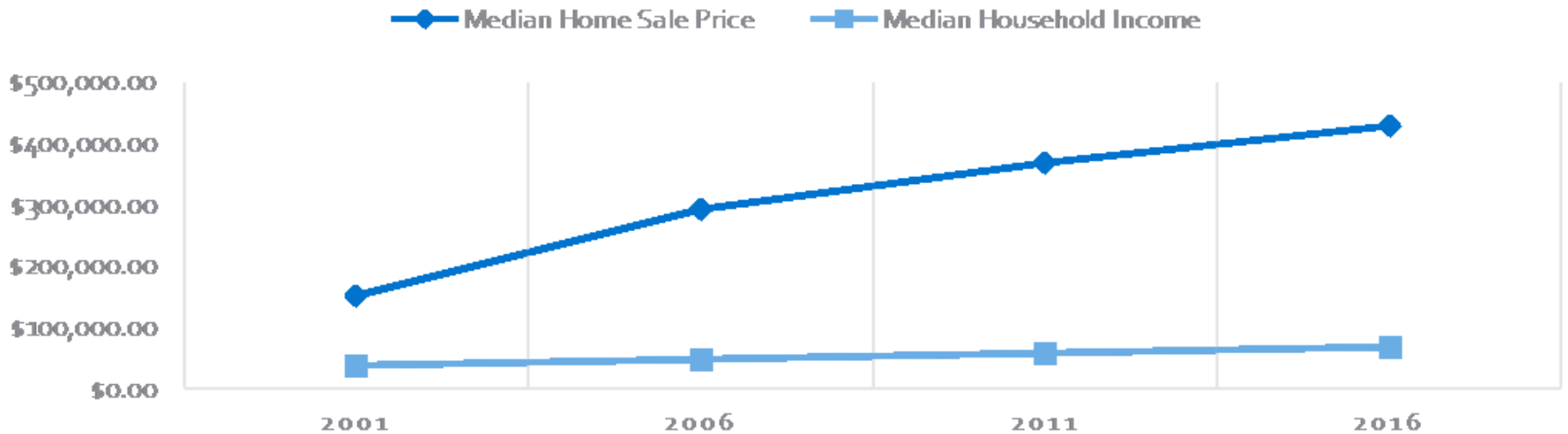
- High ownership prices continues to drive demand for rental housing
- Rental supply is limited
- 0.6% vacancy rates (~ 29 units available)
- Limited investment from senior government for new units
- New supply is taking several years to be built



# Gap - Limited supply and high demand for purpose-built rentals



# Gap - The Cost of Housing is Increasing and Incomes aren't Keeping Pace



# Gap – Household Carrying Costs

- Need to expand how we look at housing costs
  - Transportation
  - Building efficiency



# Highlights - Healthy Housing Recommendations

- Explore Innovative Housing Forms and Tenure
- Foster Housing Partnerships
- Universal and Adaptable Housing Design
- Increase the Supply and Stability of Rental Housing
- Include Affordable Housing in New Developments
- Reduce Household Carrying Costs



# So What is the City Doing?

- Build out the recommendations for both the Healthy Housing and Journey Home Strategies
  - Finalize the Strategies (Council Endorsement)
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- Early Actions
- Implementation Roll-out

# Coordinated Action is Needed

- There are 14,930 households spending >30% of income on housing costs
- As of 2017, the Supportive Housing Registry = 789 active applications
- A 2017 PiT count = 233 absolutely homeless individuals

*Housing supply is only one part of the solution.*

*The City's ability to course correct will take time, & sustained long-term investment & action by partners are necessary.*

# Next Steps

