

Electoral Area Interim Housing Needs Report 2024

Regional Board Meeting
November 28, 2024

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Purpose

- To receive for information the 2024 Electoral Area Interim Housing Needs Report, as required by all local governments in British Columbia by January 1, 2025.

Background – Provincial housing initiatives



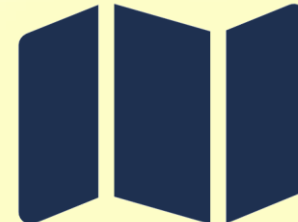
TOD
Areas
(Bill 47)



New Local
Government
Tools (Bill 16)



Development
Finance
Tools (Bill 46)

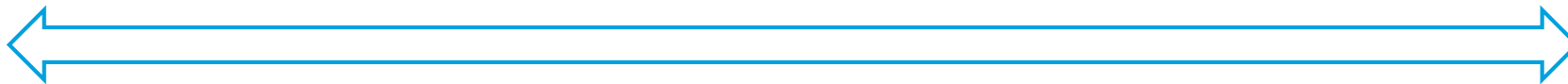


Proactive
Planning
(Bill 44)



Small-scale
Multi-unit Housing
(Bill 44)

Least
applicable
to EAs



Most
applicable
to EAs



Proactive Planning Overview

- Standardized HNR method & timeline
(interim reports due by January 1st, 2025)
- Municipalities (not Regional Districts) must incorporate HNR findings into OCPs by Dec 31, 2025
- 2025 Regional Housing Needs Summary - in progress
(RDCO, municipalities and First Nations)
- Will help inform ongoing long-range planning projects (e.g. RGS, OCPs, infrastructure plans)



Proactive
Planning
(Bill 44)

Interim HNR – CitySpaces Consulting

Explanation of:

- The Housing Needs Report Method
- Components of unmet housing demand
- Supplementary analysis

**Key findings
summary***

*Considerations:

- Mandated province-wide method vs. nuanced sub-regional analysis
- No provincial mandate to update Electoral Area OCPs and zoning
- Vacant land + SSMUH amendments = pre-zoned land can accommodate projected growth
- Standardised HNR approach = strong platform for intra-regional collaboration

Interim Housing Needs Report

Regional District of Central Okanagan
Electoral Area West and Electoral Area East



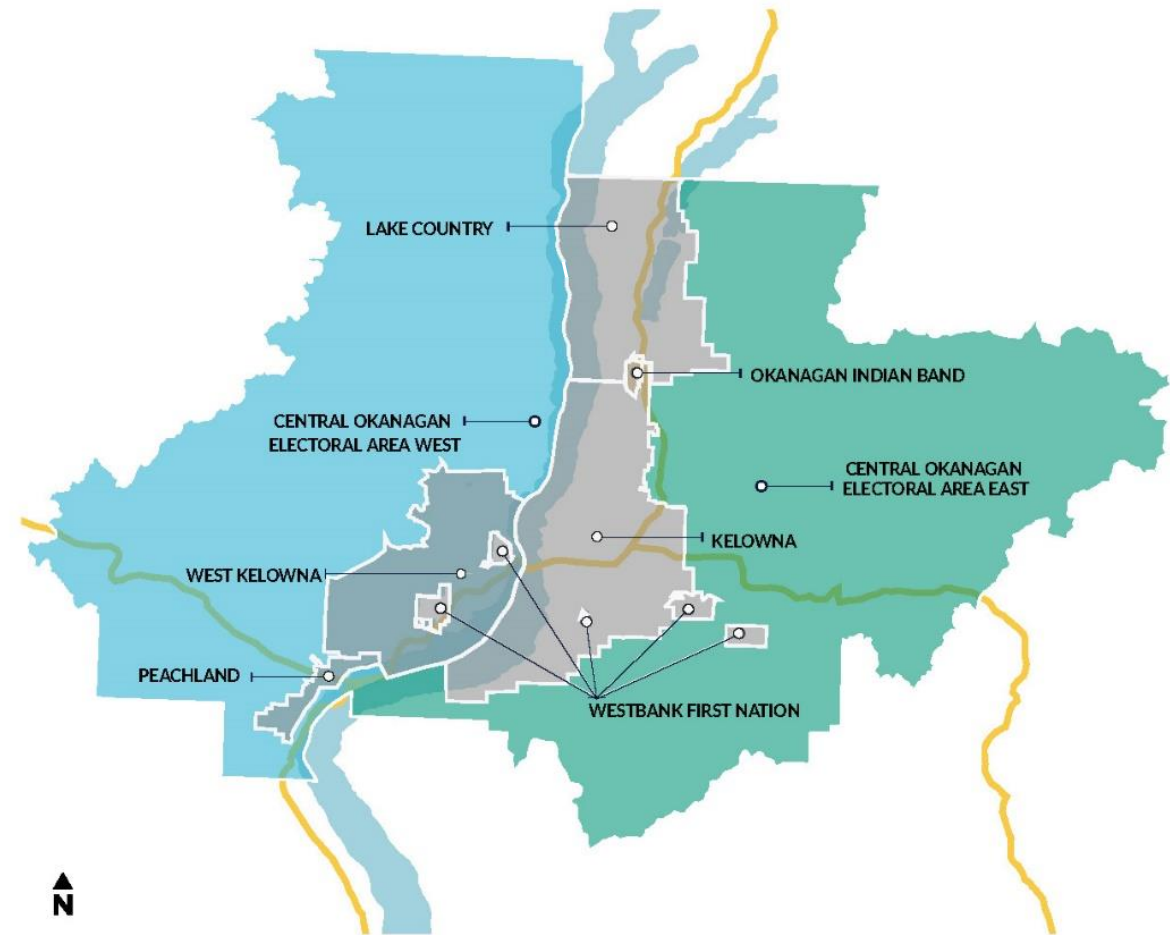
Regional District of
Central Okanagan

Housing Needs Report Legislation

- 2023 legislative amendments established new requirements for Housing Needs Reports:
 - “HNR Method” – new standardized calculation for estimating housing unit need for 5- and 20-years, and two statements on housing need
 - RDCO report includes supplementary 10-year analysis
- Local governments must complete an Interim Housing Needs Report (IHNR) by January 1, 2025

Geographic Context

- This report addresses the two Electoral Areas only
- Municipalities have undertaken their own assessments



HNR Method

- The HNR Method includes six components, five of which apply to Regional Districts:
 1. Extreme core housing need
 2. Persons experiencing homelessness
 3. Suppressed household formation
 4. Anticipated household growth
 5. Rental vacancy adjustment
 6. Demand Buffer (not applicable; municipalities only)

HNR Method Results

Electoral Area West

COMPONENT	DESCRIPTION	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	11.9	23.9	47.8
B	Person Experiencing Homelessness	8.2	12.4	16.5
C	Suppressed Household Formation	45.4	90.8	181.5
D	Anticipated Household Growth	237.8	439.4	756.3
E	Rental Vacancy Rate Adjustment	0.6	1.2	2.3
F	Demand Buffer	Not Applicable (Municipalities Only)		
Total Dwellings		304	568	1,004

HNR Method Results

Electoral Area East

COMPONENT	DESCRIPTION	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	7.4	14.8	29.5
B	Person Experiencing Homelessness	12.1	16.2	24.2
C	Suppressed Household Formation	49.6	99.3	198.5
D	Anticipated Household Growth	311.3	575.2	990.0
E	Rental Vacancy Rate Adjustment	0.6	1.3	2.6
F	Demand Buffer	Not Applicable (Municipalities Only)		
Total Dwellings		381	707	1,245

Required HNR Method Results

Electoral Area	5- Year Estimate (Dwellings)	20-Year Estimate (Dwellings)
West	304	1,004
East	381	1,245

Income Group Concept

- Developed by the UBC Housing Research Collaborative
- Distributes households by five income groups and by household size

INCOME GROUP	INCOME TYPE OR SOURCE	PERCENT OF AREA MEDIAN INCOME	2021 NATIONAL AVERAGE DISTRIBUTION
Very Low	Social Assistance	< 20%	3%
Low	Minimum Wage Worker	20% – 49%	18%
Moderate	Entry-Level Professional Job	50% – 79%	18%
Average	Middle Class	80% – 120%	21%
Above Average	High-Income	> 120%	40%



Regional District of
Central Okanagan

Thank you!

Questions?

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CITY  SPACES

Interim HNR – Required Statements

Anticipated need for housing near alternative transportation infrastructure

Due to distance, density, rural character etc., alternative transportation is not practical or cost-effective.

Description of actions taken to reduce housing need since last report

Significant pre-zoning due to:

- Vacant parcels
- SSMUH updates

Recommendation

All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)

THAT the Regional Board receive the 2024 Interim Housing Needs Report from the Director of Development & Engineering Services dated November 28, 2024 for information.