



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: October 28, 2019

SUBJECT: Regional Housing Needs Assessment (6430-40)

Voting Entitlement: All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1

Purpose: To present the Regional Housing Needs Assessment.

Executive Summary:

The RDCO adopted Regional Growth Strategy Bylaw No. 1336 on June 23, 2014. The RGS Priority Projects Plan, a five-year action plan outlining priority initiatives intended to continue implementing the RGS, was endorsed by the Regional Board on July 24, 2017.

A Regional Housing Needs Assessment was identified as Project No. 3 in the Priority Projects Plan, and as of April 2019 the *Local Government Act* requires local governments to complete housing needs assessments. The Assessment is a descriptive analysis of the current housing needs and issues in the Central Okanagan: two electoral areas, six First Nation reserve lands (including Westbank First Nation and Okanagan Indian Band), the District of Peachland, the City of West Kelowna, the City of Kelowna, and the District of Lake Country.

A consulting contract to complete the project was awarded to CitySpaces Consulting Ltd. A collaborative process was utilized through the project that involved RDCO staff, the RGS Steering Committee, and various other regional partners and organizations.

Jada Basi, CitySpaces' Manager of Housing and Community Planning, will provide a presentation regarding the Regional Housing Needs Assessment.

RECOMMENDATION:

THAT the Board receive and endorse the Regional Housing Needs Assessment report from the Director of Community Services dated October 28, 2019.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to read "Todd Cashin".

Todd Cashin
Director of Community Services

Approved for Board's Consideration

A handwritten signature in blue ink, appearing to read "Brian Reardon".

Brian Reardon, CAO

Prepared by: Janelle Taylor, Planner

Implications of Recommendation:

Strategic Plan:	Receiving the Regional Housing Needs Assessment achieves the Regional Board Strategic Priorities 2019-2022 as follows: Values: Collaboration, Regional Perspective, Resiliency Strategic Priorities: Transportation & Mobility, Sustainable Communities
Policy:	Receiving the Regional Housing Needs Assessment complies with the Regional Growth Strategy, Our Housing.
Legal/Statutory Authority:	Receiving the Regional Housing Needs Assessment is in accordance with the Local Government Act, Division 22 – Housing Needs Reports; a local government must <ul style="list-style-type: none">• prepare a housing needs report no later than April 2022, receive the report by resolution at a public meeting,• publish the report on an internet site, and• receive updated reports no later than 5 years after the date that the most recent housing needs report was received.

Background:**Regional Growth Strategy**

The RDCO adopted Regional Growth Strategy Bylaw No. 1336 on June 23, 2014. The RGS is a long-range planning tool governed by Part 13 of the Local Government Act that assists local governments to plan a coordinated future for their communities while dealing with regional issues and decisions that cross local political boundaries. The RGS is a collective vision from the regional partners for how they see the future in order to create a region that promotes growth that is economically, environmentally and socially healthy over a twenty (20) year time horizon.

RGS Steering Committee

The RGS Steering Committee, created in 2016, is a forum for senior representatives of regional and municipal planning departments, First Nations and agencies with an interest in regional planning to coordinate the strategic priorities around the region and align the priorities with the goals and policies of the RGS.

RGS Priority Projects Plan

In accordance with Section 4.1.2 of the RGS, through a collaborative process, RDCO staff, RGS Steering Committee and elected officials developed a 5 year action plan to outline the priority initiatives to implement the RGS. The 5 year action plan, endorsed by the Regional Board on July 24, 2017 is the framework for RGS implementation and based on the regional initiatives identified within the RGS and by the Regional Board. The RGS Priority Projects Plan highlights projects regional in nature that propose regional projects/actions that fulfill policies that remain outstanding or have the opportunity to be strengthened.

Table 1: Five-Year Action Plan Summary and Timeline. Dark green indicates one-time projects of limited duration; light green indicates projects that, once initiated, will be ongoing.

#	Project	2017	2018	2019	2020	2021
1	Regional Flood Management Plan: Phases 2 and 3	Dark Green	Dark Green	Dark Green		
2	Regional Planning Lab	Light Green				
3	Regional Housing Needs Assessment		Dark Green			
4	Regional Growth Strategy Monitoring Program		Dark Green	Light Green	Light Green	Light Green
5	Regional Citizen Survey		Dark Green			
6	Regional Housing Strategy			Dark Green	Dark Green	
7	Regional Growth Strategy Five-year Review			Dark Green		
8	Regional Agricultural Strategy				Dark Green	
9	Regional Employment Lands Inventory					Dark Green

Regional Housing Needs Assessment:

As real estate prices rise faster than household incomes, access to affordable housing is a growing concern regionally as it is in much of the Province. Given the proximity of Central Okanagan communities and their integration through the transportation network (i.e. commuting patterns), the supply and demand of the housing market is best considered at the regional level.

The overall objective of the Regional Housing Needs Assessment is to gain an understanding of the regional housing market and how the individual member municipalities', Electoral Areas', and First Nations' housing markets impact the region.

The objective was achieved by:

- Outlining where housing gaps exist for Central Okanagan communities and how individual member municipalities, Electoral Areas, and Westbank First Nation housing markets affect the regional housing market.
- Coordinating the collection and reporting of housing needs information on behalf of the region.
- Considering the impact of transportation and connectivity between communities.
- Identifying where along the housing continuum the greatest needs are (or may be in the future) throughout the region by completing a comparison of regional housing supply and demand.
- Reviewing the needs in terms of administrative, institutional, and governance function related to the supply of housing.

The consulting contract to complete the Assessment was awarded to CitySpaces Consulting Ltd. The project began in December 2018 with a final draft completed in October 2019. A collaborative process was utilized through the project that involved RDCO staff, the RGS Steering Committee, and various other regional partners and organizations.

The following steps were completed to develop the Assessment:

1. Background Review
 - a. Consultant reviewed applicable background information.
2. Housing Indicators Research
 - a. Consultant identified and analyzed key data relevant to housing for the regional Central Okanagan area, where available.
3. Public Consultation
 - a. Regional Housing Survey and Listening Posts were made available from April 5 to April 26, 2019.
4. Key Stakeholder Interviews
 - a. Consultant engaged key stakeholders via informant interviews.
5. Review and Refine:
 - a. An iterative cycle of drafts and reviews were completed, which involved RDCO staff, RGS Steering Committee members, and representatives from other organizations.

Local Government Act:

Subsequent to the commencement of this project, the *Local Government Act* was amended on April 16, 2019, to require local governments to collect data, analyze trends and present reports that describe current and anticipated housing needs in B.C. communities. Regional districts are required to collect this information for each electoral area; however, can work collaboratively with member municipalities to collect information.

Referral Comments:

RGS Steering Committee provided comments throughout the creation of the Assessment. On September 10, the Committee concurred that the Assessment contains solid recommendations and data. Final comments were provided during September, which were all were incorporated by the consultant into the current draft.

Regional Transportation Plan project team provided comments on population projections and the relationship between transportation and land use. The team is satisfied with the current draft.

Interior Health Authority staff provided input related to content around health and housing; at this time, IHA has no further comments regarding the Assessment.

Ministry of Municipal Affairs and Housing staff reviewed the project's scope of work and confirmed that the Regional Housing Needs Assessment will meet the legislated requirements for the Electoral Areas and member municipalities, should a municipal council choose to use the Regional Housing Needs Assessment to meet their jurisdiction's Local Government Act requirements.

Financial Considerations:

The Regional Board approved the project budget of \$40,000 for the development of a Regional Housing Needs Assessment through the 2019 budget process.

External Implications:

If they choose to do so, the region's member municipalities may pass a formal Council resolution to use the Regional Housing Needs Assessment to achieve Local Government Act requirements for housing needs reports.

Alternative Recommendation:

THAT the Regional Housing Needs Assessment not be received.

Considerations not applicable to this report:

- *General*
- *Organizational*
- *Financial*
- *Organizational Issues*

Attachment(s):

- Draft Regional Housing Needs Assessment, October 2019