

Affordable Housing: An Essential Community Infrastructure



April 2022
Association of Vancouver Island
and Coastal Communities



Ministry of
Attorney General
and Minister
responsible for
Housing

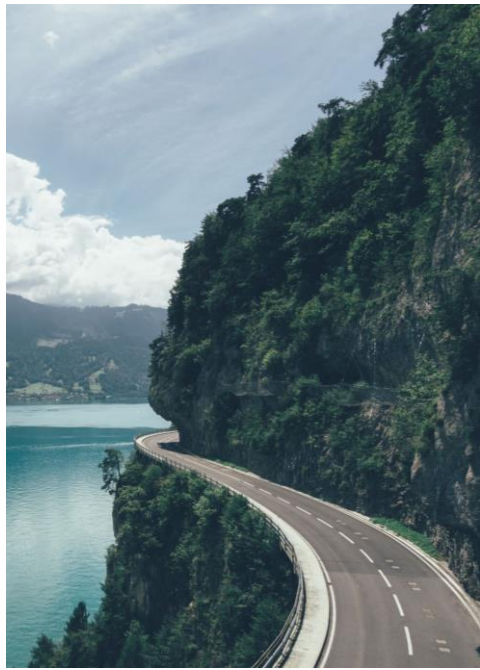


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What types of infrastructure does your community rely upon?

 Mentimeter





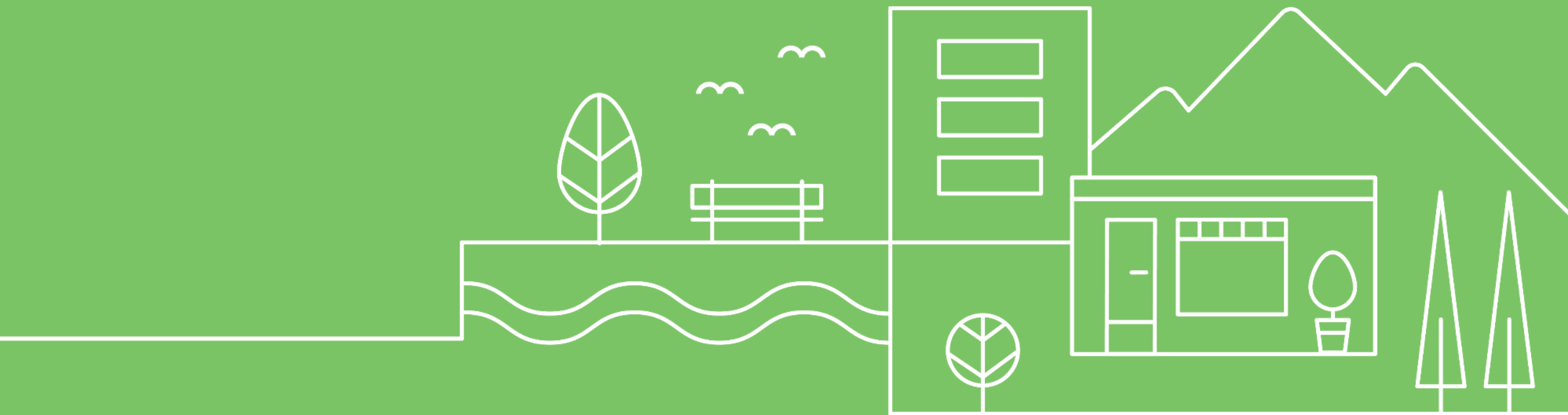
Imagine if you will...

... treating housing supply as an essential community infrastructure

Agenda

1. Housing Needs Reports: What We Heard
2. Recent Legislative Changes affecting Development Processes
3. Exploring Housing Solutions from Small Communities
4. Discussion

Housing Needs Reports



Housing Needs Reports - Intent

- ❑ Municipalities and regional districts in B.C. are required to complete housing needs reports (HNRs) by April 2022 and every five years thereafter.
- ❑ Goal: “better understand and respond to current and future housing needs in communities across the province”
- ❑ Supports Province’s *Homes for BC: A 30-point Plan for Housing Affordability in British Columbia*



Housing Needs Reports – Current State

- ❑ More than 90% of local governments have completed their first reports (or are underway).
 - ❑ 144 local governments and seven modern Treaty Nations received funding to help them assess their communities' housing needs.
 - ❑ In communities across BC, HNRs are driving important conversations around housing – helping inform the kinds and quantities planned and built.
-

HNRs – Observations (Across B.C.)

- ❑ Small communities – data gaps, data suppression, real community boundaries don't always match Census boundaries
- ❑ Larger communities – data at sub-municipal level isn't always available, but is relevant to understand housing needs and trends
- ❑ Census 2021 data not available yet in detail needed for HNRs
- ❑ Major economic shifts take one or two years (within Census cycle)

HNRs – Observations (Across B.C.)

- ❑ Community engagement capacity varies between jurisdictions
 - ❑ Staff capacity to plan / facilitate / analyze responses
 - ❑ Some demographic groups have not been engaged much before
- ❑ Secondary rental is dominant form of rental – significant data gaps
- ❑ Census and PiT counts do not adequately capture homelessness reality

HNRs– Observations (B.C.)

- ❑ Quantifying “core housing need”, “affordability”, and “homelessness”
- ❑ CMHC median rents vs. actual costs of renting / actual vacancy rates
- ❑ Building at the affordability level needed – single incomes, working households, families with children
- ❑ Systemic pressures beyond municipal control
- ❑ Diverse views about of housing affordability needs & solutions among leaders and community members

Housing Needs Reports: Common Trends (AVICC)

- ❑ Increase in older population groups (seniors); lack of suitable housing close to services
- ❑ More households living in core housing need
- ❑ Need for more worker housing – affordable to incomes
- ❑ Mismatch between housing sizes/types and households' needs
- ❑ Older housing stock & increasing use of “mobile” housing
- ❑ Fewer rental housing options than renter households
- ❑ Rising housing prices across the market spectrum



HNRs: Common Challenges (AVICC)

- ❑ Attracting market development
- ❑ Costs of new construction & renovations/revitalization
- ❑ Building capacity & financing for non-market housing
- ❑ Servicing new development or increased density in housing
- ❑ STRs: Balancing tourism objectives with housing
- ❑ Capacity to pursue regional collaboration



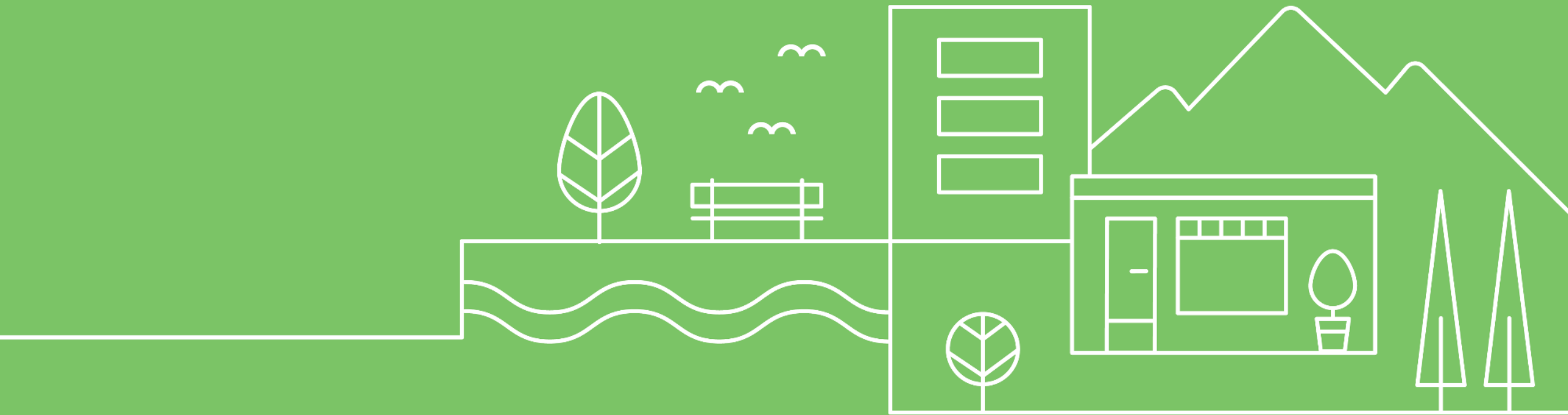
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What is the top housing challenge facing your community? (Enter up to 3)

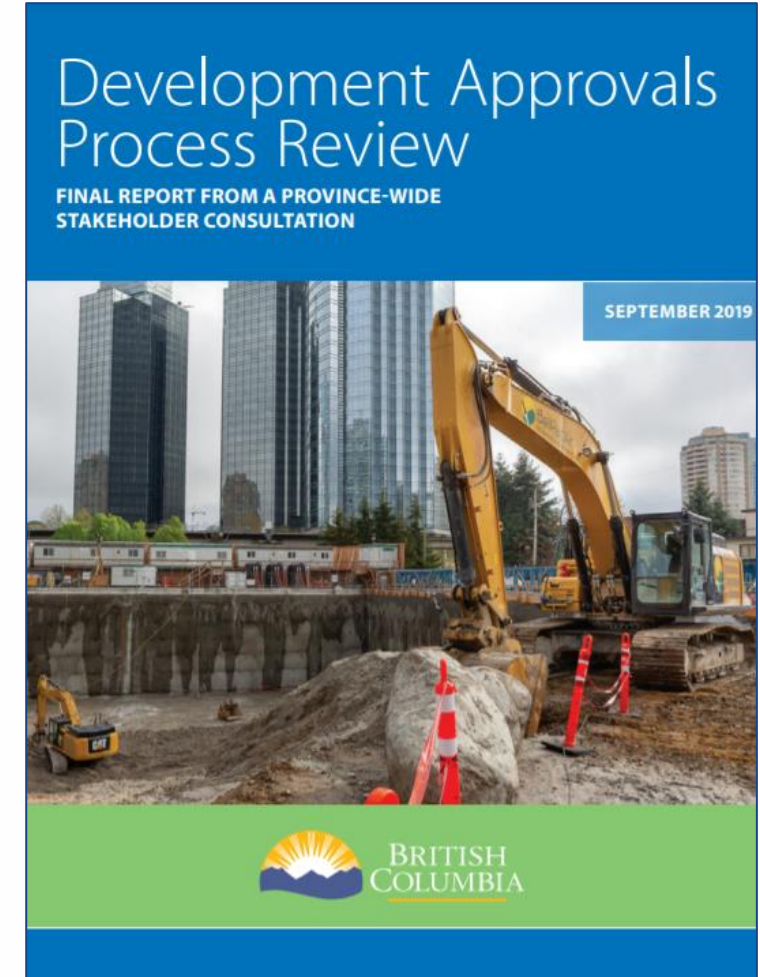


Development Approvals Process Review & 2021 Legislative Changes



Development Approvals Process Review (DAPR)

- ❑ Purpose: “to support local governments to eliminate barriers to affordable housing and to accelerate construction of new homes in their community through making the approval process more *effective* and *efficient*”.
- ❑ Consultations from Dec. 2018 to May 2019
- ❑ Engagement with wide range of stakeholders identified challenges and ideas for their resolution.
- ❑ Consultation report released – Sept. 2019



DAPR 2018 Report: What We Heard



DAPR's Early Initiatives

- ❑ Bill 10 – *Municipal Affairs Statutes Amendment Act*
 - Allows local governments to conduct meetings and public hearings electronically
 - Received Royal Assent on June 27, 2021
- ❑ Local Government Development Approvals Program (LGDAP)
 - \$15 million; administered by UBCM.
 - Forty-three local government projects were approved and are underway

Bill 26 – 2021: Municipal Affairs Statutes Amendment Act (No. 2), 2021

- ❑ Requires local governments to consider developing or updating codes of conduct
- ❑ Authorizes dissolution of Jumbo Glacier Mountain Resort Municipality
- ❑ Streamlines local government development approvals processes
- ❑ Modernizes local government public notice requirements
- ❑ Responds to the Islands Trust request to remove administrative barriers and meet its unique mandate more effectively
- ❑ Facilitates economic development opportunities for the City of Powell River by removing regulatory restrictions on city-owned land in the mill site area

DAPR Amendments to the *Local Government Act*

Public Hearings

- ☐ Remove the default requirement to hold public hearings on zoning bylaws that are consistent with an OCP, and enable local governments to hold a statutory public hearing for such bylaws if they choose.
- ☐ Require that local governments provide notice the proposed bylaw will be considered by council in advance of first reading.

Delegation of Authority

- ☐ Enable local governments to delegate minor development variance permit decisions to staff (e.g. vary setbacks, roof height, sign size or location)

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Question 1 of 1

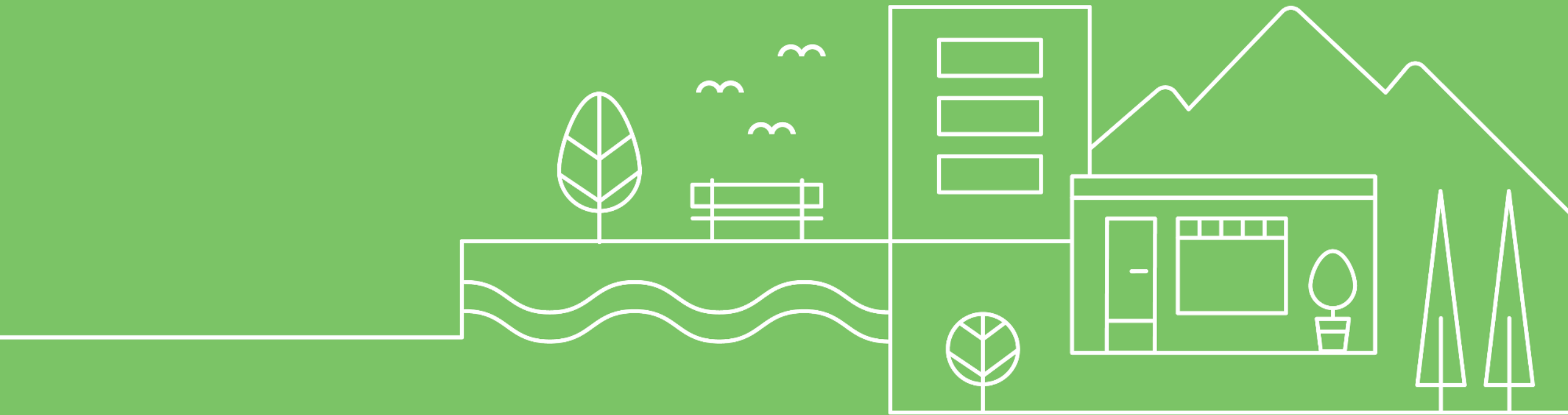


Waiting for players...

Press ENTER to start countdown



Exploring Housing Solutions



Municipal / Regional Housing Corporation

- ❑ Incorporated under Business Corporations Act with municipality or RD as shareholder
- ❑ Requires Inspector of Municipalities approval
- ❑ Housing corporation has its own board of directors, appointed by Council
- ❑ Partnering agreement required to address prohibition against “assistance to business” – corporation must deliver a service on behalf of the local gov’t



Tofino Housing Corporation



TOFINO HOUSING
CORPORATION

- ❑ Incorporated in 2017, District of Tofino is sole shareholder
- ❑ Partnering Agreement & Service Agreement in place
- ❑ District transferred district-owned land for housing projects
- ❑ Agreements with Catalyst Community Development Society – non-market developer – for development expertise

Tofino Housing Corporation



TOFINO HOUSING
CORPORATION

- ❑ Funding sources include:
 - ❑ Annual District of Tofino operating contribution & land transfers (\$1.5-2M)
 - ❑ Rural Dividend Fund Partnership Grant (\$0.5M)
 - ❑ Online Accommodation Provider MRDT revenues (\$75-130K / year – varies)
 - ❑ Sale of 2 housing units in resident-restricted lotteries (\$0.5M for one)
 - ❑ BC Housing, CMHC project funding

Housing Corporations: Why Do It?

- ❑ Your community needs non-market housing
- ❑ Local government intends to invest assets and/or funding in housing
- ❑ Lack of existing partners to do non-market housing development

PROS:

- Under municipal leadership
- Collaboration w/ planning staff
- Financing easier to structure
- Liability protection

CONS:

- Potential for delays due to political processes
- Limited development capacity/talent available



Vision Statement – We are the affordable, **family-friendly village building a new future in diverse housing options**, quality of place initiatives, tourism and light industry development, and redevelopment of a unique work-live downtown. We will be a key employment centre in a Columbia Valley that reconnects people to nature...and each other.



Housing Innovation Objectives

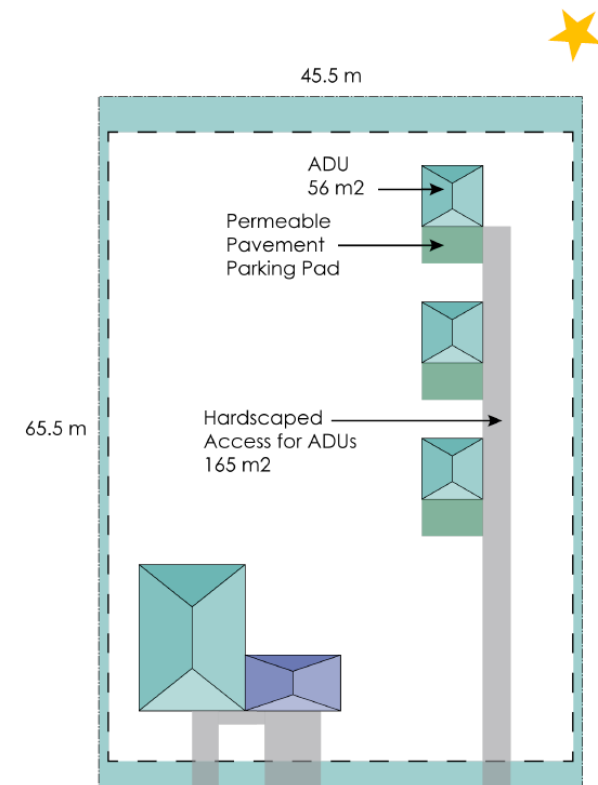


- ❑ Deeper affordability of housing
 - ❑ Create space for a variety of independent entrepreneurial pathways through adaptable, flexible policy
 - ❑ Create and market-friendly and investment-friendly forms of land use
-
- “Be afraid of doing nothing, instead of being afraid of doing something” – Karl Sterzer, Mayor, Canal Flats

Housing Innovation Policies

- ❑ Diverse range of infill housing forms and lot sizes
- ❑ Smaller minimum unit sizes
- ❑ “Power of 3”: principal dwelling, attached secondary, detached ADU – no more “R1”
- ❑ Larger lots: mixed-use work-live development, cluster housing
- ❑ Pre-zoning to invite innovation:
 - ❑ Density of up to 10 units per acre on existing residential parcels
 - ❑ Master plan required for more density or larger parcels

R-1 Residential Community
3035.15 m²
0.75 acres

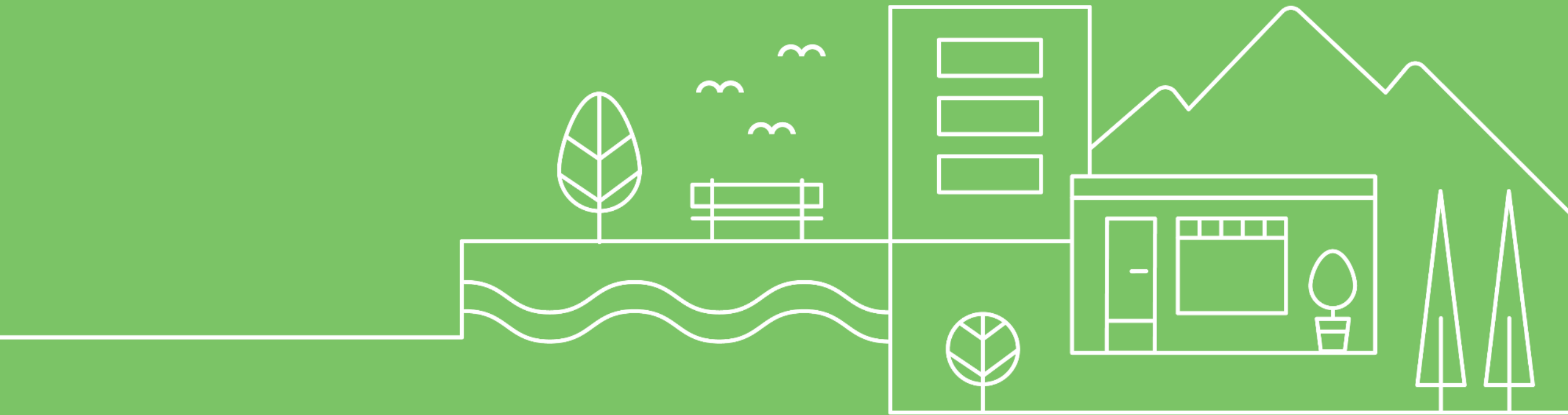


Investment Attraction Policies

- ☐ Reduced parking standards and no non-residential parking standards
- ☐ Minimal home-based business regulation
- ☐ More permitted uses, fewer total land use categories
- ☐ Investment Attraction Package:
canalflats.ca/invest



Exploring Housing Solutions: Discussion



Go to www.menti.com and use the code

How well do these ideas fit your community?

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What other actions would a community take if housing was considered an essential infrastructure?

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Thank you!

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