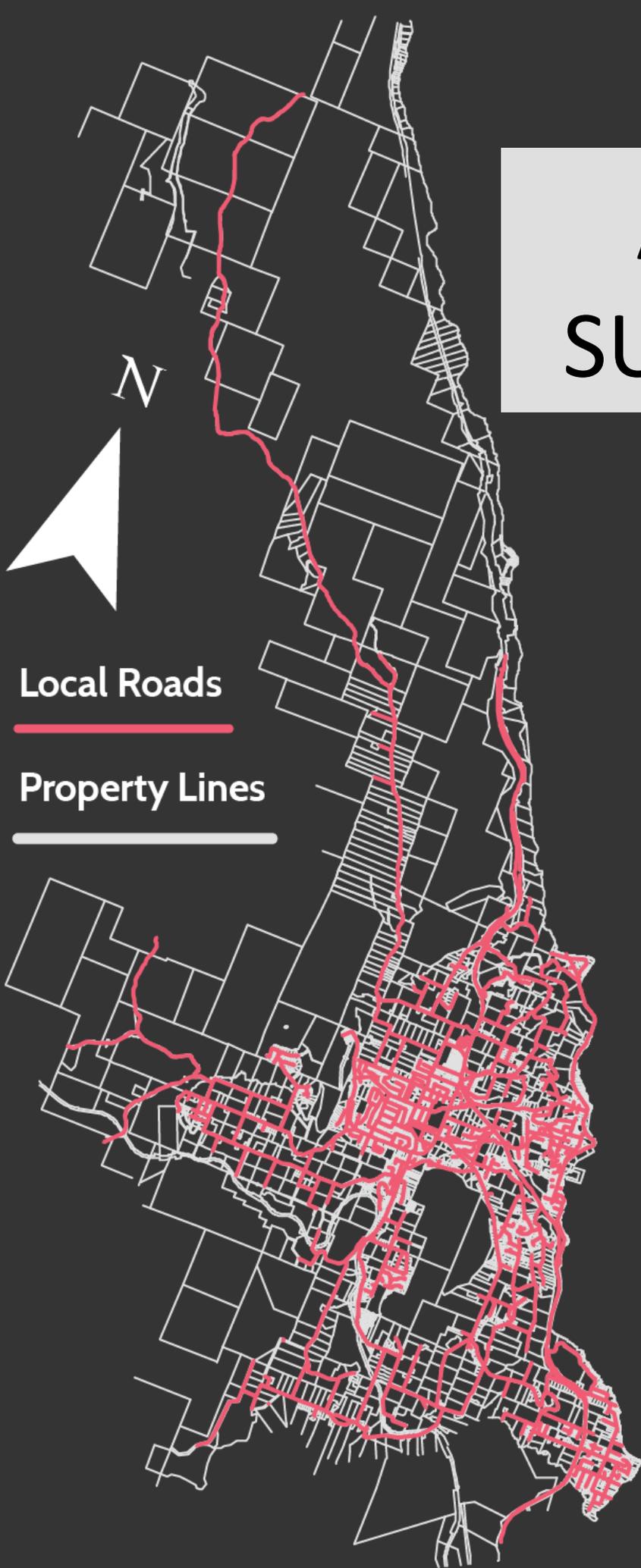


AFFORDABLE SUMMERLAND

2017



Cherie Enns Consulting

9/15/2017

EXECUTIVE SUMMARY

The District of Summerland commissioned the Affordable Housing Framework Project to identify affordable housing needs and requirements in the community, offer examples and experiences in the provision of affordable housing in other jurisdictions and provide guidance on what the municipality could do to make housing more affordable for residents across the economic spectrum.

This report provides an overview of demographic and housing trends in Summerland, insight into its residents' preferences for housing diversity and extensive examples of what municipalities, private sector and non-profit groups have done to tackle issues of housing affordability.

From market and literature research into affordable housing, visual and digital surveys of Summerland's housing stock, public and stakeholder engagement and conversations with District staff **six key issues** and **one emerging issue** arose:

1. Lack of Housing Diversity
2. High Housing Prices
3. High Property Prices
4. Lack of Rental Homes
5. Speculation & Absenteeism
6. Lack of Subsidized & Supportive Housing
7. Emerging Issue – Short-Term Rentals

Each issue is identified as a barrier to affordable housing in Summerland. Information on who would be most affected, general responses to the issue and innovative best practices in policy and projects that other communities and organizations are using to deal with the respective affordability issue are referenced. Building on the identified challenges and best practice responses the following key areas are considered priorities for the District:

- Greater affordability for all households, including work force housing and families;
- Housing for seasonal workers;
- Need to provide more affordable options for low-income households
- Importance of fostering and measuring leadership and innovation related to affordable housing and development.

The report is organized into the following sections:

1. The Context¹ section contains an our methods and background material on the demographics and housing trends for the District of Summerland, and information on how stakeholders were engaged and what the results of engagement were.
2. The Framework contains seven sub-sections that outline six issues and one emerging issue that are barriers to affordable housing in Summerland. Each issue has information on who would be most affected, general responses to the issue and innovative best practices in policy and projects that other communities and organizations are using to deal with the respective affordability issue.
3. Implementation section provides an overview of strategic directions that the District of Summerland can use to encourage and enable more affordable housing options and tables of tasks, activities and potential partnerships that would help achieve these directions.

To address the challenges, it is recommended that: *The District of Summerland works within its capacity and in partnership with others to promote housing affordability for all Summerland current and future residents.*

Recommendations for addressing the affordable housing needs of the District are provided. These include:

1. **Innovative and Flexible Design Guidelines** – focus on regulatory tools that provide allowance for mortgage helpers and changing household demands and encourage a more diverse market and non-market housing supply.
2. **Short-Term Rental and Seasonal Worker Strategy** – working with key stakeholders to collaborate on housing responses and to attract new industry to the District.
3. **Sustainable Planning Initiatives** – recognition that living costs include a range of factors such as accessibility, utility costs and sustainable transportation and initiatives are required to increase resident’s ability to pay for housing.
4. **Facilitation of Affordable Housing Partnerships** – Importance of collaboration, partnership and advocacy to bring successful market and non-market housing projects to District of Summerland.
5. **Monitoring and Evaluation of Affordability and Innovation** – Recognition for the District leadership role and successful partnerships requires ability to measure and document change.

The study finds that the district is already using zoning based measures for enhancing the supply and diversity of housing in the community; including pocket neighbourhood zoning and allowing carriage housing and secondary suites on municipally serviced properties. However, additional

¹ Additional background information is found in the appendices

measures such as those outlined in PART 2 – FRAMEWORK Best Practices could be taken. These include:

- Further regulatory measures such as density bonuses and rental only zoning
- Fiscal incentives such as the waiving of application and development fees
- Direct provisioning of land and municipal services
- Partnerships with the Provincial and Federal Government and non-profit organizations
- Exploring an affordable housing and homelessness reserve fund
- Targeted housing agreements to enhance the supply of a diversity of housing types (e.g. the supply of attainable homeownership for its workforce and low income seniors)

In conclusion, the proposed action plan provides a strategy for how the District of Summerland can respond to their community's unique needs. The suggested actions provide direction that both support preservation and development of new more affordable housing to meet existing and future demand. A plan with funding opportunities can be drafted as the strategic directions are adopted.

The authors of this study advocate the importance of the council in providing a leadership role in addressing this challenge within the context of a growing recreational and important agricultural community.

Disclaimer: The reader should note that this study relies on background information from a variety of public and private sector sources (including local real estate boards and comprehensive year-long housing strategies for other municipalities), as well as from stakeholder engagement conducted by the consultant during the summer of 2017. It assumes that the information is accurate and future population and economic conditions, such as those found in Stats Canada Census and National Household Survey data for the region, will not significantly differ from the historic trends. Finally, during the course of this project we met with many interested residents and potential partners including faith communities with surplus land. It is our opinion that District of Summerland is well positioned to have a leadership role within the context of small communities to respond to challenges related to affordable housing.

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INTRODUCTION

The District of Summerland contracted Cherie Enns Consulting Inc². to complete an Affordable Housing Framework for the community in the summer of 2017. The project was funded through a grant from the Provincial Rural Dividend Fund. The District commissioned the work in order to “*support economic development and diversity and support the development of effective partnerships and increased shared prosperity in the community*”.³ The main objective of the project was to work with community stakeholders to assess affordable housing options and relate these to the unique context of Summerland. The District required that the report address 5 key elements:

1. Identify what “affordable” housing means to different demographics. Market affordable vs subsidized vs senior, etc.
2. Determine the demand for each demographic and strategies to deal with any or all demographics.
3. Provide a framework for municipal participation in Affordable Housing projects.
4. Identify potential partnership models, funding models, best practices, and examples of what has worked and what hasn't worked in other municipalities.
5. Preliminary guidance on what could be done (i.e. legislative requirements) to prepare for such partnerships.

In this report the consultant has identified affordable housing needs in the community, offered examples and experiences in the provision of affordable housing in other jurisdictions and provided guidance on how the municipality could make housing more affordable for residents across the economic spectrum. However, affordability on its own is not a complete indicator of housing that is appropriate (i.e. an affordable one bedroom apartment may not be appropriate housing for a family of four).

Acceptable shelter refers to housing that is adequate in condition, suitable in size, and affordable. In other words, affordable housing means housing that is available at a cost that does not compromise a household’s ability to attain other basic needs of life, including needs for food, clothing and access to education. Under these definitions, affordable housing applies to all Canadians, whether they earn \$20,000 or \$200,000 per year. It is simply a ratio of a household’s shelter costs in comparison to their income⁴.

² Cherie Enns Consulting. Website: <http://www.cherieennsconsulting.ca/affordable-housing>

³ District of Summerland. (2017). Affordable Housing Framework Contract. Accessed from <http://www.summerland.ca/docs/default-source/default-document-library/affordable-housing-framework.pdf?sfvrsn=0>

⁴ AUMA (2017). What is Affordable Housing. (website) Accessed from <https://auma.ca/advocacy-services/programs-initiatives/housing-hub/what-affordable-housing>

PART I – CONTEXT

The Context section contains an Introduction to the project, background material on the demographics and housing trends for the District of Summerland, and information on how stakeholders were engaged and what the results of engagement were (see Appendix for more detail).



BACKGROUND

WHAT IS AFFORDABLE HOUSING?

The key to a thriving housing sector is a stable market. When housing prices crash or raise too quickly, it can have ripple effects through the rest of economy, as well as impacting the social and cultural health of a community.

According to Canadian Mortgage and Housing Corporation, 80% of housing needs in the country are met through market housing⁵. For the remaining population whose housing needs are not met by the market, other solutions are necessary. This often requires governments, non-profits, and community groups to intervene in the market, sometimes through partnerships with the private sector, to create affordable and accessible housing.

The lack of affordable housing in communities across BC has reached crisis levels, with an exponential impact on marginalized populations. The market alone cannot fix the situation, in which communities find themselves, but what is the solution, and what does affordable housing actually look like?

Many organizations, including the Canadian Mortgage and Housing Corporation (CMHC), consider housing affordable if it costs less than a certain percentage of household income before taxes⁶. The 30% cost level is considered core housing need while those paying more than 50% of household income on shelter are in the extreme housing need category⁷. This measure is a useful tool, but housing affordability is based on a combination of factors, and every situation is different.

Housing price is not the only consideration, living costs include a range of factors such as accessibility, utility costs and sustainable transportation and initiatives are required to increase resident's ability to pay for housing. Housing is not just another optional commodity. It is a fundamental necessity for health and well-being, and therefore a problem that is relevant to public policy. Adequate housing, like adequate health care, is a recognized human rights

⁵ CMHC. (2017). About Affordable Housing in Canada. *Canada Mortgage And Housing Corporation* (website). Accessed from https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce_021.cfm

⁶ CMHC (2017). In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income. The term "affordable housing" is often used interchangeably with "social housing"; however, social housing is just one category of affordable housing and usually refers to rental housing subsidized by the government. Affordable housing is a much broader term and includes housing provided by the private, public and not-for-profit sectors as well as all forms of housing tenure (ie. rental, ownership and cooperative ownership). It also includes temporary as well as permanent housing. In other words, the term "affordable housing" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing or market homeownership.

⁷ CMHC. (2017). About Affordable Housing in Canada. *Canada Mortgage And Housing Corporation* (website). Accessed from https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce_021.cfm

obligation. Households that are unable to generate market demand for a basic necessity in a society that relies almost exclusively on markets are generating social need (or “non-market demand”). Society can respond to social need only by changing the institutional arrangements that are responsible for the failure to meet these social needs.

The term “affordable housing” includes an array of housing options, from government-subsidized housing, through non-market to market housing. This spectrum (See Figure 1) of affordability ranges from small starter homes with mortgage helper suites to large multi-unit complexes with a mix of commercial, office, community and residential uses.



Figure 1 - The Housing Spectrum

Affordability is only one, albeit significant, component of housing need⁸. Even if the cost is low housing is not adequate if it is unsafe or is not accessible to other basic needs of the resident, including access to places of employment, food, recreation, health facilities, educational institutions and other primary amenities (i.e. banking, government services, etc.).

Adequate housing was recognized as part of the right to an adequate standard of living in the 1948 Universal Declaration of Human Rights and in the 1966 International Covenant on Economic, Social and Cultural Rights⁹. The right to adequate housing covers measures that are needed to prevent homelessness, prohibit forced evictions, address discrimination, focus on the most vulnerable and marginalized groups, ensure security of tenure to all, and guarantee that everyone’s housing is adequate. Further reasons municipalities should pursue affordable housing include general economic, social and legal impacts.

⁸ Canadian Home Builders’ Association. (2010). Housing Affordability and Accessibility: A Synopsis of Solutions. Accessed from <http://vancouver.ca/files/cov/HousingAffordability-HousingAffordabilityAndAccessibility-2010.pdf>

⁹ United Nations Habitat. (2000). Human Rights: The Right to Adequate Housing. Fact Sheet No. 21/Rev.1 Accessed from: http://www.ohchr.org/Documents/Publications/FS21_rev_1_Housing_en.pdf

ECONOMIC

Research by the Center for Housing Policy¹⁰ (CHP) reveals that affordable housing development is more likely to have a neutral or positive impact than a negative impact on neighbouring property values, especially when the housing replaces vacant lots or buildings in need of repair. The quality of design, management, and maintenance are significant contributing factors. Generally speaking, local governments receive increased tax revenue often equal to what would be received from lower density market housing on the same site.

A significant issue for businesses in a small town is recruitment of employees at wages that are possible to maintain. A lack of affordable housing means that the households cannot live off of the wages that the businesses are able to pay and must look outside of the community for work¹¹.

A community with diverse and affordable housing may also attract young professionals and entrepreneurs who are looking to start a business. In the modern economy online or hybrid bricks & mortar/digital businesses allow for the flexibility of place. If a community has features that make it attractive for relocation, including: support for small business incubation, flexible and affordable office or workspace and a natural environment and culture that is appealing, entrepreneurship becomes much more likely.

SOCIAL

In the housing context, “accessibility” is often associated with the provision of accommodations for individuals with physical or mental disabilities, but it should include all demographics¹². Housing accessibility goes beyond the built structure itself to include places of work and necessary services.

If a housing arrangement is tenuous it can result in difficulties keeping a job and recovering from a catastrophe, whether it is financial, physical or mental in nature. When households are living close to their financial limit even small issues such as general illness can have a major effect on the ability to remain adequately housed. Having household instability, especially in a small community, has an impact on the overall sustainability of the community.

¹⁰ Centre for Policy Research. (2011). The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development: Evidence in Brief. *Insights From Housing Policy Research*. Accessed from: http://www.communitypreservation.org/HousingJobs_Factsheet_Jan_2011.pdf

¹¹ <http://globalnews.ca/news/3696455/rent-in-the-city-own-in-small-towns-canadas-new-real-estate-trend/>

¹² Leisk, S. & Moher, S. (2017). Can we plan for affordable housing? *Plan Canada*. v. 57 n. 2. Craig Kelman & Assoc.: Winnipeg.

LEGAL

In Canadian municipalities, planning regulations have a significant impact on affordability and housing access. Since housing is protected under federal and provincial human rights codes, it becomes the legal responsibility of municipalities to not implement policy that will directly prevent individuals from accessing housing. This has been clearly understood through the legal precedent of *R v Bell (1979)*.

Less clear are the legal impacts of indirect planning policy and regulations that affect lot sizes, number of bedrooms, required parking, access to services, or short-term land use by particular groups (i.e. tourists). Though the courts have not been thoroughly tested in the case of indirect impacts on housing access, proactive municipalities are best to avoid future legal issues by providing for the needs of their residents¹³.

METHODS AND APPROACH

The report is organized into three parts with an extensive appendix. Part 1 provides context and contains the Background, Methods and Approach, Demographics, Housing Trends, and Stakeholder Engagement methods and results. Part 2 offers a framework composed of housing affordability issues in the District, general responses, and examples of policies and projects that have been carried out in other communities to overcome barriers to affordable housing. Part 3 is the implementation plan with Proposed Affordable Housing Strategic Directions and a break down of activities and potential partnerships that would help achieve these directions. The extensive Appendix is provided as a separate document. It includes additional best practice resources and further information on engagement, information on housing forms and land ownership models, additional trends and statistics for Summerland and the surrounding region and a number of tables that provide resources that may be useful to council and staff to when applying the recommendations of the report.

A number of activities were undertaken by the consultant in-order to address the 5 key elements required by the District and develop this report.

Activities

1. **Article Review:** Through a review of municipal plans, reports and peer reviewed articles on affordable housing; we selected a definition of affordable housing that is applicable to the District of Summerland. This research provided a starting point for the framework and helped inform the Background Section (PART 1) of the report.

¹³ Leisk, S. & Moher, S. (2017). Can we plan for affordable housing? *Plan Canada*. v. 57 n. 2. Craig Kelman & Assoc.: Winnipeg.

2. Stakeholder Consultation: Insight on affordable housing demands, implications, needs, and wants from the community was obtained through targeted engagement including: 1-on-1 meetings and semi-structured interviews, open format stakeholder meetings, interactive poster and public discussions. Stakeholders included: Young families, young professionals, district staff, service providers, local business owners, the faith community, the food bank and resource center and members of the general public.
3. Trend Analysis: Analysis of demographic and real-estate trends in the region gave a baseline understanding of what the current needs and costs of housing will be for the District of Summerland. This result of this research is provided in the Background Section (PART 1) of the report.
4. Best Practice Investigation: Examination of policy and projects from other communities that have seen successful implementation of affordable housing frameworks provides examples that the Municipality can use when pursuing affordable housing in the District of Summerland. The results of this investigation are provided in the Framework Section (PART 2) of the Report.
5. Develop a Municipal Framework: Steps that can be used by the District of Summerland to enable and encourage affordable housing options in the community through new and existing tools, is provided in the Implementation Section (PART 3) of the report and as a stand-alone Reference Guide for municipal staff.
6. Funding and Implementation Strategy: Guidance is provided on a suite of funding and policy options to implement affordable housing in the Municipality, including market-housing incentives, public private partnerships, federal-provincial funding opportunities, and enabling non-profit housing societies. This information is provided with further steps to be taken in the Implementation Section (PART 3).

DEMOGRAPHICS



Using data from Statistics Canada Census and National Household Survey the following information was compiled to provide an overview of demographics in Summerland compared to the rest of Province. The basic cost of living in the District compared to Provincial poverty level data for communities under 50,000 population is also provided along with a general labour force breakdown. These statistics show that Summerland has a much older population than the provincial average and that cost of living far exceeds the estimated poverty line for 2016.

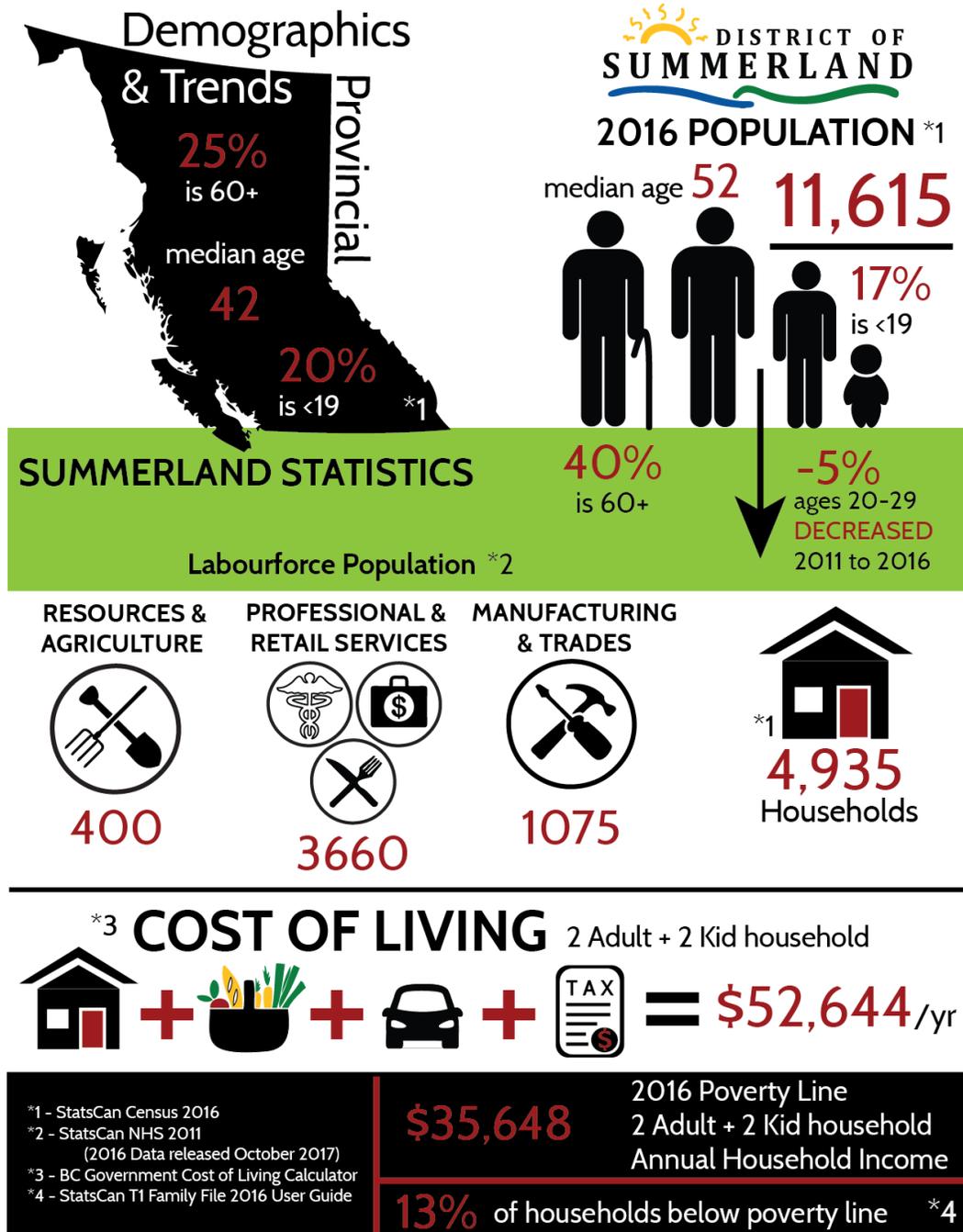


Figure 2 - Demographic Infographic

HOUSING TRENDS



Housing data was obtained from a variety of sources including annual and quarterly reports from the Canadian Mortgage and Housing Corporation (CMHC), the South-Okanagan Real Estate Board and the District of Summerland's spatial data inventory (GIS). The data shows that properties are predominately rural or low density residential (61.5% of properties) with only 7.7% in medium or higher density.

Summerland is significantly a rural municipality with a relatively concentrated urban footprint¹⁴. Thirty-six percent of total land is designated as agricultural by land use zone, with almost 30% in park or open categories (including some ranch grazing land). Only 10% is zoned for use as low density or rural residential and just shy of 1% of total land area is zoned for medium and high-density residential (see Figure 3 - Map of Official Community Plan Aggregated Land Use Zones).

Housing starts in the first two quarters of 2017 (37 units) are greater than the combined totals from the first two quarters of 2014-2016 (34 units). Summerland has a significant lack of rental units (138) and very little available for new renters with low vacancy rates of 3.6% (see Figure 4 - Summerland Housing Trends Infographic).

Average rental prices have not increased as much as the rest of the Province, but housing prices have increased almost three times as much as the Provincial average increase. The price of single detached homes increased more in the first two quarters (Jan-July) of 2017 than the three years prior (see Figure 4 - Summerland Housing Trends Infographic). This puts the average single-detached home at \$597,226 with estimated mortgage payments of \$35,813 per year¹⁵. This is 58% of the average annual income of households in Summerland and nearly 70% of the median annual

TABLE 1 - Land Use in Summerland

Property by Land Use Type (OCP)	Property Count
<i>Agricultural</i>	876
<i>Agricultural Industrial</i>	3
<i>Administrative</i>	50
<i>Approved Neighbourhood Plans</i>	27
<i>Rural Residential</i>	514
<i>Low Density Residential</i>	2581
<i>Medium Density Residential</i>	352
<i>High Density Residential</i>	33
<i>Downtown Commercial</i>	175
<i>Tourist Commercial</i>	178
<i>Local Commercial</i>	1
<i>Service Commercial</i>	4
<i>Resource Industrial</i>	11
<i>Light Industrial</i>	39
<i>Medium Industrial</i>	47
<i>Future Growth</i>	1
<i>Parks</i>	69
<i>Open</i>	70
TOTAL	5031

¹⁴ The map on the cover of this report displays the property and road networks which indicates the concentration of development in the District.

¹⁵ A 5% down payment on a \$597,226 home is \$29,861 requiring a Mortgage of \$567,365. Monthly payments are \$2,984.45 with a 4% interest rate under a 10-year fixed term and a 25 year amortization.

CMHC. (2017) Mortgage Payment Calculator. Accessed from https://www.cmhc-schl.gc.ca/en/co/buho/buho_021.cfm

household income¹⁶. As discussed previously, 50% of total household income expenditure on shelter is considered the extreme housing need category. Though this calculation uses averages which would include high end luxury vacation homes owned by non-residents of the community and income statistics that are out of date, it still reveals how tenuous housing affordability is in the District and how out of reach housing is for most of the populace.

¹⁶ \$61,501 (average after-tax annual household income) \$51,445 (median after-tax annual household income). NOTE: this is using 2010 incomes from the 2011 census data. 2015 incomes will not be available from the 2016 census until later this year.

Stats Can (2011). NHS Profile, Summerland, DM, British Columbia, 2011. Accessed from <http://www12.statcan.gc.ca/nhs-enm/2011/dp-prof/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=5907035&Data=Count&SearchText=Summerland&SearchType=Begins&SearchPR=01&A1=All&B1=All&GeoLevel=PR&GeoCode=5907035&TABID=1>

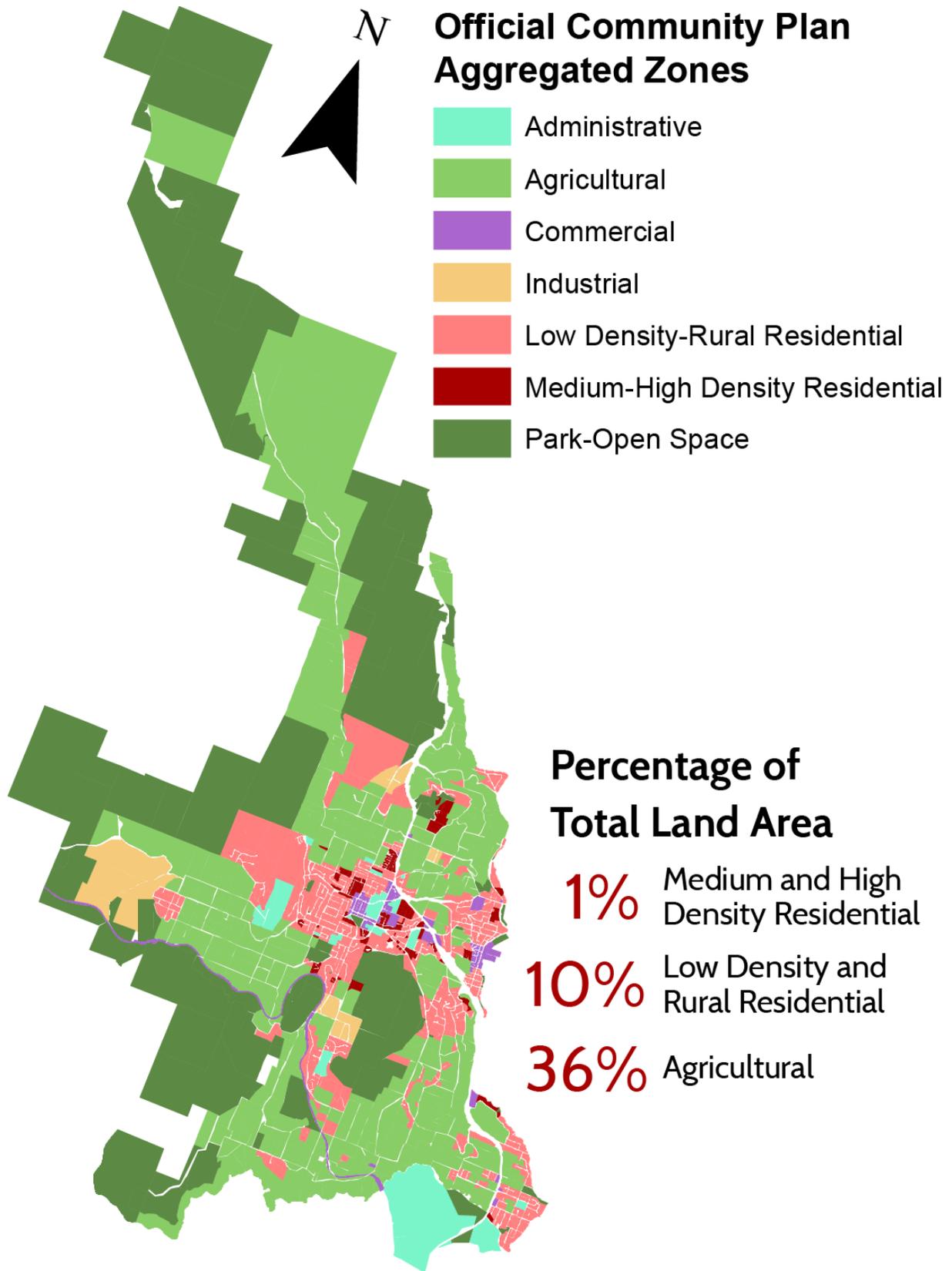
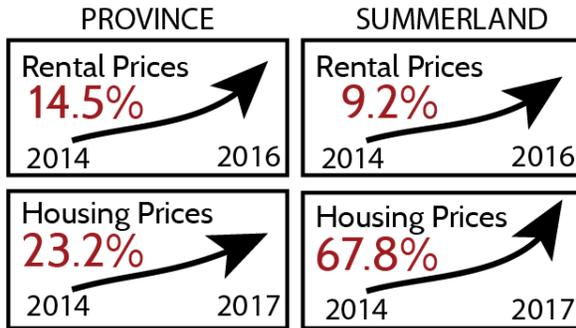


Figure 3 - Map of Official Community Plan Aggregated Land Use Zones

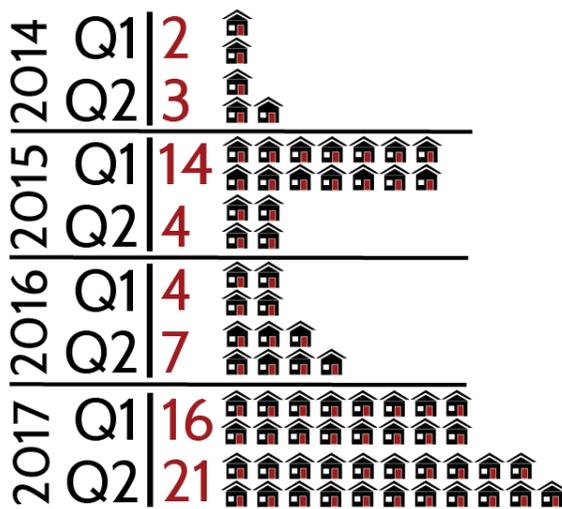


RENTAL MARKET

Canadian Mortgage & Housing Corporation Annual Rental Market Report 2016

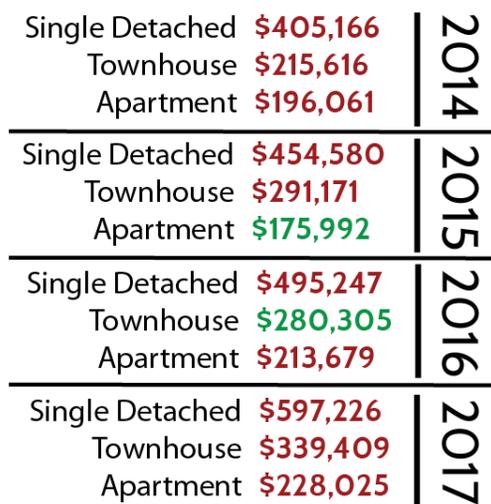


CONSTRUCTION



Comparing house starts in Summerland for the first two quarters (CMHC)

REAL ESTATE SALES



Summerland July YTD Average Housing Prices South-Okanagan Real Estate Board

Figure 4 - Summerland Housing Trends Infographic

ENGAGEMENT



Public Engagement was carried out over the course of the entire project period beginning in July and ending in September. We used a variety of methods to collect information from the public and stakeholders, including semi-structured and informal interviews, open format meetings, interactive poster boards, and conversations at public and private events. The valuable input gained from the consultation helped inform the issues and responses in the following Framework

section.

Stakeholders included: young families, young professionals, district staff, service providers, local business owners, the faith community, the food bank and resource center and members of the general public.

INTERACTIVE PUBLIC ENGAGEMENT POSTER

The Interactive Public Engagement Poster (See following page) provided an opportunity for the community to give their opinion on housing options for the District.

The most popular option was to increase the amount of multi-

house lots and carriage houses (see result circled in green on the following poster image), and the least popular was emergency shelters and transitional homes. By far the largest negative response was for an increase in apartments and condominiums with almost a third of respondents saying it did not fit in the community (see result circled in red on the poster image). Most respondents felt that 20-30% of a household’s income would be an acceptable cost for most housing types. This aligns with the standard level of what is considered affordable as discussed earlier in the *What is Affordable Housing?* section. For further information on methodology and results, including specific questions, refer to the Appendix section 2.0 Engagement.

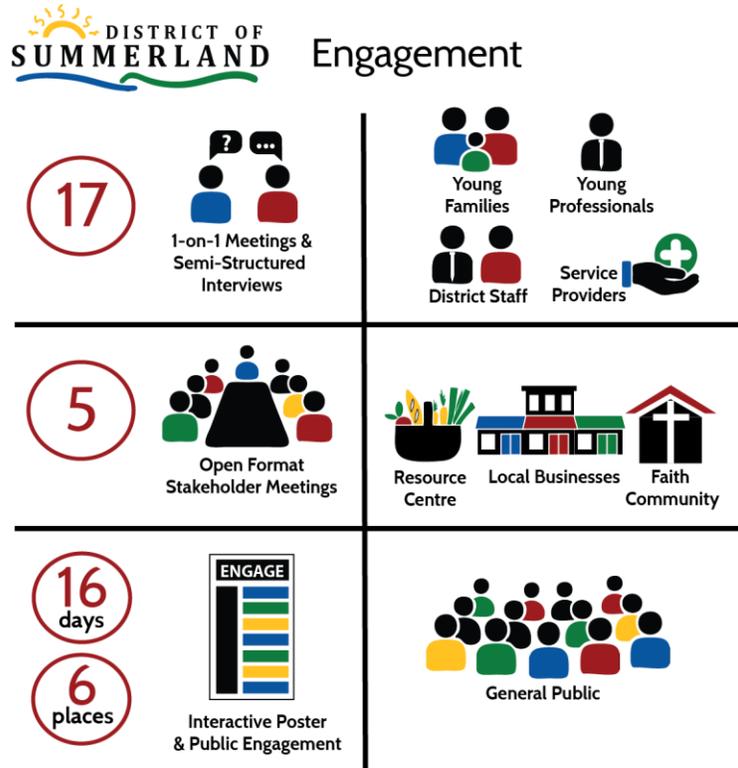


Figure 5 - Stakeholder Engagement Infographic

AFFORDABLE SUMMERLAND

DISTRICT OF

What is your opinion of housing options in Summerland?

The District of Summerland wants your opinion on housing in our community. Housing affordability is a major issue all over BC and Summerland is no different.

One solution to rising costs is to explore alternative housing options. Examples include:

- First-time home buyers that need a mortgage helper.
- Greater residential density in the core of Summerland to increase walkability and support local businesses.
- People looking to downsize and move to Summerland.

- Persons affected by flood, fire or personal crisis provided transitional housing.

- People of all ages that want more of a community and are willing to share yards, recreational space, laundry, workshops, home offices and other amenities.

- Professionals that want work space as well as living space.

- Housing that is easily accessible to daily needs and allows aging in place or living with family, while maintaining independence.

What housing options will work best for Summerland?

Do we need more of a certain type of housing or are things fine the way they are right now?

Take a sticker and place it in the boxes next to each of the different housing types. What do you think would work in Summerland and what will not?

Then use a sticker to tell us what would be affordable in the current housing market.

Single-family Detached

Secondary & Basement Suites

Multi-house Lots & Carriage Houses

Mobile & Tiny Homes

Transitional Homes & Emergency Shelters

Cooperative & Co-housing

Live-Work Homes & Multiuse Buildings

Duplex, Triplex & Multiplex Homes

Townhouses

Multi-unit homes with Secondary Suites

Apartments & Condos

	We Want More	Too Much	Not a Good Fit	What should this type of housing cost?
Single-family Detached	41	5	0	
Secondary & Basement Suites	49	2	2	
Multi-house Lots & Carriage Houses	71	5	0	
Mobile & Tiny Homes	59	1	5	
Transitional Homes & Emergency Shelters	40	0	9	
Cooperative & Co-housing	59	1	2	
Live-Work Homes & Multiuse Buildings	54	5	0	
Duplex, Triplex & Multiplex Homes	45	3	0	
Townhouses	47	1	3	
Multi-unit homes with Secondary Suites	52	1	2	
Apartments & Condos	47	8	25	

Have Your Say! Place A Sticker In A Box

Project by

 CHERIE ENNS CONSULTING
 CREATIVE COMMUNITY PLANNING
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Figure 6 - Interactive Public Engagement Poster with Results

CUMULATIVE ENGAGEMENT: PUBLIC AND BUSINESSES

The business community was also engaged through the Chamber of Commerce (See Appendix 2.2.1 Chamber Of Commerce Engagement for more information and analysis). The businesses were only asked their opinion of the various housing forms and were not asked what each type of housing should cost. The combined results of public and business engagement are included here.

Note that carriage houses remained the most popular (green circle, 85% of respondents) with apartments and condos remaining as the least popular (red circle, 31% of respondents) options. Significant opposition from the business community toward emergency shelters and transitional homes increased the negative response to that housing form significantly (yellow circles). Only 49% of respondents want more, whereas 27% think it is not a good fit. It may be that since the accompanying text was missing from the survey that was sent out to businesses their views of what that form of housing was different than the general public.

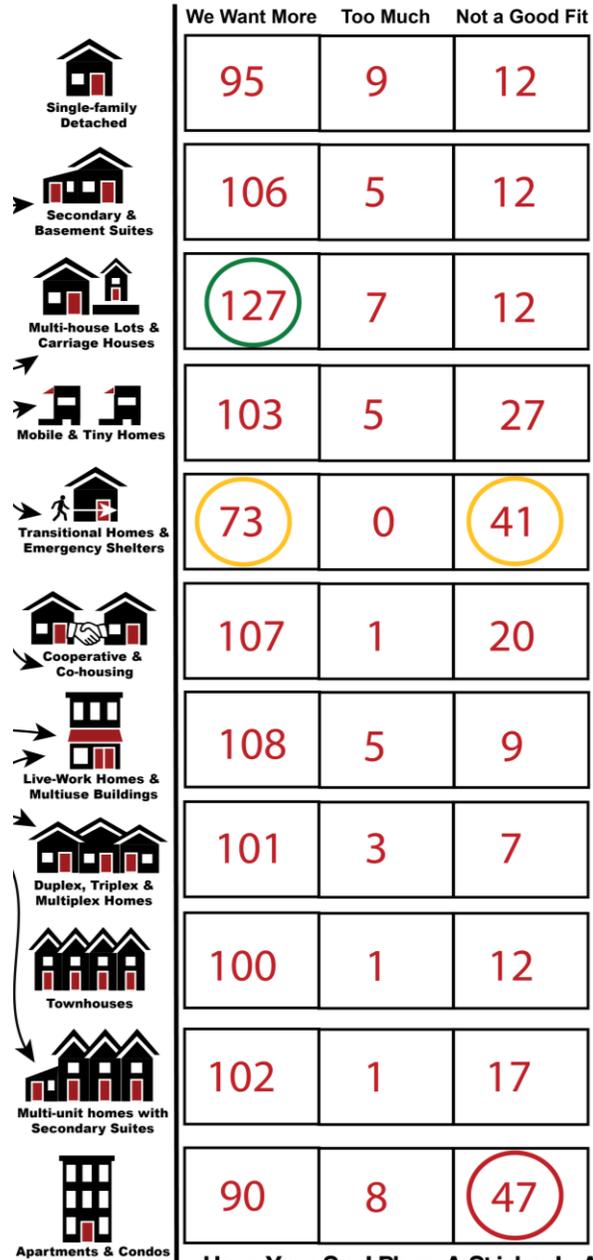


Figure 7 - Cumulative Engagement: Public and Business Results

PART II - FRAMEWORK

The Framework contains seven sub-sections that outline six issues and one emerging issue that are barriers to affordable housing in Summerland. Each issue has information on who would be most affected, general responses to the issue and innovative best practices in policy and projects that other communities and organizations are using to deal with the respective affordability issue. Issues include: lack of housing diversity, high housing prices, high land prices, lack of rental homes, speculation & absenteeism, lack of subsidized & supportive housing, and emerging issue: short-term rentals.



ISSUE #1: LACK OF HOUSING DIVERSITY

- Overwhelmingly Single-Detached homes
- Many alternative housing forms (i.e. duplex, triplex, etc.) are older stock
- High demand for townhouses in neighbouring municipalities is not reflected in the current development in Summerland
- Significant amounts of multi-unit housing is targeted at seniors
- Very few multi-units are adequate for families



WHO THIS AFFECTS MOST

- Young families and couples looking to enter the housing market
- Seniors on fixed incomes that need to downsize
- Renters

RESPONSES

Targeted Zoning

- Town Center & Multi-family Development Permit Areas
- Create and expand zoning that allows or requires non-traditional housing forms

Reduce Barriers to Development

- Development Cost Charge Exemptions (Summerland Bylaw No. 2330)
- Waive Development Permit Fees
- Reduce Landscape security deposit
- Waive or cover Inspection fees
- Make subdividing properties near the downtown easier

Encourage Innovation

- Provide non-profits and community groups staff resources
- Provide small grants or loans to encourage project planning
- Create awards with financial incentives for housing innovation
- Partner with non-profits and private sector to develop new solutions

BEST PRACTICES: POLICY

DEVELOPMENT COST CHARGES**Nanaimo Regional District Affordable Housing Incentives¹⁷**

Development Cost Charge Exemptions for Affordable Housing - charges may be reduced or waived for affordable housing as well as for green or sustainability initiatives.

Small Unit DCC Exemptions - Exemption of all DCCs for the construction, alteration or extension of self-contained dwelling units no larger in area than 29 m² provided that unit is only used for residential purposes. Smaller dwelling units make more efficient use of existing infrastructure, are more energy efficient and are generally more affordable.

Sewer DCC Reductions for Not-for-Profit Rental Housing - Bylaw No. 1577 to “Reduce Sewer Development Cost Charges for Not-For-Profit Rental Housing”. Eligible developments in the following Sewer Service Areas can have DCC’s reduced by 50-100 per cent. This Bylaw is consistent with priorities to support and encourage the development of affordable housing in the region.

Sewer DCC Reductions for Secondary Suites - In order to encourage the creation of affordable housing units, Bylaw No. 1442 exempts dwelling units that meet the BC Building Code definition of a secondary suite (attached to a house and less than 90 m² in size) from paying DCCs.

Water Services DCC Reductions for Affordable Housing – In areas where water services are provided, DCCs may be waived to encourage the development of affordable housing.

The City has also:

- Exempted affordable housing complexes owned by non-profit agencies from municipal property taxes.
- Offers density bonuses in exchange for the provision of affordable housing units in multi-family and strata developments
- Considers affordable housing units as a community amenity that may be provided as part of rezoning applications.

¹⁷ Regional District of Nanaimo. (2015). Housing Incentives. Accessed from <http://www.rdn.bc.ca/cms/wpattachments/wpID2880atID5099.pdf>

Prince George: Multi-Family Housing Incentives Program¹⁸

Primary Growth Area

- 10 Year Tax Exemption (100% exemption on the municipal portion of taxes due on the increase in the assessed value of improvements over the previous year)
- Waiver of DCCs for Non-Profit Housing Units
- Reduced DCCs (\$229 per unit) for Low Environmental Impact projects

Secondary Growth Area

- 5 Year Tax Exemption (100% exemption on the municipal portion of taxes due on the increase in the assessed value of improvements over the previous year)
- Waiver of DCCs for Non-Profit Housing Units

SEASONAL HOUSING**City of Kelowna: Temporary farm workers housing¹⁹**

Temporary Farm Worker Housing (TFWH) is temporary housing to assist farmers through times of intense labour requirements, such as thinning and harvesting. Should a farmer require temporary accommodation to house seasonal workers, a Farm Help Permit application is submitted to the City of Kelowna.

Temporary Farm Worker Housing Criteria

- The accommodation should be provided as 'bunkhouse' style
- The housing must comply with the Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC
- New TFWH should be in an existing building, or a mobile home. Housing should be constructed or manufactured in a manner that makes it easily movable from one location to another for residential use or offsite if the housing is no longer required.
- Housing is to be provided on a temporary foundation
- Housing must be located on a declared home plate.
- A home plate must be contained within a contiguous area no greater than 3,600 m² including those portions of existing primary residences and their associated ancillary farm residential structures to be located within 60 metres from a property line. Consideration

¹⁸City of Prince George. (2016). Multi-Family Housing Incentives Program. Accessed from <https://princegeorge.ca/Business%20and%20Development/Documents/Housing/Housing%20Incentives/Multi%20Family%20Incentive%20-%20Overview.pdf>

¹⁹ City of Kelowna. (2017) Temporary farm workers housing. (website) Accessed from <https://www.kelowna.ca/homes-building/agricultural-land-alr/temporary-farm-workers-housing>

will be given where a hardship (e.g. topography or agricultural viability) can be demonstrated.

- Total useable floor area should be in the range of 7.44 m² and 10 m² per person maximum. Total usable area does not include washrooms, laundry rooms, mechanical rooms, or storage rooms.
- Sleeping areas must be a minimum of 8.5 m³ per person.

Federal Seasonal Agricultural Worker Program* (SAWP)

The following recommendations are consistent with the Federal Seasonal Agricultural Worker Program* (SAWP):

- One washbasin for every seven occupants.
- One shower for every seven occupants.
- One toilet facility for every seven occupants.
- At least one laundering machine in good working order for every fifteen bunks or the equivalent.
- One unit stove or hot plate (min. 2 burners) for every four workers.
- One refrigerator unit for every six workers.

BEST PRACTICES: PROJECT

GARDEN SUITES / LANEWAY HOUSING

Project	Garden Suite/Laneway House Pilot Project
Location	<i>Regina, Saskatchewan</i>
Organization	<i>City of Regina</i>
Project Timeline	<i>1 year initial implementation</i>
Funding	<i>5-year, 25% Tax Exemption</i>
Type	<i>Zoning Amendment</i>
Target Demographic	<i>Low to Moderate Income Renters Moderate Income Homeowners</i>
Unit Type	<i>Up to 2 bedroom rental suites 80m²</i>
Number of Units	<i>6</i>
Unit Cost	<i>Starting at \$975-\$1150/month</i>
Unique Features	<i>Must be rented for the full term of the exemption and remain rental for a minimum of 10 years</i>

Carriage homes and garden suites are detached or separated accessory units to a primary residential dwelling, usually located on single-family lots. Originally adopted by large cities looking to gently increase density in low-density neighbourhood. Laneway homes and garden suites not only increase the supply of affordable rental housing, they also help homeowners cover mortgage costs with the additional rental income. Additionally, these units help concentrate growth in existing urban areas, reducing servicing costs and protecting surrounding greenfields from development²⁰.

Responding to interest from residents, Regina launched a pilot project in 2016 to assess the effect of this housing form in the city. This pilot project in Regina is part of a trend in medium-sized cities across Canada that realize the benefits of such policies²¹.



Laneway House Pilot Project in Greens on Gardiner, Regina



Laneway House Pilot Project in Harbour Landing, Regina

Figure 8 - Laneway Housing in Regina, SK

²⁰ https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhostcast/afhoid/pore/prgasu/prgasu_005.cfm

²¹ City of Regina. (2017). Laneway Housing Pilot Project. (website). Accessed from <http://www.regina.ca>

Regina developed a set of guidelines for the pilot project and selected six properties to participate²². The extensive guidelines address the concerns surrounding laneway and garden homes and provide detailed instructions to address parking, access, utilities and servicing, building size, etc. These guidelines were created in part through the community engagement process of this project. Prior to council's approval of the pilot project the city facilitated stakeholder meetings, public consultation meetings and external working groups.

Following the results of the pilot, Regina plans to refine these guidelines with the aim to permit Laneway and Garden Suites in all zones that permit single family detached housing. Property owners interested in developing a Laneway or Garden Suite (whether in new greenfield developments or existing neighbourhoods) will have to apply for a permit and meet the required guidelines. Other cities, such as Moncton, NB, have chosen to restrict these units to certain residential neighbourhoods based on community feedback. Regardless, this approach is a proven strategy for cities looking to meet their affordable housing goals²³.

²² City Of Regina (2015). Laneway and Garden Suites Guidelines for Pilot Projects. Accessed from: <http://www.designregina.ca/wp-content/uploads/LanewayGuidelines.pdf>

²³ City of Regina. (2017). Design Regina: Laneway and Garden Suites. (website). Accessed from <http://www.designregina.ca/currentprojects/laneway-and-garden-suites/>

ISSUE #2: HIGH HOUSING PRICES

- Homes that are within the majority of budgets (under \$400,000) need significant investment to upgrade
- Homes are built to maximum square-footage so developers can get more money per lot, rather than building more modest homes
- Lack of smaller and alternative home options
- Encourage different housing types through zoning
- Partner with non-profits and private sector to develop new solutions
- Support innovation from community groups



WHO THIS AFFECTS MOST

- First-time house buyers
- Families and growing households
- Wages earners below median income

RESPONSES

- Non-profit agency formed by municipality to facilitate or create affordable housing.
- Adaptable Design Guidelines
- Development Cost Charges Using a Gradient System
- Residential Development Application Evaluation Guidelines

BEST PRACTICES: POLICY

COMMUNITY HOUSING CORPORATION

Town of Canmore (sole shareholder) established the Canmore Community Housing Corporation (CCHC) in 2001²⁴.

Mandates²⁵

- To provide an overall strategy for the Town of Canmore that addresses the community's affordable housing issues
- To facilitate a supply of perpetually affordable housing
- (Mandate does not extend to social housing, seniors housing, staff accommodation for businesses, entry-level housing, or market housing)

Purpose

- Originally, created to deliver senior government non-profit housing programs. Now used to coordinate and develop non-market housing
- Provide structure, funding and land to provide perpetually affordable housing
- Responsible for identifying and prioritizing housing needs
- Work with local organizations and businesses to increase supply of affordable housing
- Identify and secure potential lands for the provision of perpetually affordable housing

Projects

- Spent the first two years working on policies and procedures
- Primary focus is affordable homeownership opportunities for Canmore residents, but several developments also include affordable rental units
- Leased land to the Mountain Homes for Humanity Cooperative on community lands
- Ownership housing is sold at below market rates and resale arrangements are controlled to maintain affordability in perpetuity

Governance

- Directors are appointed at the Town's discretion and are accountable to the Town
- Board has two members appointed from the Town Council
- CCHC publicly solicits applications for its board
- Town approves CCHC recommended board members

Funding

- Annual funding: \$450,000 capital, \$150,000 operations

²⁴ Canmore Community Housing Corporation (CCHC). (2017). (website). Accessed from <http://canmorehousing.ca>

²⁵ http://housingjustice.ca/wp-content/uploads/2014/01/CITYDOCS-1252497-v1-Case_studies_-_rental_replacement.pdf

- Funding formula: 1/3 developers, 1/3 business community, and 1/3 residential taxpayer

Benefits

- A Community Housing Corporation can take advantage of financial resources collected by the local governments specifically for the purpose of developing affordable housing
- It ensures accountability and transparency by the appointment of public officials to the board of the corporation and reporting directly to that government
- It has been demonstrated to be effective at developing and managing rental, ownership and emergency forms of housing
- It can act as a community catalyst to focus local resources on a single affordable housing organization and effort
- The model can be adapted to serve a region as well as a municipality
- It can act as a perpetual advocate in the community for local affordable housing solutions.

BEST PRACTICES: PROJECT

FLEX HOUSING – GROW HOMES

Project	Grow Home
Location	Montreal, QC
Designed	<i>Avi Friedman, McGill University, School of Architecture</i>
Project Timeline	<i>1999: 6,000 Grow Homes in Montreal 2014: 26,000 Grow Homes in Montreal</i>
Development Cost	<i>\$26,000</i>
Funding	<i>Traditional Financing</i>
Agreement Type	<i>Freehold Property Ownership</i>
Target Demographic	<i>Young Families and Couples</i>
Unit Type	<i>Row House</i>
Number of Bedrooms	<i>Average 2 with customizable extras (Dormer, Basement)</i>
Unit Cost	<i>\$51,407</i>
Unique Features	<i>Partially finished houses with 33 additional costed options offered to homebuyers, allowing them to make trade-offs between amenities and budget.</i>

Staff from the School of Architecture at McGill University established the Affordable Homes Program to identify ways to build homes that would be affordable for low income households. In 1990, a demonstration Grow Home was built on the university campus. Private sector builders liked the concept and by 1999 over 6,000 had been constructed in Montreal, with a further 4,000 elsewhere.

The Grow Home is a narrow three-storey townhouse with a floor plan of 14 x 36 ft. It is designed to compliment the architecture of Montreal, although a change had to be obtained in the building regulations in order to build with frontages of less than 18 ft. The buildings are called Grow Homes because homebuyers are offered add-ons that allow them to decide which amenities work for their budget. For example, a dormer with a window could be added for \$650, special moldings on doors and eaves for \$240, or a balcony for \$225. The second floor or basement can be left partially finished, reducing construction costs by \$32,000 per floor. Households can complete these themselves, or pay a builder to do so at a later date.



Figure 9 - Figure - Grow Homes in Montreal. Image Source: BSHF, 2017

Significant cost savings are achieved in a variety of ways. By using a smaller plot the land and infrastructure costs are reduced by 60%. The smaller building envelope allows for savings in building materials and labour costs. To date, the Grow Home achieves cost savings of at least 30%, compared to conventional single-family homes in the Montreal²⁶.

Young couples, with or without children, comprise 70% of buyers. The remaining 30% of buyers are single parent households or single persons who would not have been able to gain a foothold in the ownership market otherwise. In 1999, Grow Home won the World Habitat Award from the Building and Social Housing Foundation and United Nations Habitat. Since then Grow Homes have been built throughout Mexico, Eastern Europe, Canada and the United States²⁷.

²⁶ CMHC. (2017). Designing Flexible Housing: Grow Home — Montréal, Quebec. (website). Accessed from: https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhostcast/afhoid/cohode/deflho/deflho_005.cfm

²⁷ Building Social Housing Foundation. (2017) World Habitat Awards Winners and finalists: The Grow Home, Montreal, 1999. (website). Accessed from <https://www.bshf.org/world-habitat-awards/winners-and-finalists/the-grow-home-montreal/>

ISSUE #3: HIGH LAND PRICES

- Land prices are high even without a home
- Once land is purchased development and construction costs make housing unaffordable
- Limits to mortgage funds available for new construction
- Restriction on land use due to topography and geologic stability
- Land available for development limited by Agricultural Land Reserve



WHO THIS AFFECTS MOST

- First-time house buyers
- Families and growing households
- Wage-earners below median income

RESPONSES

- Making municipal land available to non-profit housing developers through land grants, leasing land at or below market value and/or deferring payments on land leases.
- Make subdividing properties near the downtown easier
- Identify parcels of land that could be targeted for affordable housing (e.g. land owned by non-profit or faith groups, unproductive agricultural land, etc.)
- Partner with non-profits and private sector to develop new solutions
- Support innovation from community groups

BEST PRACTICES: POLICY

LEASING MUNICIPAL LAND

Canadian Housing and Mortgage Corporation (CMHC) has guidelines for providing land for affordable housing through lease, donation or sale below market value²⁸.

How the Strategy Works

- Housing is made affordable by separating building cost from the cost of the land, and reducing or eliminating the latter, since land represents the largest capital cost
- The province of British Columbia has policies that allow municipalities to sell or lease land at below-market rates, as long as certain criteria are met
- Below-market land sales and leases are limited to not-for-profit organizations and non-private developers.
- The land may be owned by all levels of government, private organizations and various not-for-profit and faith-based groups
- The provision of land can be tied to increasing the supply of units in proposed projects or providing affordable housing to specific groups (i.e. low-income households, seniors, special needs groups, etc.)
- Land leases are also used in many Aboriginal communities for residential and other developments

LEASING LAND

Land leases are the most widely used method of land provision. Leases can vary in length and payment type or value. The value of the lease is often a percentage of the freehold value of the land. The lease payment may be required upfront, monthly or annually. Even at market value, leases can enhance affordability by reducing bridge financing costs of development. However, engaging non-profit developers who are more interested in achieving affordability than building equity is important. Developers building on leased land are putting equity into a depreciating asset (building), while not benefiting from the appreciating asset (land).

- The lessee owns the buildings and has the right to occupy and use the land for a specified period of time
- The length of the lease can be up to 99 years or tied to the expected life of the building, (e.g. 60 years for residential construction)
- The party's right to the land (*leasehold interest*) is described in a contract between the landowner and the lessee.
- Terms in the leasehold agreement can assure affordability of the housing is maintained for the period of the lease

²⁸ CMHC. (2017). Providing Land. (website). Accessed from <https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhostcast/afhold/fite/prla/index.cfm>

- The right to use the land expires at the end of the lease unless it is renewed.
- The typical lease value costs about 75% of land ownership, though leases with shorter periods cost less than long-term leases
- Landholders sometimes choose to lease out the land at nominal rate (e.g. \$1)
- Leases are preferable to donating or selling land at a reduced price, because it provides the same assistance without relinquishing ownership and control of a public asset
- Leases have been viewed as effective for transitional and supportive housing

Issues:

- Not a popular strategy for promoting first-time homeownership
- Some lenders may be unwilling to lend on developments with only a leasehold interest because they have less security in the event of a default
- Access to low-cost mortgage financing for high loan-to-value ratio loans available through mortgage insurance may not be available, if the leasehold period is not at least five years longer than the amortization period of the mortgage
- The market resale value at the end of the lease period may be \$0 if there is no guarantee of renewal, requiring the lessee to vacate the dwellings and demolish the structures

EXAMPLES

North Vancouver²⁹ – The City leased land (60-yrs) to Norgate House, payment deferred for 10-yrs

District of West Vancouver³⁰ – The City leased land (60-yrs) to Amblevue Place Housing Co-operative at 60% of market value

SELLING LAND BELOW MARKET VALUE

Municipalities sometimes sell land at below-market rates in order to access funding from provincial housing programs. Affordability can be enhanced even more by offering the land on favourable terms or by deferring payments until they can be covered by the rental income. Governments may also subsidize rental housing to bring rates slightly below market value, called "lower-end-of-market" rents.

- Governments, not-for-profit groups and private sector organizations can lease out or sell land at below the market rate as a way of making housing more affordable
- Selling land below market value gives private developers an incentive to build affordable housing

²⁹ Province of British Columbia. (2005). Secondary Suites: A Guide For Local Governments. Ministry of Community, Aboriginal and Women's Services: Housing Policy Branch. ISBN 0-7726-5322-4

³⁰ *ibid*

- Mechanisms such as concessionary rates, deferred payment, or tax incentives can be used to enhance affordability even more
- Appropriate safeguards must be put in place to prevent abuse (such as property "flipping"), so that the housing remains affordable
- Can be used as a strategy for promoting first-time homeownership

EXAMPLE

Calgary – The City is selling seven properties below market value to not-for-profit bidders. Evaluating applications on the basis of development experience, project readiness, funding available and is able to move forward with the projects³¹

DONATING LAND

In Canada, many non-profit organizations have benefited from donated land upon which to build affordable housing for those in need. Habitat for Humanity, for example, occasionally receives land donations for its housing projects.

- A municipality or private landholder gifts the land to a non-profit organization for the purposes of building affordable housing
- It is a substantial contribution for any new affordable housing project
- Control of the land is given up to the recipient permanently, and without cost
- Appropriate safeguards must be put in place to prevent abuse (such as property "flipping"), so that the housing remains affordable
- Can be used as a strategy for promoting first-time homeownership
- This is less common than the other measures of providing land

EXAMPLE

Vernon – The City donated land to Kindale Development Association for a 6-plex unit (2010). Two of the one-bedroom units are rentals for persons with disabilities. Three of the townhouse units are rentals for low-income families. Kindale will be the property manager for these 5 units. The sixth unit was made available for purchase by a low income, working family³².

³¹ City of Calgary. (2017). Opportunity for development: Seven sites available for Affordable Housing providers. (website). Accessed from <http://www.calgary.ca/CS/realestate/Pages/Affordable%20Housing/Development-sites-for-Affordable-Housing-providers.aspx>

³² Kindale Development Association. (2017). Affordable Housing: Under One Roof Initiative. Accessed from <http://www.kindale.net/index.php/community-partnership/affordable-housing>

BEST PRACTICES: PROJECT

COMMUNITY LAND TRUST

Project	<i>South Knowlesville Community Land Trust</i>
Location	<i>Knowlesville, New Brunswick</i>
Developer	<i>Individually developed lots</i>
Project Timeline	<i>Established 2010; ongoing</i>
Funding	<i>Knowlesville CLT provides interest free loans (discourages mortgages)</i>
Agreement Type	<i>99-year lease agreements</i>
Target Demographic	<i>Individuals and families</i>
Unit Type	<i>Single Family Homes</i>
Number of Units	<i>13 plots available, 2 currently occupied</i>
Unit Cost	<i>Costs of construction Rental starting at \$360/month</i>
Unique Features	<i>Commercial component intended to revitalize the area</i>

In 2010, residents, supports and land donors with the intention of revitalizing the surrounding rural area by developing a small rural neighbourhood, founded the South Knowles Community Land Trust. Community Land Trusts (CLT) are often private non-profit organizations that hold land and remove it from the speculative marketplace for community benefit.



Figure 10 - A South Knowlesville Community Land Trust home. Image Source: South Knowlesville Community Land Trust website

In the case of South Knowlesville, the trust provides a 99 year lease on parcels of land ranging from 2 to 2.5 acres and assists residents with financing to construct homes, start a small business or other related projects. By removing land from the market the CLT ensures the land remains affordable well into the future. In order to receive a lease, individuals must live in the area for a year before they are eligible.

The South Knowlesville CLT places an added emphasis on community by encouraging residents to build homes closer together. As of 2014 there are 15 members of the trust who are current or incoming members and meet regularly to plan for the future of the community.

ISSUE #4: LACK OF RENTAL HOMES

- Lack of registered rental properties
- Many registered rental properties have age restrictions (i.e. 55+)
- Unknown number of unregistered rentals
- Complaint based bylaw enforcement is poor mechanism to compel legal suites (see reference to housing programs/funding in appendices)
- Cost of registering secondary suites is prohibitive



WHO THIS AFFECTS MOST

- Families and individuals saving to purchase a home
- Families going through a divorce
- Young adults moving out of parents home
- Service Industry Workers
- Temporary Agricultural laborers
- Families going through a divorce

RESPONSES

- Zone areas that require a certain portion of rental stock for any new development
- Allow developers to build greater density if a certain portion of a development is rented
- Remove red-tape and reduce fees for long-term rentals in secondary suites
- Partner with non-profits and private sector to develop new solutions
- Support innovation from community groups

BEST PRACTICES: POLICY

COVENANTS & MORATORIUMS

Bowen Island - Rental housing was required in the re-zoning of a large site. Created 26 rental units. The market project includes 106 single-family lots, commercial space and parkland. A covenant on title requires the rental units to remain rental for 25 years and that rents shall be no greater than 15% below average rents for the Vancouver CMA as determined by CMHC.³³

City of Richmond – Successfully applied a moratorium on the demolition of existing multi-family rental stock between July 2006 and July 2007, except where 1:1 replacement provided. Additionally, the Official Community Plan encourages 1:1 replacement of rental units and further encourages affordable rentals with the following development bonuses³⁴.

Density bonus:

- 0.2 FAR density bonus for SF and Townhouse to max .6 FAR
- 0.6 FAR density bonus in Apartment zone to max 3.0 FAR
- SF developer can get bonus for an “affordable” secondary suite or coach house (secured with a housing agreement)

Cash contribution goes into Affordable Housing Reserve Fund:

- \$2 per square foot for single-family developments.
- \$4 per square foot for townhouse developments.
- \$6 per square foot for apartment/mixed-use developments with >80 units.

RENT SUBSIDIES & INCENTIVES

Kitimat Secondary Suite Incentive Program³⁵

When a homeowner makes a suite available for rent they may be eligible for a 5-year forgivable-loan by entering into a grant agreement with the District of Kitimat.

- Up to \$2,500 for any suite; or
- Up to \$5,000 if suite is rented at or below Level 1 Affordable; or
- Up to \$7,500 if suite is rented at or below Level 2 Affordable; and/or
- \$2,500 Bonus if suite is Accessible

³³ Province of British Columbia. (2005). Secondary Suites: A Guide For Local Governments. Ministry of Community, Aboriginal and Women’s Services: Housing Policy Branch. ISBN 0-7726-5322-4

³⁴ City of Richmond. (2015) Affordable Housing Guide. Accessed from https://www.richmond.ca/_shared/assets/AffordableHousingResourceGuide45351.PDF

³⁵ City Spaces. (2014). District Of Kitimat Housing Action Plan: Northern Development Initiative Trust. Accessed from: http://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/publications/kitimat_hap_final.pdf

Community Rent Bank

Some communities have established “rent banks” to provide a one-time interest-free loan to a low income renter (individual, couple or family) facing a temporary crisis, such as risk of eviction due to a shortage, or lack of, a monthly rent payment, utility arrears, or other short-term circumstances. In BC, rent banks exist in Surrey and Vancouver³⁶. Typically, rent banks are administered by community-based societies with funding from foundations, credit unions and the municipality. There are eligibility requirements and pre-assessments.

Provincial Programs – BC Housing³⁷

- The Rental Assistance Program (RAP) was introduced by BC Housing in 2006 to help low-income³⁸ working families with the cost of private market rental housing. Working families earning up to \$35,000.00 a year can receive direct rent subsidies ranging from \$50 up to \$765 per month. The average monthly subsidy is \$405.
- Shelter Aid for Elderly Renters (SAFER) helps make housing more affordable for low-income seniors who rent in the private market. The average monthly subsidy is \$158.

³⁶ Sources Community Resource Centres (2017). Sources Rent Bank. (website) Accessed from http://www.sourcesbc.ca/index.php?option=com_content&view=article&id=205&Itemid=163

³⁷ BC Housing. (2017). Rental Assistance & Financial Aid for Home Modifications. (website). Accessed from <https://www.bchousing.org/housing-assistance/rental-assistance-financial-aid-for-home-modifications>

³⁸ See CMHC Innovation fund and BC Housing Loans for new project development or reference the Chart in the Appendix

BEST PRACTICES: PROJECT

COHOUSING AND NON-PROFIT RENTAL MANAGEMENT

Project	<i>Atangard</i>
Location	<i>Abbotsford, BC</i>
Developer	<i>Atangard Community Project Society (ACP)</i>
Completion	<i>September 2009</i>
Project Timeline	<i>2 Years</i>
Development Cost	<i>\$10,000 Facility Upgrade</i>
Funding	<i>ACP Society Private Investors</i>
Agreement Type	<i>Exclusive Operational Covenant with the City of Abbotsford</i>
Target Demographic	<i>Students and young professionals - ages 18-35</i>
Unit Type	<i>Below market rental</i>
Number of Units	<i>19 (7 double and 12 Single Occupancy); Private baths</i>
Unit Cost	<i>Single \$375 - \$450 Double \$425 - \$525</i>
Unique Features	<i>Shared Kitchen, Dining Room, Lounges and Laundry facilities.</i>

In 2004, the Fraser Valley Inn in the Atangard building was being used as a low-income SRO when the City of Abbotsford revoked its operating permit. The area was then zoned for office/commercial use. In 2007, the ACP Society approached the building owners and the City concurrently to discuss utilizing the space as affordable housing for young people.



Figure 11 - Atangard Entrance. Image Source: Daniel Bryce

An agreement with the City gave the ACP Society exclusive rights to operate the housing through a restrictive covenant. The covenant

required that the Society exclusively operate the housing with age restrictions and below market pricing, as well as fulfilling the Crime Prevention Strategy requirements. The City waived certain application fees, however there were no additional costs incurred by the Municipality to complete this development.



Figure 12 - The Fraser Valley Inn (aka. Atangard Hotel) Image Source: Daniel Bryce



Figure 13 - Common kitchen and eating area where dinners are shared daily. Image Source: Atangard Resident

An agreement between ACP Society and the building owners allowed for tiered rental increases over the first year of operation linked to projected occupancy that enabled ACP Society to pay down the capital costs in the first 2 years of operation. The agreement was 5 years with an option to renew for 3 additional years. The ACP Society has recently negotiated to continue operating in the building for an additional 10-years.³⁹

³⁹ Daniel Bryce. (2017). Atanagard Community Project Society Board of Directors 2005-2011.

ISSUE #5: SPECULATION & ABSENTEEISM

- Newcomers to the area and first-time home buyers are being out-bid by investors who do minor renovations and sell the houses for significantly more than they were purchased (Source: Conversations with families and realtors)
- Out-of-town buyers of vacation homes only use the property a portion of the year (Source: Conversations with residents and visual inspection of neighbourhoods, especially near the lake)
- Real-estate listing turn-over is quick, which doesn't give buyers looking to purchase a new primary dwelling a good chance to consider the purchase (Source: Conversations with recent home buyers and realtors)
- There are no restrictions preventing low-cost housing them from being re-sold at market prices (Source: Conversations with recent home buyers/sellers, realtors, local support organizations and District staff)



WHO THIS AFFECTS MOST

- All home buyers, especially first-time house buyers
- Families and growing households
- Wage earners below median income
- Renters may have their home put on the market

RESPONSES

- Create covenants on affordable housing that requires below market value resale
- Partner with non-profits and private sector to develop new solutions
- Support innovation from community groups
- Tax vacation properties at a higher rate and invest into affordable housing

BEST PRACTICES: POLICY

RESTRICTIVE COVENANTS/PUBLIC PRIVATE PARTNERSHIP

Harmony Flex Housing⁴⁰ is the result of a partnership between the City of Abbotsford and the Van Maren Group (the developer), with support from CMHC and VanCity Credit Union (Also see the following Best Practices: Flex Housing for more information). The City's role involved:

- Selecting the private-sector partner
- Selling the land to developer 20% below market value
- Approving the zoning and development applications
- Providing the legal covenants
- Approving the home purchasers
- Reducing property taxes by \$5000

Process

- The City rezoned the site to a multi-unit residential flex (RMF) zone and approved a development permit with variances for on-site parking and a reduction in the setback between buildings.
- The City sold the land to Van Maren at 20 per cent less than its assessed value, in order to achieve the housing affordability target. Allowing the developer to buy the land transferred all construction and development risks to Van Maren, which in turn eliminated the risk to city taxpayers.
- The City also prepared and registered Section 219 covenants, which are registered on title (Strata Plan BCS3731), to ensure that the Harmony homes would remain affordable in the future. The covenant requires that the owners sell at 20% less than market value.
- City staff supported the developer through the preliminary design, rezoning, development permit, and building permit approval process.

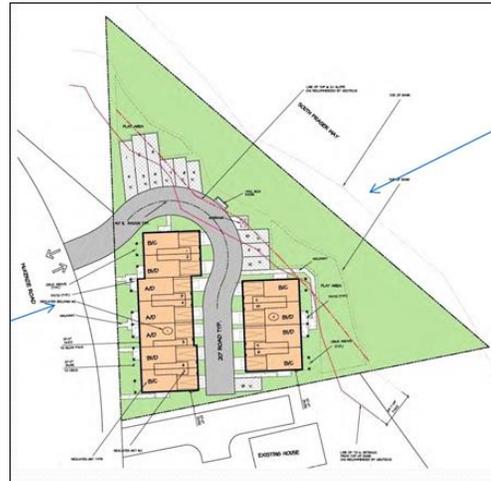


Figure 14 - Harmony Lot Plan. Image Source: Cherie Enns Consulting

⁴⁰ Cherie Enns Consulting. (2017). Harmony Flex Housing Project. (presentation). Accessed from <http://www.cherieennsconsulting.ca/affordable-housing>

Section 219 Covenants

- An agreement between a local government and the owner of land, in which the owner's rights to use, build on or subdivide the land are limited in respect to public benefit.
- Covenants often contain one or more priority agreements, by which the holder of a charge on title, typically a mortgage, agrees to subordinate its charge to the Section 219 Covenant. This prevents the Section 219 Covenant from being removed from title in the event of a foreclosure.

OTHER EXAMPLES:

UBC University Endowment Lands Affordable Housing Agreement. Schedule E - Housing Agreement and Restrictive Covenants therein.⁴¹

Oysoyoos Affordable Housing Agreement Bylaw No. 1328, 2017. Article 5 - Sale Restrictions⁴²

⁴¹<http://www.universityendowmentlands.gov.bc.ca/library/Block%20F%20Update/Master%20Restrictive%20Covenant.pdf>

⁴²<https://osoyoos.civicweb.net/document/69091>

BEST PRACTICES: PROJECT

FLEX HOUSING

Project	<i>Harmony Housing</i>
Location	<i>Abbotsford, BC</i>
Developer	<i>Van Maren Group</i>
Completion	<i>June 2010</i>
Project Timeline	<i>2 Years</i>
Development Cost	<i>\$2,580,000 including land, building, planning, legal, financing and construction costs (\$1,636 per square metre)</i>
Funding	<i>CMHC, VanCity Credit Union</i>
Agreement Type	<i>Public private partnership</i>
Target Demographic	<i>Homeowner: Low to moderate income home Renters: low-income seniors and low-income adults with disabilities.</i>
Unit Type	<i>Below market homeownership and low income-rental</i>
Number of Units	<i>11 Townhomes (8 three-bedroom ownership units, 3 two-bedroom ownership units, and 11 accessible bachelor secondary suites.</i>
Unit Cost	<i>Estimated Cost (2011) Mortgage: \$1,026/month 2-bdrm \$1,127/month 3-bdrm Rent: \$480/month Suites</i>
Unique Features	<i>Covenant requires re-sale 20% below assessed value</i>

Harmony is a 22-unit below market affordable housing project in Abbotsford, BC comprised of 11 townhomes and 11 bachelor secondary suites targeting low and moderate-income households. The unique nature of this development required new multi-unit residential flex zone to facilitate bachelor suites within townhome. The project is an innovative example of successful affordable housing strategies provided via public private partnership and a result of collaboration between the City of Abbotsford, the Van Maren Group, CMHC and VanCity Credit Union.

Van Maren and the City drafted covenants to set a predetermined below market price for sale to first homeowners at 27% below assessed value. To be eligible, potential buyers must be Abbotsford residents, have a household income < \$60,000 a year, not own any other property and live in the unit (either main home or bachelor suite). Covenants on the property required resale of the property to be below 20% of the market rate, ensuring the units remain permanently affordable without requiring on-going subsidies. Additionally, the covenants restricted tenants in the bachelor suites to low-income seniors or adults with disabilities, but after initial turnover the suites were extended to anyone meeting CMHC affordable housing criteria.



Figure 15 - Harmony Flex Housing Frontage. Image Source: Google Street View

The project proved profitable to Van Maren and the city avoided additional costs by transferring risk to the developer. Additional savings were acquired through CMHC funding and assistance from VanCity Credit Union. The project received the 2011 Real Estate Foundation of British Columbia Land Award and the 2010 CMHC Housing Award⁴³. For more information about the policy developed to support this project refer to the previous Best Practice: Restrictive Covenants/Public Private Partnership.

⁴³ CMHC. (2017). Permitting Secondary Suites: Harmony Housing — Abbotsford, British Columbia. (website). Accessed from https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhostcast/afhoid/pore/pesesu/pesesu_006.cfm

ISSUE #6: LACK OF SUBSIDIZED AND SUPPORTIVE HOUSING

This issue was determined primarily using information from BC Housing's Research & Corporate Planning Department (See Table below) and meetings with the Summerland Foodbank and Resource Center.



- No housing for those at-risk of homelessness or with very low income
- Limited appropriate housing for persons with physical or mental disabilities
- No appropriate shelter available during periods of crisis or emergency (i.e. fires, floods, extreme weather, etc.)

Report Date (31 March)	Community	Emergency Shelter & Housing Homeless			Transitional Supported & Assisted Living			Independent Social Housing		Rent Assist in Private Market		Home-ownership (BC HOME Partnership)
		Homeless Housed	Homeless Rent Supplement	Homeless Shelter	Frail Senior	Special Needs	Women & Children Fleeing Violence	Low Income Family	Low Income Senior	Rent Assist Family	Rent Assist Senior	
2015	Kelowna	366	135	80	215	114	16	471	601	302	724	
	Peachland					2		30		4	28	
	Penticton	88	44	12	398	67	26	77	185	115	444	
	Summerland				51	1			88	19	57	
2016	Kelowna	366	144	80	215	115	16	491	651	301	776	
	Peachland					2		30		5	29	
	Penticton	89	42	12	398	65	26	77	185	121	464	
	Summerland				51	1			88	20	63	
2017	Kelowna	365	144	80	210	114	16	656	540	293	899	11
	Peachland					1		30		9	28	
	Penticton	130	42	16	398	58	26	77	185	113	491	
	Summerland				51	1			88	25	72	1

Prepared by BC Housing's Research & Corporate Planning Dept., Aug 2017
 Data Source: Unit Count Reporting Model
 See Appendix – 7.0 Tables for further information and definitions of terms used in this table
 Please note this Table is only a guide and does not fully reflect the situation in Summerland.

WHO THIS AFFECTS MOST

- Marginally employed
- Minimum wage earners
- Temporary workers
- Single parents
- Unemployed
- Mentally and physically disabled
- A lack of appropriate housing for different resident groups affecting the economic, physical and social health of the entire community.

RESPONSES

- Making municipal land available to non-profit housing developers through land grants, leasing land at or below market value and/or deferring payments on land leases.
- Support innovation from community groups including organizations with excessive land.
- Participate in regional homelessness count and taskforces.
- Create housing task force made up of community stakeholders to explore opportunities for inclusionary zoning and management of private rental units to address needs.
- Partner with service agencies, non-profit housing operators, developers and other stakeholders including BC Housing (MOUs), CMHC (Seed Funding) and

BEST PRACTICE: POLICY

AFFORDABLE HOUSING TASK FORCE

There are many examples of Affordable Housing Task Forces. In 2014 the City of Abbotsford drafted a Homelessness Action Plan⁴⁴. This study was instrumental in City accessing funds from the Federal Homelessness Fund⁴⁵. Chilliwack City Council established a Housing Task Force in 2008 - Housing First Task Team⁴⁶

Mandates

- Provide recommendations to Chilliwack City Council on actions the City can take to address issues related to housing affordability and homelessness;
- Consult service agencies, non-profit housing operators, the public, and Council;
- Develop an Affordable Housing Strategy.

Purpose: Identify ways in which new emergency shelter, transitional and supportive housing for people with addictions and mental health issues, and affordable housing for low income households can be developed, with the support of public, private and non-profit sectors.

Governance: Representatives from land development, business, real estate, finance, non-profit sector, the faith-based organizations and social service providers

Housing First Task Team Projects

- **Low Barrier Housing:** Team research showed low barrier housing as the highest housing priority need in the community. The aim of low barrier housing is to have as few obstacles as possible to allow more people access to services. A plan was subsequently created to ensure there are housing options to support those who are homeless or at risk of homelessness and/or actively experiencing mental health and substance use issues.
- **Adaptable Housing:** Council directed staff to develop bylaw changes to require 50% of all new apartment units be built to the Adaptable Housing Standards of B.C. Building Code (Jan. 1, 2012). Adaptable apartment standards allow current and future residents to age in place. To date 76 adaptable apartment units have been built.
- **Supportive Housing Assistance Policy:** The task team established an objective process to ensure equitable distribution of limited financial resources to offset the development costs of suitable, not for profit, supportive housing initiatives. Funding was provided

⁴⁴ City of Abbotsford. (2014). Homelessness in Abbotsford Action Plan. Accessed from http://www.abbotsford.ca/business_and_development/major_initiatives/Homelessness_Action_Plan/homelessness_taskforce.htm

⁴⁵ Government of Canada. (2017). Funding: Homelessness Projects. (website). Accessed from <https://www.canada.ca/en/employment-social-development/services/funding/homeless.html>

⁴⁶ City of Chilliwack. (2017). Housing. (website). Accessed from <http://www.chilliwack.ca/main/page.cfm?id=2477>

through a Community Development Initiatives Fund. To date two organizations have received funding through this initiative: the Chilliwack Health and Housing Center and Ruth & Naomi's Mission.

- **Large Supportive Recovery Home Policy:** Procedures were created to regulate market and non-market Large Supportive Recovery Homes with 7-10 persons in care (including on-site staff).
- **Small Unit Apartment Development Cost Charges (DCC):** The City reduced DCC rates for small apartments, which are no larger than 57m². These units may or may not include amenity storage and laundry spaces within the unit.
- **Downtown Revitalization Tax Exemption:** The City of Chilliwack's Official Community Plan identified revitalization of downtown as priority. The BC Community Charter (2004) provides the ability to apply a revitalization tax exemption, which the City applied to the downtown.

BEST PRACTICES: PROJECT

TRANSITIONAL HOUSING

Project	<i>Annis House</i>
Location	<i>Chilliwack, BC</i>
Developer	<i>Pacific Resource Community Society (PRCS)</i>
Completion	<i>Post 2008</i>
Funding	<i>BC Housing Fraser Health</i>
Target Demographic	<i>Adults aged 19 and up at risk of homelessness and no longer using drugs or alcohol</i>
Unit Type	<i>Transitional Housing</i>
Number of Units	<i>22 individual suites with private bathroom</i>
Unit Cost	<i>No cost to residents</i>
Unique Features	<i>Shared Kitchen, Dining Room, Lounges and Laundry facilities, community garden. Maximum 2 year stay</i>

Annis Residence⁴⁷ is a 22 individual unit supportive housing service intended to assist adults who are homeless or at risk of homelessness obtain long-term housing. To qualify for residency, applicants must be residents of Chilliwack for at least 6 months and be free of alcohol and drug use. Each resident is also assigned a case manager to help residents set personal goal plans that include strategies for basic life skills, drug and alcohol counseling, employment counseling, preventative health care information and developing community support networks. Annis Residence also provides supportive services such as addictions counseling, employment services and training programs.



Figure 16 - Annis House in Chilliwack, BC. Image Source: Pacific Community Resource Society website

⁴⁷ Pacific Community Resources Society. (2017). Annis: Supported Housing for Adults in Chilliwack. (website). Accessed from <http://pcrs.ca/our-services/annis/>

EMERGING ISSUE: SHORT-TERM RENTALS



As short-term rentals become more popular with the rise of online booking systems such as Airbnb, the attractiveness of renting to vacationers or other short-term renters rather than long-term renters is increasing⁴⁸. Some communities such as Nelson have identified this as a problem and have put in place by-laws that restrict or require registration of short-term rental units (See the following Best Practice: Policy for more information). However, unless the registration fees can make administration of the by-law revenue neutral, the process of enforcement can be an additional burden to municipal budgets⁴⁹. For specific stats on Summerland's short-term rentals through Airbnb, see the following table.

Table - Summerland AirBnB advertisements as of August 10th, 2017

Accommodation Type	Number of Units	Average Rental Rate	
		Nightly	Monthly
B&B	4	\$137.25	\$4,117.50
Camper/Trailer/Cabin	9	\$75.67	\$2,270.00
Carriage House	7	\$251.00	\$7,530.00
Mobile Home	5	\$91.40	\$2,742.00
Primary Residence (Entire)	7	\$213.00	\$6,390.00
Private Room	20	\$97.85	\$2,935.50
Secondary Suite (Entire)	17	\$112.35	\$3,370.59
Studio Suite	5	\$95.40	\$2,862.00
Vacation Home (Entire)	9	\$267.56	\$8,026.67
TOTAL UNITS	83		

Table Source: <https://www.airbnb.ca/?locale=en>

WHO THIS AFFECTS MOST

- Long-term renters
- Local Businesses
- Temporary Agricultural laborers

⁴⁸ Helston, C. (2016). Why not everyone is so cozy with Airbnb rentals. Accessed from <http://infotel.ca/newsitem/why-not-everyone-is-so-cozy-with-airbnb-rentals/it29430>

⁴⁹ Sawatzky, K. (2016). Short-term consequences: Investigating the extent, nature and rental housing implications of Airbnb listings in Vancouver. Simon Fraser University: Summit Institutional Repository. Accessed from <http://summit.sfu.ca/item/16841#310>

Table - Pros and Cons of Short-term Rentals	
PROS ⁵⁰	CONS ⁵¹
Allows the community to potentially accommodate more tourists than would be possible with only commercial accommodations	Many rentals of secondary suites, carriage houses and other accommodations are targeting the short-term tourism rental market rather than providing long-term rentals
Good for attracting tourism dollars	May encourage development of illegal suites
Money from short-term rentals goes directly into residents' pockets and back into community	Undermines long-term sustainability and year-round activity of local businesses especially in seasonal destination communities
Airbnb travellers stay longer and spend more in diverse neighbourhoods throughout the city than typical visitors.	May displace year-round renters from the community

RESPONSES

- Remove barriers such as higher taxes and reduce fees for long-term rentals in secondary suites
- Require licencing and charge fees for short-term rental accommodation – invest these into affordable housing
- Partner with non-profits and private sector to develop new solutions
- Support innovation from community groups

⁵⁰ airbnb. (2017). The Economic Impacts of Home Sharing in cities around the world. Accessed from <https://www.airbnb.ca/economic-impact?locale=en>

⁵¹ Fairbnb. (2017). Housing Issues. Accessed from <http://fairbnb.ca/category/housing-issues/>

BEST PRACTICES: POLICY

SHORT-TERM RENTAL BY-LAW**Nelson – Airbnb Bylaw**

In the spring of 2016, Council directed staff to undertake a public consultation and planning process to develop regulations for short-term vacation rentals (STR). The new regulations came into effect on January 1, 2017⁵². The regulations include:

- 3 types of STR licences – annual, summer (May 1 to August 31), and 31-day
- There is a cap of 110 annual licences and 40 summer licences. There is no cap on 31-day licences, however there can only be one per property per year.
- Maximum of three licences in total per block (not including 31-day licences)
- 3 types of STR dwellings – guest homes, guest rooms and guest suites (secondary or detached secondary suites)
- Except for summer licences, they all require you to be the primary resident. This is to accommodate those renting to students where the students leave for the summer, and it allows them to do short-term rentals for the summer months. The manager of Development Services has the ability to approve or not approve summer licences.
- Existing parking requirements have been maintained, with allowance for one stall to be provided on an adjacent property or across a lane.
- Each property can have up to one annual licence and another licence of less than 6 months (summer or 31-day licence).
- All annual licence holders must have a Nelson Kootenay Lake Tourism membership.
- All licences require a \$500 deposit (except for 7 grandfathered licences).
- Grandfathered licences are also exempt from cancellation if property ownership changes, and from the requirement to list the business licence number, number of parking spaces and maximum guest occupancy on booking platforms.
- All licences require a building and fire inspection every three years.
- Maximum of 2 adults per guest room, 4 per guest suite and 6 per guest house
- Must have a contact person who responds within 15 minutes to phone calls and lives within 30 km of the property

STR operators need to apply by December 15 each year to ensure that they maintain their spot in the queue for the next year. Short-term vacation rental within a residential zone (R1, R2, R3, R4, R6, MU2, MU3, MU4, CD1, CD6) requires a 'short-term rental' business licence. Short-term vacation rental within a commercial zone (C1), requires a 'tourist accommodation' business licence. These licences must be renewed annually and can be obtained from City Hall.

⁵² City of Nelson. (2017). Are STRs legal in Nelson? (website) Accessed from <http://str.nelson.ca/overview/>

OTHER EXAMPLES

Whistler - The Regional Municipality of Whistler Tourist Accommodation Regulation Bylaw No. 2142, 2017 now requires business licences for all tourist accommodation activity, including the marketing of properties/units. If a unit is rented solely through a property management company, their business licence covers it. All other tourist accommodation owners marketing their unit(s) or providing any related services are required to obtain a licence⁵³.

Port Coquitlam - uses incentives rather than penalties to encourage legalization of its suites. It charges houses with registered suites only an additional 40% in utility fees, whereas homeowners of non-registered suites are charged the full rate. A 1999 study in 3 BC municipalities showed that secondary suites increased usage of municipal services by no more than 30 to 40%⁵⁴.

⁵³ Regional Municipality of Whistler. (2017) Tourist Accommodation Regulations. (website). Accessed from <https://www.whistler.ca/municipal-gov/bylaws-and-regulations/temporary-tourist-accommodation-regulations>

⁵⁴ Province of British Columbia. (2005). Secondary Suites: A Guide For Local Governments. Ministry of Community, Aboriginal and Women's Services: Housing Policy Branch. ISBN 0-7726-5322-4

PART III - IMPLEMENTATION

The Implementation section provides an overview of strategic directions that the District of Summerland can use to encourage and enable more affordable housing options and tables of tasks, activities and potential partnerships that would help achieve these directions.





Affordable housing is a cornerstone of sustainable, inclusive communities and a Canadian economy where we can prosper and thrive.

National Housing Strategy (CMHC 2017⁵⁵)

The following section provides an overview of strategic directions that the District of Summerland can use to encourage and enable more affordable housing options. Summerland District will continue to face upward pressure on the affordability of the housing due to local tourism economy, desire for vacation homes, need for seasonal and permanent workforce housing and challenges faced by those living on social assistance. An opportunity exists for Summerland to take a leadership role with respect to housing supply and to strategically move toward addressing the demands for recreational, seasonal, and workforce housing while not ignoring the needs of those living below the poverty line.

Historically, the provision of affordable housing has been the responsibility of senior government. Policy and funding changes now require a greater role for local governments. To access federal and provincial funding, a more coordinated approach is required involving partnerships and collaboration, working with BC Housing, agency responsible for affordable housing across the housing spectrum (See Figure 1)

Building on challenges identified and best practice responses the following key areas are considered a priority:

- Greater affordability for all households, including work force housing and families;
- Housing for seasonal workers;
- Need to provide more affordable options for low-income households
- Importance of fostering and measuring leadership and innovation related to affordable housing and development.

To address the challenges, it is recommended that: *The District of Summerland works within its capacity and in partnership with others to promote housing affordability for all Summerland current and future residents.*

⁵⁵ Siddall, E. (2017). No Solitudes: A Canadian National Housing Strategy. *Canadian Club of Toronto*. (Speaking Notes, June 1, 2017). Accessed from <https://www.cmhc-schl.gc.ca/en/corp/nero/sp/2017/2017-06-01-1245.cfm>

PROPOSED AFFORDABLE HOUSING STRATEGIC DIRECTIONS



- SD 1 Innovative and Flexible Design Guidelines** – focus on regulatory tools that provide allowance for mortgage helpers and changing household demands and encourage a more diverse market and non-market housing supply.
- SD 2 Short-Term Rental and Seasonal Worker Strategy** – working with key stakeholders to collaborate on housing responses to address need for both vacation and seasonal worker housing, as a tool for create a more attractive environment for new industry in the District.
- SD 3 Sustainable Planning Initiatives** – Recognition that living costs include a range of factors such as accessibility, utility costs and sustainable transportation and initiatives are required to increase resident’s ability to pay for housing.
- SD 4 Facilitation of Affordable Housing Partnerships** – Importance of collaboration, partnership and advocacy to bring successful market and non-market housing projects to District of Summerland.
- SD 5 Monitoring and Evaluation of Affordability and Innovation** – Recognition for the District leadership role and successful partnerships requires ability to measure and document change.

IMPLEMENTATION PLAN⁵⁶

The following tables outline steps and resources required to implement the strategic directions. Further consideration of best practices is required in consultation with community stakeholders and funding agencies. It is advised that District of Summerland review, revise and then adapt key ideas in this strategy document.

The strategic directions and tasks are designed to address community challenges and diversify the housing supply across the spectrum while facilitating greater affordability for all residents. Ongoing evaluation of the Strategy and partner-based implementation efforts will be essential to the delivery of the Strategy.

⁵⁶ Housing Strategies that the consultants has previously participated in were relied on extensively for this section as well as recent policy documents completed for Penticton, Coquitlam, Nelson, Canmore and Whistler.

SD 1 Innovative and Flexible Design Guidelines – focus on regulatory tools that provide allowance for mortgage helpers and changing household demands and encourage a more diverse market and non-market housing supply.

Strategic Direction 1: Innovative and Flexible Design Guidelines			
Status	Action	Work Plan Tasks	Partners
Coach Housing Policy approved	Review Zoning Bylaw for purpose of expanding Infill Housing Policy and facilitating Innovation	1.5 Employ a series of regulatory incentives to preserve existing rental and co-op housing Explore rental development opportunities using incentives in the framework as development/redevelopment applications are submitted to the City.	All District Departments
	Implement Inclusionary Zoning Policy that include Cash In lieu of Housing Option for all new housing developments	Require percentage (10 to 35%) of affordable or purpose built rental for the redevelopment of sites where co-op or rental housing existed and for/all municipal owned projects and for all new neighbourhood development plans	CMHC and BC Housing and Private Industry
	Broaden the use of carriage housing and garden cottages in existing single-family zones, subject to neighbourhood context, parking and design considerations. Encourage development/building designs with a variety of innovative unit types (studios, lock-off suites, micro-suites, accessible/special needs suites) and tenures, subject to detailed design review. Facilitate innovative market rental development through encouraging a range of unit types	Promote use of minimum rental covenants, for new strata developments, to establish minimum amounts of strata units potentially available for rental. Housing Agreements/covenants registered against Title Consider updates to the DCC Bylaw to increase housing affordability, in terms of how DCCs are charged for single- and multi-family units, and clarifying DCC waivers for affordable housing units. Housing agreements: The City could use housing agreements to ensure that affordable housing units remain affordable in the long-term, and this is particularly important when a municipality has made significant contributions in the form of land or capital (from housing funds)	

SD 2 Short-Term Rental and Seasonal Worker Strategy – working with key stakeholders to collaborate on housing responses to address need for both vacation and seasonal worker housing, as a tool for create a more attractive environment for new industry in the District.

Strategic Direction 2: Short-Term Rental and Seasonal Worker Strategy			
Status	Actions	Work Plan Tasks	Partners
	Initiate Development of a youth hostel/seasonal worker housing	Organize a series of public engagement meetings Stakeholder Meeting to Facilitate Partnerships Explore Innovative partnerships, including temporary modular housing options	Chamber BC Housing and Private Sector
	Adapt a short-term housing policy	Review Nelson and Whistlers policies	City Staff

SD 3 Sustainable Planning Initiatives – Recognition that living costs include a range of factors such as accessibility, utility costs and sustainable transportation and initiatives are required to increase resident’s ability to pay for housing.

Strategic Direction 3: Sustainable Planning Initiatives			
Status	Actions	Potential Work Plan Tasks	Partners
	Explore opportunities for innovative housing affordability partnerships with senior governments, the development community and non-profit housing providers.	Explore these opportunities as a part of City business and processing of development applications. Become a leader in implementation of alternative energy	Pursue private sector partners
	Develop economic development and land use visions, strategies and plans that support new employment growth including child or family friendly policy guidelines ⁵⁷ .	Implement through the City’s Economic Development Strategy and associated land use, capital planning and marketing processes.	

⁵⁷ Please see City of Abbotsford and Surrey for good policies related to child friendly community design.

SD 4 Facilitation of Affordable Housing Partnerships – Importance of collaboration, partnership and advocacy to bring successful market and non-market housing projects to District of Summerland.

Strategic Direction 4: Facilitation of Affordable Housing Partnerships			
Status	Action	Potential Work Plan Tasks	Partners
2 Initiatives in process	<p>Explore innovative partnerships with faith groups, industry and other landholders related to development of market and non-market affordable housing on surplus land.</p> <p>Initiate the sale of city owned land with the goal of partnering to develop some aspect of market or non-market affordable housing.</p>	<p>Preparation and registration of Housing Agreements and related detailed documents needed to secure below market purpose-built rental housing.</p>	<p>BC Housing and CMHC</p>
	<p>Participate in regional homelessness count and other initiatives related to needs of those most at risk.</p>		<p>Federal Funding for Homelessness Prevention (HPS)</p>
	<p>Explore opportunities for innovative housing affordability senior governments, the development community and non-profit housing providers.</p> <p>Province through Memorandums of Understanding (MOUs) to develop and operate emergency, transitional and supportive housing. Under these MOUs, the municipal partner is required to provide city-owned land on a long-term lease, waive all application and development fees, and consider partial or full property tax exemption for the non-profit operator.</p> <p>Create a Homelessness and Housing Fund: The City could address homelessness through a Homelessness and Housing Fund which relies on community amenity contributions routed through the City's Affordable Housing Reserve Fund. In addition, the City could set up a non-profit society to oversee the above fund and to</p>	<p>Set up a Housing Partnership Centre</p>	<p>CMHC and BC Housing, Provincial Grants</p>

	raise additional funds from non-municipal funding sources, because of its non-profit status (Like the City of Surrey and Abbotsford,BC).		
	<p>Liaise with BC Housing, local non-profit community and the Provincial Government to identify housing affordability project opportunities.</p> <p>Investment in Housing Innovation (IHI): On September 19, 2016, the Province announced their commitment to the creation of 2,900 new units of affordable rental housing through a \$500 million investment. Eligible proposals received through the Provincial Investment in Affordable Housing proposal call and through the Community Partnership Initiatives (CPI) were considered⁵⁸.</p>	Continue to explore opportunities for funding and partnerships.	BC Housing, Provincial Government, CMHC, Federal Government ⁵⁹
	Support expansion of College and other local post-secondary educational and training facilities.	Support facility/program expansion through economic development initiatives and development application processing.	
	Provide support for temporary homeless shelter initiatives, as required.	Ongoing component of Social Planning function.	
	Provide ongoing support to non-profit housing providers to help them best serve their client groups and be good neighbours to adjacent residents and businesses.	Continue to work with non-profit community	

⁵⁸ <https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/affordable-rental-innovation-fund.cfm>

⁵⁹ https://www.canada.ca/en/innovation-science-economic-development/news/2017/07/government_of_canadalaunchesstrategicinnovationfund.html

SD 5 Monitoring and Evaluation of Affordability and Innovation – Recognition for the District leadership role and successful partnerships requires ability to measure and document change.

Strategic Direction 5: Monitoring and Evaluation of Affordability and Innovation			
Status	Action	Potential Work Plan Tasks	Partners
	Participate as a member of a regional Homelessness and Housing Task Group		
	Liaise with BC Housing and the Provincial Government to identify affordable housing project opportunities.	Continue to explore opportunities for funding and partnerships.	
	Set Up a Housing Partnership and Monitoring Centre	Identify indicators linked to each SD to measure and benchmark impact of change. Establish targets across the housing spectrum.	HPS, Federal Government and CMHC, and other small grant programs.
	Education and advocacy measures: The City could raise community awareness and support for affordable housing and non-market housing in the City. In addition, the City could provide support for developers and non-profit groups seeking funding from senior levels of government.		
	Create and maintain an inventory of affordable and accessible housing in Summerland		
	Collect, analyze and provide housing data that supports housing affordability initiatives to non- market housing providers, other municipalities, community agencies, government agencies and the media, as needed.	Ongoing component of statistical function	
	Attend housing conferences and seminars as resources and time permit.	Part of the proposed Social Planning work program, as appropriate.	

	As part of the ongoing implementation of this Strategy, Council may consider funding an additional staff resource or portion of a staff position funded through the AHRF.		
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NOTE: Following adoption of strategic directions by council a detailed action plan with funding opportunities can be drafted.

CONCLUSION

The District of Summerland commissioned the Affordable Housing Framework Project to identify affordable housing needs and requirements in the community, offer examples and experiences in the provision of affordable housing in other jurisdictions and provide guidance on what the municipality could do to make housing more affordable for residents across the economic spectrum.

The Framework contains seven sub-sections that outline six issues and one emerging issue that are barriers to affordable housing in Summerland. Each issue has information on who would be most affected, general responses to the issue and innovative best practices in policy and projects that other communities and organizations are using to deal with the respective affordability issue.

There were a number of key objectives addressed in this study. The first was to assess current demographics and socio-economic characteristics of the community as well as current housing availability and affordability across the housing spectrum. The second was to undertake public and stakeholder engagement to identify the community's preferences for diversified development across the housing spectrum. The third was to examine best practices from other jurisdictions to inform the local housing policies and partnerships and ensure that the District has appropriate zoning and housing policies to meet its housing needs across the housing spectrum. The final objective was to provide the District actionable recommendations on how to tackle housing affordability in the community. Appendix _ lists potential areas of funding for selected actions.

In conclusion the proposed action plan as outlined above provides a strategy for how District of Summerland can respond to their community's unique housing needs. The suggested actions provide direction that both support development of new affordable housing and preservation of more affordable housing to meet existing and future demand.

NOTE TO READER

The reader should note that this study relies on background information from a variety of public and private sector sources (including local real estate boards and comprehensive year-long housing strategies for other municipalities), as well as from stakeholder engagement conducted by the consultant during the summer of 2017. It assumes that the information is accurate and future population and economic conditions, such as those found in Stats Canada Census and National Household Survey data for the region, will not significantly differ from the historic trends. Finally, during the course of this project we met with many interested residents and potential partners including faith communities with surplus land. It is our opinion that District of Summerland is well positioned to have a leadership role within the context of small communities to respond to challenges related to affordable housing.

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APPENDIX

Appendix is provided as a separate document. It includes additional best practice resources and further information on engagement, material on housing forms and land ownership models, additional trends and statistics for Summerland and the surrounding region and a number of tables that provide resources that may be useful to council and staff to when applying the recommendations of the report.



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1.0 BEST PRACTICE (ADDITIONAL RESOURCES)

There are numerous ways that housing can be made more affordable, depending on the government level, the bylaws and policies in place, funding sources, and the interest of non-profits groups or private industry or even the general public. Through the Local Government Act¹ and Community Charter², local governments can implement policies that support the creation of social housing and affordable market housing and focus development on affordable ownership or rental housing. Discouraging the use of protectionist zoning policies within municipalities, such as unit sizes, lot sizes and rooms per unit have been shown to have a direct impact on housing affordability³.

The Federation of Canadian Municipalities has published a compendium of solutions for providing housing to individuals, young families, seniors and semi-independent adults⁴. They suggest using minor changes to regulation, such as restrictions on infill and laneway housing, secondary suites and lot size, to increase affordability. This reduction of regulation allows for a “wider range of housing options for people in different socio-economic ranges” (Plan Canada, June 2017).

The following subsections are further resources to the best practices in policy and projects from the main report. In this section there are a number of policy examples that are not achievable in the current legislative structure either due to separate charters such as in Vancouver or because they are located in a different province. They are included here to highlight what is being done in other jurisdictions.

¹ Government of British Columbia. (2015) Local Government Act [RSBC 2015] CH. 1. Accessed from http://www.bclaws.ca/civix/document/id/complete/statreg/r15001_00

² Government of British Columbia. (2003) Community Charter [SBC 2003] CH. 26. Accessed from http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/03026_00

³ Leisk, S. & Moher, S. (2017). Can we plan for affordable housing? *Plan Canada*. v. 57 n. 2. Craig Kelman & Assoc.: Winnipeg.

⁴ Federation of Canadian Municipalities. (2011). Housing Affordability and Choice: A Compendium of ACT Solutions. *Affordability and Choice Today*. Accessed from https://fcm.ca/Documents/tools/ACT/Housing_Affordability_and_Choice_A_Compendium_of_ACT_Solutions_EN.pdf

1.1 HOUSING AFFORDABILITY EVALUATION MEASURES

AFFORDABILITY MONITORING AND EVALUATION, COQUITLAM, BRITISH COLUMBIA

As part of the ongoing commitment to housing affordability staff will prepare a bi-annual report to Council based on the following information:

- The overall number of building starts in Coquitlam by housing type
- Trends of housing types, including Housing Choices and rental units
- The median household income
- Benchmark housing prices based on housing type
- The average monthly rent (unit type and size)
- Affordable housing evaluation measures
- Total number of lost/demolished rental units, townhouses and Housing Choices units
- Total dollar value of the AHRF contributions
- Total dollar value of contributions leveraged from other sources
- Individual use of emergency and transitional housing facilities
- Homelessness in Coquitlam
- Federal, Provincial and Metro Vancouver actions and contributions to Coquitlam and its residents including direct transfers to persons

1.2 INNOVATIVE FUNDING FOR NON-PROFITS

NAMERIND HOUSING CORPORATION, REGINA, SASKATCHEWAN

Location	<i>Regina, SK</i>
Organization	<i>Namerind Housing Corporation</i>
Operation	<i>1977 - Present</i>
Development Costs	<i>Various</i>
Funding	<i>Saskatchewan Housing Corporation Private fundng</i>
Target Demographic	<i>Indigenous Community and Low Income Families</i>
Unit Type	<i>Range from below market rental to affordable homeownership</i>
Number of Units	<i>270</i>
Unit Cost	<i>Various</i>
Unique Features	<i>Funding provided by commercial enterprise</i>
Website	http://www.namerindhousing.ca

Namerind Housing Corporation is a social enterprise that provides affordable housing to the Indigenous population, as well as low-income families in Regina. A social enterprise is a business that sets social, cultural or environmental goals in addition to traditional revenue earning goals. Revenue from a social enterprise is often invested into ventures intended to support the non-profit related goals.

In 2006, Namerind – a provider of affordable housing since 1977 – faced threats to its funding sources due to shifts in priorities at the provincial and federal level. To meet this challenge Namerind pivoted to a social enterprise model and now operates non-profit affordable housing projects that are funded in part by revenue from their for

profit businesses, including mall retail, a commercial warehouse and a landscaping management company. Namerind acquired the capital necessary to start shift to this model by selling off some of its older housing stock.

Under this model, Namerind now owns and manages 270 homes and provides economic opportunity for the community, while ensure a long-term stable source of funding. One such example is the Resting Lodge, a below-market rate rental facility intended to house individuals and family members undergoing treatment at the local hospitals. Namerind also provides traditional rental units and homeownership at affordable rates and has partnered with the Saskatchewan Housing Corporation to renovate existing affordable housing. It also participates in innovated cost save measures, such as the installation of solar panels on all of their multi-dwelling units.

1.3 COMMUNITY LAND TRUSTS

DENMAN COMMUNITY LAND TRUST ASSOCIATION, BRITISH COLUMBIA

Project	<i>Denman Community Land Trust Association</i>
Location	<i>Denman Island, BC</i>
Developer	<i>Denman Community Land Trust Association</i>
Completion	<i>On going</i>
Project Timeline	<i>Established 2008</i>
Partners	<i>Partnerships with CMHC and Real Estate Foundation of BC (funding), Comox Valley Regional District and Comox Valley Housing Task Force and 30 equity investors making up the Living Forest One Limited Partnership.</i>
Funding	<i>DCLTA receives land through bequests, donations, and sale of land at below-market rates</i>
Agreement Type	<i>Lease agreements</i>
Target Demographic	<i>Households earning less than 20% of the StatsCan low income cut-offs and households in need of stable, long-term housing</i>
Unit Type	<i>Variety of affordable rental housing</i>
Number of Units	<i>1 completed unit; 5 in progress for seniors</i>
Unit Cost	<i>Rental rates at no greater than 30% of tenant's income.</i>
Background	<i>Land and housing affordability became an issue for residents of Denman Island in the early 1990s, especially with the increase of vacation property owners. The availability of rental housing also decreased significantly. The Islands Trust Act requires communities to make land use decisions that will "preserve and protect" the islands. To meet this mandate the Denman Island Official Community Plan set a population cap to limit further subdivision unless it is for affordable housing or special needs.</i>
Unique Features	<i>Provides additional supports in the community, mapping and parcel status for each property, negotiated bylaw amendments, and research services.</i>
Website	http://www.denmanaffordablehousing.org/DCLTA/Welcome.html

1.4 LOCAL HOUSING CORPORATION

HALDIMAND NORFOLK HOUSING CORPORATION, ONTARIO

Project	<i>Haldimand Norfolk Housing Corporation (HNHC)</i>
Location	<i>Haldimand and Norfolk County, Ontario</i>
Purpose	<i>HNHC administers rent supplements on behalf of the County as well as provide ongoing expertise to the non-profits groups providing social housing</i>
Benefits	<i>More flexible than a department within a municipality. Able to quickly introduce new technology to increase efficiency and cut costs of housing management</i>
Timeline	<i>Prior to 2001, the province of Ontario managed public housing through local housing corporations. Since 2001 local municipalities have assumed control.</i>
Funding	<i>Fees from non-profit social housing consultation. Project specific Municipal, federal and provincial funding.</i>
Agreement Type	<i>Homeownership programs, Income Set Rent,</i>
Target Demographic	<i>Low-income seniors, adults and families.</i>
Unit Type	<i>Subsidized Rental. Also supports affordable home ownership through federal/provincial programs</i>
Number of Units	<i>RENTAL: 29 Buildings, 781 Units; about half are 1-2 bedroom low income 65+ and adult only units and 2-3 bedroom low income family units.</i>
Unit Cost	<i>RENTAL: 30% of household's gross annual income. Able to reduce costs compared to market rental through increased scale.</i>
Unique Features	<i>Programs provide emergency shelter and financial assistance to those who are homeless or at immediate risk of losing their home. Financial assistance can be used to pay rent and utility arrears or first month's rent and moving costs to start up a new residence.</i>
Website	<i>http://hnhousing.org</i>

1.5 COHOUSING

ROBERT’S CREEK COHOUSING, BRITISH COLUMBIA

Project	Roberts Creek Cohousing
Location	Roberts Creek, BC
Developer	CDC cohousing development consulting
Completion	2004
Target Demographic	All ages and family types
Unit Type	Ownership and below market rentals
Number of Units	31 Homes
Unit Cost	Under \$350,000 for 2-bdrm Note: Recent sale \$551,000.
Unique Features	2840 sq. ft. Shared building 1-2 shared meals a week
Website	http://www.robertscreekcohousing.ca/index.html

Roberts Creek Cohousing is a semi-rural community of 31 detached (single family) and attached (duplex) homes on 20 acres of land near the Pacific Ocean in the thriving village centre of Roberts Creek.

Cohousing is a type of collaborative housing based on a strong sense of community. It is characterized by private dwellings with their own kitchen, living-dining room, etc., but includes common facilities. Residents own their individual units, and have a common share in the land and common facilities. According to the Roberts Creek Cohousing Society, the process of developing co-housing is difficult and requires a core group of dedicated people.

Original members developed the land as bare land strata. Members bought a membership, and many invested their savings to fund the land acquisition and the start of construction. The homes are small compared to the average North American house. The smaller size helps keep costs and ecological impact low. They were designed by local architects (Mobius Architects and Teryl Mullock), and constructed by Burtnick Enterprises. Four of the homes are 693 sq. ft. duplexes, 13 are 860 sq. ft. two-bedroom detached homes, 7 are three-bedroom homes (1283 sq. ft.), and the remaining 7 are four-bedroom homes (1450 sq. ft.). Many members have already renovated homes to provide more space or to adapt them to their particular needs. When the project started the goal was affordability, but market forces have caught up with the community. The project had no mechanisms to assure permanent affordability and the most recent sale price of a 2-bdrm unit was \$551,000.

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HEDDLESTONE VILLAGE – NELSON, BC

Project	<i>Heddlestone Village</i>
Location	<i>Nelson, BC</i>
Developer	<i>Nelson Cohousing</i>
Completion	<i>December 2015</i>
Project Timeline	<i>Established 2014</i>
Development Size	<i>24 acre parcel - 8 acres of flat/moderate land suitable for our houses and food production and 16 acres of forest land which borders Crown Land</i>
Agreement Type	<i>Freehold property ownership</i>
Target Demographic	<i>All ages and family types</i>
Unit Type	<i>Owned and rented duplex homes</i>
Number of Units	<i>24 units</i>
Unit Cost	<ul style="list-style-type: none"> • <i>830 sq. ft. two bedroom home is <\$265,000</i> • <i>1200 sq. ft. two bedroom plus den home is <\$340,000</i> • <i>1500 sq. ft. three bedroom home is <\$375,000</i> • <i>Members need to have a 15% downpayment</i> • <i>NOTE: August 2017 sale of 3 bdrm Unit was \$409,000</i>
Unique Features	<ul style="list-style-type: none"> • <i>4700 sq. ft. common house with large kitchen, dining room, sitting room, kids room, laSept-7-kids-and-gardens-3undry, storage, walk-in freezer, teen's room</i> • <i>gardens, greenhouse, root cellar and chicken coop</i> • <i>fruit trees and edible landscape (ie. lots of berries)</i> • <i>wood working, crafting and metal working shop</i> • <i>bike sheds & outdoor storage</i> • <i>office/studio spaces</i> • <i>multi-functional quiet space</i> • <i>separate guest accommodations with private entrances</i>

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MIDDLE ROAD COMMUNITY, NELSON BC

Project	<i>Middle Road Community</i>
Location	<i>Nelson, BC</i>
Developer	<i>Middle Road Community Society</i>
Completion	<i>1996</i>
Target Demographic	<i>All ages and family types</i>
Unit Type	<i>Below market rental</i>
Number of Units	<i>11 Homes</i>
Unit Cost	<i>Single \$375 - \$450 Double \$425 - \$525</i>
Unique Features	<ul style="list-style-type: none"> • <i>4000 sq ft Common House with kitchen, dining space, guest room, office and children's play areas, and a newly added fitness centre.</i> • <i>2 Shared meals a week</i>
Website	http://cohousing.ca/places/canada/british-columbia/nelson/bc_cohousing/middle-road-community/#post_profile

1.6 MODULAR HOUSING

ElectroMotion, Summerland, BC

ElectroMotion has developed the Revolution Housing Platform in response to market demand to include their Revolution energy generation units into affordable homes. The Revolution unit is a tri-generation combined cooling heat and power (CCHP) technology, which generates heat & electricity using natural gas (or other fuel source) replacing the home's conventional heating, cooling and hot water systems with one complete unit. If electrical utility fails the Revolution automatically disconnects the site from the grid to provide backup heat, hot water and electricity. ElectroMotion has 'systemized' the construction to provide a rapid, robust, affordable and predictable housing platform which municipal bylaws, inspectors and infrastructure personnel will approve.

1.7 EMPTY HOMES TAX

Vancouver Empty Homes Tax⁵

- Every owner of residential property will have to make a property status declaration for the 2017 calendar year
- Homes must either be the primary residence of the owner or occupied by a tenant for at least six months of the current year
- Homes that are deemed empty will be subject to a tax of 1% of property's assessed value
- Failure to make a property status declaration will result in the home being deemed empty and subject to the tax
- Late and unpaid Empty Homes Taxes are subject to the same remedies for non-payment as property taxes, including: a late payment penalty of 5% and daily interest on arrears
- False declarations will result in fines of up to \$10,000 per day of the continuing offense, in addition to payment of the tax.

The purpose of the Empty Homes Tax is to:

- Return empty or under-utilized properties to use as long-term rental homes for people who live and work in Vancouver.
- Help relieve pressure on Vancouver's rental housing market, as our city has one of the lowest rental vacancy rates and the highest rental costs in Canada.

⁵ City of Vancouver. (2017). Empty Homes Tax. (website). Accessed from <http://vancouver.ca/home-property-development/empty-homes-tax.aspx>

2.0 ENGAGEMENT (ADDITIONAL INFORMATION)

Public And Stakeholder Engagement Information			
Who	Number	Type	Comments
District Staff (5)	6 (Staff) – We met with some staff on multiple occasions. This also included follow-up emails and phone conversations.	Semi-Structured Interviews	<ul style="list-style-type: none"> Jeremy Denegar, Director of Corporate Services Linda Tynan, Chief Administrative Officer Dean Strachan, Director of Development Services Brenda Ingram, Recreation Manager Angelique Wood, Healthy Living Coalition Coordinator Tami Rothery, Sustainability Coordinator
Young Families and Couples	6 (Interviews)	Semi-Structured and Informal interviews	Included face-to-face, email (questions) and phone conversations
Food Bank and Resource Centre	3 (Events)	Interactive Poster Board, Open Form Meeting and Private Event	Poster was set up during a food bank pick-up day. We also attended an exploratory meeting for the development of affordable housing on the United Church property hosted by the Resource Center.
Chamber of Commerce and businesses	2 (Chamber Meetings) 3 (1-on-1 Meetings)	Open Form Meeting, Informal interviews	Also included email correspondence with Chamber and Businesses
General Public	27 (days)	Interactive Poster Boards* and conversation	Tuesday Farmer's Market (1 day), Library (1 Week), Aquatic Centre (1 week), City Hall (1 week), Beanery Coffee Shop (1 week)
Churches	3 (meetings)	Informal interviews	Baptist, Alliance, United also included email correspondence and phone conversations
*For the public engagement poster the total individual responses were approximately 82 with a confidence interval of ± 10 and a confidence level of 95% making the data statistically significant.			

2.1 QUESTIONS

2.1.1 DISTRICT STAFF SEMI-FORMAL INTERVIEWS

Interviews/meetings with District staff occurred primarily during the first month of the project (July) and were carried out during the background research phase. The information we gathered from the interviews helped narrow the research areas and provided guidance when designing the public engagement poster as well as the final report. The interviews were semi-structured, in that they had defined questions (see below), however they were also conversational allowing for specific departmental insights or experiential knowledge to be gathered.

1. Which aspect of housing is not being addressed in Summerland? What forms of housing are lacking? What type of residents you are looking to attract now and into the future (seniors, families, professional couples, etc.)? (NOTE: This will allow Council to focus its policies and resources toward the area where they will have the most impact.)
2. Are there any planned developments that would be innovative, help housing affordability or increase rental housing stock? What type of development creates controversy? (NOTE: These answers will help us understand if there is any developers/organizations/ landowners that would be potentially interested in other innovative housing projects and gauge the community's acceptance of various housing forms).
3. Are there any current/past planning and regulatory tools (i.e. bylaws) that have had success in the Summerland context in achieving a desired housing mix (even if limited success)? What else could be done? (NOTE: Discuss/consider municipal resources and capacity, and applicability to the issues Summerland is trying to resolve.)
4. Does the District have any land currently (or Provincial/Federal land) or is it considering acquiring land (through direct purchase, PPP, etc.) that could be a location for innovative affordable housing? Alternatively are there under-utilized properties that would be ideal for such developments? (NOTE: potential for CMHC housing competition and other funding options to be identified if there is available land for affordable housing initiatives).
5. Do you think a lack of infrastructure (i.e. transit, active transportation routes, fiber optic connection, water/sewer extensions) or amenities (i.e. shopping, alternative work spaces, community tool/tech libraries, daycare facilities, etc.) are limiting access to affordable living beyond just housing/rental prices? Are these factors limiting the attraction/retention of young families and professionals?
6. What would encourage Summerland to grow? What other barriers to growth exist? Who are the agents of change in the community? (Non-profit groups, developers, businesses, citizens, etc.)

2.1.2 YOUNG FAMILY/PROFESSIONALS SEMI-FORMAL INTERVIEWS

The interviews with young families and professionals included those who had recently purchased a home in Summerland as well as those who were actively looking. Most of the young families had one or both of the couple that had grown-up in Summerland and many had extended family in the area. The professionals were either involved in already established businesses in Summerland or had careers that allowed them to work remotely. Like all the engagement these interviews helped us define what specific issues were preventing access to affordable housing in the District. To provide some level of anonymity, individual responses are not included in the report, instead more general comments have been provided.

The following questions were used during the semi-structured interview though responses went beyond these questions to include the unique stories of home acquisition.

1. Have you recently purchased your first home (in the last 5 years) or are you considering purchasing your first home (in the next 5 years)?
2. Where did you/ will you be moving from?
3. Were you able to find (or do you expect to find) a home in the location you want?
4. What kind of home are you looking for? (eg. apartment, townhome, single detached etc or starting a family, career move, coming back home, etc)
5. What were/are the barriers to finding the right home? (e.g. price, access to schools, work, other amenities)
6. What would make or would have made purchasing your first home easier?
7. What are the things that have drawn you to move to Summerland? (work, community, family, recreation, etc.)

Four of six respondents had purchased a home in the last five years with the remaining two still actively looking for homes. Most respondents previously lived in Summerland in rental accommodations or with relatives before purchasing a home, one couple had lived outside the Okanagan before moving back, purchasing a home and having a child. The two looking for homes are currently living outside of the Okanagan. None of the respondents had found an appropriate home in the locations they had initially wanted to move to in the community (i.e. close to downtown, farm acreage and/or close to the lake) and had to choose a less desirable location. All of these had been looking for a single-family detached house, but most would have considered townhomes or another housing form had they been in the ideal location. The two actively looking for homes are also considering Penticton as there are more housing options, specifically townhome and professional live-work spaces.

The top three barriers for these homebuyers were the high price, speed of turnover in the market and relatively small selection of appropriate housing options. Along with price concerns and issues with location, having more time to decide before purchasing would have made the

AFFORDABLE HOUSING FRAMEWORK APPENDIX

process of home buying easier. Many had to rely on support from parents including down payment and renovation or construction financing. Others jointly purchased the home with their parents or subdivided the parents' property to build a new home. At least one respondent purchased land that was highly problematic for construction (i.e. slope and geology) because it was cheaper than other property, however this meant significant extra costs in the construction phase.

Most respondents cited family and community as the main reasons for living in Summerland; this is likely due to the fact that many grew up in the community. Climate and recreation opportunities were revealed as secondary reasons. A few also mentioned that they worked in the community, and one actively looking professional was looking to relocate because of his local business. However most recognized that employment was not a major reason to live or remain in Summerland.

2.2 NOTES FROM ENGAGEMENT

During the public engagement carried out via interactive posters there were opportunities to speak directly with dozens of residents. These conversations occurred primarily at the Tuesday Farmer's Market and while the poster was up at the Beanery coffee shop. The following are some notes on the opinions and other information that was provided through these conversations.

Numerous residents we spoke to have refrained from putting in legal suites due to the significant additional costs. Two that had gone to the trouble of obtaining legal status for their suite removed it from the monthly rental market because of the additional costs. Most of these same residents used AirBnB to rent out to visitors and tourists because it was more lucrative, especially in the summer months. The increase in short-term rental is potentially a boon to the local economy by drawing more tourists to the area than could otherwise be accommodated, but they may be reducing the availability of affordable rental housing stock.

It is much easier to list your suite on vacation rental sites than deal with the issues that arise from having long-term renters. Through conversation with residents a common situation came to light where owners of unregistered suites will rent to monthly renters from September to May and then kick them out in order to accommodate short-term vacation renters during the summer. Legal suites cost a property owner more in property taxes, electrical, water, waste removal, inspection and construction fees, etc.

2.2.1 CHAMBER OF COMMERCE ENGAGEMENT

Besides conversations with individual business owners during the project period and two open form meetings with members of the Summerland Chamber of Commerce, businesses were engaged through an online survey which mirrored the public engagement posters. The Chamber decided that it would convert parts of the poster into an online survey using their Constant Contact Survey system. Since the survey was collected by the Chamber there remains the required anonymity for respondents. These results were delivered to Cherie Enns Consulting on the Evening of September 13th, 2017.

The question asked of Chamber members was the same as what was posed on the public engagement poster: *“What is your opinion of housing options in Summerland?”* There were eleven categories of housing forms with the answer options of *“We Want More”*, *“Too Much”*, *“Not a Good Fit”* (See poster on following page for results).

All housing forms had more responses for *“We Want More”* than the other two responses combined. However, three options stood out with 80% or more of respondents stating that they wanted more: Secondary & Basement Suites (57), Multi-house Lots & Carriage Houses (56) and Duplex, Triplex & Multiplex Homes (56). At the bottom there were four housing forms that at least 30% of respondents indicating they thought there was too much of that type of housing or that it did not belong in the community. These included: Transitional Homes & Emergency Shelters (32), Mobile & Tiny Homes (26), Co-operative and Co-housing (22) and Apartments and Condos (22).

AFFORDABLE DISTRICT OF SUMMERLAND

What is your opinion of housing options in Summerland?

The District of Summerland wants your opinion on housing in our community. Housing affordability is a major issue all over BC and Summerland is no different.

One solution to rising costs is to explore alternative housing options. Examples include:

- First-time home buyers that need a mortgage helper.
- Greater residential density in the core of Summerland to increase walkability and support local businesses.

- People looking to downsize and move to Summerland.

- Persons affected by flood, fire or personal crisis provided transitional housing.

- People of all ages that want more of a community and are willing to share yards, recreational space, laundry, workshops, home offices and other amenities.

- Professionals that want work space as well as living space.

- Housing that is easily accessible to daily needs and allows aging in place or living with family, while maintaining independence.

What housing options will work best for Summerland?

Do we need more of a certain type of housing or are things fine the way they are right now?

Take a sticker and place it in the boxes next to each of the different housing types. What do you think would work in Summerland and what will not?

Then use a sticker to tell us what would be affordable in the current housing market.

Single-family Detached

Secondary & Basement Suites

Multi-house Lots & Carriage Houses

Mobile & Tiny Homes

Transitional Homes & Emergency Shelters

Cooperative & Co-housing

Live-Work Homes & Multiuse Buildings

Duplex, Triplex & Multiplex Homes

Townhouses

Multi-unit homes with Secondary Suites

Apartments & Condos

	We Want More	Too Much	Not a Good Fit	What should this type of housing cost?
Single-family Detached	54	4	12	Each month it should cost this much of household income 10% 20% 30% 40% 50%
Secondary & Basement Suites	57	3	10	Each month it should cost this much of household income 10% 20% 30% 40% 50%
Multi-house Lots & Carriage Houses	56	2	12	Each month it should cost this much of household income 10% 20% 30% 40% 50%
Mobile & Tiny Homes	44	4	22	Each month it should cost this much of household income 10% 20% 30% 40% 50%
Transitional Homes & Emergency Shelters	33	0	32	Each month it should cost this much of household income 10% 20% 30% 40% 50%
Cooperative & Co-housing	48	4	18	Each month it should cost this much of household income 10% 20% 30% 40% 50%
Live-Work Homes & Multiuse Buildings	54	0	9	Each month it should cost this much of household income 10% 20% 30% 40% 50%
Duplex, Triplex & Multiplex Homes	56	0	7	Each month it should cost this much of household income 10% 20% 30% 40% 50%
Townhouses	53	0	9	Each month it should cost this much of household income 10% 20% 30% 40% 50%
Multi-unit homes with Secondary Suites	50	0	15	Each month it should cost this much of household income 10% 20% 30% 40% 50%
Apartments & Condos	43	0	22	Each month it should cost this much of household income 10% 20% 30% 40% 50%

Have Your Say! Place A Sticker In A Box

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In addition to the multiple choice options an open ended question was asked. The following are the responses that were provided:

<i>“What specific actions around affordable housing could the District take to help business keep employees in the community?”</i>
Encourage private sector participation including businesses that rely on seasonal workers.
One of the biggest challenges we have is that a large portion of Summerland population does not live here year around. We can employ during the summer months but then the lay offs begin. We also need industry that has higher paying wages.
Tiny home communities and cooperative housing is supportive of people with low income, seniors, and others. Land could be allocated for such communities within walking distance to downtown.
Streamline the approval process and clarify costs. Have a dedicated staff member to assist large and small developers. Make densification easier by ensuring existing property owners can create duplex lots or small lot subdivisions with existing properties.
I think flexible, innovative zoning is a way the District could have an impact on what sort of housing gets built. We'll need all sorts of creative solutions to combat the pressures people are facing in light of obscene real estate prices and diminishing job prospects. (Hence all the 'we want more' above!) Mixed again/residential? Why not!
Provide affordable housing or rentals
<ul style="list-style-type: none"> * Be flexible about size of house and lot--allow very small houses * Ensure bylaws are enforced regarding humane/clean living conditions * Encourage off grid development * Give tax breaks to businesses who help house their employees.
It is nearly impossible to find housing year round in the Summerland area
We need more housing that young people can afford and they don't want to live in condos they want to live in single family homes with a yard for their kids to play. It's fine to build more seniors homes but we need families to be able to afford to live here in order to work in those seniors homes. Build more affordable housing for young families.
Take action to pressure the gov't to take the perfectly viable land out of the ALR that is flat and cheap to build on and exchange for land that will cost 10x more to build on. Stop building on hillsides when there is so much flat land available I know this goes against the business interests of certain Councilors but it would be in best interests
Keep development costs down.
Better transit.
The original spirit of secondary suites was for people with aging parents they could stay close to home for potential help but maintain some independence. (Then what happens when they die and the home is eventually sold?) I guess secondary suites let young people into the housing market. But it's more of a benefit financially to the landlord.
Advertise as a town that encourages home-based business. Provide affordable housing and transportation for young people who want to work in nearby communities.

AFFORDABLE HOUSING FRAMEWORK APPENDIX

<p>Have more options for younger families and the working class. Multi-family units or tiny houses make so much sense...not only for seniors but for young people starting out. Allowing creative options for homeowners to bring family members onto their properties...suites or tiny houses or even RV's set up for grandma or young adults.</p>
<p>All of your suggestions are geared to seniors. We need more families and young people. Tiny homes are just as good for the young couple just starting out as retirees looking to downsize and townhomes are a good way to attract younger families that want a starter home or closer sense of community</p>
<p>Encourage the development and implementation of affordable housing in Summerland. It would make sense to locate such housing as close to the downtown core as possible. Would be nice to access downtown by walking or bicycle. We want to encourage a stronger local economy while pursuing a greener and sustainable community.</p>
<p>housing based on incomes ie: tiered community living. reduce Air B&B's as they are taking away suites available for rent for those working minimum wage finding a place to rent is almost impossible and this is causing problems for small businesses to find employees Focus on young families bringing in income to our community not seniors</p>
<p>land use and zoning seems to be quite arbitrary and changing classification is more difficult than building and inter-provincial pipeline.</p>
<p>Some sort of financial incentive.</p>
<p>More affordable housing for the young families and seniors wanting to downsize into a gated community, only one available in Summerland and almost impossible to get into????</p>
<p>Give breaks where they can instead of gouging every builder every chance they get. Stop taking so long to make decisions! Makes me want to move to Penticton.</p>
<p>More apartments for rent with out age restrictions</p>
<p>Support creative ideas rather than responding fearfully or uncertainly when proposals come forward for decision. Ignore the negative minority that oppose all development in Summerland.</p>
<p>Except for zoning laws, I don't think the district can do much about affordable housing. The problem of housing cost as related to income is a function of economic factors outside the control of local government.</p>
<p>I think a lower cost condo with tiny suites (200-500 sq ft) perfect for fixed income people including seniors and those with disabilities would be great. I would not want it to be built tall, maybe only 2 or 3 floors with the heritage theme on the outside like Summerland has.</p>
<p>Provide subsidized housing. As well, every town should have a shelter. As well, there should be housing 1st units to help multi-barriered people transition to services that can support their recovery. I believe that there should be more multi-generational housing that incorporates features that support both seniors and children. Playground & Park</p>
<p>expand arts and sports encourage late night restaurants to stay open keep farm land as farm land, even if it's outside the ALR</p>
<p>Affordable rental housing is virtually non existant for all age groups in our community. Rental housing is an IMMEDIATE need to help attract a younger demographic to meet the needs of businesses to staff their businesses. This age group ultimately needs to have AFFORDABLE/INNOVATIVE market housing options to retain them in our community longterm</p>

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<p>Tax incentives to build rental units, zoning changes to encourage suites and secondary units.</p>
<p>Provide incentives (e.g. tax break) and 'buy local' (e.g. priority to local business - real procurement effort) to local developments and local businesses. Keep tax dollars within the community.</p>
<p>Have Mayor/Council be more open minded when it comes to business development and quit putting road blocks to great development projects and home builders. As well, make proper use of the space that is already vacated lands from previous tenants and nothing is done by it. These remain eye sores to the locals and tourists. Keep Summerland SAFE!</p>
<p>Remove land from the ALR that is within the town area and suitable for development into affordable housing, Also, high density to maximize taxes on smaller foot prints, but these need to be within easy walking distance from the town centre.</p>
<p>We need to make property and zoning available (incentives?) to developers so it is attractive to build entry level housing of all types for young families so they have the opportunity and can afford to choose Summerland as a place to have and raise kids. Senior housing is well and fine, but doesn't bring the same level of consumers into town.</p>
<p>I think the District's role is to create opportunities for new and fresh ideas. Their job is zoning, land use, OCP... that good stuff. It is up to developers to create the housing that is what the market wants.</p>
<p>Streamline the process to get any of these ideas up and running!</p>
<p>Modernize infrastructure to attract employees and wealthy retirees. ie: Remodel recreation centre (very tired). Build technology hub (Kelowna has done a good job with this) to attract younger above average income opportunities rather than relying on farming and tourism which employs seasonally, transition workers with historically low paying wages.</p>
<p>How about we put a focus on attracting young families who work locally or commute to Penticton or Kelowna. Too long Summerland has focused solely on the retired and building local small businesses resulting in limited wages and cash flow to support, ending in failure. What we don't need is 400 more retired people. New homes 400k or less is needed</p>
<p>Affordable, community housing (multi-family) tied to a solar power grid share situation</p>
<p>The problem is that people think they can gouge everyone now. How in the world does anyone afford to pay 1200 plus for rent on the wages that are paid to workers in the Okanagan. Do you really think someone who makes 10-15/ hour can afford to rent or own something in this or any other town in this Province. Not everyone has a rich mommy and daddy.</p>

3.0 HOUSING FORMS

3.1 MARKET & NON-MARKET HOUSING

Market developers and contractors construct and renovate real estate to satisfy the demand of the market; households that can afford to purchase property at or above the price that is being offered. The housing market is a sector of an industry that includes design, sales, lending, analysis and other related services. In order for the housing market to work buyers must have access to capital and income to cover rent, down payments and mortgages. If a buyer doesn't have the funds to purchase what they really want, they must look at other options and other locations that are more affordable.

“Accessible housing is equally as important as affordable housing in building sustainable communities” (Leisk & Moher, 2017)

The economic assumption is that the housing market will take care of demand and provide for all the needs of the community, however this is often not the case. There are many reasons a housing need may exist, but not be filled by the market and most communities don't have mechanisms to address the gap between housing need and demand. Tackling this issue requires an awareness as well as cooperation between many different groups including various levels of government, private industry, non-profit groups and the general public (See Table 1.1. for Affordable Housing Development Support Organizations in the Okanagan and Summerland).

A number of barriers can stand in the way of allowing a diverse, and subsequently more affordable, housing mix. These can include developers and contractors that are unfamiliar with non-traditional housing forms, banks and lenders unwilling to provide capital for the development of housing forms untested in the local market, zoning bylaws and building code restrictions that inhibit innovation and restrict housing form, or a lack of awareness of alternative housing options by home buyers.

3.2 THE HOUSING SPECTRUM

Rather than being used only as tools to prevent unsafe or undesirable development, local **building codes** and **zoning by-laws** are important tools that municipalities can use to get the housing mix and forms that they want.

Housing comes in many forms, but in the North American context we often are preoccupied with only a few options. In the urban centres, condos and apartments make-up the largest number of housing units, however the residential towers of Vancouver would be a poor fit for a town such as Summerland. Single-family detached homes are the standard for suburbs and smaller communities and can allow for extremely diverse forms. Though, with building code and zoning restrictions impeding innovation and inflated property values limiting access to wealthier buyers, single-family dwellings are often unable to provide affordability.

In many communities there is a lack of housing in the mid-range, though townhouses have seen exponential growth in recent years in some communities due to the increasing price of single-detached homes. The diverse forms of homes between high-density apartments and low-density single-family houses, provides options for buyers to find the right home for their specific needs and not over extend themselves financially.

In BC, a significant portion of the population currently priced out of the housing market, would be able to enter if there was a greater diversity of housing forms in the communities into which they wished to move, even if property values continue to increase.

Descriptions of housing forms in legislation and regulations may differ slightly from common usage, however there are many different housing types in the middle of the housing spectrum that would be familiar to most people. Duplex, triplex, and multi-unit buildings are pretty common forms. There are numerous examples of these in Summerland, though most were built more than 20 years ago. The title to such developments are usually through freehold or strata title, the former give the property owner complete control over their land and building while the latter requires owners to defer to the strata corporation in regards to the management of common property.

Like condominiums and apartments, owners may occupy the housing or rent to another occupier. Many not-for-profit organizations and municipalities use multi-unit buildings to provide affordable housing because it reduces property and development costs and saves on management costs with rental properties.

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The following sub-sections describe in more detail some of the less common and more innovative housing forms and property ownership models that have been developed to overcome the increasing cost of housing.

Figure 3.2 – The Missing Middle Housing. “Missing Middle” was coined by Daniel Parolek of Opticos Design, Inc. in 2010 to define a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. Image Source: <http://missingmiddlehousing.com>



3.3 NON-TRADITIONAL HOUSING FORMS

3.3.1 TINY HOMES

What constitutes a “tiny home” is a subject of debate. Though there are examples under 10 m² the usual designation is anything under 60 m², which is similar to the average home size of the 1930’s. By comparison, the average size of a single-detached home today is approximately 195 m²; more than three times the amount. Though a tiny home may be the ideal size for singles or couples it is not considered a long-term option for a families.

In principal, tiny homes can be constructed anywhere local bylaws allow, but finding a place to locate a one is possibly the biggest hurdle faced by owners and builders. The tiny size makes it difficult to obtain building permits and find property with appropriate zoning, however, some designs are mobile and many don’t have a permanent foundation⁶.



Figure 3.3.1: Tiny Home in the Okanagan (Source: <https://tinyhouselistingscanada.com/>)

3.3.2 CO-OPERATIVE HOUSING

A housing co-operative (aka. *co-op*) is a multi-unit housing property owned by its residents. Each member has one vote and members work together to keep their housing well managed and affordable. Co-ops come in many different shapes and sizes, ranging from collections of townhouses and small buildings with 4 – 12 units to large apartment-style buildings with hundreds of units.

“There are more than 261 non-profit housing co-ops comprising more than 14,500 units in British Columbia”.⁷

“62% of housing co-op units are occupied by parents with children”.⁸

Co-op residents have security of tenure, which means there are much greater limitations on eviction. For example, tenants cannot be evicted if a landlord sells or renovates the property. This stability combined with the affordability of co-ops make them ideal for families; unfortunately, the supply of co-op housing cannot keep pace with demand. Changes to federal funding over the last few decades have also made the future of co-ops in Canada tenuous.

Co-op Housing Examples

- Kootenay Columbia Seniors Housing Cooperative (2002)
- Bowen court - Bowen Island Seniors' Housing Cooperative (1982)
- Links Housing Cooperative (1992) Nelson
- Cottonwood manor (Kamloops -1995) North Shore Seniors Housing Cooperative society

⁷ The Co-operative Housing Federation of BC. (2017). What is co-op housing? Accessed from <http://www.chf.bc.ca/what-co-op-housing>

⁸ The Co-operative Housing Federation of BC. (2017). What is co-op housing? Accessed from <http://www.chf.bc.ca/what-co-op-housing>

3.3.3 CO-HOUSING

In Denmark, during the 1960's a new housing form began to emerge that married the benefits of shared space and amenities with the autonomy of private dwellings. By the late 1980's, co-housing had made its way to North America. Cohousing neighbourhoods tend to offer environmentally sensitive design with a pedestrian orientation. They typically range from 10-35 households emphasizing a mix of demographics.

Many cohousing developments require formal interactions with a managing body. The managing body can range from a formal society with directors that create policy with some community input to groups composed of all community members that make decisions through complete consensus. In all cases, cohousing residents participate in some way to the planning, design, management and maintenance of their community. Frequent meetings are required to address issues and opportunities.

There are different configurations of co-housing as well that range from rental to ownership. In traditional co-housing developments, residents would own their homes, but share common amenities often located in a "common house". These amenities may include a kitchen and dining room, recreation space, children's playroom, workshops, guest rooms, home office support, laundry and more.

More recent co-housing innovations have included conversion of unused hotels and strip malls into living and shared space rented out at affordable rates to the purchase of adjoining suburban homes to create a more informal co-housing relationship where fences are removed and gardens, workshops and tools, children's play equipment and backyards are all shared.

Though affordability is the one of the main reasons people join co-housing, many members also join because of a lack of community and neighbourliness in the places they had previously lived. In some communities residents join a cooking team once or twice a month to provide dinner to the community and then are free to enjoy meals cooked by fellow residents the remaining evenings of that month.



Figure 3.3.3: Wind Song Co-Housing Community. Image Source: <http://windsong.bc.ca/>

Cohousing Examples: www.cohousing.ca

- Wind Song Cohousing (Langley)
- Telkwa Cohousing (Telkwa) Birchwood Cohousing
- Roberts Creek Cohousing
- Pacific Gardens cohousing (Nanaimo)
- Creekside Commons (Courtenay)
- Groundswell cohousing (Yarrow) Yarrow Eco-village
- Belterra Cohousing (Bowen Island)
- Atangard Community Housing (Abbotsford)
- Harbourside (Sooke) Cohousing Development Consulting
- Nelson Land Group
- Elderberry senior cohousing (Yarrow) Yarrow Eco-village

3.4 NON-TRADITIONAL LAND OWNERSHIP

3.4.1 COMMUNITY LAND TRUSTS

Community land trusts (CLTs) are a form of land ownership that allows members to lease portions of property from the Trust to construct homes. The property can range in size from a neighbourhood to a city or even a region. CLTs, like co-housing, are grounded in a philosophy of permanently affordable housing with shared amenities and equitable access to affordable homeownership and rental housing.

A CLT's central purpose is to permanently provide land for affordable housing targeting low- and moderate-income lessees. Affordability is accomplished by removing the full cost of property from the equation, instead charging minimal rent for leasing of the land and allowing leaseholders to construct a diversity of housing types that are within their budget.

Usually, CLT's are controlled by a private non-profit organization that acquires and holds the land for the benefit of a community. A number of CLTs in Canada have charitable status in order to encourage donations of property

Canadian CLT's traditionally had a mixed-tenure arrangement, where the buildings are owned by the leaseholders, while the land is leased on a long-term basis. More recently, the structure of CLTs has diversified to include a number of affordable housing models including, co-housing type arrangements and restrictive covenant property ownership that requires owners sell the land back to the Trust.

CLT Examples

- Galiano Land and Community Housing Trust
- Vernon and District Community Land Trust
- Denman Community Land Trust Association

Additional CLT Resources:

CMHC. (2005). Critical Success factors for community land trusts in Canada. Accessed from <https://www03.cmhc-schl.gc.ca/?lang=en&cat=44&itm=21>

RESOURCE COMPENDIUM ON RURAL HOUSING Published by the Southern Interior Beetle Action Coalition. (July 2015). <https://www.bcruralcentre.org/wp-content/uploads/2016/09/SIBAC-Rural-Aging-Housing-Research-Compendium-July-2015.pdf>

3.4.2 LIFE LEASE

Leasehold property tenure is an alternate form of ownership that gives lessees rights to the property for an amount of time much longer than a typical rental period. Until the end of the lease period, often measured in decades or centuries (a 99-year lease is quite common); the leaseholder has the right to remain in occupation as an assured tenant paying an agreed rent to the owner.

Life leases are a cross between rental and ownership that protects residents from insecurity in the real estate market by providing long-term leaseholds (typically 30-years). The lease is registered on title while the ownership and management of the building remains with a not-for-profit housing organization. When people move out, they or their estate, get their money back less a small deduction for refurbishing and remarketing⁹.



Figure 3.4.2 - Catherine Gardens at Schubert Centre (Image Source: <http://www.terrahousing.ca/our-work/catherine-gardens-life-lease-schubert-centre>)

Life Lease Examples

- Cedar Valley Manor (Mission) Mission Association for Seniors Housing – Terra Lumina Life Lease
- Catherine Gardens at Schubert Centre (Vernon) Terra Lumina Life Lease
- Mountainside Village (Fruitvale) Golden Life Management
- Heron Grove (Vernon) Good Samaritan Society
- Mountainview Village (Kelowna) Good Samaritan Society
- Cottonwood Manor (Kamloops) Norkam Seniors Housing Cooperative Association

⁹ CMHC. (2017) An Examination of Life Lease Housing Issues. Accessed from <https://www.cmhc-schl.gc.ca/odpub/pdf/65427.pdf>

4.0 ECONOMIC & DEMOGRAPHIC PROFILE

4.1 SOUTH OKANAGAN GEOGRAPHY

When the last glacial episode of the Pleistocene era ended about 125,000 years ago the Okanagan Valley appeared from underneath a massive glacier. The ice left behind a cover of mineral rich semi-consolidated glacial till overlaying bedrock that is noticeable in the light coloured cliffs prominent along the southern end of the Okanagan. Lakes formed by outwash from the retreating glaciers contained massive deposits of silt that now sustains productive agricultural land.

The Okanagan has a mild climate. Since it lies within the rain shadow of the Cascade Mountains, it is considerably drier than other areas of BC. The southern end of the Okanagan valley receives less precipitation and has warmer temperatures than areas to the north; the average high temperature is never less than 0° and daytime highs can surpass 40 °C in the summer months.

The southern parts of the Okanagan are classified as semi-arid shrub-steppe with vegetation ranging from cactus and sagebrush to ponderosa, western larch and douglas fir. Between 2000BC and the present, the climate and vegetation of the Okanagan has changed little. Since 1908 however, historical records from the Pacific Agrifood Research Station in Summerland indicate that the Okanagan climate had warmed by about 1°C.¹⁰

4.2 SOUTH OKANAGAN HISTORY

The first European settlement, a catholic mission, was established in 1859, in what is now Kelowna. The subsequent Fraser Canyon Gold Rush encouraged further settlement to serve prospectors taking the Okanagan Trail route. Following the gold rushes, ranchers that had been provided military land grants, came to settle on Okanagan Lake. In the south Okanagan the most significant one was the Ellis Ranch, where the City of Penticton now exists.

One of the key players in the south Okanagan was John Moore Robinson, a farmer from Manitoba, who arrived in the Okanagan to start a gold mine in 1897. The mine was never established, but Mr. Robinson saw the potential for a fruit industry, naming the area Peachland. He then bought up large tracts in Summerland (1906) and Naramata (1907), setting up irrigation and inviting settlers to farm fruit in the communities.

Work on the Kettle Valley Railway began in the first decade of the 20th century providing bulk transportation for local products to the coast. This opened the Okanagan orchard industry to

¹⁰ Ian R. Walker (2004). "Chapter 6: Climate Change, the last 15000 years in the Okanagan". In John D. Greenough, Murray A. Roed. Okanagan Geology. Kelowna Geology Committee. pp. 51–62. ISBN 0-9699795-2-5.

more distant markets. With its' headquarters in Penticton the railway brought economic prosperity and a doubling of the area's population by the time the line was completed in 1914.

Though orchards are synonymous with the Okanagan Valley today, the industry arose with difficulty. Commercial orcharding of apples was first attempted in 1892, but a series of setbacks prevented the major success of a commercial fruit crop until the twentieth century. To overcome some of the environmental issues and develop better horticultural practices, Summerland's Dominion Experimental Farm was established in 1914, with the first apple-breeding program beginning in 1924. Different fruit varieties were trialed at the research farm, as they looked for hardy and disease resistant plants, and fruit growing methods such as fertilization and pruning were refined. Today the farm is the site of Agriculture Canada's Pacific Agri-Food Research Station where scientists are continuing to develop innovation in horticulture.

For most of the 20th century, resource extraction including mining, forestry and fishing, along with agriculture were the main economic drivers for the Okanagan. More recently these have taken a back seat to a growing real estate driven market fed by tourism and retirees relocating to the area. In agriculture, grapes have replaced fruit trees, as wine has become the significant driver of growth in the sector.

4.3 SOUTH OKANAGAN ECONOMIC PROFILE¹¹

The Okanagan Valley has a diverse economy with agriculture, tourism, retail trade, manufacturing, forestry and construction as primary industry sectors in the region. The economy boasts robust custom manufacturing, large construction firms as well as numerous winery, agriculture and tourism-based businesses. Key growth industries include information and technology, aviation and health care.

Employment growth in the South Okanagan since 2015 has been primarily in business services, construction and tourism. The South-Okanagan economies of Penticton, Naramata, Summerland, and Okanagan Falls, benefit from a skilled labour force and the Penticton Regional Airport.

The construction and manufacturing sectors are the most important and growing private sector segments. However, health care is the largest employer in the region with the Penticton Regional Hospital, local healthcare facilities and numerous seniors' residences with supported living. Tourism is also a major economic driver in the area. Though there are no precise figures for the South-Okanagan, the wider Thompson Okanagan region generated over \$1.7 billion in 2015.

¹¹ <http://www.investokanagan.com/sites/default/files/PDF/OVEDS-Eco-Profile2015r1-web.pdf>

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Tourism began as a seasonal industry in the South-Okanagan, but has expanded to become a year-round economic driver. Fruit orchards, wineries and recreation activities, such as golfing, hiking, cycling and water sports, bolster the natural attractions of warm freshwater lakes and sandy beaches. In addition to a strong wine industry, the region is gaining growing recognition for its craft cideries, breweries and distilleries. The robust beverage industry and burgeoning culinary sector that focuses on local foods, is giving the area international distinction.

The South Okanagan is home to more than 2,200 farmers, over 84,000 hectares of farms, 60% of orchards, and 42% of the farmed land in the Okanagan Valley.



Figure 4.3 – Dominion Cider off of Dale Meadows Road in Summerland, BC. Image Source: Daniel Bryce

The South Okanagan has had significant commercial and institutional growth in the last few years. Two major provincial projects have construction value in excess of \$500 Million and are creating thousands of new construction and ongoing operational jobs. The \$325 million Penticton Regional Hospital Expansion triples the size of the hospital and creates 2000 jobs in the construction stage alone.

4.4 SOUTH OKANAGAN DEMOGRAPHIC PROFILE¹²

For more than 40-years the average age of British Columbians has been gradually getting older. A rising median age is an effect of continuously declining fertility rates and gains in life expectancy that has characterized the last four decades. Seniors will soon outnumber children in absolute number and percentage of population.

The trend is significantly more apparent in the South-Okanagan with the 'senior dependency ratio' now considerably higher than the 'child dependency ratio'. The higher percentage of seniors will continue till at least the early 2030's as the 'baby boom' age cohort moves into retirement and end of life.

The number of households without children is higher in South-Okanagan communities compared to the rest of the Okanagan. This correlates with the higher median ages and the higher proportion of seniors in the same communities. There are relatively fewer households with children (24%) on average in the Okanagan Valley than in British Columbia (30%) or Canada (31%), and correspondingly fewer persons per household on average (2.3) than either BC or Canada (2.5).

The combined area represented by the Okanagan and Similkameen regions attracted an average of 6,500 new residents per annum during the 1990's and an average of 5,000 per annum during the 2000's. Projected net inflows for the 10-year periods 2011-2020 and 2021-2030 are 4,700 and 5,400 per annum respectively. This represents average in-migration growth of 1.3% per annum for the next 20 years, which will be offset by negative natural population changes over the same period, of -0.2% to -0.3% per annum respectively.

¹² Statistics Canada. (2017). Census Profile. Accessed from <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

City of Penticton. (2015). Population Profile – Penticton and South Okanagan. Accessed from <http://www.penticton.ca/assets/Business/Economic~Development/Labour%20Market%20Info-Penticton%20SO.pdf>

Urbanics. (2016). City of Penticton Housing Needs Assessment. Accessed from [http://www.penticton.ca/assets/City~Hall/Committees/2017-03-31%20Affordable%20Community%20Task%20Force%20Agenda%20Page.pdf#search="housing"](http://www.penticton.ca/assets/City~Hall/Committees/2017-03-31%20Affordable%20Community%20Task%20Force%20Agenda%20Page.pdf#search=)

5.0 HOUSING TRENDS

Canada Mortgage and Housing Corporation’s (CMHC’s) Starts and Completions Survey showed that the inventory of new and unsold homes in BC reached record lows in 2016, providing further evidence of tight housing markets. “One-bedroom apartments make up more than half of the purpose-built [rental] stock in British Columbia”¹³.

5.1 OKANAGAN HOUSING TRENDS

Since peaking in 2014, the proportion of migration from Alberta to the South Okanagan has declined, while migration from the Lower Mainland has continued to increase. The relative affordability of the region compared to larger urban centres, combined with a retirement lifestyle has driven migration and population growth. Strong demand in the last four years has decreased the availability of homes for sale, which usually leads to increased housing starts. “Housing demand is on pace to match last year’s record level, with 2,450 units sold”.¹⁴



“New construction has not kept pace with household formation in BC”

(CMHC, 2016)

“Consumer demand for apartments is expected to rise nearly 26% in the South Okanagan”.
(CMHC, June 2017, p. 11)

However, new construction over the last five years has reduced the availability of developable land and is leading to a reduction in new home starts in 2017. This is intensified by a limited capacity for additional developments by current homebuilders, since housing starts increased by 72% in the South-Okanagan in 2016, with an increase in completions lagging slightly behind. Subsequently there is a near-term shortage of homes on the market, while consumer demand remains high.¹⁵

Because of these factors, the average cost of residential property will continue to rise across the Okanagan region, with apartments and townhouses facing the most significant increase. However, while the median mortgage cost is still below the record highs of 2008, relative affordability has declined in the last 2 years.

¹³ CMHC. (2016, October) BC Housing Trends. Accessed from https://www.cmhc-schl.gc.ca/odpub/esub/65442/65442_2015_Q01.pdf

¹⁴ CMHC. (2017, June) Housing Market Outlook — BC Region Highlights. P. 10. Accessed from <https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?cat=114&itm=7&lang=en&fr=1504277163245>

¹⁵ BCREA (2017) Second Quarter Housing Forecast. Accessed from www.bcrea.bc.ca/docs/economics-forecasts-and-presentations/housingforecast.pdf

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“Rising existing home prices in most markets within the province may have deterred or delayed the movement from rental to homeownership, keeping downward pressure on rental vacancy rates.”

BC Housing Trends, CMHC, 2016

This has a direct impact on the rental market with increased competition for entry-level housing. It is also a barrier for households that are looking to transition from rental to homeownership. Potential homebuyers are staying in rental accommodations to save for the larger down payments required on more expensive homes or are unable to find a home to purchase due to a lack of options on the market. These factors all lead to declining vacancy rates and subsequent increasing rental costs.¹⁶

¹⁶ BCREA (2017) Second Quarter Housing Forecast. Accessed from www.bcrea.bc.ca/docs/economics-forecasts-and-presentations/housingforecast.pdf

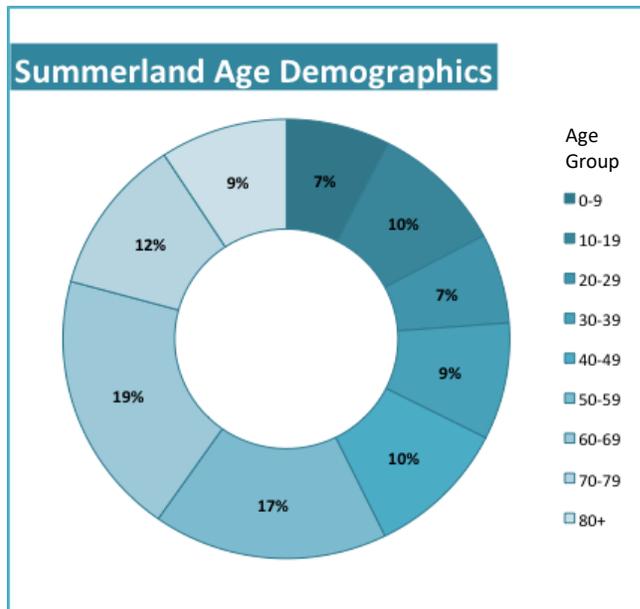
6.0 SUMMERLAND TRENDS AND STATISTICS

Summerland Statistics					
	1996	2001	2006	2011	2016
Population	10,584	10,716	10,828	11,280	11,615
Over 65 years	25.9%	25.9%	25.7%	27.5%	30.3%
All Households	4,295	4,490	4,545	4,755	4,935
Median Household Income	\$44,441	\$48,294	\$48,454	\$56,380	No Data
Poverty Line	\$25,139	\$27,655	\$30,851	\$33,905	\$35,648
% of dwellings constructed in the past ten years	31.4%	25.1%	11.1%	12.4%	No Data
% of population in low income before tax	12.3%	9.0%	9.8%	11.3%	13%

In the 2011 census, 1065 households were paying more than 30% of their income on housing.

In Summerland the average rent was:

- 2014** - \$757
- 2015** - \$784
- 2016** - \$808



Summerland saw its rental vacancy rate decline from 9.4% to 3.5% and rental prices increase by 3.5% (to \$734/month¹⁷) from 2014 to 2015¹⁸. The vacancy rate declined faster than other locations in the region or compared to communities with similar populations and economies such as Nelson and Quesnel. The significant lack of rental units means that very little change has to occur to account for declining vacancy rates. Lack of rentals has also led to the suppression of data for most categories of rental in CMHC reports. Almost 75% of rentals in Summerland are classified as

Townhouses.

¹⁷ Summerland has so few registered rental units available that only 2 bedroom units are statistically significant enough to have prices recorded, which may skew the rental price point.

¹⁸ Canada Mortgage and Housing Corporation. (2015). Rental Market Report: British Columbia Highlights. *Housing Market Information*. Accessed from https://www.cmhc-schl.gc.ca/odpub/esub/64487/64487_2015_B01.pdf

Table – Rentals in the Okanagan 2015						
2015	Population (StatsCan, 2016)	Total Rental Units	Rental Price Change	Avg. 2 bdrm Rental Price	Vacancy Rate 2014	Vacancy Rate 2015
Summerland	11,615 ¹⁹	106	+3.5%	\$734	9.4%	3.6%
Penticton	33,617	2,221	+4.3%	\$739	2.9%	1.6%
Kelowna	151,957	4,994	+3.3%	\$884	1.5%	1.9%
Nelson	10,664	513	+3.2%	\$751	2.6%	1.6%
Quesnel	12,064	534	+3.8%	\$610	5.4%	5.1%

Table – Rentals in the Okanagan 2016						
2016	Population (StatsCan, 2016)	Total Rental Units	Rental Price Change	Avg. 2 bdrm Rental Price	Vacancy Rate 2015	Vacancy Rate 2016
Summerland	11,615	32	+3.5%	\$756	3.6%	**
Penticton	33,617	2027	+4.3%	\$852	1.6%	1.1%
Kelowna	151,957	4588	+3.3%	\$998	1.5%	1.9%
Nelson	10,664	510	+3.2%	\$835	2.6%	1.6%
Quesnel	12,064	534	+3.8%	\$642	5.4%	5.1%
Salmon Arm	7,410	381	+3.2%	\$819	2.6%	2.2%

¹⁹ Summerland’s population is calculated with two different boundaries by Statistics Canada. Municipal Census Populations (73.88 km²) calculates the 2016 population for Summerland at 11,615, while the Population Centre (11.69 km²) calculates the 2016 population at 8,742. Statistics Canada (2016) Census Profile, 2016 Census: Summerland. Accessed from <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/search-recherche/results-resultats.cfm?Lang=E&SearchText=Summerland&SearchType=Begins&SearchPR=01&TABID=1&G=1&Geo1=POPC&Code1=1117&Geo2=PR&Code2=47>

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Single-Family Detached Housing Starts						
	2015	2016			2017	
	Year Totals	Q1	Q2	Year Totals	Q1	Q2
Summerland	37	4	7	41	14	21
Penticton	143	33	38	155	32	41
Kelowna	628	126	62	725	169	77
Nelson	7	9	2	16	1	12
Quesnel	18	1	7	26	1	8
Salmon Arm	93	13	22	114	15	42
BC	8858	2187	3,085	10225	1876	3,522

All Other Housing Starts (including Semi-Detached, Row, and Apartment)						
	2015	2016			2017	
	Year Totals	Q1	Q2	Year Totals	Q1	Q2
Summerland	11	2	2	5	0	0
Penticton	110	19	4	298	43	128
Kelowna	652	439	55	1411	606	134
Nelson	58	3	3	22	0	1
Quesnel	0	0	2	5	0	0
Salmon Arm	17	1	0	31	0	5
BC	21056	7341	8192	29273	5901	8046

Community Characteristics			
Community	Number of Households	% Households in Single-detached homes	Character compared to Summerland
Summerland	4935	72.9%	N/A
Penticton	19,200	53.4%	More Urban
Kelowna	74,950	56.5%	More Urban
Nelson	4,625	54.4%	More Rural
Quesnel	9,305	71.8%	More Rural
Salmon Arm	7,410	68.8%	Similar Urban
BC	1,764,630	47.7%	N/A

7.0 TABLES

7.1 AFFORDABLE HOUSING LEADERS AND SUPPORT ORGANIZATIONS

Table - Affordable Housing Development Support Organizations in the Okanagan	
Canadian Mortgage and Housing Corporation (CMHC)	Provides grants for non-profit housing organizations to create development plans. Supports research, education, grants of capital funding and mortgage loans and insurance.
British Columbia Housing (BCH)	Offers resources in support of non-market housing development and maintenance, as well as supports for individuals through: Rental Assistance Program (RAP), Shelter Aid For Elderly Renters (SAFER) and Home Adaptations For Independence (HAFI).
British Columbia Ministry of Health	Responsible for long-term care and assisted living facilities. Also supports aging in place with funding for adult day-care and medical and non-medical home-support.
Okanagan Métis and Aboriginal Housing Society	Provides affordable housing for Métis and First Nations persons. Since 1989 has developed and managed 70 townhouses and 9 single family dwellings for off-reservation rentals in Kelowna and West Kelowna.
Habitat for Humanity (Okanagan)	Builds and rehabilitates homes with volunteer labour, efficient management and tax-deductible donations of money and materials. Empowers families to invest in homeownership by providing homes with no down payment and financed with no-interest mortgages. They also sponsor a Chapter in the South Okanagan (Penticton).
The Society of Hope	Non-profit based in Kelowna that operates 557 rental homes at 18 locations. These provide for two-parent, single-parent and senior households.
Abbeyfield	Provides co-housing for twelve to fifteen seniors per home in locations across Canada (one location in both Kelowna and Vernon) each with their own private bed and sitting rooms furnished with their own things. The residents share meals prepared by a House Coordinator who attends to the daily running of the house, including shopping and chores.
Peachland Seniors Housing Society	Owns and operates 33-units of independent seniors subsidized housing. They have a housing agreement with the District to protect the affordability and restrict the use for seniors.

Summerland Leaders in Affordable Housing	
Parkdale Place Housing Society	The Society owns and operates in Summerland: Parkdale Lodge, 53-unit independent seniors subsidized housing, Angus Place, 83-unit affordable supportive living apartment, and Parkdale Manor, 22-unit market value supportive living apartment
Summerland Legion Village Housing Society (LVHS)	Provide low-income housing on a 2-lot area with 20 rental units. Each unit is about 60 m ² . Priority is given to local Veterans and seniors. The LVHS is separate from Summerland Legion Branch 22, though Branch members are automatically members of LVHS. The branch appoints one representative to the board that manages Legion Village. There is also an on-site manager to supervise day-to-day.
Summerland Kiwanis Senior Citizen Housing Society	The society owns and operates 20 units of 1-bedroom housing with low-income/market rents built in the early 1980's. They are planning upgrades including providing gardening opportunities for residents on the property in the near future.
Summerland Alliance Church	The church is in the process of planning for a 24-unit affordable housing development on their property in Summerland that will preserve agricultural land for use by residents and the larger community.
Summerland United Church with Summerland Food Bank and Resource Centre	The Food Bank and Resource Centre is in the preliminary stages of planning with the Church to develop a multi-story mixed-use building on the Church's property downtown. Initial ideas include a mix of affordable and market units with community space, resource centre, and church office space.
Electromotion	Developed the Revolution Housing Platform in response to market demand to include their Revolution energy generation units into affordable homes. The Revolution unit is a trigeneration combined cooling heat and power (CCHP) technology, which generates heat & electricity using natural gas (or other fuel source) replacing the home's conventional heating, cooling and hot water systems with one complete unit. If electrical utility fails the Revolution automatically disconnects the site from the grid to provide backup heat, hot water and electricity. ElectroMotion has 'systemized' the construction to provide a rapid, robust, affordable and predictable housing platform which municipal bylaws, inspectors and infrastructure personnel will approve.

7.2 AFFORDABLE HOUSING ENABLING LEGISLATION

Table - Relevant Acts and Charters Governing Housing and Municipal Actions	
Act	Purpose
Local Government Act (BC)	The Act is the primary legislation for regional districts and improvement districts, setting out the framework for governance and structure, as well as the main powers and responsibilities.
Community Charter (BC)	The Charter is a comprehensive, flexible legislation, which provides municipalities broad powers to engage in a wide range of activities that meet the needs of communities. These powers give local councils nearly complete discretion to do what is best for their local circumstances, subject to compliance with all provincial laws.
Land Title Act	Act that enables the Land Title Offices to register ownership of lands, through fee simple ownership. Registrars and examiners of title at the LTSA's land title offices register the land.
Property Law Act	The Act requires that the vendor of land must deliver a registrable title; i.e., an instrument that can be registered under the Land Title Act. The same rule applies to leases of a period greater than three years, unless the contrary is agreed upon. It also covers the transfer of the responsibilities under an existing mortgage from the seller to a buyer.
Strata Property Act	The Act covers the establishment, responsibilities, control and functions through council, of Strata Corporations.
Real Estate Development and Marketing Act	The Act covers the legal requirements for the Marketing of development property, subdivision of lots, strata and bare land strata, leasehold units, cooperatives, timeshares as well as assurances for land title and utilities.
Residential Tenancy Act	Act applies to tenancy agreements, rental units and other residential property. It dictates the rights and obligations of tenants and landlords.
Cooperatives association Act (BC)	Legislation and regulation governing how cooperative associations operate in B.C. Co-ops must incorporate before being allowed to operate. Incorporation provides a co-op with an independent legal status separate from its members. As a legal entity, a co-op can enter into contracts or incur debt in its own name with the same legal rights and obligations of an individual.

7.3 NATIONAL POVERTY LEVELS 2016

Table - Average Income Poverty Lines for Households in Canada					
Number of Adults in Household	Number of Children Under 16 Years of Age in Household				
	0	1	2	3	4
1	\$17,824	\$24,954	\$30,301	\$33,866	\$39,213
2	\$24,954	\$30,301	\$35,648	\$40,995	\$46,342
3	\$32,083	\$37,430	\$42,778	\$48,125	\$53,472
4	\$39,213	\$44,560	\$49,907	\$55,254	\$60,602

Source: Statistics Canada T1 family file 2016 user guide

7.4 BC HOUSING DATA

Further Information for Affordable Summerland Report: **TABLE - Subsidized Housing in Select Communities - Last 3 Fiscal Years (31 March)**

Prepared by BC Housing's Research & Corporate Planning Dept, Aug 2017

Data Source: Unit Count Reporting model

Notes:

1. BC Housing only tracks units where we have a financial relationship. There may be other subsidized housing units in the community.
2. BC Housing's 'Housing Continuum' reports are based on 'units' (housing units, beds, spaces and rent supplements, depending on each program) and do not report on the number of 'people' assisted.
3. Service Allocation definitions:
 - a. Homeless Sheltered: Short stay housing. The shelters provide single or shared bedrooms or dorm-like sleeping arrangements, with varying levels of support services provided for the clients.
 - b. Homeless Housed: Housing for clients who are at the risk of homelessness, or formerly homeless for a period of at least 30 days and up to two or three years. This type of housing includes the provision of on- or off-site support services to help the clients move towards independence and self-sufficiency.
 - c. Homeless Rent Supplement: This program connects people who are homeless to housing, income assistance, and community-based support services. The number of units shown represents an estimate of rent supplements given monthly based on

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available funding. Homeless Rent Supplement projects were first initiated in the 2008/2009 fiscal year.

- d. Homeless Prevention Program (HPP): The number of HPP Rent Supplements ('units') identified herein does not reflect the number of 'people' assisted through the program. It is an accurate representation of the number of rent supplements allocated to a service provider, but as not all clients require the maximum amount possible, the program allows service providers the flexibility to assist more 'people' than 'rent supplements' allocated.
 - e. Frail Seniors: Housing for seniors who need access to housing with on-going supports and services. Frail seniors are those who cannot live independently.
 - f. Special Needs: Housing for clients who need access to affordable housing with support services. These clients include for example adults with mental and/or physical disabilities or youth.
 - g. Independent Seniors: Housing for seniors where minimal or no additional services are provided. Seniors are usually defined as individuals who are 65 years of age and older.
 - h. Low Income Families: Independent housing for low to moderate-income households with a minimum of two people including at least one dependent child.
 - i. Rent Assistance Seniors: Housing subsidy to help make private market rents affordable for BC seniors with low to moderate incomes. Housing under this category include for Shelter Aid for Elderly Renters (SAFER) program as well as other rent supplement units in the private market targeted towards seniors.
 - j. Rent Assistance Family: Housing subsidy to provide eligible low-income families with cash assistance to help with their monthly rent payments in the private market. Housing under this category include Rental Assistance Program (RAP) as well as other rent supplement units in the private market targeted towards families.
 - k. Women and Children Fleeing Violence: BC Housing provides funding for transition houses, safe homes and second stage housing programs that support women and their children who have experienced violence or at risk of experiencing violence by providing temporary shelter/housing and support services.
4. The Rental Assistance Program (RAP) provides eligible low-income, working families with cash assistance to help with their monthly rent payments in the private market.
 5. The Shelter Aid for Elderly Renters (SAFER) program helps make rents affordable for BC seniors with low to moderate incomes. SAFER provides monthly cash payments to subsidize rents for eligible BC residents who are age 60 or over and who pay rent for their homes.
 6. The BC HOME Partnership results are the number of mortgage loans approved and funded by 31 March 2017. Additional applications may be approved, but yet to be finalised.

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Rental Assistance Program' and 'Shelter Aid for Elderly Renters' program in Select Communities - last three fiscal years (31 March)			
Service Plan Year	Community	Program Name	Households (Units)
2014-2015	Kelowna	Rental Assistance Program (RAP)	301
		SAFER	724
	Peachland	Rental Assistance Program (RAP)	4
		SAFER	28
	Penticton	Rental Assistance Program (RAP)	114
		SAFER	444
	Summerland	Rental Assistance Program (RAP)	19
		SAFER	57
2015-2016	Kelowna	Rental Assistance Program (RAP)	299
		SAFER	776
	Peachland	Rental Assistance Program (RAP)	5
		SAFER	29
	Penticton	Rental Assistance Program (RAP)	120
		SAFER	464
	Summerland	Rental Assistance Program (RAP)	20
		SAFER	63
2016-2017	Kelowna	Rental Assistance Program (RAP)	291
		SAFER	899
	Peachland	Rental Assistance Program (RAP)	9
		SAFER	28
	Penticton	Rental Assistance Program (RAP)	112
		SAFER	491
	Summerland	Rental Assistance Program (RAP)	25
		SAFER	72

For Further info regarding BC Housing and Federal Homelessness Programs refer to the following:

- <https://www.canada.ca/en/employment-social-development/programs/communities/homelessness/smallcommunities.html>
- <https://www.bchousing.org/housing-assistance/bc-home-partnership>
- <https://www.bchousing.org/partner-services/funding-opportunities-for-housing-providers/provincial-investment-affordable-housing>

TABLE – BC Housing Registry						
Community	Family	People with disabilities	Seniors	Wheelchair Modified	Singles	Total
Kelowna	53	66	91	10	15	235
Peachland*	-	-	-	-	-	8
Penticton	65	76	103	25	14	283
Summerland	4	4	5	5	0	18
Source: BC Housing: WebFocus Report HCSTAT002: Housing Registry Statistics, March 31, 2017						
Prepared by BC Housing's Research and Corporate Planning Department - August 2017						
*Due to the small number of applicant households in Peachland a breakdown by categories is due to confidentiality.						
The Housing Registry is a membership-based database used to manage applications for social housing. Of the more than 800 housing partners that BC Housing works with, approximately 110 of them are members of The Housing Registry. Membership to The Housing Registry is not mandatory and non-members of The Housing Registry manage their own lists. There may also be privately operated subsidized housing options within a community that operate independently of BC Housing.						

Applicant Households on the Housing Registry, Select Communities, as of March 31st, 2017								
Report Date	Community	Family	People with disabilities	Seniors	Wheelchair Modified	Singles	Rent Supplements	Total
31-Mar-15	Kelowna	10	43	82	6	<5	<5	143
	Peachland	<5	<5	<5	<5	<5	<5	4
	Penticton	53	60	78	25	8	<5	226
	Summerland	<5	<5	7	<5	<5	<5	14
31-Mar-16	Kelowna	10	43	82	6	<5	<5	143
	Peachland	<5	<5	<5	<5	<5	<5	4
	Penticton	53	60	78	25	8	<5	226
	Summerland	<5	<5	7	<5	<5	<5	14
31-Mar-17	Kelowna	53	66	91	10	15	<5	235
	Peachland	<5	<5	<5	<5	<5	<5	8
	Penticton	65	76	103	25	14	<5	284
	Summerland	<5	<5	5	5	<5	<5	18
Prepared by BC Housing's Research & Corporate Planning Dept, Aug 2017								
Data Source: Unit Count Reporting model								