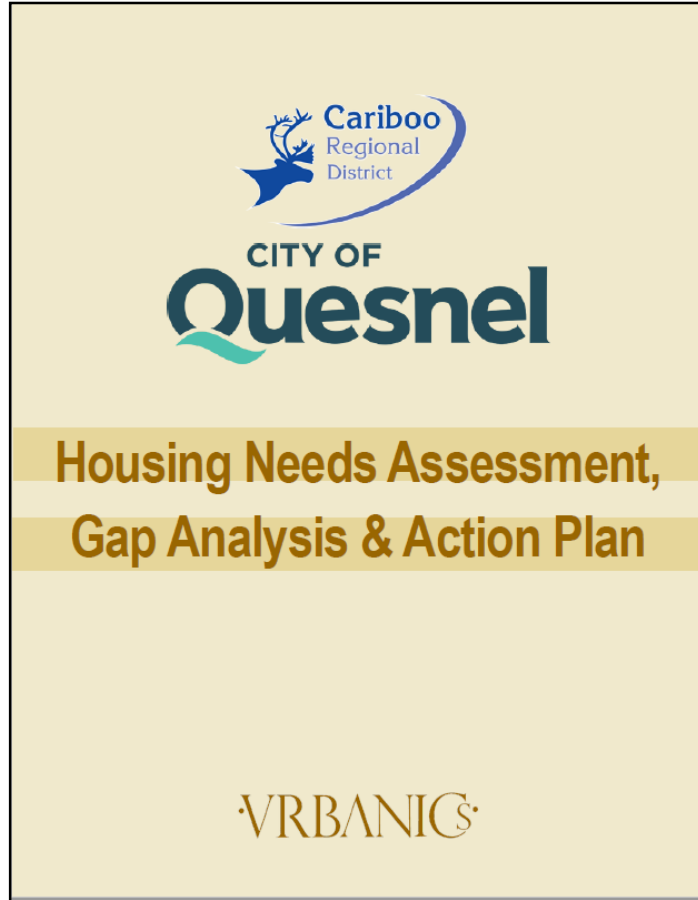


Housing Needs, Gap Analysis and Action Plan

Overview & Next Steps

Purpose of the Report



- Local Government Act – legislation requiring local governments have an up-to-date Housing Needs Report
- City of Quesnel Strategic Objectives, 1.1 Housing Initiative
- Partnership with Cariboo Regional District – Urbanics Consultants Ltd. awarded RFP



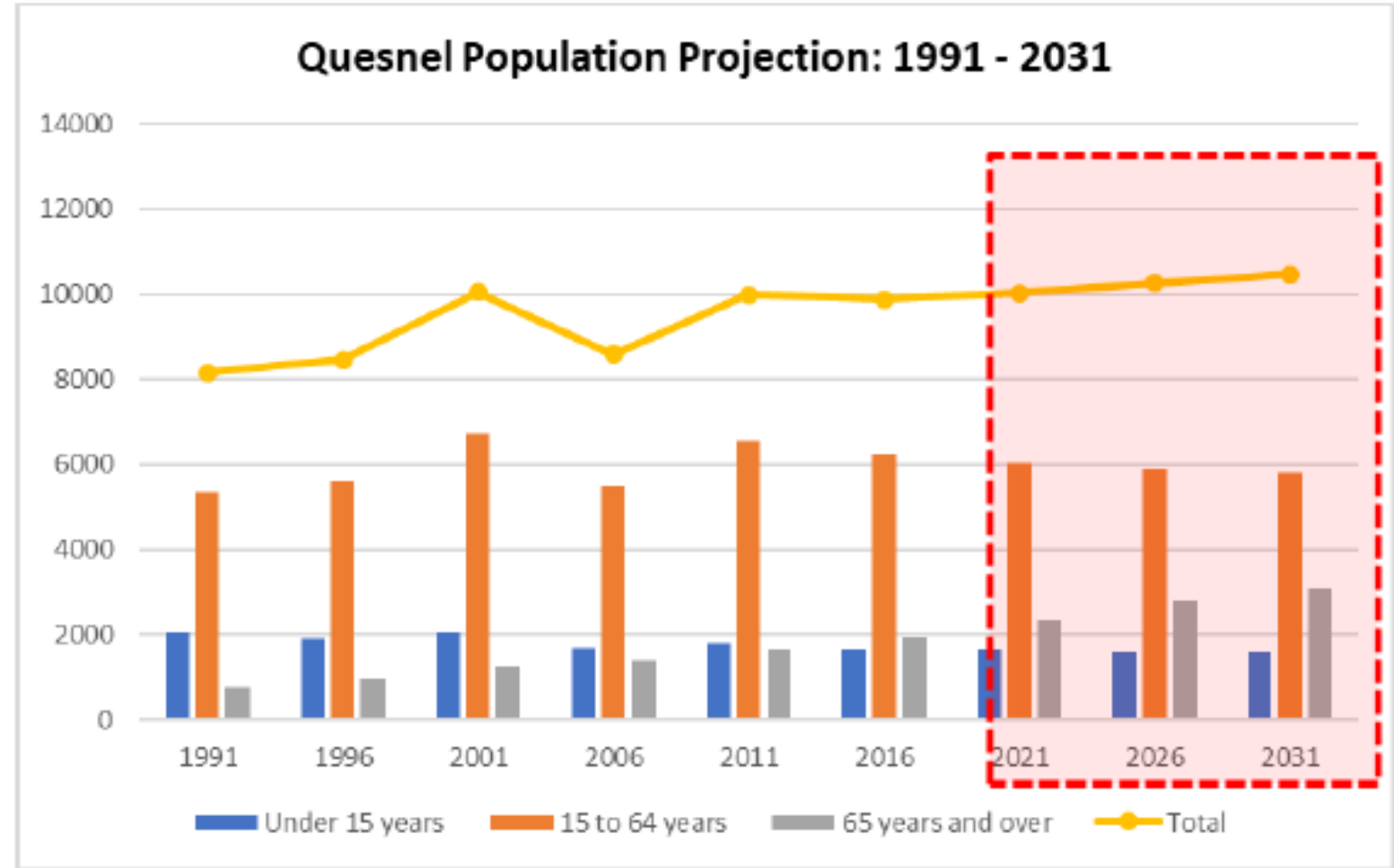
Purpose of the Report

- Provides quantitative data
- Gain a greater understanding of our housing needs
- Ensure local policies, plans, and development decisions related to housing are based on recent evidence
- Responsive to current and future need



Key Findings: Housing Needs and Gap Analysis

- Lack of serviced, desirable lands
- Rapidly aging population
- Declining household sizes and slow population growth
- Local affordability



Housing Action Plan

<i>Theme</i>	<i>Strategies</i>
1. Address market-rate housing needs	<ul style="list-style-type: none">• Enhance density on properties that are already serviced with municipal water and sewer lines, particularly in existing urban properties• Enhance the supply of entry-level housing for young adults & professionals and senior-appropriate housing
2. Address non-market housing needs	<ul style="list-style-type: none">• Work with other levels of government, community agencies, and the development community to address housing affordability issues in terms of seniors housing and below market-rate rental housing• Undertake research and education to support innovation
3. Enhance supply of rental housing	<ul style="list-style-type: none">• Facilitate rental housing supply• Facilitate workforce housing



Housing Action Plan

<i>Theme</i>	<i>Strategies</i>
4. Enhance housing affordability	<ul style="list-style-type: none">• Facilitate more discussion between private non-profits, developers, and landowners concerning new affordable housing developments• Promote sustainable development of more affordable housing units• Examine the creation of an Affordable Housing Reserve Fund
5. Maintain the quality of the current housing stock	<ul style="list-style-type: none">• Same as theme: Maintain the quality of the current housing stock
6. Facilitate development on vacant lands	<ul style="list-style-type: none">• Same as theme: Facilitate development on vacant lands
7. Prepare for anticipated growth in population aged 65 years and over	<ul style="list-style-type: none">• Ensure adequate accessibility in housing for seniors



Housing Action Plan: Suggested Actions...

Some examples include...

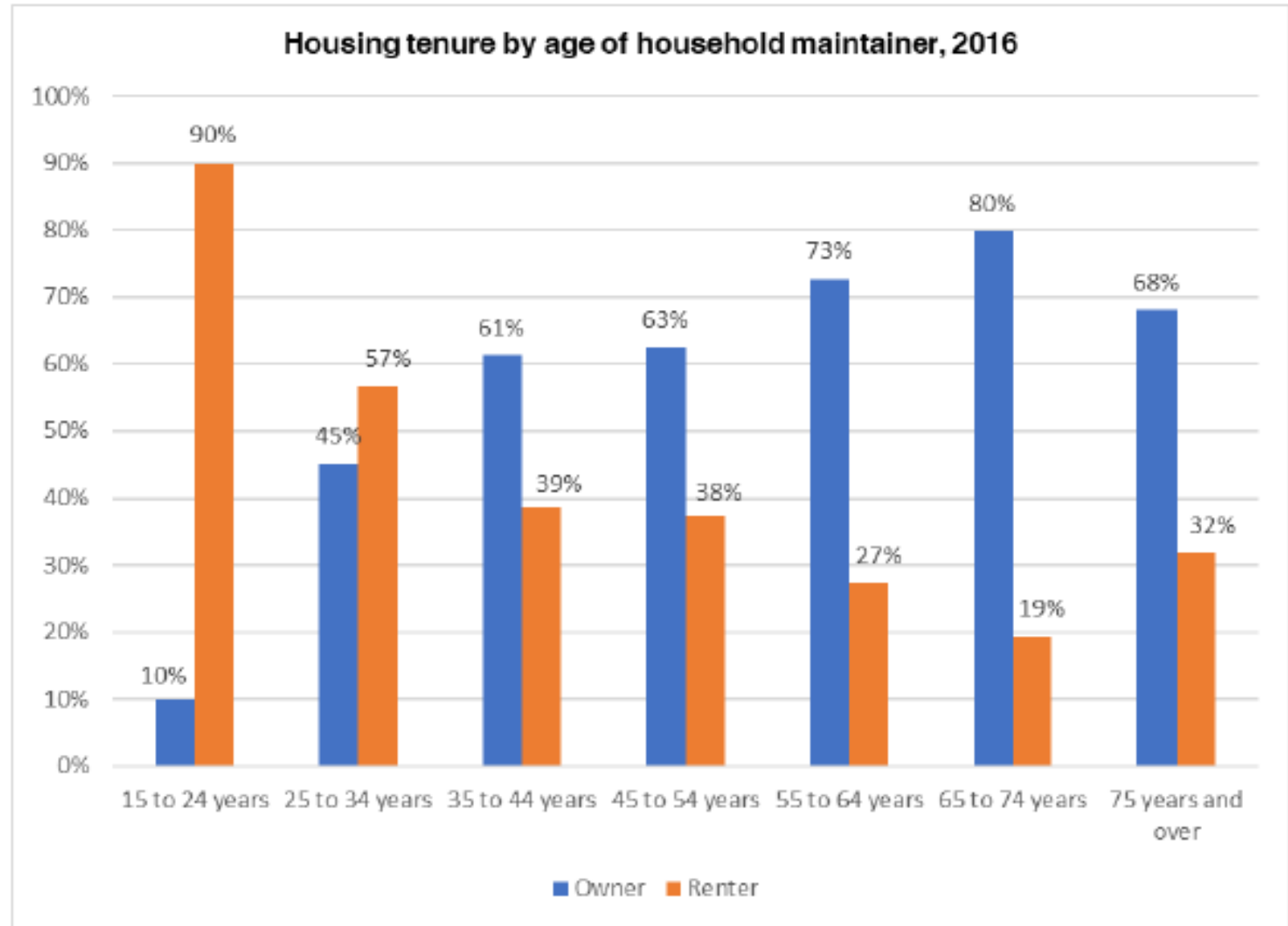
- ☐ Rezone large parcels to allow for smaller parcel sizes
- ☐ Flexibility in lot sizes and minimum setbacks
- ☐ Allow flexibility in higher densities and building height
- ☐ Permit secondary suites and consider an amnesty period for existing suites
- ☐ Advocate to other level of governments for affordable housing
- ☐ Review City resources for housing affordability projects
- ☐ Pursue BC Government's modular housing program
- ☐ Create and maintain an affordable housing inventory
- ☐ Research housing programs and successful models
- ☐ Continue to enhance rental supply through municipal incentives



Next Steps: Checklist and Work Plan

Consider what suggested actions in the report are appropriate and desirable for the City to undertake

- On-going initiatives
- Continued outreach
- Policy changes, incentives



Next Steps: Checklist and Work Plan

Some items are already in action:

- ☐ Update Zoning Bylaw
- ☐ Update Official Community Plan
- ☐ Create an innovative housing models, organizations, and funding opportunities inventory

Items currently in the planning process:

- ☐ Create a secondary suite guide and host a workshop
- ☐ Host a Housing Forum to connect stakeholders and potential partners
- ☐ Develop land concepts and potential RFPs



List of funding opportunities related to Housing in BC			DU = Dwelling Unit			
Organization	Name of Program	Program Intent	\$ Amount	Requirements	Deadline(s)	Other Info/websites
Northern Development Initiative Trust	Housing Needs Assessment	One-time funding to support Housing Needs Report Requirements	50% of cost, max of \$10,000	One-time funding for local government	On-going	https://www.northerndevelopment.ca
Northern Development Initiative Trust	Community Planning for Housing	Grant to provide a contract planner position for 12 months	\$40,000	Municipalities within NDI region	May 10th	Preference to collaborate
Northern Development Initiative Trust	Northern Housing Incentive	"Dollars to the door" to incentivize private sector multi-unit market housing	\$10,000 per DU to max of \$200,000	Project addresses a need identified in the Housing Needs Assessment; must be market housing; need Developer Commitment and be shovel-ready;	Quarterly	Preference to those with local government support
Union of BC Municipalities	Community to Community Forum	between First Nations and local governments. Provides an opportunity to build on common responsibility, reconciliation efforts, interests and concerns.	50% of the cost of eligible activities to a maximum of \$5,000.	A local government (municipality or regional district) or First Nation (Treaty First Nation, Band or Tribunal Council) may apply to host. First time and repeat applicant eligible. Event must occur within year of funding, willingness by participants, direct participants of officials.	Three times a year (Dec 6 2019, then March)	https://www.ubcm.ca
Union of BC Municipalities	Poverty Reduction Plans & Assessments	Support communications to develop or update assessments or plans in order to reduce poverty at the local level	\$25,000 for single applicant or \$150,000 for regional applications	families/youth, education, employment, income supports, social supports); be a new project; capable of completion within 1 year; involve key sectors including community-based poverty reduction organizations, people with lived experiences, businesses, local First Nations and indigenous organizations	28-Feb-20	https://www.ubcm.ca
Union of BC Municipalities	Poverty Reduction Actions	Support communications to undertake local projects to reduce poverty	\$50,000 for single or \$150,000 for regional	Must have a poverty reduction plan already done, then same reqs. As above	28-Feb-20	
Union of BC Municipalities	Housing Needs Report Program	Supports local governments by providing funding to create a Housing Needs report	Population dependent, see site	One-time funding for local governments. More \$ available for regional projects	Annually in Nov	https://www.ubcm.ca
Union of BC Municipalities	Age-Friendly Communities: Assessment & Actions Plans	Provide funding capacity to support age-friendly plans, adding age-friendly policy, engagement strategies, evaluation, etc.	Maximum \$25,000	Must focus on one of BC's eight age-friendly community components: <ul style="list-style-type: none"> •Outdoor spaces and buildings • Transportation (including traffic safety) • Housing • Respect, social inclusion, or cultural safety • Social well-being and participation • Communications and information • Community engagement and employment • Community support and health and wellness services 	01-Jan-20	https://www.ubcm.ca
Union of BC Municipalities	Age Friendly communities: Projects	Provide funding capacity to support local governments undertake projects that enable seniors and Elders to age in place and facilitate age-friendly communities	Maximum \$15,000	Requires stream 1 complete: project must respond to a need in the Action Plan. Must focus on one of the eight components listed above	02-Jan-20	https://www.ubcm.ca
		Interest-free loans and/or non-repayable contributions for pre-development costs	Max loan: \$350,000. Max contribution: co-op, non-profits, indigenous groups: 40% of approved funding, or max of \$150,000; public sector government: 30% of approved funding or max \$150,000; private sector: 15% of approved funding or	Project must: be primarily residential; minimum of 5 affordable units; be considered affordable. Eligible project types: community housing, mixed use market/affordable rental, shelters, transitional and supportive housing, conversion of non-residential buildings to multi-family, renovation of		

Next Steps: Checklist and Work Plan

On-going items:

- ☐ Connect with partners and facilitate development
- ☐ Encourage sustainable design in new builds
- ☐ Promote rental buildings and seniors homes

Other items for Council to consider:

- How may the City function as the stimulus for development? What role is appropriate for the City to take?
- What incentives is the City willing and able to provide to the private sector?
- How can the City actively market itself to the private sector? How does this tie in with Economic Development goals and strategies?



Thank you!

It's important that we celebrate our achievements to date!



Kikihnew Family Apartment, providing 38 affordable homes for families and individuals.



Rendering of future Elliott Street Supportive Housing, providing 32 homes in a supportive apartment building.

