

The Corporation of the
CITY OF WHITE ROCK



Housing Advisory Committee
AGENDA

Wednesday, February 19, 2025, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers

15154 Russell Ave, White Rock, BC, V4B 0A6

***Live Streaming/Telecast:** Please note that all Committee Meetings, Council Meetings, and Public Hearings held in the Council Chambers are being recorded and broadcasted, as well as being included on the City's website at: www.whiterockcity.ca

T. Arthur, Director of Corporate Administration

	Pages
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
<u>RECOMMENDATION</u> THAT the Housing Advisory Committee adopts the agenda for the February 19, 2025 meeting as circulated.	
3. ADOPTION OF MINUTES	3
<u>RECOMMENDATION</u> THAT the Housing Advisory Committee adopts the minutes of the December 3, 2024 meeting as circulated.	
4. INTRODUCTIONS	
Roundtable introductions to take place.	
5. REVIEW OF COMMITTEE TERMS OF REFERENCE AND MANDATE	7
Staff to provide an overview of the Committee's Terms of Reference and mandate.	
6. 2025 COMMITTEE ORIENTATION PRESENTATION	
Committee Clerk to provide a PowerPoint presentation outlining general information about advisory committees, member roles, and meeting processes.	

7. AFFORDABLE HOUSING STRATEGY 15

Committee to discuss prioritizing of the short-term initiatives within the Affordable Housing Strategy as directed by Council at the January 27, 2025 Regular meeting.

Note: January 27, 2025 corporate report and approved 2024-2034 Affordable Housing Strategy attached for reference.

8. OTHER BUSINESS

8.1 UPDATES REGARDING NORTH BLUFF CORRIDOR STUDY, OCP UPDATE AND HOUSING TARGETS REPORT

Staff to provide brief updates regarding the Official Community Plan (OCP) Update, the North Bluff Corridor Study, and the Housing Targets Report.

9. INFORMATION

9.1 COMMITTEE ACTION TRACKING 61

Corporate Administration provides the action and motion tracking document to the Committee for information purposes. This document will be updated on a regular basis and included in each meeting's agenda package.

10. 2025 MEETING SCHEDULE

RECOMMENDATION

THAT the Housing Advisory Committee approves the following 2025 schedule of meetings (taking place from 4:00 p.m. to 6:00 p.m. in Council Chambers) as follows:

- February 19, 2025;
- March 19, 2025;
- April 16, 2025;
- May 21, 2025;
- June 18, 2025;
- July 16, 2025;
- September 17, 2025;
- October 15, 2025; and,
- November 19, 2025.

11. CONCLUSION OF THE FEBRUARY 19, 2025 HOUSING ADVISORY COMMITTEE MEETING



Housing Advisory Committee

Minutes

December 3, 2024, 4:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: TJ Dhillon, Community Member
Shari Green, Community Member
Sharon Greysen, Community Member
Rick Mann, Community Member

COUNCIL: Councillor Bill Lawrence, Chairperson (non-voting)
Councillor Elaine Cheung, Vice-Chairperson (non-voting)

ABSENT: Greg Duly, Community Member
Bhagwant Virk, Community Member

STAFF: Anne Berry, Director of Planning and Development Services
Neethu Syam, Planning Division Lead
Janessa Auer, Committee Clerk

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:03 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2024-HAC-018: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the December 3, 2024 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2024-HAC-019: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the September 26, 2024 meeting as circulated.

Motion CARRIED

4. **BUSINESS ARISING FROM ACTION AND MOTION TRACKING DOCUMENT**

The Director of Planning and Development Services provided an update regarding the status of action items and recommendations from previous minutes.

5. **AFFORDABLE HOUSING SEMINAR**

The Chairperson re-introduced this topic after the September 26, 2024 Committee recommendation was deferred by Council at the October 21, 2024 Regular meeting, as follows:

Motion Number 2024-379:

THAT Council defer consideration of the following committee recommendation until after the Committee meets again (anticipated to be in the month of November):

THAT Council direct staff to report back on the feasibility of planning and facilitating an Affordable Housing Seminar to be scheduled within the next six (6) months.

The Committee discussed the feasibility and potential benefits of planning another Affordable Housing Seminar, similar to the one held in 2022. Due to a heavy staff workload anticipated for 2025, as well as implementation of new Provincial legislation still coming into effect, it was determined that organizing another event like this within the next six (6) months would not be realistic.

It was also suggested that a future event might be more effective if organized as a roundtable or forum, rather than a seminar. This format would allow for a more focused approach, engaging key participants who are potential stakeholders and partners in prospective affordable housing projects in White Rock.

Motion Number 2024-HAC-020: It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that further discussion regarding the Affordable Housing Forum be deferred for consideration until the next term of the Committee.

Motion CARRIED

6. UPDATE REGARDING FIRST UNITED CHURCH DEVELOPMENT

The Chairperson provided an update on the potential for extreme weather support services at the new First United Church location at 15385 Semiahmoo Avenue. After speaking with representatives at the site, the Chairperson noted that there may not be a strong interest in continuing these services, as they have at previous locations.

7. PROVINCIAL HOUSING LEGISLATION IMPLEMENTATION UPDATES

The Director of Planning and Development Services provided a PowerPoint presentation updating members on the City's status with Phase II (Official Community Plan Development Permit Areas update) and Phase III (Interim Housing Needs Report) implementation of Bill 44.

8. REVIEW OF UPDATED AFFORDABLE HOUSING STRATEGY DOCUMENT

The Director of Planning and Development Services introduced the draft Affordable Housing Strategy document, which has been updated to incorporate feedback and suggestions provided by the Committee throughout this term.

The Committee agreed on the overall content of the document but expressed interest in providing further feedback to enhance its readability. Staff encouraged members to submit these suggestions by December 31, 2024, enabling them to make minor revisions before presenting the document to Council in the new year.

Motion Number 2024-HAC-021: It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that Council endorse the Affordable Housing Strategy document, as presented during the Committee's December 3, 2024 meeting.

Motion CARRIED

9. **OTHER BUSINESS**

None

10. **INFORMATION**

10.1 **COMMITTEE ANNUAL REPORT**

The Director of Planning and Development Services provided a brief overview of the 2023-2024 Housing Advisory Committee Annual Report, which was provided to the Committee for information. This report will be presented to Council at the December 9, 2024 Regular Council meeting.


11. **2024 MEETING SCHEDULE**

No further meetings scheduled.

12. **CONCLUSION OF THE DECEMBER 3, 2024 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:07 p.m.

Councillor Bill Lawrence, Chairperson



Janessa Auer, Committee Clerk

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



POLICY TITLE: **TERMS OF REFERENCE:**
HOUSING ADVISORY COMMITTEE
POLICY NUMBER: **COUNCIL POLICY 164**

<i>Date of Council Adoption: April 26, 2021</i>	<i>Date of Last Amendment: June 12, 2023</i>
<i>Council Resolution Number: 2019-316; 2020-155; 2021-336; 2021-275; 2023-214; 2023-250</i>	
<i>Originating Department: Planning and Development Services</i>	<i>Date last reviewed by Council: June 12, 2023</i>

1. Mandate

The White Rock Housing Advisory Committee (HAC) will provide input to Council regarding local-level policies, programs, and incentives that may be used to support a range of housing options and affordability levels in the City. The work of the Committee will include the following:

- Receive information made available by federal, provincial, and regional agencies (e.g., Statistics Canada, Canada Mortgage and Housing Corporation, Ministry of Municipal Affairs and Housing, BC Housing, Metro Vancouver, etc.) related to housing and potential trends applicable to the City of White Rock.
- Provide input on municipal approaches to supporting housing initiatives through policy incentives (e.g., density bonusing), alternative zoning standards (e.g., parking reductions), and private-public partnerships.
- Reviewing draft policies, zoning applications related to purpose-built rentals or affordable housing projects, reports, and other materials related to housing issues prepared by the Planning and Development Services Department.
- The Committee may also evaluate other housing-related matters referred to by Council, the Chief Administrative Officer, or Staff Liaison.
- Provide a forum where government and community funders, private developers, municipalities and community housing stakeholders can explore partnerships that can initiate the development of additional affordable housing within the private and non-profit housing sectors.

2. General Terms

Council will make appointments for a two (2) year term. The term appointments will not exceed the current Council term. A list of recommended candidates will be provided by staff for Council consideration.

Subsequent appointments by Council to the HAC will be preferred to address the replacement of members who resign mid-term. However, the Chairperson and Vice-Chairperson will determine in consultation with staff if it is necessary that further recruiting is required for anything other than mid-term appointments.

3. Membership

The HAC will consist of up to seven (7) voting members who will bring expertise/experience in areas applicable to the mandate. Two (2) Councillors, a Chairperson and Vice-Chairperson (non-voting members) will be appointed. Two (2) Staff Liaisons as non-voting members. Council will make HAC appointments. Members of the Committee with backgrounds in the following fields/sectors would be considered an asset:

- (1) Non-market (not-for-profit) housing provider/developer;
- (1) For-profit developer;
- (1) Realtor or other professional engaged in the land sale/development sector;
- (2) Supportive services sector (e.g., care to seniors, supports for those with developmental disabilities, etc.);
- (1) Institutional sector (e.g., an employee of Peach Arch Hospital, medical services provider, etc.); and
- (1) Community-at-large members.

In addition, the City would welcome a representative of Semiahmoo First Nation to bring their voice to the Committee

Note: Anyone that has been removed from the Committee due to a breach in the Code of Conduct will not be considered for future appointments to committees, under the current Council term.

4. Chairperson/ Vice-Chairperson

The two (2) members of Council on the Committee will serve as the Chairperson and Vice-Chairperson. The positions of Chairperson and Vice-Chairperson will alternate on an annual basis between the two (2) Councillors and will serve as non-voting members on the HAC.

5. Meetings

- a) The HAC will meet monthly.
- b) Corporate Administration will distribute a meeting schedule at the first meeting to be reviewed and adopted. The meeting schedule will be published and updated as needed by the Committee Clerk.
- c) The agenda will be created and distributed by Corporate Administration.
- d) If there are no agenda items for the meeting received by noon on the day that is one (1) week before the meeting, the meeting will be cancelled. The Committee Clerk will inform the Chairperson, Vice-Chairperson, and staff liaison(s), followed by committee members.
- e) Staff will inform the Chairperson and Vice-Chairperson if a meeting must be cancelled before an official notice goes to the HAC. A meeting may be called, cancelled, or rescheduled by the Chairperson. The Committee Clerk must receive notice of a meeting, cancellation or rescheduling by 8:30 a.m. the day before the proposed meeting.
- f) HAC members must advise the Committee Clerk of their intent to attend or to be absent from a meeting. If most members indicate that they will not be attending the meeting, the Committee Clerk will cancel the meeting by first attempting to notify the Chairperson, Vice-Chairperson and staff liaison(s), followed by informing all members.
- g) On occasion, Corporate Administration may be required to cancel or reschedule meetings. On such occasions, notice will be given to all members following notification of the Chairperson and staff liaison, followed by all members.
- h) At the initial meeting:

An orientation process for new members will be prepared for presentation at the first meeting after Council makes appointments. Including but not limited to within the orientation:

 - Summary of the mandate;
 - Recent successes;
 - How the HAC fits within the broader organization of the City;
 - Overview of the correlating supplemental material (ex: Master or Strategic Plans);
 - Summary of Council's Priorities concerning the mandate;
 - Process and procedures in meeting conduct; and
 - Overview of the City's Code of Conduct, Respectful Workplace Policy and Anti-Racial Discrimination and Anti-Racism Policy;
- i) The public may attend meetings to observe only. Members of the public must always maintain decorum. Interruptions of any kind are not permitted while the meeting is in progress.
- j) When deemed relevant to the discussion of a particular item of business under consideration, the HAC will take into account the meeting business and the permitted

time to conduct the remaining business, and the Chairperson may, with majority consent of those committee members in attendance, permit a member of the public in attendance to speak to the item. The speaker will deliver their comment(s) within a limited time as the Chairperson determines.

- k) Meetings shall last no longer than two (2) hours, except under extraordinary circumstances as agreed to by the committee members present.
- l) Members are expected to attend all regularly scheduled meetings. Corporate Administration will keep an attendance log and notify the Chairperson where there have been three (3) consecutive absences without knowledge/ reason. In addition, Council may determine that prolonged unexcused absences may result in the member's removal
- m) Any person with expertise, including staff, may be invited by the Chairperson or staff liaison(s) to attend a meeting to provide information or advice.
- n) The HAC must hear and consider representations by any individual, group or organization on matters referred to the HAC by Council.
- o) The HAC cannot direct staff to act without the endorsement of Council. Further, they cannot direct staff to act contrary to existing policies or directives or establish policies for the City:
 - i. Any such action must be referred to Council for consideration and adoption; and
 - ii. Staff liaisons may advise of existing policies or Council directives and the need to refer the matter to Council before taking any action.
 - iii. HAC does not have the authority to commit funds, enter contracts or commit the City to a particular course of action.
- p) On broader matters, such as organizing or setting up major/ unusual events or projects which do not have budget implications, the HAC must receive prior approval from Council.
- q) Where a Member, their family, employer, or business associates have any interest in any matter being considered by the HAC, that member will absent themselves from all aspects of consideration by declaring a Conflict of Interest. In this circumstance, they are not to participate in any discussion or vote on the matter.
- r) Members are not permitted to speak directly with the media on behalf of the HAC.
- s) Members will not represent themselves as having any authority beyond that delegated in terms of Reference approved by Council.
- t) The duties of the Committee do not include determining the eligibility of applicants for housing—waitlists or allocating housing units developed under municipal housing policies.

6. Meeting Quorum

- a) The quorum for meetings shall be a majority of all voting members. Quorum is the minimum number of voting members present to conduct meeting business. Actions cannot be taken without a quorum.

If the Chairperson is aware that there is no longer a quorum present during the meeting, they must announce the fact that quorum has been lost before taking a vote or presenting another motion and concluding the meeting.

- 7 members (majority) = four (4) voting members
- 6 members (majority) = four (4) voting members
- 5 members (majority) = three (3) voting members
- 4 members (majority) = three (3) voting members
- 3 members (majority) = two (2) voting members

b) If there is no quorum present within 15 minutes of the scheduled start time, the Committee Clerk will:

- i. Record the names of the members present and those absent; and
- ii. Conclude the meeting until the next scheduled meeting.

7. **Meeting Minutes**

The meeting minutes will be action based and will only include the following:

- i. Attendance
- ii. Items discussed
- iii. Resolutions that were adopted
- iv. Action Items that were directed
- v. Recommendations that were directed or adopted by the HAC

8. **Staff Support**

a) The relevant department(s) will provide the staff liaison(s) and technical support. Support functions include:

- i. Forward all agenda items to Corporate Administration at least one (1) week before the meeting date for agenda preparation and to post on the Public Notice Posting Place;
- ii. Participate in orientation;
- iii. Prepare reports on behalf of the HAC;
- iv. Review and return draft minutes to Corporate Administration before adoption;
- v. Report back with status updates on agenda items as required; and
- vi. Prepare an Annual Report to be submitted to Council for information. The report will be forwarded to the HAC before going to Council, so their feedback can be considered.

b) Corporate Administration will provide meeting management and recording support. Support functions include:

- i. Provide members with an orientation at the beginning of each term, and to new members as they are appointed, concerning meeting process and procedures, including review of the City's Code of Conduct, Respectful Workplace Policy and the Anti-Racial Discrimination and Anti-Racism Policy;
- ii. Receive and prepare correspondence;
- iii. Maintain a list of outstanding issues for action (Action Tracking);
- iv. Organize and prepare meeting agendas in conjunction with the Chairperson and staff Liaison

- v. Receive and organize all agenda-related presentation materials or hand-outs;
- vi. Distribute agenda packages to members;
- vii. Post all notices, agendas and minutes for the public record;
- viii. Prepare and provide minutes to the Director of Corporate Administration and staff liaison;
- ix. Provide minutes, with recommendations, to Council;
- x. Update the Terms of Reference policy; and
- xi. Create, amend and post, as needed, the HAC meeting calendar.

9. **Procedures**

Unless otherwise provided for in these Terms of Reference, the procedures of the Committee will be governed by the City's Council and Committee Procedure Bylaw.

Sub-Committees and Working Groups (as noted in the City's Council and Committee Procedure Bylaw)

- a) *Sub-committees*: A committee may appoint members to a sub-committee to inquire into matters and to report and make recommendations to the Committee for a specific purpose. A sub-committee may be formed when there is a heavy workload, and there are items that can be broken down and worked on with the subcommittee's advice and recommendations coming back to the originating Committee. Sub-committee meetings are open to the public (subject to statutory closed meeting matters under s. 90 *Community Charter*), must include an agenda and meeting minutes and be posted as a HAC meeting held by the City of White Rock.

Note: Dedication of resources may be challenging to provide because of competing priorities by staff.

- b) *Working Groups*: A committee or sub-committee may form a working group (2 or 3 persons) as an alternate to sub-committees for the limited purpose of:
 - i. Gathering, summarizing, or preparing a presentation of information, including research and analysis, to deliver to the originating Advisory Body of Council, or
 - ii. Carrying out a specific prescribed activity (e.g., taking available information and placing it into a specified format for the originating AC).
- c) Working groups are limited in nature, and they perform their work independently. When a working group would like to provide advice, recommendations, or opinions on policy matters to Council, the HAC may be characterized as a sub-committee. Any actions taken to provide advice, recommendations, or opinions on policy matters can only be done in the Committee or sub-committee format so the public can see and hear how recommendations to Council are formed. A working group does not meet formally (i.e., any agenda, meeting minutes, or meeting notice is required).

10. **Code of Conduct**

HAC members will be required to sign a statement agreeing that they have read, understood, and will conform to the City's Code of Conduct as defined in the Council policy regarding the Code of Conduct for Committee Members the Respectful Workplace and Anti-Racial Discrimination and Anti-Racism policies. This will be required immediately upon appointment. The statement/agreement for signature is attached to and forms part of this policy.

Note: Anyone removed from the AC due to a breach in the Code of Conduct under the current Council term will not be considered for future appointments to an AC.

CITY OF WHITE ROCK COMMITTEE CODE OF CONDUCT STATEMENT / AGREEMENT

This will confirm that as of _____ (DATE), I have read the following policies adopted by City Council:

- Policy 164, Housing Advisory Committee Terms of Reference;
- Policy 120, Code of Conduct for Committee Members;
- Policy 405 Respectful Workplace Policy; and
- Policy 406 Anti-Racial Discrimination and Anti-Racism.

I understood the policies and I will conform to the City's Code of Conduct as outlined in these policies.

(PRINT NAME)

(SIGNATURE)

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 27, 2025

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development Services

SUBJECT: Request for Approval – White Rock Affordable Housing Strategy (2024 – 2034)

RECOMMENDATIONS

THAT Council:

1. Receive the January 27, 2025, Corporate Report from the Director of Planning and Development Services, titled “Request for Approval - Affordable Housing Strategy (2024 – 2034).”
 2. Approve the Affordable Housing Strategy, attached as Appendix A to this January 27, 2025 corporate report.
 3. Direct the Housing Advisory Committee to work on the high priority/short-term initiatives in their 2025-2026 term as listed in Table 2.0 in this January 27, 2025 corporate report.
-

EXECUTIVE SUMMARY

One of Council’s top Strategic Priorities under “Housing & Land Use” is to develop an affordable housing strategy to support the creation of appropriate affordable housing options through future development. This corporate report seeks Council approval for the City of White Rock’s first official Affordable Housing Strategy (2024-2034).

The City has undertaken the creation of an Affordable Housing Strategy (referred to in this report as “the Strategy” or “the AHS”) to respond to the City’s profound housing needs and to provide more diverse housing options that address housing gaps identified in the City’s Housing Needs Report (HNR) completed in 2021 and most recently updated in 2024. The Strategy provides a roadmap on how the city plans to contribute to improving affordable housing opportunities when addressing the urgent need to increase housing supply, diversity, and affordability. The Strategy has been developed as a guide for staff and Council to respond to the housing crises, in partnership with senior levels of government, non-profit organizations, and the private sector.

Approval of the Strategy provides staff with the necessary direction to pursue the research/consultation that is necessary to advance the City’s goals related to the provision of affordable housing. The Housing Advisory Committee (“HAC”) will play an important role in

determining the timing of actions, the consultation process for each, and their readiness to be brought to Council for adoption/approval of specific tools.

Appendix A attached to this staff report includes a copy of the draft Affordable Housing Strategy.

PREVIOUS COUNCIL DIRECTIONS

Motion # & Meeting Date	Motion Details
2024-051 February 12, 2024	<p>THAT Council endorse the following six (6) strategies to create a long-term affordable housing framework that forms the capacity to provide affordable housing in multiple ways:</p> <ol style="list-style-type: none"> 1. Use the City's regulatory tools to encourage a diverse mix of housing types; 2. Incorporate Inclusionary Zoning in White Rock; 3. Maximize use of City resources and financial tools; 4. Facilitate and strengthen partnership opportunities; 5. Build capacity with non-profit housing and service providers; and, 6. Increase advocacy, awareness, and education roles. <p style="text-align: right;">CARRIED</p>

INTRODUCTION/BACKGROUND

Housing Needs Reports

In 2019, the Province passed legislation requiring local governments to collect and analyze population and housing-related data to identify current and anticipated housing needs and to articulate those needs in the preparation of a Housing Needs Report. These reports help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. A housing needs report is critical to developing any strategy or action plan.

On November 22, 2021, White Rock Council adopted the City's first-ever Housing Needs Report (HNR). The Report recognizes six (6) key areas of local housing need and includes a summary of demographic and housing-related data, as well as the results of a series of public engagement activities held between January and July 2021 which included consultation with the City's HAC.

The six areas of local housing need recognized in the 2021 HNR include:

1. Affordable Ownership Housing;
2. Rental Housing;
3. Special Needs Housing;
4. Seniors Housing;
5. Family Housing; and
6. Shelters and Housing for People at risk of Homelessness.

In 2023, the Province further updated legislation to require an “interim” update of White Rock’s Housing Needs Report by the end of 2024, using the City’s 2021 report with updated information on White Rock’s anticipated 5 and 20-year housing needs. The City identified the need for a specific number of housing units over both short-term and long-term periods. The HNR methodology calculated the total housing requirements for both 5- and 20-year horizons.

According to the HNR Calculator, the City of White Rock will need 2,780 new units over the next 5 years and 8,816 new units over the next 20 years to address existing housing gaps and accommodate projected population growth.

These findings highlighted the significant demand for more affordable housing options across various demographic groups and set the foundation for the development of the Affordable Housing Strategy document.

What is an Affordability Housing Strategy?

The Affordable Housing Strategy is an action-oriented framework that guides a local government response, within its authority, to maintain and create safe, suitable, and affordable housing options for residents. The purpose of the Affordable Housing Strategy is to ensure that the City's response to housing affordability challenges remains relevant and reflects key priority groups in need and housing gaps. Specific elements of the Affordable Housing Strategy include:

- Highlighting past City achievements towards securing housing affordability and affordable housing units.
- Providing background on past and current housing affordability.
- Identifying key issues, current housing affordability pressures, and priority groups.
- Setting out ways to meet future affordable housing needs.

Some of the essential qualities of leading affordable housing approaches included: costs to municipalities, applicability to small communities, effectiveness, and speed of implementation. In addition, this report reviews existing policy practices in the region, best practice research from other cities, economic analysis, and tools - that can be included in an Affordability Housing Strategy.

Why an Affordable Housing Strategy now?

Responding to the housing crisis is the most significant challenge facing the City today. The goal of an Affordable Housing Strategy is to establish long and short-term actions to result in the integration of affordable housing into the framework of the City's development approval process. According to a 2011 survey, Metro Vancouver municipalities have responded to the region's housing affordability and diversity challenges by adopting over 270 regulatory, fiscal, planning, approval process, rental loss prevention, education/advocacy, and direct provision measures. While not a primary responsibility, local governments have an essential role in facilitating housing supply and preservation, including affordable housing. Outlined below are a range of measures municipalities can use to facilitate and develop affordable housing:

- Fiscal measures designed to improve the economics of housing production, such as direct funding, provision of city-owned land, and relief from fees and charges.
- Regulatory measures using the planning and development control process encourage and increase the housing supply.
- Education and advocacy measures build community awareness and support for affordable housing, such as rental housing inventories, guides for developers and advocacy for increased senior government support.
- Direct service provision through a housing corporation that provides housing and support to low- and moderate-income households.

Past Strategies – City of White Rock
Affordable Housing Working Group 2010

In 2010 Council established the Affordable Housing Working Group to advise on tangible, practical ways to maintain and increase the supply of affordable housing in White Rock through the development of an Affordable Housing Strategy. The strategy identified actions the City could take to address its affordable housing issues. Implementation of the strategy would:

- Clarify the role of the City of White Rock regarding affordable housing
- Address the gap in housing that is affordable for the community
- Address the development of partnerships to foster affordable housing development
- Provide for ongoing consultation and follow-up

Background work and community consultation were undertaken in preparing the strategy resulted in seven areas for White Rock to address:

1. Maintaining a municipal planning system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand;
2. Maintaining a municipal financial system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand;
3. Facilitating diversity in housing forms and prices to deliver a range of affordable housing options for all residents;
4. Facilitating growth in the not-for-profit housing sector;
5. Supporting the retention and delivery of adequate supplies of private rental properties;
6. Encouraging senior government and industry cooperation in support of projects that complement White Rock's affordable housing objectives; and
7. Monitoring the housing situation and regularly evaluating the need for adjustments to the strategy.

However, this plan was not endorsed by Council at the time. The plan is attached as Appendix B for Council's reference. Staff have considered this 2010 draft strategy, the endorsed pillars of affordable housing and best practices in other local governments as part of the review and development of the current 2024 Affordable Housing Strategy.

Summary of Affordable Housing Strategy and Action Plan 2022

More recently, the HAC and staff collectively worked on affordable housing. In 2022, the HAC developed a Plan which consisted of 11 pillars to achieve affordable housing and was presented to Council for information and endorsement. Table 1.0 is a summary of Council's direction at the April 25, 2022 meeting as it relates to the 2022 Affordable Housing Strategy of Action Plan:

Table 1: Summary of Affordable Housing Pillars (2022) and Council direction

No.	Pillars	Council Direction (April 25, 2022 meeting)
#1	Accelerate and Depoliticize the Approval Process (OCP Focus)	Council received for information that the HAC endorses Pillar #1, Accelerate and Depoliticize the Approval Process, from the Affordable Housing Strategy and Action Plan, as presented.

No.	Pillars	Council Direction <i>(April 25, 2022 meeting)</i>
#2	Use the Speculation and Vacancy Tax (SVT) for Affordable Housing	Council received for information that the HAC endorses Pillar #2, Local Use of the Speculation and Vacancy Tax, from the Affordable Housing Strategy and Action Plan, as presented.
#3	Delegate Approval Authority to Staff (Bill 26)	Council did not approve/ endorse Pillar #3, Delegate Approval Authority to Staff, from the Affordable Housing Strategy and Action Plan, as presented.
#4	No more 'Exclusive Single Family ONLY' Zones (Allow for conversions "as of right" subject to Development Permit in RS-1, RS-2 and RS-3 One Unit Residential Zones)	Council did not approve/ endorse Pillar #4, No More 'Exclusive' Single Family Zones, from the Affordable Housing Strategy and Action Plan, as presented.
#5	<p>Broaden the spectrum and range of housing tenures, options, and forms in White Rock:</p> <p>a) Pre-Zone for 'Missing Middle Housing' in specified areas by municipal initiative, and</p> <p>b) Provide for 14 and 18 storey' hybrid towers' in specified areas</p>	<p>Council did not approve/ endorse Pillar #5. b. with the amendment of reducing the Town Centre Transition area boundaries from west of Merklin Street and east of Vidal Street.</p> <p>Council did not approve/ endorse Town Centre Transition area be reduced from a maximum 18-storey hybrid towers to 14-storey hybrid towers and that the Town Centre area be reduced from a maximum 25-storey hybrid towers to 18-storey hybrid towers, with an understanding that the 'hybrid towers' include at least 50 percent non-market housing.</p>
#6	Waiving Public Hearings (Section 464(2) of the LGA)	Council did not approve/ endorse receive for information that the HAC recommend Pillar #6, Waiving Public Hearings.
#7	Affordable Housing Partnership Seminar <i>(April 19, 2022, and follow-through)</i>	Completed – April 19, 2022.
#8	Produce an Affordable Housing Development Proposal by municipal initiative	This pillar has yet to be considered by Council.
#9	Waivers and exemptions for 'non-profit' and 'affordable housing' development proposals and applications including:	This pillar has yet to be considered by Council.

No.	Pillars	Council Direction <i>(April 25, 2022 meeting)</i>
	a) Development Cost Charges; b) Cash in lieu of 5% park dedication	
#10	Rental tenure zoning with bonus density	This pillar has yet to be considered by Council.
#11	Expediting 'non-market' housing applications.	This pillar has yet to be considered by Council.

This plan was sent back to HAC to work with staff to develop a newly revised plan based on Council feedback. During the HAC’s 2023-2024 term, the affordable housing framework was redeveloped. Staff provided options that shifted away from the pillars approach and presented a combination of alternate tools and strategies to re-align and focus on six key strategic priorities to build affordable housing into the City of White Rock development processes to create long-term capacity to provide a range of affordable housing options to the community. The updated affordable housing framework (the six strategic priorities) was presented to Council on February 12, 2024 and was endorsed. This framework guided the creation of the 10-year White Rock Affordable Housing Strategy document.

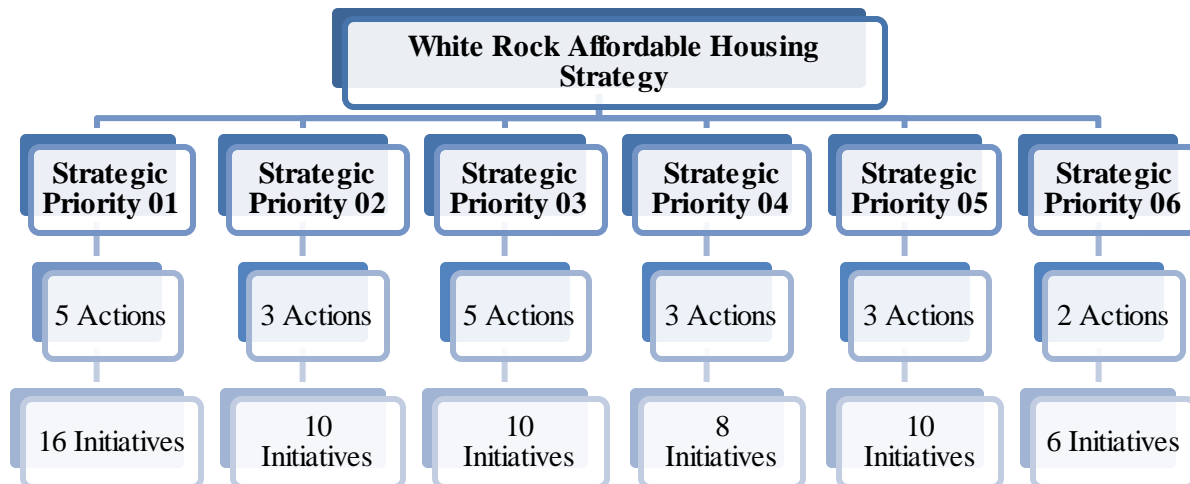
Role of Housing Advisory Committee

The Affordable Housing Strategy is the culmination of a year-long process, involving extensive engagement and collaboration with the City’s Housing Advisory Committee during their 2023-2024 term. Over the course of 11 meetings during their term, the HAC played a vital role in reviewing and endorsing the updated AHS framework which received Council approval to proceed in February 2024. Further to Council’s direction, through review and discussion over the HAC’s 2024 term, the Committee established the specific affordable housing actions and initiatives for the six (6) strategic priorities (noted below). The HAC also developed an implementation plan and prioritized each of the discrete initiatives, from short to long-term, aimed at addressing White Rock’s housing needs over the next 10 years.

At the December 3, 2024 HAC meeting, the Committee recommend that Council endorse the Affordable Housing Strategy document, as presented during the Committee's December 3, 2024 meeting, with minor revisions to improve document readability as suggested by the Committee. The draft Strategy attached includes these revisions in addition to minor graphic-related edits.

White Rock Affordable Housing Strategy (2024-2034)

The White Rock Affordable Housing Strategy (attached as Appendix A) is a multi-phased and multi-pronged Strategy involving a range of partners and consists of six (6) strategic priorities. These strategic priorities are broad umbrellas under which 21 specific affordable housing actions and 60 distinct initiatives are organized (see Figure below).



The Strategy reflects local housing needs identified in White Rock’s Housing Needs Report and aligns with the City’s Strategic Plan to foster an inclusive, equitable community. Each Strategic priority includes specific initiatives to be taken over the next ten years, with initiatives identified as taking place over the short, medium, or long term identified as part of the implementation plan within the AHS (see Appendix A: Section 8). The initiatives focus on regulatory, policy, and financial measures to increase the supply of affordable rental and ownership units within the city.

The six key strategic properties within the AHS are as follows:

1. Regulatory Tools to encourage diverse housing types and tenure
2. Incorporate Inclusionary Zoning
3. Maximize use of City Resources and financial tools
4. Facilitate and Strengthen Partnership opportunities
5. Build Capacity with non-profit housing and services
6. Increase Advocacy, awareness and education roles

Within each Strategic Priority, some of the initiatives identified under each action are based on preceding initiatives being completed and in effect; other initiatives are exploratory and require further investigation before there is a commitment to undertake the initiative.

A number of key short-term actions have been identified to be prioritized over the coming months. In some cases, these actions are linked to other work being undertaken by staff and are already underway, while others would be initiated in the near future. Outlined in Table 2.0 below is a comprehensive list of initiatives that are planned to be undertaken in the short term, specifically within the next 1-2 years. This list also includes staff’s recommended priority order of review for these short-term initiatives with a recommendation that this priority order be incorporated into the HAC work plan for the 2025-2026 term:

Table 2: Implementation Timelines for short-term AHS initiatives with staff’s recommended priority order of review for the HAC

Action	Initiatives	Implementation Timeline	Recommended order of review* for HAC
Pre-Zone For ‘Missing Middle Housing’ in specified areas	Update the Zoning Bylaw and OCP to align with Bill 44 as it relates to Small-Scale Multi-Unit Housing.	Ongoing and Short Term	-

by Municipal Initiative	Broaden the use of accessory dwelling units (ADU) in existing single-family home zones, subject to neighbourhood context, parking and design considerations.	Ongoing and Short Term	-
Develop a Residential Rental Tenure Bylaw	Add a definition of Residential Rental Tenure ¹ (RRT) to the City’s zoning bylaw to increase the supply of protected rental housing properties in multi-family residential developments.	Short Term	4
	Amend the Zoning Bylaw to enable the implementation of Residential Rental Tenure Zoning	Short Term	4
Expand the Market Rental and Non-Market Housing Policy	Consider the relaxation of parking requirements for new construction or expansion of existing rental housing projects in specified areas subject to an approved parking and traffic demand study	Short Term	3
	Consider amending the zoning bylaw to encourage the use of lock-off suites and micro-suites in multiunit developments in selected areas with close proximity to frequent transit, and tourism and service-centre areas such as the Waterfront or Uptown.	Short Term	3
Reduce costs by streamlining approvals	Consider a fast-tracked application process for affordable housing projects based on a set criterion.	Short Term	1
Develop an Inclusionary Zoning² Bylaw		Short Term	1
Develop a Density Bonus³ Bylaw		Short Term	2

¹ A **Residential Rental Tenure Zone** in the Zoning Bylaw will aid in preserving rental tenure through the redevelopment of properties that have been exclusively used for rental purposes.

² **Inclusionary zoning** is a new tool that allows local governments to require that a portion of units in a new residential development be allocated for affordable housing, without the need for rezoning. These affordability expectations would be set up-front in an inclusionary zoning bylaw (IZ bylaw), providing more transparency and certainty for the development process.

³ **Density bonus** is an existing land use tool available to all local governments to provide the option to a developer to build to a higher density in exchange for amenity or affordable housing contributions. Bill 16 amended the density

Maintain Affordable Housing Reserve Fund (AHRF)	Review and expand the City’s Affordable Housing Reserve Fund Bylaw to align with Inclusionary Zoning legislative requirements.	Short Term	1
Community Land Trusts for Affordable Housing	Evaluate alternative models to enhance the supply of affordable housing, aiming to maximize the benefits for the community.	Short and Long Term	5
Foster creative Partnership Opportunities to support the non-market housing sector	Promote collaboration between the private market and non-profit partnerships that can result in non-market units being built on- or off-site. This could involve connecting non-profit organizations with private sector developers who are open to including non-market units as part of a density bonus agreement.	Short and Medium Term	3
	Create opportunities for the private sector and developers to increase the provision of affordable housing through incentives and partnerships	Short and Medium Term	3
	Form partnerships with senior governments to secure capital contributions and ongoing operational funding for new non-market housing projects, process development applications for such projects quickly, and to think creatively and explore innovative solutions to incorporate the creation of non-market housing units within developments	Short and Medium Term	3
	Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness	Short and Long Term	5
Building Awareness and	Create a City webpage with important affordable housing	Short Term	1

bonus authorities to clarify how the tool can be used and to ensure consistency with the new inclusionary zoning tool.

Information Sharing	information (inventory of units, key studies being conducted, successes in the community, etc.) to increase public awareness and communication on Affordable Housing.		
	Develop public education materials for engaging with the community on the implementation of the City’s Affordable Housing Strategy	Short and Long Term	1

Priority Rating Scale: 1 – high priority; 5 – low priority

Implementing the Strategy using a collaborative approach by staff, the Housing Advisory Committee, community stakeholders and various partners will help refine and improve on any recommended initiatives or actions, as well as suggest additional recommended actions that could be more successful. It is noted that sufficient staff capacity to support the implementation of the strategy is critical to its success.

If Council approves the draft Affordable Housing Strategy, Staff will begin to implement the Strategy based on the priority order above with the support of the HAC. Some of the immediate steps are to promote the Strategy and to develop an Inclusionary Zoning bylaw. In the near term, the Official Community Plan and the Zoning Bylaw review and updates, as mandated by the Province to be completed by the end of December 2025 to support the Interim HNR report information, will also consider certain actions and initiatives in the Strategy where updates to relevant policies and provisions to support affordable housing will be required. Some of the other actions in the Strategy will require further exploration and their implementation may occur over a longer term.

FINANCIAL IMPLICATIONS

This corporate report will not result in any immediate financial impacts, but the proposed Affordable Housing Strategy contains a number of actions and initiatives that may involve the City’s resources.

For actions that will require further exploration, such as the development of potential financial incentives policy and funding sources, the degree of fiscal impact will depend on how and if such tools will be implemented. As staff makes progress with these investigations, Council will be presented with future staff reports with more details, including any requests for budgetary approval.

Additionally, it must be noted that some of the initiatives within the Strategy have been put forward in the City’s application to the second round of CMHC’s Housing Accelerator Fund. If successful, this funding will boost and speed up the ongoing and intended initiatives to be pursued.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Many of the strategic initiatives and actions will require further coordination, additional studies, public consultation and continuous mobilization with various partners. This includes ongoing coordination with the City’s Housing Advisory Committee and other external agencies.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposed strategy aligns with Council’s Strategic Priority “Housing & Land Use” where a top priority is to develop an affordable housing strategy to support the creation of appropriate affordable housing options through future development.

OPTIONS / ALTERNATIVES

The following alternate options are available for Council’s consideration:

1. Defer consideration of “White Rock Affordable Housing Strategy (2024-2034)” and refer the draft strategy back to staff and the Housing Advisory Committee to address any issues identified by Council; OR,
2. Deny consideration of “White Rock Affordable Housing Strategy (2024-2034).”

CONCLUSION

The City has developed its first long-term Affordable Housing Strategy (“AHS”) aimed to address affordable housing needs and provide more diverse housing options that address housing gaps identified in the City’s 2021 Housing Needs Report (most recently updated in 2024). This Strategy represents the City’s commitment to being an inclusive community with a wide range of housing options for all residents of varying ages, incomes, and abilities. Key findings from the HNR represent the basis from which strategies and actions have been identified. There are multiple recommended initiatives to address different issues and opportunities identified through background policy review and HAC discussion and feedback. Council’s approval of this Strategy will enable City staff to begin implementing and exploring the proposed tools and incentives in order to address the housing gaps in White Rock.

Respectfully submitted,

Reviewed and Approved by,

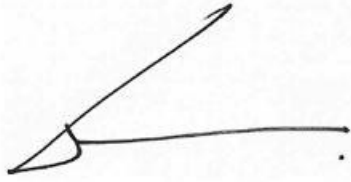


Neethu Syam
Planning Division Lead

Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Affordable Housing Strategy (2024-2034)
Appendix B: Draft - Affordable Housing Strategy 2010

City of White Rock

Affordable Housing Strategy



DRAFT Report By
Terra Housing Consultants
Cooper Planning & Development Consultants
June 2010



INTRODUCTION

Council established the Affordable Housing Working Group to advise on real, practical ways to maintain and increase the supply of affordable housing in White Rock through development of an Affordable Housing Strategy. The six-person committee members included:

- Councillor Lynne Sinclair - City of White Rock
- Angelo Tsakumis - Vice President and Director for EPTA Properties
- David Young - Executive Director, Sources
- Reverend Joan McMurtry - First United Church of White Rock
- Paul Stanton - Director of Planning & Development Services, City of White Rock
- Connie Halbert - Planner, City of White Rock

Community consultation, through a Community Workshop held on May 19, 2010 provided valuable input into the development of the Strategy. The Affordable Housing Strategy identifies actions that the City can take to address its affordable housing issues. Implementation of the strategy will:

- Clarify the role of the City of White Rock regarding affordable housing
- Address the gap in housing that is affordable for the community
- Address development of partnerships to foster affordable housing development
- Provide for ongoing consultation and follow-up

The White Rock Affordable Housing Strategy Background Report, May 2010, documents the research and analysis completed to prepare the Affordable Housing Strategy. A copy of the Background Report can be obtained online at www.city.whiterock.bc.ca or from the Planning and Development Services department.

WHITE ROCK AFFORDABLE HOUSING STRATEGY

The background work and community consultation undertaken in preparing the Strategy resulted in seven areas for White Rock to address including;

1. Maintaining a municipal planning system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand;
2. Maintaining a municipal financial system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand
3. Facilitating diversity in housing forms and prices to deliver a range of affordable housing options for all residents;
4. Facilitating growth in the not for profit housing sector;
5. Supporting the retention and delivery of adequate supplies of private rental properties;
6. Encouraging senior government and industry cooperation in support of projects that complement White Rock's affordable housing objectives; and
7. Monitoring the housing situation and regularly evaluating the need for adjustments to the Strategy.

Objectives and Actions to address each of these areas are proposed below. These need to be discussed with the community and priorities and milestones and responsibility to implement need to be identified.

1. Maintain a municipal planning system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand

One of the most effective ways that a municipality can influence the provision of affordable housing is through its planning and development policies, by-laws and standards and through its development review process.

#	Objective	Action
1.1	Official Community Plan provisions implement the Affordable Housing Strategy	• Develop the City-wide affordable housing targets for affordable ownership and affordable rental housing for low, medium and high densities
		• Require developers to demonstrate how they will achieve affordability targets
		• Establish a policy providing incentives for affordable housing
		• Establish a Housing First Policy to allow surplus City-owned lands to be offered to non-profit housing groups for affordable housing
		• Establish an inclusionary zoning policy
1.2	Optimum use of Local Government Act planning provisions for affordable housing	• Develop Zoning provisions for affordable housing under Section 904
		• Develop a Housing Agreement template for affordable and special needs housing using provisions under Section 905
1.3	Reduced barriers to affordable housing development	• Review the Zoning By-laws and development standards, such as parking requirements and setbacks, and make necessary amendments
		• Allow zoning variances for affordable housing development that increases affordability
		• Expedite approval process for affordable housing development applications
1.4	Increased production of affordable housing to meet needs	• Identify opportunities to develop Infill Housing and prepare Infill Guidelines
		• Align new affordable housing development with neighbourhood planning
		• Require affordable housing to be provided as part of mixed use community development applications
		• Develop Adaptable Housing Design Guidelines
		• Explore the feasibility of expanding White Rock’s density bonus system to provide developers with additional density in exchange for providing affordable housing contributions

2. Maintain a municipal financial system that supports the delivery of an adequate supply of affordable housing and is responsive to changing demand

#	Objective	Action
2.1	Optimum use of Local Government Act financial provisions for affordable housing	<ul style="list-style-type: none"> • Commission a study of revitalization tax exemptions and permissive tax exemptions to outline how they can be implemented in White Rock
2.2	A supportive environment to encourage affordable housing development	<ul style="list-style-type: none"> • CC Exemption or Reduction
		<ul style="list-style-type: none"> • Fee Reductions
2.3	Efficient and effective use of public and community assets for affordable housing	<ul style="list-style-type: none"> • Establish an Affordable Housing Fund • Establish an annual contribution to maintain the Affordable Housing Fund to support additional affordable housing construction. • Establish formal review criteria, eligibility and application process for the consideration of affordable and social housing projects
		<ul style="list-style-type: none"> • Use the municipal investment in affordable housing as leverage with other orders of government
		<ul style="list-style-type: none"> • Index municipal investment in affordable housing to inflation over time
2.4	An effective municipal land bank	<ul style="list-style-type: none"> • Develop an inventory of municipal land and identify sites appropriate for affordable housing development • Advocate for land owned by the federal or provincial government deemed surplus to be provided to the municipality or non-profit housing provider as sites for affordable housing development, or sold to the private sector, with the City being the sole beneficiary of the funds gained from the sale, to be used exclusively for affordable housing development • Bank land not immediately needed for affordable initiatives in the future • Include land in-lieu contributions from developers in municipal land bank

3. Facilitate diversity in housing forms and prices to deliver innovative, affordable housing for all residents

The availability of a range of housing options is a sign of a healthy city. It is essential for economic growth and prosperity, and is an important part of the social and economic infrastructure.

#	Objective	Action
3.1	Increase the supply of affordable housing	<ul style="list-style-type: none"> • Document existing supply of affordable housing in White Rock
		<ul style="list-style-type: none"> • Establish targets for affordable housing for emergency, transitional, supportive, social, rental and ownership housing
3.2	Increase diversity in housing stock	<ul style="list-style-type: none"> • Identify development sites throughout the City that support a mix of housing types to enhance provision of affordable and accessible housing
		<ul style="list-style-type: none"> • Identify opportunities for laneway and carriage home development and prepare design and development guidelines
		<ul style="list-style-type: none"> • Support the development of a pilot project where a non-profit incorporates a shared equity scheme for eligible tenants and home buyers, as part of its business model in a new housing development
		<ul style="list-style-type: none"> • Maintain and enhance the role of supported accommodation providers to ensure people at risk of homelessness, on low incomes, with special needs or requiring emergency accommodation are able to be appropriately housed with no or minimal delay, and if appropriate, assisted to move to longer term rental accommodation

4. Facilitate growth in the community based not for profit housing sector

Community housing is typically rental housing for households who have low to moderate incomes and other special needs, managed by not-for-profit community based organizations whose operations may be partly subsidized by government.

#	Objective	Action
4.1	Support the community housing sector to enable it to grow and to meet the housing needs of people with low incomes and other special needs	<ul style="list-style-type: none"> Focus on the community housing sector as affordable housing provider for people with low to moderate incomes & special needs Make Affordable Housing Fund grants and/or loans available for non-profit housing projects
		<ul style="list-style-type: none"> Promote partnerships with other agencies and providers to encourage integration of objectives and make best use of limited funding opportunities
		<ul style="list-style-type: none"> Ensure a mechanism is in place for the creation of housing units when opportunities arise
4.2	Ensure a sufficient supply of land to enable community housing providers to meet future client needs	Develop an Inventory of Non-Profit Providers and Service Agencies' lands
		Develop an inventory of other government and agency land
		Make surplus municipal land available to housing providers for special needs affordable housing development
4.3	Increase the supply of special needs housing	<ul style="list-style-type: none"> Identify appropriate development sites and/or opportunities for affordable housing for: <ul style="list-style-type: none"> Seniors People with low incomes People with physical and/or developmental challenges, People with mental illness, People with addiction challenges People Women and children fleeing abuse Youth Support special needs affordable housing providers in seeking funding from other levels of government or philanthropic organizations to develop housing
4.4		Seek not-for-profit providers to participate in a shared equity scheme or schemes for low-income earners and eligible first homebuyers

5. Support the retention and delivery of adequate supplies of private rental properties;

Small investors dominate the private rental market, and there is relatively little purpose built rental accommodation in White Rock. The current rental vacancy rate is very low, at around .5 per cent. Access options for households just above the eligibility criteria for social housing are limited.

#	Objective	Action
5.1	Support the effective operation of the private rental market and the availability of a range of accommodation to suit varying income levels and needs	<ul style="list-style-type: none"> • Explore the possibility of working with strata councils to allow for unrestricted rentals
5.2	Protect the existing rental stock	<ul style="list-style-type: none"> • Develop an inventory of purpose built residential development and analyze redevelopment potential
		<ul style="list-style-type: none"> • Develop and implement a Rental Conversion By-law
		<ul style="list-style-type: none"> • Establish a standard of maintenance bylaw
5.3	Encourage Secondary Suite Development	<ul style="list-style-type: none"> • Evaluate the Secondary Suite Registration By-law and recommend improvements
		<ul style="list-style-type: none"> • Provide incentives for secondary suite development in new housing development
		<ul style="list-style-type: none"> • Promote CMHC funding program for secondary suites

6. Encourage senior government and industry cooperation to support projects that complement White Rock's affordable housing objectives

#	Objective	Action
6.1	Demonstrate leadership in advocating for affordable housing	<ul style="list-style-type: none"> • Ensure that local housing priorities are included in the regional, provincial and federal housing discussions, policies and programs • Invite local MPs and MPPs to inter-governmental dialogue on housing and homelessness, and the ways in which all orders of government will work together to developing affordable housing • Advocate for the federal and provincial governments to invest in the non-profit housing providers acquiring and renovating apartment to provide sustainable and affordable rental housing • Document housing needs of White Rock residents on housing waiting lists and advocate for government funding for assisted family housing in integrated market and non-profit developments • Advocate for affordable integrated housing for people with physical and developmental challenges • Advocate for improved opportunities for affordable entry homeownership • Advocate that senior government funding be aligned with local needs for affordable housing and focus on permanent solutions to homelessness
6.2	Make full use of funding programs	<ul style="list-style-type: none"> • Request BC Non-Profit Housing Association to develop and maintain an inventory of funding opportunities that support affordable housing • Investigate the Canada Mortgage and Housing Corporation (CMHC) delivery agent role for Residential Rehabilitation Assistance Programs (RRAP) to improve access to these funds for residents of White Rock
6.3	Positive Working Relationship with Development Industry	<ul style="list-style-type: none"> • Convene regular meetings with Development Industry representatives to discuss and work to resolve development issues and identify affordable housing opportunities
		<ul style="list-style-type: none"> • Work with the development industry to establish one or two demonstration projects showcasing affordable land and housing packages

7. Monitor the housing situation, communicate with residents and regularly evaluate the need for adjustments to the Strategy

Obtaining information and data pertaining to White Rock in the development of this strategy was a challenge. Some statistical data is available through Planning Department sources and Statistics Canada but gaps exist.

The community consultation indicated the need to access a broad range of housing information. Situations have occurred where groups interested in developing affordable housing did not know where to turn for information. In addition, the consultation identified a need for a place where individuals, landlords and tenants can access information pertaining to housing related legislation and programs. Although some of the data is available through community resource centers and advisory groups, participants requested a single point of access that would provide a complete range of housing services.

The need for community education and outreach was expressed widely in the community consultation. Specific areas mentioned included addressing community acceptance of social housing, increasing awareness of affordability, homelessness and poverty issues throughout the community, need to reach out to stakeholders and increase understanding of the development process.

The community consultation also reinforced the need to monitor and evaluate implementation of the Strategy.

#	Objective	Action
7.1	Ensure White Rock has access to accurate and current data on housing	<ul style="list-style-type: none"> Monitor economic factors, housing market condition and the impact, of significant changes to legislation, regulations, by-laws, etc., to identify housing issues and trends
		<ul style="list-style-type: none"> Benchmark land development costs, housing prices, rental rates and vacancy rates
		<ul style="list-style-type: none"> Establish a program of monitoring the delivery of affordable housing against targets
		<ul style="list-style-type: none"> Conduct an inventory to determine the different types and numbers of persons in White Rock with special housing needs and determine the number of units required to house those persons, including persons who are homeless
7.2	Ensure Housing Strategy is current and relevant	<ul style="list-style-type: none"> Monitor Implementation of the Housing Strategy
		<ul style="list-style-type: none"> Dedicate portion of housing fund to 'best practice' housing policy research and conduct research
7.3	A single point of access for tenants, landlords, builders, developers and the general public to obtain information about housing, housing issues housing related legislation and programs	<ul style="list-style-type: none"> Support establishment of a Housing Resource Centre
7.4	Increase public awareness of affordable housing issues in White Rock	<ul style="list-style-type: none"> Develop and implement a community education and outreach action plan

DRAFT

CITY OF WHITE ROCK

AFFORDABLE HOUSING STRATEGY

2024-2034



Acknowledgements

The City of White Rock would like to thank the Housing Advisory Committee for their dedicated work in shaping this strategy. Their collaboration and expertise were vital in crafting this document that will have a lasting, positive impact on our community. Throughout the process, the contributions provided by the members proved invaluable, ensuring that the final recommendations are both practical and responsive to the diverse housing needs of White Rock residents.

As part of their mandate to evaluate housing-related issues referred by Council, the HAC established a framework that guided the development of the Affordable Housing Strategy, helping to ensure a focused and effective approach to tackling this pressing challenge.

Members of the 2024 Housing Advisory Committee included:

Councillor Bill Lawrence

Councillor Elaine Cheung

TJ Dhillon

Greg Duly

Shari Green

Sharon Greysen

Rick Mann

Bhagwant Virk



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1.0 Introduction

The development of White Rock’s Affordable Housing Strategy began with a clear directive from City Council, which identified affordable housing as a key strategic priority. Recognizing the urgent need for accessible housing options, the Council committed to creating a comprehensive plan to address this critical issue.

The Affordable Housing Strategy is the culmination of a year-long process, involving extensive engagement and collaboration with the City’s Housing Advisory Committee (HAC) over the course of the 2023–2024 Committee term. The Strategy identifies the key priorities for the City of White Rock to address non-market and below-market housing affordability across the housing continuum, and includes an implementation plan identifying short, medium, and long-term initiatives. The Affordable Housing Strategy reflects the City’s commitment to address affordability challenges and ensure long-term sustainable housing solutions are available for all.

2.0 Understanding the Housing Continuum

The Canadian Housing Mortgage Corporation (CMHC) describes the housing continuum, shown in the figure below, which illustrates a diverse cross-section of housing that can be found in a community, ranging from social housing to market housing. The housing continuum is not linear, nor a ladder. It is a fluid network of housing options that allow households to find and afford a home that meets their needs. A household should be able to navigate this network of housing options as their lifecycle, and life circumstances, change over time – including in times of crisis. When a household is unable to find and/or afford housing in a community that meets their needs, this signifies a housing gap along the housing continuum.

Addressing the City of White Rock’s housing shortfalls requires careful consideration of the entire housing continuum. Providing the City of White Rock with more and diverse forms of housing is a shared responsibility between Federal & Provincial governments, the City of White Rock.



Image 1: The Housing Continuum (CMHC)

3.0 White Rock's Housing Needs

The City of White Rock faces a range of significant housing needs that span across a broad spectrum of the population and represent a significant challenge in ensuring that all White Rock residents have access to safe, suitable, and affordable housing. In 2021, the City of White Rock completed a Housing Needs Report, which was updated in November 2024. This Housing Needs Report (HNR) identified six key areas of local housing need in the City of White Rock:

1. Affordable Ownership Housing
2. Rental housing;
3. Special needs housing;
4. Seniors housing;
5. Family housing, and;
6. Shelters for those at risk of homelessness

These findings highlighted the significant demand for more affordable housing options across various demographic groups and set the foundation for the development of this comprehensive Affordable Housing Strategy.

In the 2024 Housing Needs Report update, the City identified the need for a specific number of housing units over both short-term and long-term periods. The HNR methodology calculates the total housing requirements for both 5 and 20 year horizons. According to the HNR Calculator, the City of White Rock will need **2,780 new units over the next 5 years** and **8,816 new units over the next 20 years** to address existing housing gaps and accommodate projected population growth.



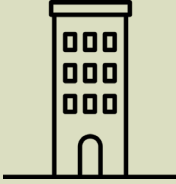
4.0 City's Achievements To Secure Rental Housing

Since 2017, the City has implemented a number of measures to maximize the inclusion of affordable housing in new developments through regulatory tools for market rental and a range of non-market rental housing such as:


1. Incentivize new development projects to incorporate affordable rental housing through tools such as providing additional height/density;
2. Requiring all rezoning applications for residential developments with more than 20 dwelling units to provide a minimum of 10% of units with three bedrooms and a minimum of 35% with either two or three bedrooms;
3. Waiving community amenity contributions for affordable rental housing developments and considering reductions for developments that include secure market rental units;
4. Introducing policies in the OCP to maintain existing market rental buildings by requiring developers to replace market units being redeveloped at a minimum ratio of 1:1, with the average unit size of the replacement units at least 80% that of the units being replaced; and
5. Protecting the rights of tenants by requiring redevelopment projects to provide tenants with relocation assistance, compensation, and the right to return to a replacement unit.

By working together, these regulatory tools play a vital role in maintaining the existing supply of affordable housing and creating new stock across the City of White Rock community. Since 2012, White Rock has strategically used a variety of these regulatory tools to secure more than 400 new market and non-market rental housing units which include secondary suites, townhouses and apartments.


Units Secured since 2017




29 Units which includes **12 market rental units** secured for the life of the building.
(The Verve - Approved 2018)




126 Units which includes **16 market rental units** for the life of the building.
(ALTUS - Approved 2017)



80 Units which consists of **51 market rental units; 4 rent controlled rental units and 25 replacement rental units** available for returning tenants at reduced rates.
(White Birch - Approved 2022)



139 Units which consists of **124 market rental units** secured for the life of the building, and **15 affordable rental units**.
(Thrift & Vidal Street - Pending Adoption)



78 Units which includes **16 affordable rental units**.
(North Bluff & Maple Street - Pending Adoption)

5.0 About the Strategy

The Affordable Housing Strategy is an action-oriented framework designed to address White Rock’s housing needs over the short and long term. The strategy integrates affordable housing into the City’s development processes and encourage partnerships with non-profit and housing agencies while aligning with regional best practices and provincial legislation.

The Affordable Housing Strategy framework incorporates feedback from the Housing Advisory Committee and includes 6 key strategic priorities. These strategic priorities are also broad umbrellas under which 21 specific affordable housing actions and 60 initiatives are organized. The actions focus on regulatory, policy, and financial measures to increase the supply of affordable rental and ownership units within the city. The strategy reflects local priorities identified in the 2021 Housing Needs Report and aligns with the City’s Strategic Plan to foster an inclusive, equitable community.

6.0 Purpose of the Strategy

The Affordable Housing Strategy, aims to assess the current housing landscape, identify gaps along the housing continuum, and propose strategies to meet both existing and anticipated housing needs. To develop a comprehensive understanding of these needs, local housing data and demographic trends are analyzed. While specific groups may face unique challenges, the City of White Rock is committed to ensuring that affordable housing options are accessible to all residents.

In response to housing needs in the City of White Rock, key housing types have been identified. These housing types reflect the diverse needs of current and future residents. Through collaboration with government entities, the private sector, and non-profit organizations, the strategy aims to implement effective policies and initiatives that facilitate the development of affordable housing for everyone.

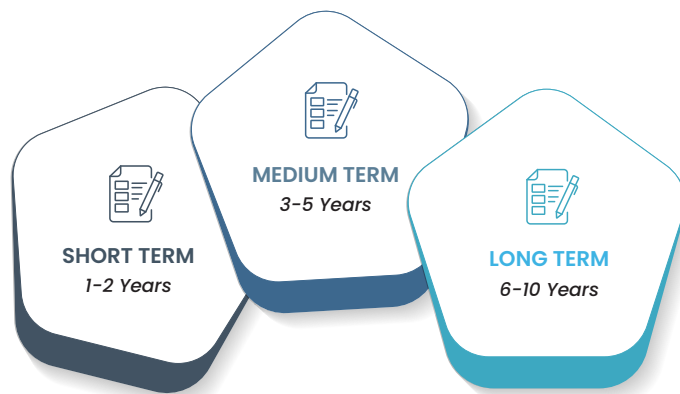


7.0 Initiative Prioritization

The Strategy contains 21 actions and 60 specific initiatives presented in the following sections that are developed to address White Rock’s housing needs over the coming ten (10) years. These initiatives have been prioritized according to the following categories:

- **Ongoing:** Actions that are already underway to promote affordable housing.
- **Short-term:** Actions to be undertaken in the next one to two years.
- **Medium-term:** Actions to be undertaken in the next three to five years.
- **Long-term:** Actions to be undertaken in the next six to ten years. These actions require further analysis and can be delayed until the short and medium term initiatives have been accomplished.

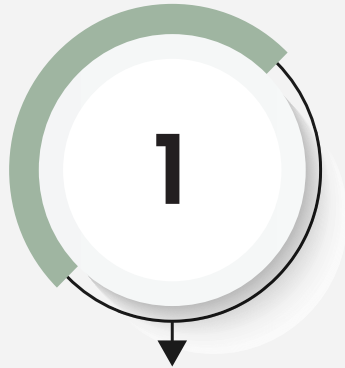
The following pages detail specific actions White Rock will take to address affordable housing challenges in our City as well as actions that we need other partners to take.



8.0 Implementation Plan

An Implementation Plan is a comprehensive list of actions and initiatives required to accomplish each strategy. This implementation plan helps identify the necessary steps to successfully execute the Affordable Housing Strategy. With Council as the decision makers, the strategy provides a framework for a collaborative group consisting of staff, City committees, developers, community groups, and agencies to facilitate the increase of affordable housing in White Rock. This collaborative approach will also refine and improve any recommended actions or initiatives and suggest additional ones that could be more effective in achieving the goals of the Affordable Housing Strategy. It’s crucial to highlight that this implementation plan is a living document that will be continually used to monitor and refine the City’s approach to affordable housing while seeking additional partnerships.

The **six strategic priorities** include **21 key actions** and a total of **60 initiatives**.



Strategic Priority 1

Regulatory tools to encourage diverse housing types and tenure



Strategic Priority 2

Incorporate Inclusionary Zoning



Strategic Priority 3

Maximize use of city resources and financial tools



Strategic Priority 4

Facilitate and strengthen partnership opportunities



Strategic Priority 5

Build capacity with non-profit housing and services



Strategic Priority 6

Increase advocacy, awareness and education roles

8.1. STRATEGIC PRIORITY 01

Use Regulatory Tools to Encourage A Diverse Mix of Housing Types and Tenures

At the heart of any strategic effort to facilitate affordable housing is a focus on increased housing diversity and choice. This is highlighted in the City’s Official Community Plan (OCP) under Principle 3 and Policy 11, which outlines the importance of housing choices that are appropriate and affordable for residents at various stages of their lives, and in turn, meet the needs of a diversifying community.

Long-term land use planning and the review of development applications is an effective tool for addressing the shortage of affordable housing. By carefully planning and managing land use, the City can ensure that new developments incorporate a diverse mix of housing types that cater to the needs of different income levels and demographics. This approach can help foster more inclusive and vibrant communities, while also helping to alleviate the pressure on housing costs.

To continue to address the housing needs in the short, medium and long term, a number of initiatives are outlined under each action aiming to expand the housing options available in the City of White Rock.

Action 1	Pre-Zone For ‘Missing Middle Housing’ in specified areas by Municipal Initiative
Action 2	Develop Residential Rental Tenure Bylaw
Action 3	Expand the Market Rental and Non-Market Housing Policy
Action 4	Reduce costs by streamlining approvals
Action 5	Encourage the use of Covenants as a tool to secure affordable housing



ACTION 1 Pre-Zone For ‘Missing Middle Housing’ in specified areas by Municipal Initiative

One of the ways to obtain land and financing for new housing is to pre-zone properties for higher-density or flexible housing uses. The following initiatives can significantly increase the housing supply on a fixed land footprint.

INITIATIVES

- | | | |
|------------|--|-------------------------------|
| 1.1 | Update the Zoning Bylaw and OCP to align with Bill 44 as it relates to Small-Scale Multi-Unit Housing. | Ongoing and Short Term |
| 1.2 | Broaden the use of accessory dwelling units (ADU) in existing single-family home zones, subject to neighbourhood context, parking and design considerations. | Ongoing and Short Term |

ACTION 2 Develop a Residential Rental Tenure Bylaw

The implementation of a Residential Rental Tenure Zone in the Zoning Bylaw will aid in preserving rental tenure through the redevelopment of properties that have been exclusively used for rental purposes. The initiatives suggested below would reflect the importance of rental housing in the city, and in conjunction with the existing Official Community Plan (OCP) policies, it would be clearly communicated that the City expects these rental units to be maintained for the long term.

INITIATIVES

- | | | |
|------------|---|--------------------|
| 2.1 | Add a definition of Residential Rental Tenure (RRT) to the City’s zoning bylaw to increase the supply of protected rental housing properties in multi-family residential developments. | Short Term |
| 2.2 | Amend the Zoning Bylaw to enable the implementation of Residential Rental Tenure Zoning. | Short Term |
| 2.3 | Explore the application of RRT zoning to all new applicant-initiated rezonings for rental housing. One type of rezoning application this would apply to would be purpose-built rental developments. | Medium Term |
| 2.4 | Develop a Strata Conversion Policy and Bylaw. | Medium Term |
| 2.5 | Explore the potential application of Residential Rental Tenure zoning to existing properties during the OCP and Zoning Bylaw update phase. | Long Term |

ACTION 3 Expand the Market Rental and Non-Market Housing Policy**INITIATIVES**

- | | | |
|------------|---|--------------------------|
| 3.1 | Review the Zoning Bylaw and consider amendments that further support purpose built rental unit development. | Short Term |
| 3.2 | Consider exemptions to rental floorspace that is secured through a housing agreement in perpetuity from maximum density allowances. | Short/Medium Term |
| 3.3 | Consider amending the zoning bylaw to encourage the use of lock-off suites and micro-suites in multi-unit developments in selected areas with close proximity to frequent transit, and tourism and service-centre areas such as the Waterfront or Uptown. | Short Term |
| 3.4 | Consider the relaxation of parking requirements for new construction or expansion of existing rental housing projects in specified areas subject to an approved parking and traffic demand study. | Short Term |
| 3.5 | Explore using the Affordable Housing Reserve Fund to offset building permit fees and document preparation related to affordable non-market rental housing. | Long Term |

ACTION 4 Reduce costs by streamlining approvals

Continued and ongoing work is underway to help improve the efficiency and effectiveness of the review process for development applications and building permits for quicker turnaround times to bring more residential units online.

INITIATIVES

- | | | |
|------------|---|--------------------|
| 4.1 | Process improvements through updates to the Planning Procedures Bylaw. | Ongoing |
| 4.2 | Consider a fast-tracked application process for affordable housing projects based on a set criterion. | Short Term |
| 4.3 | Review the potential to facilitate the e-apply portal for building permit submissions. | Medium Term |

ACTION 5 Encourage the use of Covenants as a tool to secure affordable housing**INITIATIVE 5.1**

- | | |
|--|----------------|
| Continue to use housing agreements to secure new market rental and below market rental housing units through new developments. | Ongoing |
|--|----------------|

8.2 STRATEGIC PRIORITY 02

Incorporate Inclusionary Zoning

In the City's OCP, existing housing policies require new developments within the Town Centre Transition area to provide a proportion of units available as affordable rental housing in exchange for increased density. To date, the City has been successful in securing over 45 affordable rental housing units and over 150 secured market rental units using existing housing policies during the rezoning process.

On April 25, 2024, Bill 16, Housing Statutes Amendment Act, 2024 was passed to provide local governments with several new authorities, including a new inclusionary zoning tool and amendments to the existing density bonus tool. Specifically, this Bill provides a new tool to allow local governments to secure affordable housing by adopting an Inclusionary Zoning bylaw.

Inclusionary zoning is a new tool that allows local governments to require that a portion of units in a new residential development be allocated for affordable housing, without the need for rezoning. This type of zoning is most effective in areas of high-density development as the costs of providing affordable housing could be offset by increased density. The affordability expectations would be set up-front in an inclusionary zoning bylaw, providing more transparency and certainty for the development process. This encourages balanced diverse communities and helps to create more opportunities for people with low and moderate incomes to live in conveniently located areas within the City that provide access to transportation and amenities.

- | | |
|-----------------|--|
| Action 1 | Develop an Inclusionary Zoning Bylaw |
| Action 2 | Monitor the impact of Inclusionary Zoning and determine next steps |
| Action 3 | Develop a Density Bonus Bylaw |

ACTION 1 Develop an Inclusionary Zoning Bylaw**INITIATIVES**

- | | | |
|------------|---|-------------------|
| 1.1 | Undertake consultation with impacted groups based on who will be affected by this bylaw. | Short Term |
| 1.2 | Conduct a financial feasibility analysis and consider the most recent housing needs report prior to bylaw preparation. | Short Term |
| 1.3 | Review existing housing policies in the Official Community Plan to determine updates required. | Short Term |
| 1.4 | Identify specific areas within the City that would be appropriate for Inclusionary Zoning. | Short Term |
| 1.5 | Explore the two alternative compliance options i.e. Cash-in-lieu option and the Transfer Agreement option prior to Bylaw adoption. | Short Term |
| 1.6 | Consider adoption of an Inclusionary Zoning bylaw and set out specific requirements including the number of affordable units, tenure, affordability level, and length of time that the units must comply with the affordability requirements. | Short Term |

ACTION 2 Monitor the impact of Inclusionary Zoning and determine next steps**INITIATIVE 2.1**

- | | |
|---|------------------|
| Review and enhance the use of inclusionary housing bylaw in conjunction with the 5-year OCP review. | Long Term |
|---|------------------|

ACTION 3 Develop a Density Bonus Bylaw

Density bonus is an existing land use tool available to all local governments to provide the option to a developer to build to a higher density in exchange for amenity or affordable housing contributions. Bill 16 amended the density bonus authorities to clarify how the tool can be used and to ensure consistency with the new inclusionary zoning tool.

INITIATIVES

- | | | |
|------------|---|-------------------|
| 3.1 | Review the City's existing Density Bonus/Amenity Contribution Policy and establish a framework for density bonusing that parallels inclusionary zoning (Bill 16). | Short Term |
| 3.2 | Update density bonus authorities in Bill 16 to ensure consistency with the new inclusionary zoning tool. | Short Term |
| 3.3 | Create a Density Bonus Bylaw. | Short Term |

8.3 STRATEGIC PRIORITY 03

Maximize Use of City Resources and Financial Tools

ACTION 1 Use City Land for Affordable Housing			
INITIATIVES	1.1	Identify and prioritize City lands that may be suitable for affordable housing, particularly under-utilized City-owned land.	Medium Term
	1.2	Explore private property opportunities that would align with current City ownership and develop criteria and policies for rapid acquisition of this land when it becomes available.	Long Term
	1.3	Explore opportunities to work with institutional land partners including faith-based organizations, School District 36, Fraser Health Authority and Semiahmoo First Nations (SFN) to support the development of affordable housing units.	Long Term
	1.4	Develop a land strategy that synthesizes the findings of this work and identifies how the City's limited land base can serve to support priority housing types and growth.	Long Term

ACTION 2 Maintain Affordable Housing Reserve Fund (AHRF)			
INITIATIVES	2.1	Review and expand the City's Affordable Housing Reserve Fund Bylaw to align with Inclusionary Zoning legislative requirements.	Short Term
	2.2	Consider on a case-by-case basis using the AHRF to purchase required land and lease it to housing providers. If City lands are purchased, AHRF funds will compensate the City's Land Sale Reserve (LSR) fund for the value of these lands.	Long Term
	2.3	Ensure the use of the AHRF to address affordable housing is aligned with other City policies and capital funding priorities.	Long Term
	2.4	Monitor the growth of the AHRF. While not defining a maximum AHRF balance, a review of the Funds' use, and performance will be triggered every three years or at such time as the Fund reaches a current positive asset balance of \$10 million or more.	Long Term

ACTION 3 Evaluate Contributions Gained from Density Bonusing

INITIATIVE 3.1

Direct a portion of density bonusing contributions roughly equivalent to 10% of the value of the density bonus into the AHRF, set out in the City’s Zoning Bylaw.

Long Term

ACTION 4 Develop a Financial Incentive Policy with Criteria

INITIATIVE 4.1

Develop options that explore incentives such as density bonus for 100% rental housing; reduction/waiving of community amenity contributions; DCC waiver for non-profit housing; parking relaxations in transit nodes and corridors; financial incentives; and concurrent processing as part of policy development.

Medium Term

ACTION 5 Develop an Amenity Cost Charge (ACC) Bylaw

Medium Term



8.4 Strategic Priority 04

Facilitate and Strengthen Partnership Opportunities

Addressing the multifaceted issue of affordable housing requires a collaborative effort. The City holds a strategic position that enables it to bring together important stakeholders, fostering a cooperative environment that promotes the creation of affordable housing. Through partnerships with senior levels of government, community housing providers, and the development community, the City has the potential to boost the availability of affordable housing. This strategic priority aims to leverage these collaborative opportunities to ensure that there are sufficient housing options for those in urgent need, alongside the housing units obtained through development.

- Action 1** Community Land Trusts for Affordable Housing

- Action 2** Foster creative Partnership Opportunities to support the non-market housing sector

- Action 3** Monitor staffing needs and consider increasing staffing resources to support this strategic priority



ACTION 1 Community Land Trusts for Affordable Housing

INITIATIVES

- | | | |
|------------|---|----------------------------|
| 1.1 | Conduct research to assess the feasibility of establishing a community land trust in White Rock. | Medium Term |
| 1.2 | Assess municipal financial resources and other supports to explore the idea of a community land trust model. | Medium Term |
| 1.3 | Evaluate alternative models to enhance the supply of affordable housing, aiming to maximize the benefits for the community. | Short and Long Term |

ACTION 2 Foster creative Partnership Opportunities to support the non-market housing sector

INITIATIVES

- | | | |
|------------|--|------------------------------|
| 2.1 | Promote collaboration between the private market and non-profit partnerships that can result in non-market units being built on- or off-site. This could involve connecting non-profit organizations with private sector developers who are open to including non-market units as part of a density bonus agreement. | Short and Long Term |
| 2.2 | Create opportunities for the private sector and developers to increase the provision of affordable housing through incentives and partnerships. | Short and Medium Term |
| 2.3 | Introduce the requirement that all new rezonings for residential developments over 4 storeys contribute \$1,000 per unit to support the development of below-market rental housing. | Medium Term |
| 2.4 | Form partnerships with senior governments to secure capital contributions and ongoing operational funding for new non-market housing projects, process development applications for such projects quickly, and to think creatively and explore innovative solutions to incorporate the creation of non-market housing units within developments. | Short and Medium Term |
| 2.5 | Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness. | Short and Long Term |

ACTION 3 Monitor staffing needs and consider increasing staffing resources to support this strategic priority.

Short and Long Term

8.5 Strategic Priority 05

Build Capacity with Non-Profit Housing and Service Providers

Non-profit organizations are essential in addressing the housing needs of groups or households that face significant barriers to securing housing. These non-profit housing providers bring expertise in development, tenant selection, and continuing occupancy management. Additionally, they can integrate wraparound services such as employment training, education, addiction recovery, and immigration services into their housing projects.

While the City does not manage or operate affordable housing units, it plays a crucial role in supporting non-profit housing and service providers to meet the needs of White Rock residents effectively. The City engages regularly with various partners to raise awareness, provide updates on affordable housing requirements, ensure policy compliance, and gather feedback to refine and improve City policies and programs.

By fostering and maintaining key relationships and building community capacity, the City ensures that nonprofit housing and social service providers are well-supported and equipped with the necessary tools and resources to serve their clients effectively.

- Action 1** Partner with Non-Profit organizations
- Action 2** Explore the feasibility of establishing a housing authority
- Action 3** Facilitate Stakeholder Partnerships



ACTION 1 Partner with Non-Profit organizations

INITIATIVES

- | | | |
|------------|---|--------------------|
| 1.1 | Foster partnerships between Non-Profit agencies with Governments and Developers for Affordable Housing and improve local Non-Profit capacity. | Medium Term |
| 1.2 | Support non-profit partners in the housing sector to develop a system to make adaptable and accessible units identifiable to renters by making building data available. | Medium Term |
| 1.3 | Explore partnerships with non-profit housing providers to facilitate the development of new housing as part of municipal halls, community centres, fire halls, libraries or other civic facilities. | Medium Term |
| 1.4 | Consult with non-profit housing providers on how to successfully integrate below-market affordable housing into new rental and strata condominium projects and what level of financial assistance would be needed. | Medium Term |
| 1.5 | Support partnership opportunities between developers and non-profit housing providers to ensure a proportion of units secured through the development approvals process are operated by non-profit housing providers. | Long Term |

ACTION 2 Explore the feasibility of establishing a housing authority.

Long Term

ACTION 3 Facilitate Stakeholder Partnerships

INITIATIVES

- | | | |
|------------|---|--------------------|
| 3.1 | Continue to work in partnership with BC Housing, CMHC, non-profit housing providers and others to increase the supply of purpose-built non-market rental housing units in White Rock. | Long Term |
| 3.2 | Convene and sustain regular dialogue sessions with a broad range of stakeholders. | Medium Term |
| 3.3 | Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness. | Long Term |
| 3.4 | Work with partners to advocate to increase investment in housing in White Rock and collaborate on solutions. | Long Term |
| 3.5 | Create an inventory of non-profit housing providers available to operate affordable units secured in new developments. | Medium Term |

8.6 Strategic Priority 06

Increase Advocacy, Awareness and Education Roles

In order to effectively address issues related to affordable housing, collaboration is necessary. One strategy is to advocate to the federal and provincial governments for additional funding and resources to meet the affordable housing needs of low and moderate-income residents in White Rock. The City can also actively participate in bringing attention to affordable housing issues and in sharing and coordinating resources and information with partners and the public. Moreover, the City can serve as an intermediary, liaising with senior levels of government to ensure that community input and needs are factored into future policy and funding programs.

ACTION 1 Building Awareness and Information Sharing

INITIATIVES

- | | | |
|------------|---|------------------------------|
| 1.1 | Create a City webpage with important affordable housing information (inventory of units, key studies being conducted, successes in the community, etc.) to increase public awareness and communication on Affordable Housing. | Short Term |
| 1.2 | Work with partners to update and maintain an inventory of affordable housing units and supports in White Rock. | Short and Long Term |
| 1.3 | Develop public education materials for engaging with the community on the implementation of the City's Affordable Housing Strategy. | Short and Long Term |
| 1.4 | Continue participation at regional, provincial and national housing tables and conferences to bring awareness to White Rock's work in affordable housing. | Ongoing |
| 1.5 | Advocate to senior levels of government to request funding or resources to meet the housing needs of the community. | Ongoing and Long Term |

ACTION 2 Position Papers

INITIATIVE 2.1

- | | |
|--|------------------|
| Draft position papers on affordable housing issues to send to senior levels of government and communicate through forums such as the Federation of Canadian Municipalities (FCM) or Union of BC Municipalities (UBCM). | Long Term |
|--|------------------|

9.0 Terms to Know

Affordable Housing	Housing is considered affordable when 30 percent or less of your household’s gross income goes toward paying for your housing costs.
Affordable Rental Housing	<p>Affordable Rental Housing is for people who have low to moderate income but may not be eligible for subsidized housing.</p> <p>The City’s Official Community Plan (2017) defines new Affordable Rental Housing as being intended to be affordable for very low and low income households by making the maximum rent at least 20% below the average rent in the White Rock area, as determined by the most recent rental market report from Canada Mortgage and Housing Corporation.</p>
Assisted Living	<p>A type of housing for seniors and people with disabilities that includes hospitality services (e.g. meals, housekeeping, social and recreational activities) and one or two personal assistance services, such as regular assistance with activities of daily living, medication services or psychosocial supports (referred to as prescribed services).</p> <p>This housing is subject to registration by the Assisted Living Registrar and includes self-contained apartments for seniors or people with disabilities who need some support but do not need 24-hour facility care; or housing in which residents receive services related to mental health and substance use issues.</p>
Below-market Rental Housing	Below market rental housing is housing with rents equal to, or lower than, average rates in private-market rental housing.
Cash-in-lieu Option	Option given to developers to provide a cash payment (“cash in-lieu”) to be used towards affordable housing, instead of building affordable housing units in the development.
Co-operative Housing	A co-op is a type of housing residents own and operate as part of a membership.
Homeownership	<p>Housing can be of many types, including condos, townhouses, duplexes, detached dwellings, and more. Forms of ownership include:</p> <ul style="list-style-type: none"> • Housing that is not part of a strata such as single-detached dwellings • Strata Housing: any housing that is strata-titled. Strata housing can include condos, townhouses, and even single-family homes. • Non-profit housing co-operatives (<i>in which residents pay a nominal fee and jointly own the units and common areas as members of that housing co-operative</i>). • Equity co-operatives (<i>in which residents pay a membership fee equal to the market value of their unit and jointly own the units and common areas as members of the housing co-operative</i>).

Housing First	'Housing First' is a recovery-oriented approach to ending homelessness that centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional support and services as needed.
Lower-End-Of-Market Housing	A type of housing where the housing providers set the rent according to rental market conditions.
Market Rental Housing	Rental housing owned by a private individual or company that is rented to tenants who pay market rates. Rental housing can refer to any type of housing available on the market, including purpose-built apartments, condos, duplexes, townhouses, single-detached dwellings, secondary suites, coach houses, laneway houses or granny flats, to name just some.
Non-Profit Housing	Rental housing that is owned and operated by community-based, non-profit societies or local governments and regional districts. The mandate is to provide safe, secure, affordable accommodation to households with low to moderate incomes. Most non profit housing societies receive some form of financial assistance from the government to enable them to offer affordable rents.
Rent Geared to Income	A type of subsidized housing where the housing provider matches your rent to how much income you earn.
Rental Assistance Program	A type of rent supplement program that BC Housing offers to eligible low-income families.
Seniors Supportive Housing	A type of housing for seniors and people with disabilities that includes on-site hospitality but not personal-care support services.
Social Housing	Social housing is owned by a not-for-profit organization, a co-op or a government. Rents are subsidized (usually by the government) making it possible for people with lower incomes to find housing they can afford. Household income must be below certain limits in order to be eligible.
Subsidized Housing	Encompasses all types of housing for which a subsidy or rent assistance is provided (usually by the government), including public, non-profit and co-operative housing, as well as rent assistance for people living in private market housing. It also includes emergency housing and short-term shelters.

Supportive Housing	<p>A type of housing that provides on-site supports and services to residents who cannot live independently. Housing that provides on-going assistance so residents can live independently:</p> <ul style="list-style-type: none"> • It's available for people who are homeless or at risk-of-homelessness and who may have barriers to housing such as mental illness or substance use. • It can be housing for seniors and others who require services such as meals, housekeeping, 24-hour response system and social and recreational activities. • It does not include personal assistance services such as bathing, dressing, or medication assistance.
Transfer Agreement Option	<p>Option to provide affordable housing units on a different location instead of building them within the current development. Allowing this option may enable a greater number of affordable housing units to be delivered and may support non-profit housing providers to own and operate entire buildings, rather than some units in a private development.</p>
Transitional Housing	<p>Housing provided for a minimum of 30 days that can last up to two or three years. It includes the provision of on- or off-site support services to help residents move towards independence and self-sufficiency.</p>



Housing Advisory Committee Action & Motion Tracking Document

Term: January 2025 – October 2026
Updated:

ACTION ITEMS

ACTION ITEM	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS

MOTIONS

RECOMMENDATION	AGENDA ITEM	DATE	ASSIGNED MEMBER	STATUS