

THE CORPORATION OF THE
CITY OF WHITE ROCK
COMMITTEE REPORT



DATE: January 30, 2024

TO: Housing Advisory Committee

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Updated Affordable Housing Framework (2024)

RECOMMENDATION(S)

THAT the **Housing Advisory Committee** recommends to Council to endorse the following six strategies to create a long-term affordable housing framework that forms the capacity to provide affordable housing in multiple ways:

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;
 6. Increase advocacy, awareness, and education roles.
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EXECUTIVE SUMMARY

This committee report has been prepared in response to the Committee's feedback and direction provided at the October and November 2023 meetings on the 2022 Housing Strategy Action Plan ("Pillars") and alternative options presented at the July 13, 2022 meeting. As a result, staff have revised and summarized the updated Affordable Housing Strategy in a table attached to this (Appendix A) report. The table outlines the updated Affordable Housing Framework which includes broad strategic directions and action items which will form the long-term framework for affordable housing.

INTRODUCTION/BACKGROUND

2021 Housing Needs Report (HNR)

The City completed an HNR in November 2021, fulfilling legislative requirements for local governments to undertake a housing needs assessment by April 2022. Using 2016 Census data, the HNR identified six (6) key areas of local housing need in White Rock as follows:

1. Affordable Ownership Housing
2. Rental Housing
3. Special Needs Housing
4. Seniors Housing

5. Family Housing
6. Shelters and Housing for People At-Risk of Homelessness.

Each of the areas of housing need is described in detail within the [November 22, 2021 Staff report](#) and within the HNR itself.

What is an Affordability Housing Strategy?

It 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 achievements.
- 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?

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.

About the Updated Affordable Housing Strategy

To address these housing gaps and help the challenges identified in the City's 2021 HNR Report, staff have developed a draft Affordable Housing Strategy framework based on the more recent feedback received from the Housing Advisory Committee (HAC).

The updated version of the Affordable Housing Strategy Framework is attached as Appendix A for the Committee's reference and review. Staff have tried to model this framework using feedback received from the HAC's review of the 2010 City of White Rock Affordable Housing Strategy report, the endorsed pillars of affordable housing and the summary of tools and best practices presented at the July 13, 2022 HAC meeting.

This draft framework recommends six (6) broad strategic directions and a total of 19 actions to help address the key local housing gaps. These actions include regulatory and policy changes, as well as planning and financial incentives that the City can use to encourage the development of additional affordable rental and ownership units. It also highlights alignment with Council's Strategic Plan and Provincial Legislation. The strategies represent the City's commitment to being an inclusive community with a wide range of housing choices, and affordability, to address local needs and the overall quality of life for White Rock residents.

Appendix B includes a table that lists the current HAC's direction on the Pillars presented to Council (at the April 25, 2022 Council meeting) as part of the Affordable Housing Strategy and Action Plan 2022. It explains staff action taken against each pillar based on the current HAC's feedback and its relevance in the updated version of the draft affordable housing framework.

NEXT STEPS

Should the Committee agree with the draft Affordable Housing framework as presented in this staff memo, the next step would be to recommend that Council endorse the draft framework. If Council endorses the framework, the next step in this important planning work would be for staff to prepare the Affordable Housing Framework document based on the proposed strategic directions and actions developed.

Respectfully submitted,



Anne Berry
Director, Planning and Development Services

Appendix A: Overview of Updated Affordable Housing Framework

Appendix B: Summary of 2022 Affordable Housing Strategy Pillars and respective HAC and Staff Actions