

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: April 1, 2021

RE: 2021 Regional Housing Needs Assessment
(For Information)

Purpose:

To present the “Regional District of Okanagan Similkameen 2020 Housing Needs Assessment” to the Planning & Development Committee through a consultant presentation, prior to the Board’s consideration of the Assessment by resolution.

Background:

On April 16, 2019, Bill 18 - 2018 came into effect, which amended the *Local Government Act* to require all local governments in B.C. to complete Housing Needs Reports by April 2022, and every five years thereafter.

On October 3, 2019, the Board of Directors resolved that the RDOS submit an application to the Province to initiate a Rural Housing Needs Report in 2020, with the City of Penticton, District of Summerland, and the Village of Keremeos as project partners.

On February 21, 2020 the RDOS received notice from the project grant in the amount of \$140,000 was approved. As per the grant application, \$130,000 was earmarked for consulting costs, and \$10,000 for the RDOS’s administrative costs.

On April 24, 2020, the Regional District posted a Request for Proposals (RFP) to complete the project, and on June 18, 2020, the Board awarded the contract to EcoPlan in the amount of \$116,827.

Between July, 2020 and March, 2021, EcoPlan undertook development of a Housing Needs Assessment for the region, which included in-depth data analysis, and stakeholder engagement with each of the project partners and housing-related organizations. The Regional Housing Needs Assessment determines current and projected housing needs by collecting, generating and analyzing approximately fifty distinct kinds of data about current and projected population, household income, significant economic sectors, currently available and anticipated housing units for each electoral area and municipality across the region. It also includes some information on First Nations housing considerations in the region.

On February 24, 2021, a workshop was provided for Planning staff across the region, including City of Penticton, District of Summerland, Village of Keremeos, Town Princeton, Town Oliver, Town of Osoyoos, and RDOS staff to review the report and it’s findings.

The LGA (585.31) requires that each local government must receive the housing report by resolution at a meeting that is open to the public. Presently, each of the project partner’s municipal councils (Penticton, Summerland, Keremeos) have fulfilled this requirement, and the report will be brought forward to the Board of Director’s meeting on April 1, 2021.

Analysis:

The 2021 Regional Housing Needs Assessment fulfills all of the province’s requirements for housing needs reporting, as outlined in Division 22 of the *Local Government Act*.

This study provides a comprehensive overview of the current housing situation across the region, and estimates how this could evolve over next five years. It is not intended to provide solutions or strategic recommendations, but rather as a collection of important information for decision makers and developers to consider while undertaking future housing work across the region.

Going forward, the province requires consideration of housing needs reports during the development and review of Official Community Plans (OCPs) and Regional Growth Strategies. As such, as the Okanagan RGS and various OCPs are reviewed, policy consideration will be given to the Regional Housing Needs Assessment as housing-related policies are updated.

In the longer term, the RDOS and project partners should plan for an updated regional housing report in 2026, in order to fulfill the province’s 5-year reporting requirements.

Respectfully submitted

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Endorsed by:



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