



2021

Housing Strategy

CASTLEGAR

Executive Summary

The Castlegar Housing Strategy identifies actions across the housing wheel (see Figure 2) to meet the housing needs of all current and anticipated future residents of the City. The Strategy was developed between October 2020 to July 2021 and in close collaboration with Castlegar staff and the Housing Advisory Committee. It was also informed by engagement with key actors representing different segments of the housing wheel and a community-wide survey.

Guiding Principles

The Strategy has two overarching guiding principles. The first is that housing is a fundamental human right where housing is dignified, accessible, attainable, and appropriate as a basic human right. The second is a systems approach: The Strategy works to address housing needs across the housing wheel (see Figure 1.2), and recognizes that all segments of the housing wheel are important components of the housing system.

Strategies

There are five strategies, each with a series of actions to help address the strategy.

STRATEGY 1: **CREATE THE CONDITIONS TO SUPPORT HOUSING DEVELOPMENT AND REMOVE BARRIERS.**

This strategy helps enable the development of housing that meets current and future residents' needs. It discusses the need for diverse housing forms, updates needed to the Official Community Plan and the Zoning Bylaw to facilitate housing development and how to monitor the use of existing housing stock to add housing to the City's inventory.

This strategy is organized into subcategories including:

- Enabling diverse housing types that are responsive to need;
- Encouraging rental and affordable housing;
- Supporting accessory dwelling units; and
- Removing barriers to emergency shelter, transitional housing, and supportive housing.

STRATEGY 2: **EMBED WELLNESS IN HOUSING.**

This strategy introduces the concept of housing first, which is a recovery-oriented approach that provides housing to people experiencing homelessness as well as additional supports and services they may need to help them stay in housing. It also includes the notion that housing is a basic and essential need for our survival. This strategy focuses on the housing needs of our most vulnerable residents and how they can be supported in finding secure housing.

Strategy 2 is organized into subcategories including:

- Embedding wellness in housing; and
- The importance of locating housing proximate to transit.

STRATEGY 3: **MUNICIPAL LEADERSHIP.**

This strategy discusses the power the municipal government has where housing is concerned and how the municipality can use that power to support the housing needs of the community.

This strategy is organized into the following subcategories:

- Resourcing housing including funding resources and regional staffing resources;
- Creating partnerships;
- Advocating for resources; and
- Keeping people in housing.



STRATEGY 4: INNOVATION.

Innovation looks at creative approaches to address housing needs that the municipality has access to that may be outside of existing practices to meet housing needs.

This strategy includes the following subcategories:

- Intergenerational housing;
- Diverse housing tenure; and
- Using City-owned lands for housing.

STRATEGY 5: MONITORING AND EVALUATION.

The monitoring and implementation section includes regularly reviewing and updating the strategy in conjunction with updating the Housing Needs Assessment as well as reporting out on indicators and targets that quantify the progress towards reaching the goals of this plan and evaluating the plan for its effectiveness.

It includes the following subcategories:

- Updating the strategy;
- Monitoring targets (drawn from the 2020 Housing Needs Assessment); and
- Community engagement.

IMPLEMENTATION PLAN

The strategy also includes an implementation plan that organizes the actions into short-, medium- and long-term timeframes and articulates DARCI chart responsibilities across the Council, municipal government staff, partner organizations, key actors and the public.

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This Strategy was prepared by Resilience Planning with the support of AND Villages on the Land Inventory.

Introduction

The City of Castlegar is situated at the confluence of the Kootenay and Columbia Rivers and acts as a service centre for much of the West Kootenays, due to its strategic location as a crossroads. The City has a population of approximately 8,600 residents and is the second largest, and one of the fastest growing communities, in the region with a projected growth rate of 14% anticipated between 2020 and 2040. Development in the community has not kept pace with this growth. A projected growth rate of 14% would require that the City accommodate an additional 1,204 residents by 2040.

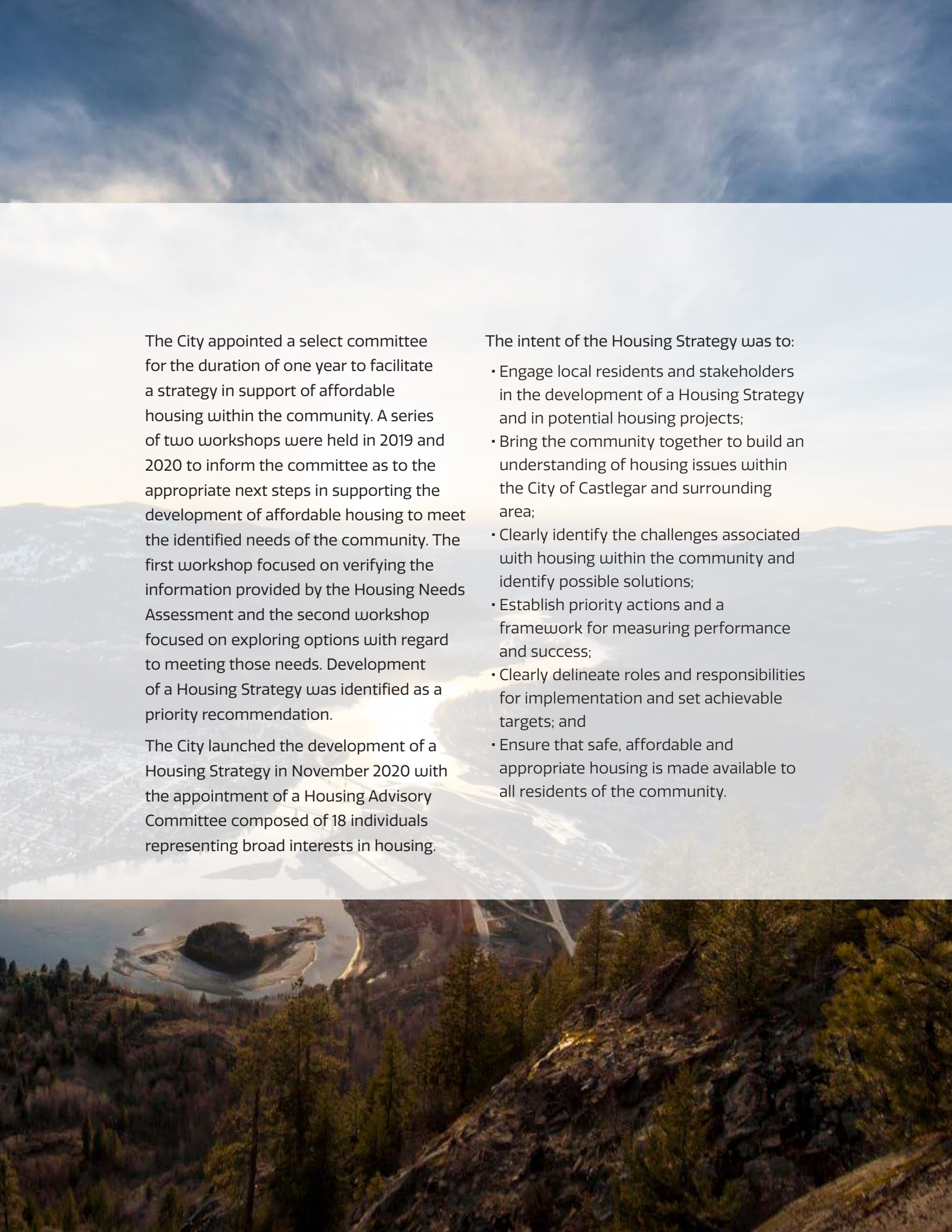
As the population continues to grow and age, there will be a requirement for more and different types of housing to meet a range of needs. To date, the majority of the housing stock in Castlegar is detached dwellings, creating gaps in the housing

supply and contributing to housing needs in the community.

More diverse and affordable housing options help to support a more livable and inclusive community, which is critical to a strong local economy, culture, and character - where those who need extra support to successfully stay housed have their needs met, where seniors can downsize and age-in-place as their housing requirements change, where lower- and middle-income families have options, and where young people and employees can afford to stay in the community.

The City completed a Housing Needs Assessment in November 2018. This report provided the City with an understanding of anticipated housing needs and priorities over the short term and identified the number of units that could meet that need.





The City appointed a select committee for the duration of one year to facilitate a strategy in support of affordable housing within the community. A series of two workshops were held in 2019 and 2020 to inform the committee as to the appropriate next steps in supporting the development of affordable housing to meet the identified needs of the community. The first workshop focused on verifying the information provided by the Housing Needs Assessment and the second workshop focused on exploring options with regard to meeting those needs. Development of a Housing Strategy was identified as a priority recommendation.

The City launched the development of a Housing Strategy in November 2020 with the appointment of a Housing Advisory Committee composed of 18 individuals representing broad interests in housing.

The intent of the Housing Strategy was to:

- Engage local residents and stakeholders in the development of a Housing Strategy and in potential housing projects;
- Bring the community together to build an understanding of housing issues within the City of Castlegar and surrounding area;
- Clearly identify the challenges associated with housing within the community and identify possible solutions;
- Establish priority actions and a framework for measuring performance and success;
- Clearly delineate roles and responsibilities for implementation and set achievable targets; and
- Ensure that safe, affordable and appropriate housing is made available to all residents of the community.

Project Process

The Housing Strategy is informed by the Housing Needs Assessment (2020) and subsequent Housing Workshops (2019–2020) and supported by a Housing Advisory Committee whose membership includes people in community and social service agencies, the housing industry, local and provincial government, and people with lived experience of homelessness. The overall project timeline is presented in Figure 1 and details about the process are covered in this section.

We completed community engagement in order to ground the development of the City of Castlegar’s Housing Strategy in local knowledge, the needs of the community, and to learn from residents’ lived experiences with housing, and from housing and service providers in the area.



Figure 1. Housing Strategy Process Timeline

Engagement took place from January to May 2021, and consisted of the following activities:

- Eight interviews with key actors (January–February)
- Three workshops (March–April)
 - Student housing: 10 participants
 - Subsidized and supportive housing: 8 participants
 - Market rental and ownership housing: 10 participants
- Seven interviews on emergency and transitional housing with housing and service provider staff, people with lived experience, and the RCMP (May)
- 344 responses to an online survey (March 8 to April 2)
- Two responses to a phone line (March to April)
- Four meetings with the 18–member Housing Advisory Committee

To review and provide feedback on the draft Housing Strategy, we hosted the following:

- One meeting with the Housing Advisory Committee (included in the four meetings mentioned above)
- Close the Loop event to present our engagement findings and how they influenced the Housing Strategy
- Regular meetings with key staff throughout the project

Engagement Snapshot



344

Online surveys completed



28

Participants in three virtual workshops



3

Meetings with the Housing Advisory Committee



15

Interviews with organizations + people with lived experience

VISION:

Respondents want a future with affordable homes for all.



Our Top Takeaways: A few core ideas summarized from all the feedback received...

- **There is a housing shortage across many different types of housing.**

There is a severe lack of adequate and affordable housing in Castlegar for low-income residents, students, seniors, people with disabilities, and people experiencing mental health challenges. The rental market is in dire straits, and there is a lack of "starter homes" to buy.

- **Many people, especially renters, are experiencing housing instability.**

- **There is a need for greater supply and diversity of housing.** There is high support for low-rise, multi-unit buildings, townhomes, laneway homes, and small detached homes.

- **There is a need for greater coordination, resources, and leadership.**

- **It can be difficult to develop housing.**

Enabling greater housing diversity and finding creative solutions to lower development barriers for different types of housing will be key.

- **There is significant stigma and discrimination,** specifically with communities experiencing poverty, mental health issues, and racism. There is a misconception that the emergency shelter and other services draw people from other communities, and that all renters cause damage to housing.

- **Housing isn't just about shelter.** Housing is key to stability, wellness, and mental health. Location and transportation are key factors in appropriate housing so people can access amenities and services.

Guiding Principle: Housing as a Fundamental Human Right

Vancouver Declaration on Human Rights

The strategies in this Housing Strategy (Strategy) acknowledge The Vancouver Declaration on Human Rights (UN, 1976)¹, which states:


“Adequate shelter and services are a basic human right which places an obligation on Governments to ensure their attainment by all people, beginning with direct assistance to the least advantaged through guided programmes of self-help and community action. Governments should endeavour to remove all impediments hindering attainment of these goals.”

This Strategy considers housing that is dignified, accessible, attainable, and appropriate shelter as a basic human right. Diverse options across the housing spectrum – including supportive, rental, and ownership options – are key to providing adequate housing for all.

Furthering this idea of housing as a human right, we want to acknowledge that housing is also the basic building block for wellness for everyone. Having a secure

place to live makes us feel safe and also makes us feel connected to community. Housing is the cornerstone upon which we build our quality of life. In addition, living without housing or without security in one's housing situation can be very stressful and exacerbate already stressful situations (e.g., unemployment, poverty, addictions, mental and/or physical health issues, etc.).

¹ United Nations Human Rights Office of the High Commissioner. The Right to Adequate Housing Toolkit. Available online: <<https://www.ohchr.org/en/issues/housing/toolkit/pages/righttoadequatehousingtoolkit.aspx>>. Last accessed: July 27, 2020.



This means the following elements must be considered where housing is concerned:

- **Legal security of tenure:** Regardless of the type of tenure, all persons should possess a degree of security of tenure which guarantees legal protection against forced eviction, harassment, and other threats;
- **Affordability:** Personal or household financial costs associated with housing should not threaten or compromise the attainment and satisfaction of other basic needs (for example, food, education or access to healthcare);
- **Habitability:** Adequate housing should provide for elements such as adequate space, protection from cold, damp, heat, rain, wind, or other threats to health, structural hazards, and disease vectors;
- **Availability of services, materials, facilities and infrastructure:** Housing is not adequate if its occupants do not have

safe drinking water, adequate sanitation, energy for cooking, heating and lighting, sanitation and washing facilities, means of food storage, waste disposal, etc.;

- **Accessibility:** Housing is not adequate if the specific needs of disadvantaged and marginalized groups are not taken into account (such as the poor, people facing discrimination, persons with disabilities, victims of natural disasters);
- **Location:** Adequate housing must allow access to employment options, healthcare services, schools, child-care centres and other social facilities and should not be built on polluted sites nor in immediate proximity to pollution sources;
- **Cultural adequacy:** Adequate housing should respect and take into account the expression of cultural identity and ways of life.

Guiding Principle: A Systems Approach

The Strategy recognizes that housing is a complex system. The Strategy works to address housing needs across the housing wheel (see Figure 1.2), and recognizes that all segments of the housing wheel are important components of the housing system.

An increase in affordable and dignified homes in one segment of the housing wheel will often have positive impacts across the entire housing system. For

example, an increase in quality student housing may also increase the supply of rental homes available to other households as students move into the new supply of student housing.

To increase access to affordable and dignified homes in Castlegar, this Strategy works to strengthen existing and foster new relationships in the community.

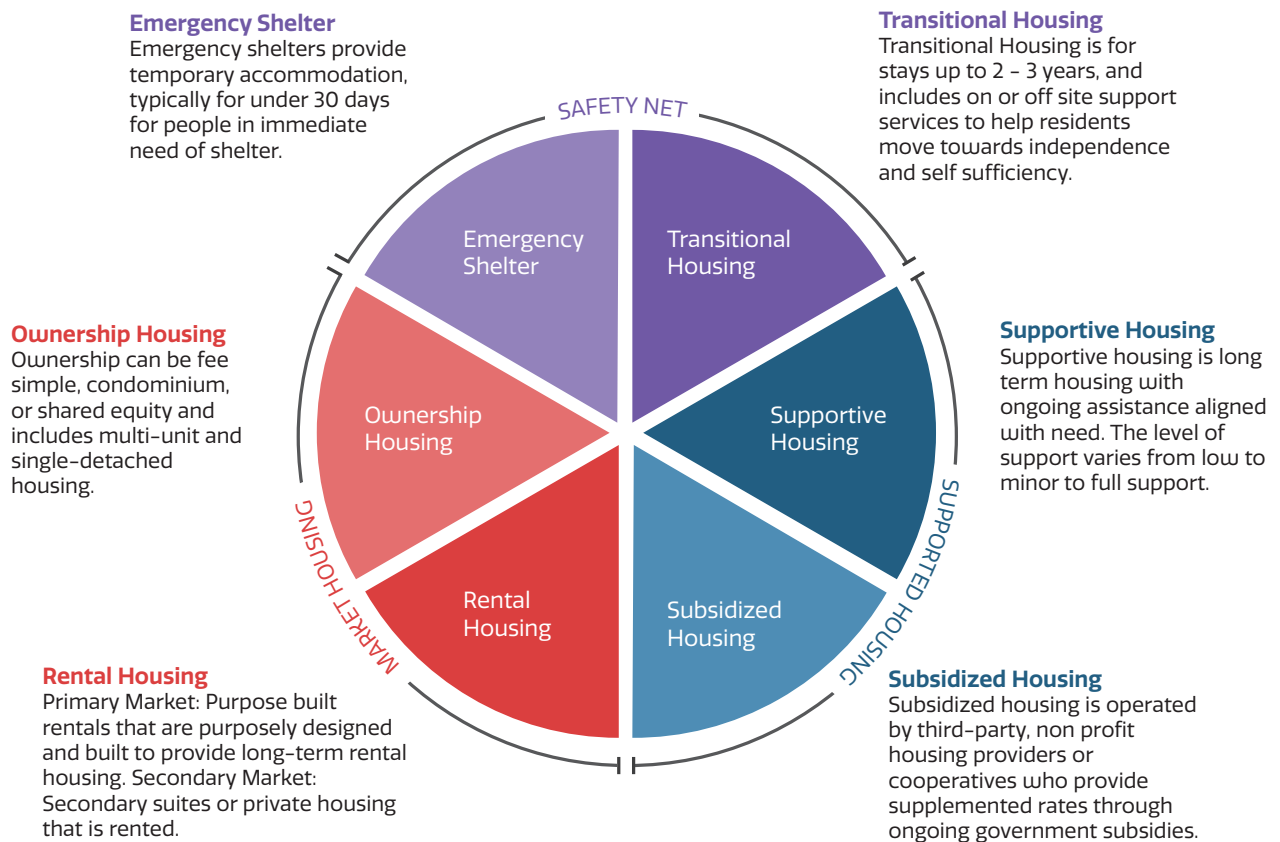


Figure 2. Housing Wheel





Strategy 1: Create the conditions to support + remove barriers to housing development

The City cannot solve the housing crisis by itself. One of the key roles of the City is enabling and creating the conditions to support housing development, and in particular, housing development that reflects the needs of the current and future residents of Castlegar. This is also vital for economic development, as housing is a critical component for recruiting employees and potential employers to Castlegar.

In order to do so, housing development must be diverse in both form (e.g., townhomes, duplexes, low-rise multi-unit buildings, etc.) and tenure (e.g., rental, ownership). While enabling housing development, the City must also tend to the needs of current residents in order to reduce the trauma of displacement.

Enable diversity of housing types that are responsive to need

Diversity of housing types can help Castlegar better reflect the needs of the mix of different households in Castlegar. This includes a variety of housing, including detached housing, duplexes, townhouses, and multi-residential buildings – as well as mixed-use buildings (for example, with retail on the ground floor and residential units on upper floors).

Providing a variety of housing types means there is more choice for different households. For example:

- a single person relocating to Castlegar for a new job may be interested in renting a one-bedroom apartment near recreation amenities;
- a single parent with two children may require a three-bedroom townhouse near schools and a grocery store;
- a family with three teenagers may prefer a single family home on a larger suburban lot with room for friends to come visit in the backyard;
- two people who are friends and moving into housing from experiencing homelessness may need a two-bedroom apartment that is near social and health services; and
- a senior woman who is widowed may be interested in downsizing to a studio suite in a building with lounge space to meet with other residents that is also located close to a grocery store and medical centre.

Ensuring a diversity of housing in Castlegar means we can meet all of these needs: from new residents to households aging-in-place to employees to growing families and more.

Action 1.1: Complete minor updates to the Official Community Plan to facilitate greater housing diversity in new and existing communities.

Action 1.2: When completing a major update to the Official Community Plan, consider the following in order to facilitate greater housing diversity in new and existing communities.

- Considering a greater area designated for medium-density residential. In particular, change the land use for areas close to daily needs to allow for medium-density residential, including in targeted growth areas.

- Designating strategic areas for commercial and mixed-use development, including encouraging the development of growth areas identified in the current Official Community Plan (e.g., 24th Street and Columbia Avenue, South End).
- Enabling mixed use in commercial land use designations.
- Updating land use designations to encourage location of daily needs, services, and amenities (e.g., grocery stores, retail, etc.) along transit routes and with access from walking, rolling, and cycling routes.

Action 1.3: Update Schedule A of the Zoning Bylaw to allow greater housing diversity in specific areas, which could include:

- Changing the zoning in downtown residential areas from R-2 to allow multi-unit low-rise residential buildings (e.g., to R-4).
- Changing the zoning in residential areas in targeted growth areas, as identified in the Official Community Plan, from R-1 to allow multi-unit ground-oriented residential buildings such as plexes and townhomes (e.g., to R-3).

Action 1.4: Update the Zoning Bylaw to facilitate greater housing diversity in new and existing communities. This may include:

- Allowing accessory dwelling units (e.g., secondary suites, laneway homes), and duplexes in a greater number of residential zones.
- Allowing laneway homes in a greater number of residential zones.
- Allowing residential units in combination with compatible non-residential uses (e.g., housing above shops, live-work units) in commercial zones.
- Reducing frontage and minimum lot

area requirements to allow greater subdivision and creation of smaller lots.

- Increasing lot coverage maximums.
- Increasing the number of dwelling units per lot from two to three, or delete the maximum number of dwelling units per lot requirement.
- Changing the requirements on dwelling units to allow for low-density strata developments (e.g., single-detached or duplex homes in a strata) to allow for creative lot configuration and parking solutions.
- Increasing maximum Floor Area Ratio for multiple dwelling residential (e.g., townhomes, low-rise multi-family housing).
- Decreasing parking minimums.
- Decreasing minimum floor area requirements to allow for smaller and tiny homes.

Action 1.5: Establish bulk purchasing agreements for design and engineering, material supply and general contracting and trades for the construction of multi-unit residential, laneway homes, and secondary suites.

Encourage rental and affordable housing

Rental homes, including purpose-built rental and secondary rental (individual units rented by owners, such as secondary suites or individual owners renting out condo units) are integral components of a healthy housing stock. There is currently a severe shortage of appropriate rental homes in Castlegar. The following actions will help support rental housing in Castlegar.

Rental and affordable rental housing is particularly important for new employees relocating to work in Castlegar, important for young adults moving out for the first time as well as for families and individuals who cannot afford or are not interested in home ownership. It is also important for lower-income families and individuals and also for seniors looking to downsize, while still aging in place.

Affordable home ownership can also help meet the need for affordable housing through providing low- or no-interest mortgages through an organization such as Habitat for Humanity.

Action 1.6: Remove barriers to information and ability for business owners to live in a residential unit in the same building as the business. Although this is currently permitted, it could be more encouraged throughout Castlegar.

Action 1.7: Update the Zoning Bylaw to encourage rental housing through rental zoning, which could include allowing a higher density (up to mid-rise) for purpose-built rental homes.

Action 1.8: Incentivize the creation of non-market, purpose-built rental housing or affordable home ownership, which could include:

- Prioritizing and accelerating non-market, purpose-built rental, or affordable home

ownership rezonings, development, and building permits to reduce development application time.

- Reducing Development Cost Charges and Development Permit fees.
- Providing tax exemptions for a period of time on the increase in assessed value of improvements on the property for non-market, purpose-built rental housing, non-market housing, and affordable home ownership.

Action 1.9: Ensure no net loss of existing purpose-built rental housing through redevelopment by requiring 1:1 replacement of existing rental units through the redevelopment proposal on the subject site.

Support accessory dwelling units

Accessory dwelling units, both attached (e.g., secondary suites) and detached (e.g., laneway homes) can increase the number of rental units available, as well as support intergenerational family living and affordable ownership opportunities. The following actions will help support attached and detached accessory dwelling units in Castlegar.

Action 1.10: Update the Zoning Bylaw regulations on secondary suites to encourage and allow greater diversity in accessory suites, including:

- Change “secondary suite” to “accessory dwelling unit” where applicable throughout the bylaw, including updating the definitions section.
- Remove the requirement for the owner of the one-family dwelling to reside in one of the dwelling units (2.3.2 (d)).
- Remove or increase the maximum floor area and maximum bedroom requirements (2.3.2 (e) and (f)).
- Allowing accessory dwellings to be in more types of buildings, including in accessory buildings (2.3.2. (a), (b), and (c), and update the definition of accessory dwelling unit).
- Create a program to incentivize owners to register illegal or non-compliant secondary suites, which could include waiving Building Inspection fees, supporting building code upgrades, and a

grace period to register secondary suites.

Action 1.11: Develop an information package for homeowners about the financial costs and financial and community benefits of secondary suites and detached accessory dwellings.

Action 1.12: Allow the subdivision of detached dwelling lots to enable the detached accessory dwelling to be sold separately.

Action 1.13: Work with local banks or credit unions to create no- or low-interest loans to develop or upgrade secondary suites or detached accessory dwellings.

Action 1.14: Work with developers to design a portfolio of secondary suite-ready detached housing designs, detached accessory dwelling designs, and conversions of single-detached homes that meet all City and Building Code requirements.

Remove barriers to emergency shelter, transitional housing, and supportive housing

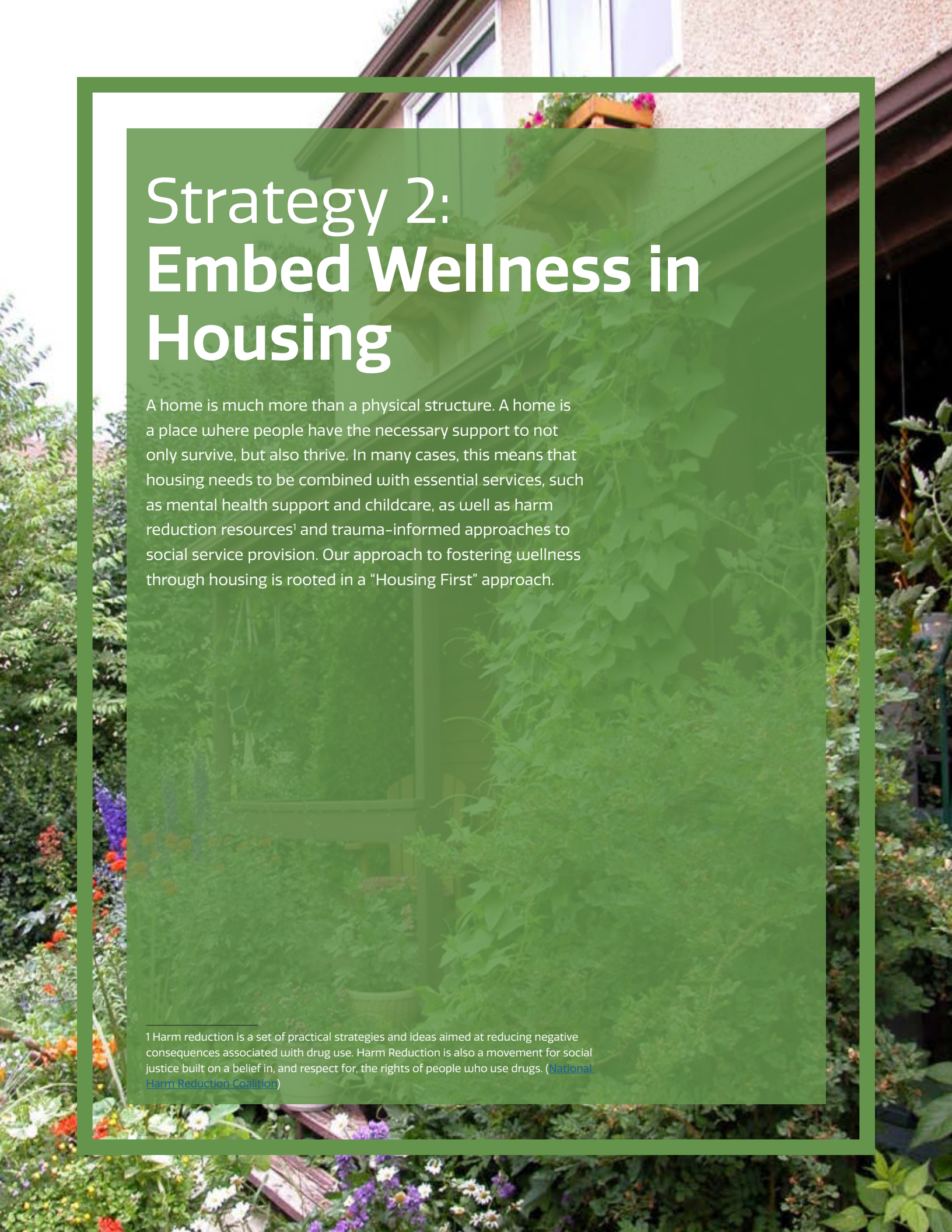
Emergency shelter, transitional housing, and supportive housing are important segments of the housing wheel, and essential housing types in order to support all people who live in Castlegar.

Action 1.15: Work collaboratively with service providers to identify appropriate and adequate emergency shelter and transitional housing that is near amenities, services, schools and transit.

Make use of existing housing stock

Action 1.16: Monitor the number of empty homes in Castlegar and consider implementing an empty homes tax.

Action 1.17: Monitor the number of short-term rentals like VRBO and AirBnB and consider a policy to address short-term rentals to provide more housing for the rental market.



Strategy 2: Embed Wellness in Housing

A home is much more than a physical structure. A home is a place where people have the necessary support to not only survive, but also thrive. In many cases, this means that housing needs to be combined with essential services, such as mental health support and childcare, as well as harm reduction resources¹ and trauma-informed approaches to social service provision. Our approach to fostering wellness through housing is rooted in a “Housing First” approach.

¹ Harm reduction is a set of practical strategies and ideas aimed at reducing negative consequences associated with drug use. Harm Reduction is also a movement for social justice built on a belief in, and respect for, the rights of people who use drugs. ([National Harm Reduction Coalition](#))

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 supports and services as needed. The basic underlying principle of Housing First is that people are better able to move forward with their lives if they are first housed. This is as true for people experiencing homelessness and those with mental health and addictions issues as it is for anyone. Housing is provided first and then supports are provided including physical and mental health, education, employment, substance abuse and community connections.”

– Homeless Hub, Canadian Observatory on Homelessness²

Housing is a necessary requirement for survival. As a result, the provision of permanent, adequate housing for people who are currently unhoused is the first step in supporting vulnerable residents. In addition to housing, vulnerable residents may require support services, which should be integrated into housing to reduce barriers to access.

Embedding wellness in housing

Action 2.1: Create a public education campaign to address the stigma in Castlegar that different communities are experiencing when trying to access housing (e.g., different cultures live with family in different ways, the different make-up of households (e.g., room-mates), different family compositions (e.g., foster children, adoptive families, single parents, etc.) poverty, drug use, mental health, racism, homelessness, idea of who a renter is).

² <https://www.homelesshub.ca/solutions/housing-accommodation-and-supports/housing-first>

Action 2.2: Create opportunities and partnerships for mental health support to be integrated into housing.

- Explore cross-subsidized housing based on the model of Nelson Cares (see Case Study section for more information) with a mix of emergency shelter, low-barrier harm reduction housing, market apartments, affordable housing, and assisted living.

Action 2.3: Adopt harm reduction³ as a principle for providing support to people who use drugs by developing low-barrier harm reduction housing that people can access even if they have mental health issues or use substances.

Action 2.4: Support development of harm reduction services through community services, such as partnering with Castlegar and District Community Services Society and/or Castlegar Community Harvest Food Bank.

Action 2.5: Address criminalization of homelessness by creating a mental health crisis response rather than police intervention.

- Partner with Interior Health to increase service provisions for mental health support in Castlegar.
- Work with the police to move funding from the police budget to mental health services, this will also help focus police services where they are needed.
- Create a resource to distribute to all residents and businesses in Castlegar with phone numbers to call and resources to access for mental health services in lieu of calling the police.

Action 2.6: Locate supportive transitional housing in Castlegar so people don't have to leave their home community.

Action 2.7: Assess current resources that could partner with supportive housing providers to provide more support services (e.g. Selkirk College program could provide student work placements to provide mental health or community support).

Action 2.8: Collect data on vulnerable persons utilizing emergency services to better customize services to the needs of the community.

Action 2.9: Create opportunities for social enterprises and empowerment programs.

- Provide support for emerging social enterprises through a granting and mentorship program

Action 2.10: Fund a warming bus or warming shelter to better support people who are unhoused during the colder months.

Action 2.11: Fund a cooling shelter and air quality shelter (e.g., access to a community centre) to better support people who are unhoused or do not have adequate cooling or air quality in their housing during the hotter months and when there are air quality warnings.

Action 2.12: Explore the development of a regional addictions centre with approximately 20 rotating beds, staffed and run by peers.

³ <https://harmreduction.org/about-us/principles-of-harm-reduction/>

The importance of locating housing

Housing and transportation are two important and linked facets of affordability. Access to affordable transportation – public transit, and ability to walk, roll, or cycle to daily needs, services, and amenities – is especially critical for lower income households. It is also important to reduce barriers to getting to work and medical appointments, not to mention reducing our reliance on automobiles also helps to mitigate the impacts of climate change. In addition, access to public space and the outdoors (e.g., parks, trails) is critical to overall wellbeing.

Action 2.13: Work with BC Transit to evaluate the route and frequency of transit routes within Castlegar and between Castlegar and other communities.

- Work to increase transit services on the weekend, and in particular providing transit services on Sundays. Prioritize a route between Selkirk College and downtown Castlegar for Sunday service.

Action 2.14: Work to locate housing, including higher density housing (i.e., including plexes, townhouses, and up to four storey residential buildings) and housing for lower income households, students, and seniors, along transit routes; with access to walking, rolling, and cycling

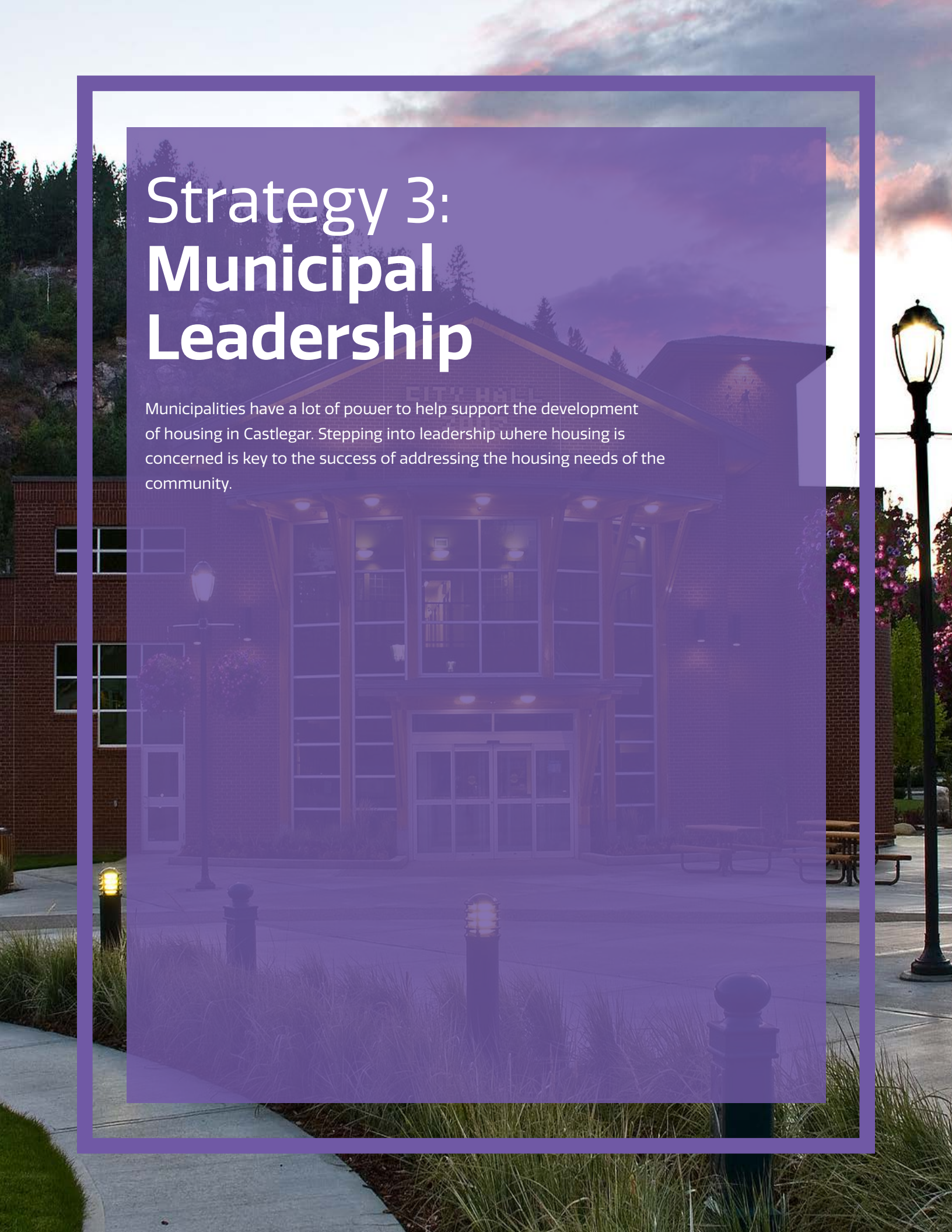
routes; and with access to public and outdoor space, including parks and trails.

Action 2.15: Encourage businesses to work to locate daily needs, services, and amenities (e.g., grocery stores, retail, etc.) along transit routes and with access from walking, rolling, and cycling routes.

Action 2.16: For any greenfield development, require transit access; walking, rolling, and cycling routes; and access to public and outdoor space to be taken into consideration. This could include upgrading roads for transit access in the future.

Strategy 3: Municipal Leadership

Municipalities have a lot of power to help support the development of housing in Castlegar. Stepping into leadership where housing is concerned is key to the success of addressing the housing needs of the community.



Resourcing housing

It is important for the implementation of the Strategy that it is adequately resourced, both in terms of funding, land, and capacity to deliver on the strategy to meet housing needs.

There are different ways to resource the housing strategy:

- Through funding and funding mechanisms
- Through land acquisition
- Through staffing resources
- Creating partnerships
- Advocating for additional resources
- Funding resources

Any funding the City puts forward needs to see a return or be used to leverage other funding for affordable housing needs.

Action 3.1: Create a Housing Reserve Fund to fund the development and operation of affordable or purpose-built rental housing

- Revenues can come from taxes, loan repayments, municipal land sales, or cash or land donations

Action 3.2: Apply to leverage the Housing Reserve Fund from the City for CMHC funding.

Action 3.3: Apply to leverage the Housing Reserve Fund from the City for BC Housing or other provincial or federal housing funding programs.

Action 3.4: Work in partnership with developers and leverage funds from other levels of government to attract developers who will construct non-market or

purpose-built rental housing.

Action 3.5: Donate land to non-profit housing operators to develop non-market or purpose-built rental housing.

Action 3.6: Advocate to senior levels of government to provide additional funding for affordable, emergency, transitional and supportive housing.

Action 3.7: Identify municipal land assets and use evaluation criteria to assess the potential for acquiring and using surplus land for future affordable or supportive housing projects. (See Appendix B for more information on the land inventory and evaluation criteria.)

Acquiring land

Action 3.8: Remove land from the speculative market

- Explore and acquire land that meets criteria for housing (see Action 3.7)
- Hold land publicly for housing to meet community needs

Regional staffing resources

A regional staff resource dedicated to housing can help ensure the successful implementation of the Housing Strategy. Staff can also be responsive to the housing needs in the region by helping people on a daily basis to: address and remove barriers to accessing housing by liaising with housing providers in the non-profit sector and the development industry; supporting funding applications to other levels of government and leverage funding for housing developments; and coordinating with other housing staff and providers in the region to continue to be responsive. Staffing resources can also be supported by a regional housing advisory committee with expertise on the different segments of the housing wheel and with experience in each of the regional communities to help share information and provide guidance on housing at the regional level.

Action 3.9: Work with municipalities in the Regional District of the Central Kootenay to advocate for a regional housing planner position and coordinate on permanent funding or securing permanent funding for the position.

Action 3.10: Work with regional municipalities and advocate to the Regional Government to establish a regional housing advisory committee with expertise on the different segments of the housing wheel and with experience in each of the regional communities. Their work may include:

- Sharing information and providing guidance on housing at the regional level.
- Advocating to higher levels of government for more funding for housing in the region.

Action 3.11: Work with Columbia Basin Trust to fund the creation of a part-time position at the regional level for a Housing Coordinator. The Housing Coordinator can:

- Ensure the strategy is being successfully implemented
- Liaise with local, community service organizations (e.g., Castlegar and District Community Services Society and Community Harvest Food Bank, etc.)

to understand the immediate housing needs of the community and collect additional data on housing

- Act as a liaison between the City and the non-profit sector and the development sector to provide support to get housing built
- Lead or support grant writing to secure funding from different levels of government to support housing development
- Create resources to support community members (e.g., renter toolkit, landlord toolkit).

Action 3.12: Create a housing hub as a central location for information about available owner, rental, subsidized and supportive housing. This may include:

- Sharing information about available housing, service providers, non-profit housing providers, and the roles and responsibilities of renters and landlords.
- Providing information to newcomers to Castlegar such as new employees and students about where to find information about housing.
- Sharing information with homeowners about energy retrofit programs to address energy poverty issues.

Creating Partnerships

Municipalities do not have sole responsibility to deliver housing, nor do they have all the tools or resources to do so. Creating partnerships with different levels of government and different actors in the housing sector including non-profit housing providers, the development sector, builders and other private sector actors are important to secure more housing and housing that is more responsive to meeting the needs of the community.

Action 3.13: Actively explore opportunities locally and work regionally to increase the capacity to coordinate and deliver on housing services.

Action 3.14: Develop a per door grant program that contributes to a housing partnership to reduce development costs and possibly use the grant to leverage funding from senior levels of government.

Action 3.15: Legalize, incentivize and streamline housing swaps⁴ to help residents age in place, lower the financial burdens of displacement, lower the financial burdens of new housing costs and add housing stock to the community. This is where a homeowner donates their property to a developer to redevelop a single detached dwelling into a multi-family building and the homeowner retains one unit in the new development.

- Upzone areas of the City that are proximate to amenities and services to allow for row houses and multiplexes (4+ attached dwelling units)
- Incentivize it so developers get a density bonus so they can build a number of homes that will go to the sale or rental

market and keep the original property household on their property and in their neighborhood. This way a developer can look at only the cost of construction to add another unit, and not worry about dividing other costly endeavors, like utilities and land acquisition, with the original property owner household.

- Streamline them by working with architects and developers to pre-design plans with flexible changes that can be pre-approved by the planning department.
- Change parking requirements and allow commercial storefronts on corner lots.

Action 3.16: Consider a tax abatement to incentivize purpose-built rental, including:

- A tax abatement on the increased value of the improvements and/or utility connections for a period of 5-10 years.
- Any development utilizing this incentive must use rental residential zoning or a Housing Agreement to ensure the development continues as rental.
- The incentive would only apply when the vacancy rate is below a certain percentage (e.g., 5%), or there are fewer than a target number of purpose built rental units.

⁴ The Urbanist. Article. "The Great Seattle Housing Swap". Available online: <<https://www-theurbanist-org.cdn.ampproject.org/c/s/www.theurbanist.org/2021/05/31/the-great-seattle-housing-swap/?amp>>. Last accessed: June 10, 2021.

Action 3.17: Support and work with housing operators, local agencies, developers, senior governments and other partners to facilitate the provision of a range of seniors housing and independent living for people with disabilities in close proximity to amenities and services.

- This should include a diverse range of housing options (independent living, assisted living, residential care with associated support services, and accessible units) to allow seniors to downsize and age-in-place, and for people with disabilities to live in dignified housing.

Action 3.18: Encourage developers to partner with modular home manufacturers to design accessory dwelling units that can be constructed faster to address housing needs.

- These could be leased to property owners who then rent them.
- They can be re-leased and relocated as needed throughout the community.

Action 3.19: Work with local agencies, developers, senior governments and other partners to secure potential buildings or sites for emergency shelter and transitional housing on an as needed basis.

Advocating for resources

Advocating to higher levels of government for more funding and supports for housing is a key role the municipal government can play to help address housing needs in the community. In addition to this, advocating to the community to address the stigma that people experience when trying to access housing is a role of the municipal government to help create the conditions for safe access to housing.

Action 3.20: Advocate to higher levels of government for more funding for health and other supports for housing especially for smaller centres in the province.

Action 3.21: Establish relationships with Canadian Mortgage and Housing Corporation and BC Housing and use municipal leadership and access to municipal land to leverage those connections to access funding and develop housing.

Action 3.22: Work with regional municipalities to explore the benefits of a regional housing authority.

Action 3.23: Advocate to higher levels of government for more funding energy retrofit programs for lower income households across a range of tenures (including both owners and renters) to address energy poverty.

Keeping people in housing

Any number of unfortunate situations could lead to households being at risk of losing their housing (e.g., someone loses their job, property owner is wanting to rent to a family member, property owner is renovating, health care expenses are high, injury, having to care for a family member impacting family expenses and impending a person's ability to work, etc.). The City can create and implement policies based on changes at the provincial level to prevent evictions.

Action 3.24: Support an Eviction Prevention Program.

- Explore partnership opportunities with the BC Rent Bank⁵ to create a local rent bank for low and moderate income residents in case of emergencies so that they are able to pay their rent.
- Connect households facing evictions with caseworkers who help them access emergency relief funds, such as BC Housing's Homelessness Prevention Program⁶.
- Connect households facing evictions with legal support.
- Be sensitive to the timing of evictions so that they do occur when services are available to support the people being evicted (e.g., not during statutory holidays or long weekends).
- Ensure evictions are culturally sensitive and do not occur during religious or cultural holidays.

Action 3.25: Monitor legislative changes the Province of British Columbia is making to help municipalities develop housing and keep people in housing.

⁵ A rent bank is a short-term or temporary homelessness prevention tool that helps to provide housing stability for low- to moderate-income renters who are unable to pay rent or utilities due episodes or emergencies that compromise their ability to pay. (BC Rent Bank)

⁶ <https://www.bchousing.org/housing-assistance/homelessness-services/homeless-prevention-program>

Strategy 4: Innovation

Innovation looks at creative approaches to address housing needs that the municipality has access to that may be outside of existing practices to meet those needs. By being creative, using the tools available to the City and working in partnership, housing needs can be addressed in innovative ways.



Intergenerational housing

Castlegar is home to an aging population, as well as young families and students. In order to accommodate the diverse needs of the community, Castlegar should explore opportunities for seniors to be able to age in place⁷, while expanding housing opportunities for young families and students. The following actions aim to foster the development of intergenerational housing opportunities in Castlegar.

Action 4.1: Create a HomeShare program⁸ and look into partnership opportunities with Selkirk College and/or Increasing Recreation Involving Seniors to match overhoused seniors with students and youth.

Action 4.2: Explore opportunities and partnerships to create intergenerational affordable housing co-op or co-living with

low-income purpose-built suites.

Action 4.3: Create a community hub with integrated services, such as a daycare, family community centre with shared meals, and services (e.g., mental health drop-in, children's programs, etc.).

Action 4.4: Explore opportunities to partner and develop an innovative facility for residents with dementia or Alzheimer's.



⁷ The ability to live in the same home or community safely, independently, and comfortably, as you age. (CMHC, *Aging in Place*)

⁸ Canada HomeShare is a program run by the National Initiative for the Care of the Elderly (NICE) that matches older adults (55+) with a spare room in their home who would benefit from receiving additional income and/or help around the home with university and college students seeking affordable housing. In exchange for reduced rent of \$400-\$600 per month, the student provides up to seven hours of companionship and/or assistance with completing light household tasks, such as preparing and sharing meals, tidying up, carrying groceries, or walking a pet. (Canada HomeShare)

Diverse housing tenure

Housing diversity includes a variety of housing typologies (e.g., detached housing, duplexes, townhouses/rowhouses, multi-residential buildings), tenures (sole-ownership, cooperative, co-housing, condominium, rental, subsidized rental, supportive housing, transitional housing), and that housing meets the needs of people at all stages of life, all abilities and through all challenges to access housing. The diversity of housing should reflect the needs of the mix of different households in Castlegar. The following actions will help create housing diversity in Castlegar.

Action 4.5: Allow and encourage innovative housing tenure (e.g., co-operatives, co-housing, land trusts, affordable home-ownership, modular or manufactured homes, with shared amenities or green space) in areas serviced with adequate water and sewer services.

- Explore and encourage developing resident-owned communities
- This might include: manufactured home parks, co-housing, community land trusts, shared ownership, strata developments, etc.

Action 4.6: Share information about affordable home ownership options (e.g., Habitat for Humanity and other avenues) and encourage developers to investigate and provide rent-to-own options for housing in Castlegar.

Action 4.7: Create protections for manufactured home parks.

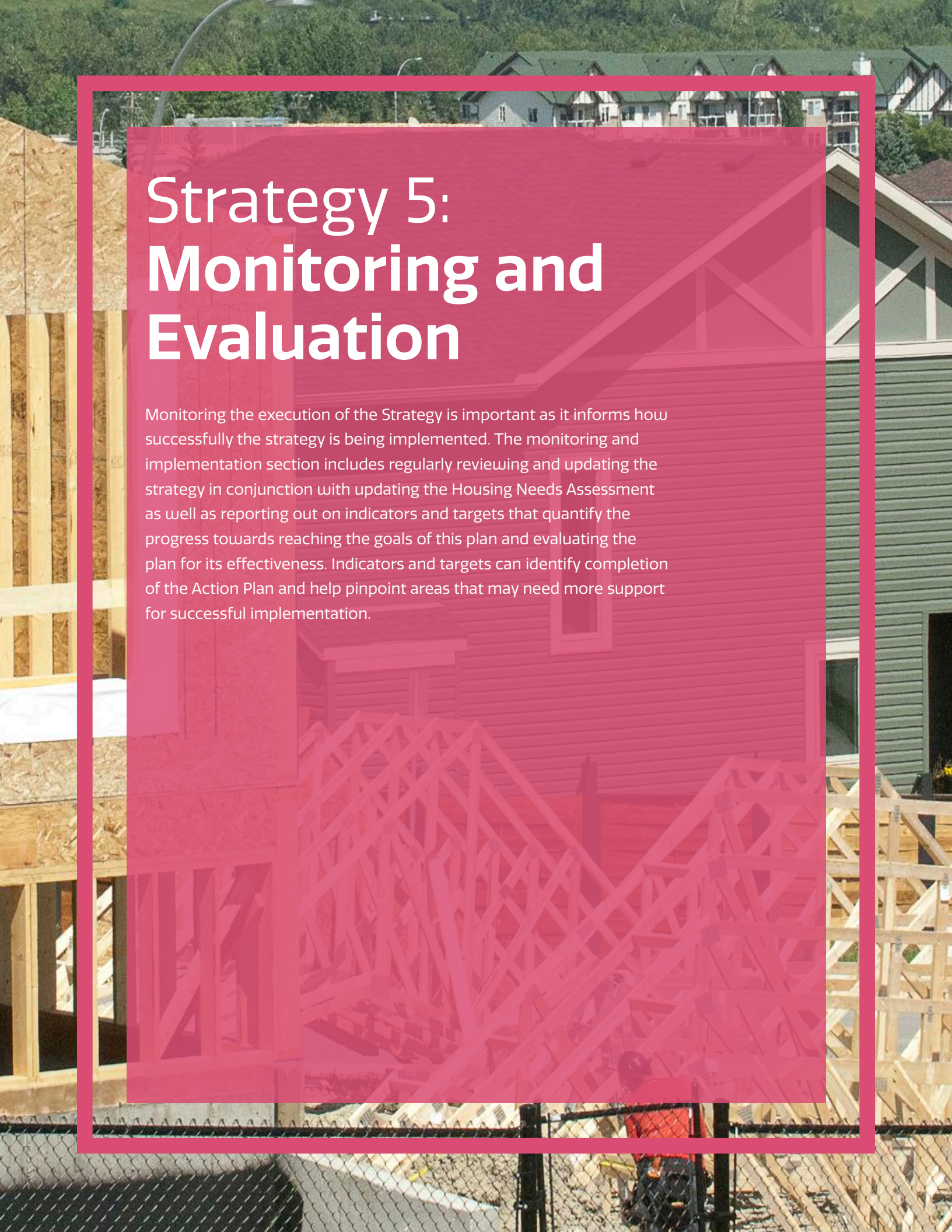
- Retain current zoning that allows for manufactured home parks

- Allow manufactured home parks in other residential zones
- Create a program to support residents of the manufactured home parks to collectively buy and own the property
- Create a toolkit for residents of manufactured home parks on their rights under the Manufactured Home Park Tenancy Act
- Use City-owned lands for housing
- The City of Castlegar owns property that can be evaluated for the potential for housing developments. A land inventory was created as part of this Strategy (see Appendix. B). The land inventory documents City-owned properties and articulates criteria for evaluating the lands for housing development.

Action 4.8: Use the evaluation criteria embedded in the land inventory to determine use of City-owned lands to meet the housing needs of current and future residents of Castlegar across the housing wheel.



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Strategy 5: Monitoring and Evaluation

Monitoring the execution of the Strategy is important as it informs how successfully the strategy is being implemented. The monitoring and implementation section includes regularly reviewing and updating the strategy in conjunction with updating the Housing Needs Assessment as well as reporting out on indicators and targets that quantify the progress towards reaching the goals of this plan and evaluating the plan for its effectiveness. Indicators and targets can identify completion of the Action Plan and help pinpoint areas that may need more support for successful implementation.

Updating the strategy

The Housing Strategy should be monitored and reviewed regularly and in conjunction with updates to the Housing Needs Assessment to ensure the plan remains relevant, reflects the goals, needs and aspirations of Castlegar, and effectively addresses housing needs. As such, the City should review the Strategy in tandem with the Housing Needs Assessment and the Official Community Plan review every five years.

Action 5.1: Allocate resources to update the Housing Strategy every five years in conjunction with the Housing Needs Assessment

Monitoring targets

Targets as contained in this report should be reflected in any OCP updates or amendments. Staff should report on the progress on these every two years to ensure the strategy is being successfully implemented.

These targets were identified as part of the 2018 Housing Needs Assessment and should be updated when this Housing Strategy is updated after the next Housing Needs Assessment is completed. We are using a five year time horizon, so measuring the implementation of the 2018 Housing Needs Assessment goes to 2023.

Action 5.2: Update targets when the Housing Strategy is updated to ensure they are reflective of the most current needs in the community.

- Monitoring these metrics can be helpful to report back to Council, non-profit housing providers, and other housing providers in the community about the responsiveness of implementation of the 2020 Housing Needs Assessment

Table 1. Metrics of Housing Need in Castlegar based on the 2020 Housing Needs Assessment

| Household Type | Number of Units Required (2018) | Type of Unit Needed ⁹ | Units Provided | Year Provided |
|---|---|----------------------------------|--|--------------------|
| Low-income seniors | 10-20 units of seniors rental housing (private market) | | | |
| Low-income seniors | 5-10 units of affordable seniors rental housing | | | |
| Low-income families | 20-35 units of family rental housing (private market) | | | |
| Students | Unknown | | 112 | 2022 (anticipated) |
| People experiencing homelessness or at risk of homelessness | 5-10 rent supplements through BC Housing's Homelessness Prevention Program (not necessarily actual units) | | 5 rent supplements given to date (that is all that was allotted) | 2020-2021 |
| People with disabilities | None needed in 2018 | | | |
| Vulnerable women | 4-8 bed women's transition house | | | |

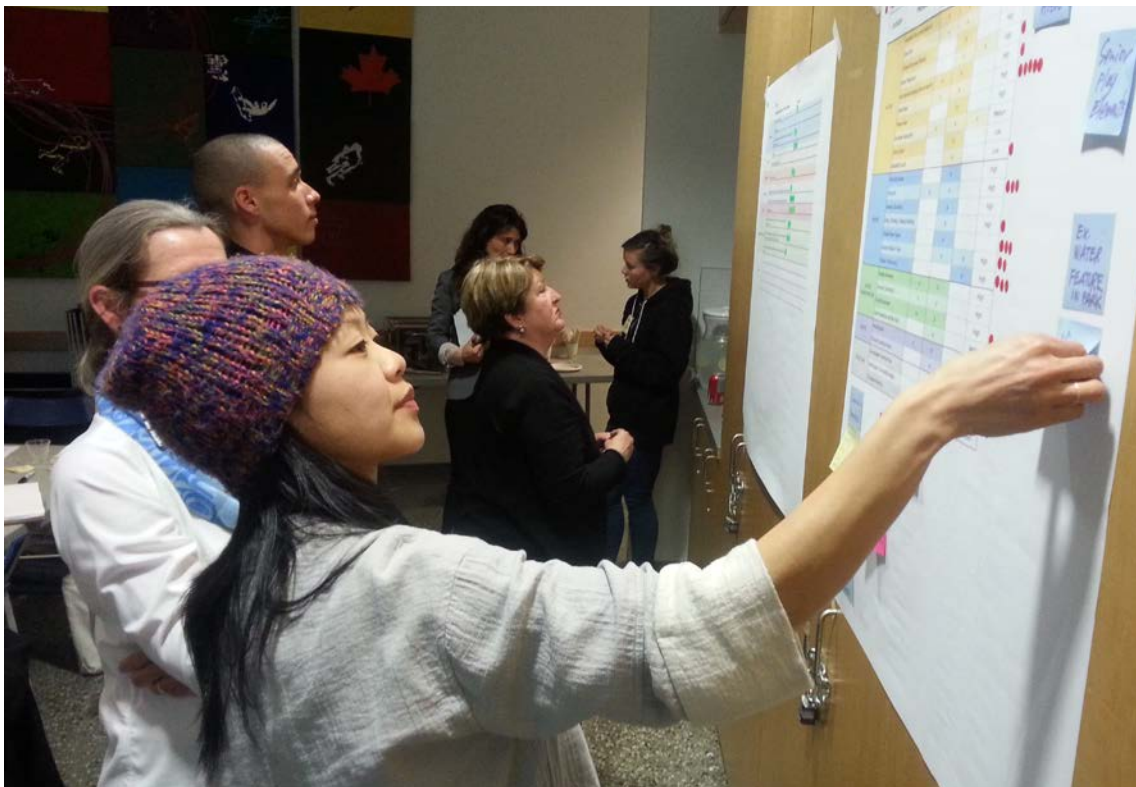
⁹ The 2020 Housing Needs Assessment did not provide information about the type of housing unit required to meet the needs of different household types. This should be a level of detail provided in future housing needs assessments to help the City and other housing providers respond to need.

Community engagement

The Castlegar community, particularly people who are living in housing under affordable housing programs should be engaged with as part of monitoring and updating of the Strategy to ensure their lived experience aligns with the data outcomes and the successful implementation of the plan. Any differences in lived experience versus data and implementation should be addressed.

Action 5.3: Engage with the Castlegar community regularly to ensure the Housing Strategy is meeting the needs of the community.

- Design engagement events to align with the updating of the Housing Needs Assessment and the Housing Strategy



Appendix A: Implementation Plan

The following implementation plan organizes the actions from this Housing Strategy into short-, medium- and long-term timeframes and articulates DARCI chart responsibilities across the Council, municipal government staff, partner organizations, key actors and the public.

Definitions on timeframe and the DARCI chart are below.

| Timeline | Anticipated Completion Time |
|-----------------|---|
| Short-term | Zero to three years |
| Medium-term | Three to five years |
| Long-term | Five years, may need to start before the five year life of the Housing Strategy |
| Ongoing | Starts in short-term and has no defined timeline |

| Acronym | Defined | Details | Actors |
|----------------|-----------------------|--|--|
| D | Decider/ Delegator | Holds the ultimate power regarding the project. Power can be retained as the right of final approval/ veto, or delegated to the A. The D might be an individual leader, or it could be a group such as the management team or municipal council. | Council, CAO, Manager of Planning, Project Lead (outside organization) |
| A | Accountable | The single person fully accountable for making the project happen. The A must be given sufficient decision-making power and room to learn/adjust commensurate with accountability. It is possible for a D to also be the A. There should never be more than one A. This creates the risk of creating a lack of clear accountability. If no one is willing to be the A, do not proceed. | CAO, Manager of Planning, Project Lead (outside organization) |
| R | Responsible | Those responsible for doing the work on the project. There may be a number of Rs on a project. Rs are responsible for dealing with roadblocks, raising questions, etc. – not just being good workers. | Manager of Planning, city staff or partner organization |
| C | Consulted | Those from whom input will be solicited. | Other staff, public, key actors |
| I | Informed | Those to be kept apprised of relevant developments. This is an FYI role. NOTE: They may not use the information to undermine the process. Unless someone is officially an I, consider not cc'ing them on emails. This is a good way to cut down on unnecessary emails. | Council, staff, public, key actors |

Partner organization: This can mean a non-profit housing provider, a health agency, or a developer

Key actors: Those directly impacted by an action or decision.

Ongoing Actions

| Action # | Details | Timeline (year/quarter) | Lead, Partner, Advocate | D | A | R | C | I |
|----------|--|-------------------------|-------------------------|-----------------------------|---------------------|---------------------------------|---|--|
| 1.18 | Monitor the number of short-term rentals like VRBO and AirBnB and consider a policy to address short-term rentals to provide more housing for the rental market. | annually | Lead | Manager of Planning | Manager of Planning | Staff | N/A | Council |
| 2.8 | Collect data on vulnerable persons utilizing emergency services | annually | Partner | Manager of Planning | Manager of Planning | Project Lead | Partner Organization | Council, staff, partner organization |
| 2.14 | Work to locate housing, including higher density housing (i.e., including plexes, townhouses, and up to four storey residential buildings) and housing for lower income households, students, and seniors, along transit routes; with access to walking, rolling, and cycling routes; and with access to public and outdoor space, including parks and trails. | annually | Lead | Council/Manager of Planning | Staff | Project Lead | Public, key actors | Public, key actors |
| 2.15 | Encourage businesses to work to locate daily needs, services, and amenities (e.g., grocery stores, retail, etc.) along transit routes and with access from walking, rolling, and cycling routes. | annually | Lead | Council/Manager of Planning | Staff | Project Lead | Public, key actors | Public, key actors |
| 2.16 | For any greenfield development, require transit access; walking, rolling, and cycling routes; and access to public and outdoor space to be taken into consideration. This could include upgrading roads for transit access in the future. | annually | Lead | Council/Manager of Planning | Staff | Project Lead | Public, key actors | Public, key actors |
| 3.6 | Advocate to senior levels of government to provide additional funding for affordable, emergency, transitional and supportive housing | annually | Advocate | Council | Council | CAO, staff | N/A | N/A |
| 3.7 | Identify municipal land assets and use evaluation criteria to assess the potential for acquiring and using surplus land for future affordable or supportive housing projects | annually | Lead | Council | Manager of Planning | CAO, Manager of Planning, staff | Public, key actors | Public, key actors |
| 3.20 | Advocate to higher levels of government for more funding for health and other supports for housing especially for smaller centres in the province. | annually | Advocate | Council | Council | CAO, staff | N/A | N/A |
| 3.21 | Establish relationships with Canadian Mortgage and Housing Corporation and BC Housing and use municipal leadership and access to municipal land to leverage those connections to access funding and develop housing | annually | Partner | Manager of Planning | Staff | Staff, Partner Organization | Partner Organization | Council |
| 3.23 | Advocate to higher levels of government for more funding energy retrofit programs for lower income households across a range of tenures (including both owners and renters) to address energy poverty. | annually | Advocate | Council | Council | CAO, staff | N/A | N/A |
| 3.25 | Monitor legislative changes the Province of British Columbia is making to help municipalities develop housing and keep people in housing | annually | Lead | Manager of Planning | Staff | Staff | N/A | Council, staff, partner organization, key actors |
| 4.8 | Use the evaluation criteria embedded in the land inventory to determine use of City-owned lands to meet the housing needs of current and future residents of Castlegar across the housing wheel. | annually | Lead | Council | CAO | Manager of Planning, staff | Public, key actors, partner organizations | Public, key actors, partner organizations |
| 5.1 | Allocate resources to update the Housing Strategy every five years in conjunction with the Housing Needs Assessment | annually | Lead | Council | CAO | Manager of Planning, staff | Public, key actors | Public, key actors |
| 5.2 | Update targets when the Housing Strategy is updated to ensure they are reflective of the most current needs in the community. Monitoring these metrics can be helpful to report back to Council, non-profit housing providers, and other housing providers in the community about the responsiveness of implementation of the 2020 Housing Needs Assessment | annually | Lead | Council | CAO | Manager of Planning, staff | Public, key actors, partner organizations | Public, key actors |
| 5.3 | Engage with the Castlegar community regularly to ensure the Housing Strategy is meeting the needs of the community. Design engagement events to align with the updating of the Housing Needs Assessment and the Housing Strategy | annually | Lead | Manager of Planning | Staff | Staff, partner organization | Public, key actors, partner organizations | Public, key actors |

Short-Term Actions

| Action # | Details | Timeline (year/quarter) | Lead, Partner, Advocate | D | A | R | C | I |
|----------|---|-------------------------|-------------------------|---------------------|---------------------|--|---|--------------------|
| 1.16 | Work collaboratively with service providers to identify appropriate and adequate emergency shelter and transitional housing that is near amenities, services, schools and transit. | 2021/Q3 | Partner | Council | CAO | Manager of Planning, staff, partner organization | Public, key actors | Public, key actors |
| 2.13 | Work with BC Transit to evaluate the route and frequency of transit routes within Castlegar and between Castlegar and other communities. Work to increase transit services on the weekend, and in particular providing transit services on Sundays. Prioritize a route between Selkirk College and downtown Castlegar for Sunday service. | 2021/Q3 | Advocate | Council | Manager of Planning | Staff, partner organization | Partner organizations, public, key actors | Public |
| 1.1 | Complete minor updates to the Official Community Plan to facilitate greater housing diversity in new and existing communities. | 2021/Q4 | Lead | Council | Manager of Planning | Staff | Public, key actors | CAO |
| 1.2 | When completing a major update to the Official Community Plan, consider the following in order to facilitate greater housing diversity in new and existing communities. Considering a greater area designated for medium-density residential. In particular, change the land use for areas close to daily needs to allow for medium-density residential, including in targeted growth areas. Designating strategic areas for commercial and mixed-use development, including encouraging the development of growth areas identified in the current Official Community Plan (e.g., 24th Street and Columbia Avenue, South End). Enabling mixed use in commercial land use designations. Updating land use designations to encourage location of daily needs, services, and amenities (e.g., grocery stores, retail, etc.) along transit routes and with access from walking, rolling, and cycling routes. | 2021/Q4 | Lead | Council | Manager of Planning | Staff | Public, key actors | CAO |
| 1.3 | Update Schedule A of the Zoning Bylaw to allow greater housing diversity in specific areas, which could include: Changing the zoning in downtown residential areas from R-2 to allow multi-unit low-rise residential buildings (e.g., to R-4). Changing the zoning in residential areas in targeted growth areas, as identified in the Official Community Plan, from R-1 to allow multi-unit ground-oriented residential buildings such as plexes and townhomes (e.g., to R-3). | 2021/Q4 | Lead | Council | Manager of Planning | Staff | Public, key actors | CAO |
| 1.4 | Update the Zoning Bylaw to facilitate greater housing diversity in new and existing communities. This may include: Allowing accessory dwelling units (e.g., secondary suites, laneway homes), and duplexes in a greater number of residential zones. Allowing laneway homes in a greater number of residential zones. Allowing residential units in combination with compatible non-residential uses (e.g., housing above shops, live-work units) in commercial zones. Reducing frontage and minimum lot area requirements to allow greater subdivision and creation of smaller lots. Increasing lot coverage maximums. Increasing the number of dwelling units per lot from two to three, or delete the maximum number of dwelling units per lot requirement. Changing the requirements on dwelling units to allow for low-density strata developments (e.g., single-detached or duplex homes in a strata) to allow for creative lot configuration and parking solutions. Increasing maximum Floor Area Ratio for multiple dwelling residential (e.g., townhomes, low-rise multi-family housing). Decreasing parking minimums. Decreasing minimum floor area requirements to allow for smaller and tiny homes. | 2021/Q4 | Lead | Council | Manager of Planning | Staff | Public, key actors | CAO |
| 1.7 | Update the Zoning Bylaw to encourage rental housing through rental zoning, which could include allowing a higher density (up to mid-rise) for purpose-built rental homes. | 2021/Q4 | Lead | Council | Manager of Planning | Staff | Public, key actors | CAO |
| 1.10 | Update the Zoning Bylaw regulations on secondary suites to encourage and allow greater diversity in accessory suites, including: Change "secondary suite" to "accessory dwelling unit" where applicable throughout the bylaw, including updating the definitions section. Remove the requirement for the owner of the one-family dwelling to reside in one of the dwelling units (2.3.2 (d)). Remove or increase the maximum floor area and maximum bedroom requirements (2.3.2 (e) and (f)). Allowing accessory dwellings to be in more types of buildings, including in accessory buildings (2.3.2. (a), (b), and (c), and update the definition of accessory dwelling unit). | 2021/Q4 | Lead | Council | Manager of Planning | Staff | Public, key actors | CAO |
| 1.13 | Allow the subdivision of detached dwelling lots to enable the detached accessory dwelling to be sold separately. | 2021/Q4 | Lead | Manager of Planning | Manager of Planning | Staff | Public, key actors | CAO |
| 3.5 | Donate land to non-profit housing operators to develop non-market or purpose-built rental housing. | 2021/Q4 | Partner | Council | CAO | Manager of Planning | Partner organizations, public, key actors | public, key actors |
| 3.13 | Actively explore opportunities locally and work regionally to increase the capacity to coordinate and deliver on housing services. | 2021/Q4 | Lead | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |
| 3.19 | Work with local agencies, developers, senior governments and other partners to secure potential buildings or sites for emergency shelter and transitional housing on an as needed basis. | 2021/Q4 | Partner | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |
| 4.7 | Retain current zoning that allows for manufactured home parks Allow manufactured home parks in other residential zones Create a program to support residents of the manufactured home parks to collectively buy and own the property Create a toolkit for residents of manufactured home parks on their rights under the Manufactured Home Park Tenancy Act | 2021/Q4 | Lead | Council | Manager of Planning | Staff | Public, key actors | CAO |
| 2.10 | Fund a warming bus or warming shelter to better support people who are unhoused during the colder months. | 2022/Q1 | Partner | Council | CAO | Manager of Planning, staff, partner organization | Partner organizations, public, key actors | N/A |
| 1.8 | Incentivize the creation of non-market, purpose-built rental housing or affordable home ownership, which could include: Prioritizing and accelerating non-market, purpose-built rental, or affordable home ownership rezonings, development, and building permits to reduce development application time. Reducing Development Cost Charges and Development Permit fees. Providing tax exemptions for a period of time on the increase in assessed value of improvements on the property for non-market, purpose-built rental housing, non-market housing, and affordable home ownership. | 2022/Q2 | Lead | Council | Manager of Planning | Staff | Public, key actors | Public, key actors |

| | | | | | | | | |
|------|---|---------|---------|---------------------|---------------------|--|---|----------------------------------|
| 1.11 | Create a program to incentivize owners to register illegal or non-compliant secondary suites, which could include waiving Building Inspection fees, supporting building code upgrades, and a grace period to register secondary suites. | 2022/Q2 | Lead | Council | Manager of Plann | Staff | Public, key actors | CAO |
| 2.1 | Create a public education campaign to address the stigma in Castlegar that different communities are experiencing when trying to access housing (e.g., poverty, drug use, mental health, racism, homelessness, idea of who a renter is). | 2022/Q2 | Partner | Council | Manager of Planning | Staff, partner organization | Partner organizations | Public, key actors |
| 2.11 | Fund a cooling shelter and air quality shelter (e.g., access to a community centre) to better support people who are unhoused or do not have adequate cooling or air quality in their housing during the hotter months and when there are air quality warnings. | 2022/Q2 | Partner | Council | CAO | Manager of Planning, staff, partner organization | Partner organizations, public, key actors | N/A |
| 3.1 | Create a Housing Reserve Fund to fund the development and operation of affordable or purpose-built rental housing Revenues can come from taxes, loan repayments, municipal land sales, or cash or land donations | 2022/Q2 | Lead | Council | CAO | Manager of Planning | Partner organizations, public, key actors | public, key actors |
| 3.9 | Work with municipalities in the Regional District of the Central Kootenay to advocate for a regional housing planner position and coordinate on permanent funding or securing permanent funding for the position. | 2022/Q2 | Partner | Council | CAO | Manager of Planning | Partner organizations | public, key actors |
| 3.10 | Work with regional municipalities and advocate to the Regional Government to establish a regional housing advisory committee with expertise on the different segments of the housing wheel and with experience in each of the regional communities. Their work may include: Sharing information and providing guidance on housing at the regional level. Advocating to higher levels of government for more funding for housing in the region. | 2022/Q2 | Partner | Council | CAO | Manager of Planning | Partner organizations | public, key actors |
| 3.11 | Work with Columbia Basin Trust to fund the creation of a part-time position at the regional level for a Housing Coordinator. The Housing Coordinator can: Ensure the strategy is being successfully implemented Liaise with local, community service organizations (e.g., Castlegar and District Community Services Society and Community Harvest Food Bank, etc.) to understand the immediate housing needs of the community and collect additional data on housing Act as a liaison between the City and the non-profit sector and the development sector to provide support to get housing built Lead or support grant writing to secure funding from different levels of government to support housing development Create resources to support community members (e.g., renter toolkit, landlord toolkit). | 2022/Q2 | Partner | Council | CAO | Manager of Planning | Partner organizations | public, key actors |
| 3.16 | Consider a tax abatement to incentivize purpose-built rental, including: A tax abatement on the increased value of the improvements and/or utility connections for a period of 5-10 years. Any development utilizing this incentive must use rental residential zoning or a Housing Agreement to ensure the development continues as rental. The incentive would only apply when the vacancy rate is below a certain percentage (e.g., | 2022/Q3 | Lead | Council | CAO | Manager of Planning | Partner organizations, public, key actors | public, key actors |
| 1.6 | Remove barriers to information and ability for business owners to live in a residential unit in the same building as the business. Although this is currently permitted, it could be more encouraged throughout Castlegar. | 2023/Q1 | Lead | Manager of Planning | Staff | Staff | N/A | Public, key actors, CAO, council |
| 1.12 | Develop an information package for homeowners about the financial costs and financial and community benefits of secondary suites and detached accessory dwellings. | 2023/Q1 | Lead | Manager of Planning | Staff | Staff | N/A | Public, key actors, CAO, council |
| 3.4 | Work in partnership with developers and leverage funds from other levels of government to attract developers who will construct non-market or purpose-built rental housing. | 2023/Q1 | Partner | Council | CAO | Manager of Planning | Partner organizations, public, key actors | public, key actors |
| 3.12 | Create a housing hub as a central location for information about available owner, rental, subsidized and supportive housing. This may include: Sharing information about available housing, service providers, non-profit housing providers, and the roles and responsibilities of renters and landlords. Providing information to newcomers to Castlegar such as new employees and students about where to find information about housing. Sharing information with homeowners about energy retrofit programs to address energy poverty issues. | 2023/Q2 | Lead | Council | CAO | Manager of Planning, Partner organizations | N/A | Public |

Medium-Term Actions

| Action # | Details | Timeline (year/quarter) | Lead, Partner, Advocate | D | A | R | C | I |
|----------|---|-------------------------|-------------------------|---------|---------------------|--|---|--------------------|
| 1.5 | Establish bulk purchasing agreements for design and engineering, material supply and general contracting and trades for the construction of multi-unit residential, laneway homes, and secondary suites. | 2024 | Lead | Council | CAO | Staff | Partner organizations, key actors, public | |
| 1.9 | Ensure no net loss of existing purpose-built rental housing through redevelopment by requiring 1:1 replacement of existing rental units through the redevelopment proposal on the subject site. | 2024 | Lead | Council | Manager of Planning | Staff | N/A | Public |
| 2.7 | Assess current resources that could partner with supportive housing providers to provide more support services (e.g. Selkirk College program could provide student work placements to provide mental health or community support). | 2024 | Lead | CAO | Manager of Planning | Staff, partner organization | Partner organizations | |
| 3.8 | Remove land from the speculative market Explore and acquire land that meets criteria for housing (see Action 3.7) Hold land publicly for housing to meet community needs | 2024 | Lead | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |
| 3.14 | Develop a per door grant program that contributes to a housing partnership to reduce development costs and possibly use the grant to leverage funding from senior levels of government. | 2024 | Lead | Council | CAO | Manager of Planning, Partner organizations | Partner organizations, Public, key actors | Public |
| 4.3 | Create a community hub with integrated services, such as a daycare, family community centre with shared meals, and services (e.g., mental health drop-in, children's programs, etc.) | 2024 | Lead | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |
| 4.5 | Allow and encourage innovative housing tenure (e.g., co-operatives, co-housing, land trusts, affordable home-ownership, modular or manufactured homes, with shared amenities or green space) in areas serviced with adequate water and sewer services. Explore and encourage developing resident-owned communities This might include: manufactured home parks, co-housing, community land trusts, shared ownership, strata developments, etc. | 2024 | Lead | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |
| 4.6 | Share information about affordable home ownership options (e.g., Habitat for Humanity and other avenues) and encourage developers to investigate and provide rent-to-own options for housing in Castlegar. | 2024 | Lead | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |
| 1.14 | Work with local banks or credit unions to create no- or low-interest loans to develop or upgrade secondary suites or detached accessory dwellings. | 2025 | Advocate | Council | CAO | Staff | key actors, public | Public |
| 1.15 | Work with developers to design a portfolio of secondary suite-ready detached housing designs, detached accessory dwelling designs, and conversions of single-detached homes that meet all City and Building Code requirements. | 2025 | Partner | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |
| 2.2 | Create opportunities and partnerships for mental health support to be integrated into housing. Explore cross-subsidized housing based on the model of Nelson Cares (see Case Study section for more information) with a mix of emergency shelter, low-barrier harm reduction housing, market apartments, affordable housing, and assisted living. | 2025 | Partner | Council | CAO | Staff, Partner organizations | Partner organizations | N/A |
| 2.3 | Adopt harm reduction as a principle for providing support to people who use drugs by developing low-barrier harm reduction housing that people can access even if they have mental health issues or use substances. | 2025 | Partner | Council | CAO | Staff, Partner organizations | Partner organizations, public, key actors | Public |
| 2.4 | Support development of harm reduction services through community services, such as partnering with Castlegar and District Community Services Society and/or Castlegar Community Harvest Food Bank. | 2025 | Partner | Council | CAO | Staff, Partner organizations | Partner organizations | N/A |
| 2.5 | Address criminalization of homelessness by creating a mental health crisis response rather than police intervention. Partner with Interior Health to increase service provisions for mental health support in Castlegar. Work with the police to move funding from the police budget to mental health services, this will also help focus police services where they are needed. Create a resource to distribute to all residents and businesses in Castlegar with phone numbers to call and resources to access for mental health services in lieu of calling the police. | 2025 | Partner | Council | CAO | Staff, Partner organizations | Partner organizations, public, key actors | Public |
| 2.6 | Locate supportive transitional housing in Castlegar so people don't have to leave their home community. | 2025 | Partner | Council | Manager of Planning | Staff, Partner organizations | Partner organizations, public, key actors | Public |
| 3.2 | Apply to leverage the Housing Reserve Fund from the City for CMHC funding | 2025 | Advocate | Council | CAO | Manager of Planning, Partner organizations | Public, key actors | Public |
| 3.3 | Apply to leverage the Housing Reserve Fund from the City for BC Housing or other provincial or federal housing funding programs | 2025 | Advocate | Council | CAO | Manager of Planning, Partner organizations | Public, key actors | Public |
| 3.17 | Support and work with housing operators, local agencies, developers, senior governments and other partners to facilitate the provision of a range of seniors housing and independent living for people with disabilities in close proximity to amenities and services. This should include a diverse range of housing options (independent living, assisted living, residential care with associated support services, and accessible units) to allow seniors to downsize and age-in-place, and for people with disabilities to live in dignified housing. | 2025 | Partner | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |
| 3.18 | Encourage developers to partner with modular home manufacturers to design accessory dwelling units that can be constructed faster to address housing needs. These could be leased to property owners who then rent them They can be re-leased and relocated as needed throughout the community. | 2025 | Advocate | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |
| 3.22 | Work with regional municipalities to explore the benefits of a regional housing authority. | 2025 | Partner | Council | CAO | Manager of Planning | Partner organizations | public, key actors |
| 3.24 | Support an Eviction Prevention Program Explore partnership opportunities with the BC Rent Bank to create a local rent bank for low and moderate income residents in case of emergencies so that they are able to pay their rent. Connect households facing evictions with caseworkers who help them access emergency relief funds, such as BC Housing's Homelessness Prevention Program. Connect households facing evictions with legal support. Be sensitive to the timing of evictions so that they do occur when services are available to support the people being evicted (e.g., not during statutory holidays or long weekends). Ensure evictions are culturally sensitive and do not occur during religious or cultural holidays. | 2025 | Advocate | Council | Manager of Planning | Partner organization | Partner organizations | Public |
| 4.1 | Create a HomeShare program and look into partnership opportunities with Selkirk College and/or Increasing Recreation Involving Seniors to match overhoused seniors with students and youth. | 2025 | Partner | Council | Manager of Planning | Staff, partner organizations | Public, key actors | N/A |
| 4.2 | Explore opportunities and partnerships to create intergenerational affordable housing co-op or co-living with low-income purpose-built suites | 2025 | Partner | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |
| 4.4 | Explore opportunities to partner and develop an innovative facility for residents with dementia or Alzheimer's. | 2025 | Partner | Council | Manager of Planning | Staff, partner organizations | Public, key actors | Public |

Long-Term Actions

| Action # | Details | (year/quarter) | Advocate | D | A | R | C | I |
|----------|--|----------------|----------|---------|----------------------|------------------------------|---|--------|
| 2.9 | Create opportunities for social enterprises and empowerment programs. Provide support for emerging social enterprises through a granting and mentorship program | 2026 | Lead | Council | Manager of Planning | Staff, partner organizations | Partner organizations, Public, key actors | Public |
| 2.12 | Explore the development of a regional addictions centre with approximately 20 rotating beds, staffed and run by peers. | 2026 | Partner | Council | Partner organization | Staff, Partner organizations | organizations, public, key actors | Public |
| 3.15 | Legalize, incentivize and streamline housing swaps to help residents age in place, lower the financial burdens of displacement, lower the financial burdens of new housing costs and add housing stock to the community. This is where a homeowner donates their property to a developer to redevelop a single detached dwelling into a multi-family building and the homeowner retains one unit in the new development. Upzone areas of the City that are proximate to amenities and services to allow for row houses and multiplexes (4+ attached dwelling units) Incentivize it so developers get a density bonus so they can build a number of homes that will go to the sale or rental market and keep the original property household on their property and in their neighborhood. This way a developer can look at only the cost of construction to add another unit, and not worry about dividing other costly endeavors, like utilities and land acquisition, with the original property owner household. Streamline them by working with architects and developers to pre-design plans with flexible changes that can be pre-approved by the planning department. Change parking requirements and allow commercial storefronts on corner lots. | 2026 | Lead | Council | Manager of Planning | Staff | Partner organizations, Public, key actors | Public |

Appendix B: Government Responsibilities for Housing

The broader housing sector is made up of a variety of entities, including: the federal and provincial governments, the development sector, non-profit housing providers, local governments, Indigenous

governments, health authorities, rental providers, homeowners, renters, investors, and others. Local governments can take on a range of roles related to affordable and market housing.

Federal Government

The Federal Government provides national support through the Ministry of Community and Social Services, Ministry of Families, Children, and Social Development, Services Canada, Ministry of Indigenous and Northern Affairs Canada, the Ministry of Health and the Canadian Mortgage and

Housing Corporation (CMHC). The Federal Homelessness Partnering Strategy (HPS) is a program that delivers funding annually to directly serve the homeless population through partnerships with a variety of agencies and local non-profits.

National Housing Strategy

The Castlegar Housing Strategy aligns with some of the key priority items in Canada's National Housing Strategy. In November 2017, the Canadian Federal Government released a national housing strategy, called a Place to Call Home Strategy, a 10-year, \$55-billion plan intended to support provinces in addressing the housing affordability crisis across the country.

It identifies six priority areas for action:

- Housing for those in greatest need;
- Social housing sustainability;
- Indigenous housing;
- Northern housing;
- Sustainable housing and communities; and
- Balanced supply of housing.

With the intention of developing 125,000 new homes and cutting chronic homelessness in half by 2027, the national strategy represents the first major federal

investment in housing in over 25 years. This Castlegar Housing Strategy helps address all of the federal priority areas except for: Indigenous housing and northern housing.

National Housing Targets

The National Housing Strategy (NHS) sets ambitious targets to ensure that unprecedented investments and new programming deliver results. This includes:

- cutting chronic homelessness by 50%
- removing 530,000 families from housing need
- renovating and modernizing 300,000 homes
- building 125,000 new homes

- Ultimately, the federal strategy will promote diverse communities and create a new generation of housing that is mixed-income, mixed-use, accessible and sustainable. The Castlegar Housing Strategy will help implement all of these federal housing targets.

Provincial Government + Health Authorities

The Provincial Government provides support through a range of ministries and agencies which includes: Minister responsible for Housing, Children and Family Development, Health, Municipal Affairs, Social Development, and Poverty Reduction.

The provincial government has authority for housing through the following pieces of legislation:

- **Homeowner Protection Act:** The Homeowner Protection Act and Regulations improve the quality of residential construction and strengthen consumer protection for buyers of new homes.

- **Manufactured Home Park Tenancy Act:** sets out the rights and responsibilities of landlords and tenants in a manufactured home park and applies to tenancies where the owner of a manufactured home rents a pad in a manufactured home park or other site.
- **Residential Tenancy Act:** sets out protections for tenants and landlords. It applies to rental apartments and rented houses, including secondary suites. It also applies to rentals in many other types of housing, such as rented strata units and rented co-op units. It does not apply to manufactured home parks as those are covered by the Manufactured Home Park Tenancy Act.

Provincial Affordable Housing Strategy + Programs

Homes for BC: A 30-point housing plan that aims to make affordable housing more accessible and allocates funding to address homelessness across the province.

Affordable and social housing programs:

The province has a number of programs for affordable and social housing. Details for affordable housing are outlined in the Homes for BC (described above). The Province, through BC Housing, works with partners to provide social housing. Social housing is a housing development that the government subsidizes and that either the government or a non-profit housing partner owns and/or operates.

Indigenous housing: The Province of British Columbia, working with BC Housing, delivers a wide range of Indigenous housing, programs and services for Indigenous youth, singles, families, women and children fleeing violence, seniors, elders, and those experiencing homelessness.

Owning a home: The province provides information and programs for homeowners about: annual property taxes, speculation and vacancy tax, home owner grants, property tax deferral programs, property assessment and registering mobile for manufactured homes.

Residential Tenancies: The province provides information for both tenants and landlords for rental housing situations including tenancy agreement forms, rent

increases, dispute resolution and the Residential Tenancy Branch.

Seniors housing: The province provides information and programs on housing options for seniors including ownership, residential tenancies, supported, and assisted living. Information is also available about aging in place, managing housing expenses, and moving to levels of care.

Supportive housing and assisted living:

Seniors' Supportive Housing provides specially modified rental homes for low-income seniors and people with disabilities who need some assistance to live on their own. Support services include 24-hour response, light housekeeping, meals, and social and recreational activities.

Assisted living and residential living facilities are for seniors with health conditions and care needs that can no longer be managed safely in their own home. Seniors have access to assisted living residences and residential care facilities that provide a range of services from personal care to 24-hour professional care and supervision.

Preventing renoevictions, extending

rental freeze: The province is looking to make legislative changes to give British Columbians more security in their housing by extending the rent freeze to Dec. 31, 2021. These changes are not yet passed.

Housing Programs

The provincial government operates a number of housing programs as described below:

Rental Assistance Program (RAP) (through BC Housing): provides eligible low-income working families with cash assistance to help with their monthly rent payments.

Shelter Aid For Elderly Renters Program (SAFER) (through BC Housing): helps make rents affordable for BC seniors with low to moderate incomes. SAFER provides monthly cash payments to subsidize rents for eligible BC residents who are age 60 or over and who pay rent for their homes.

Home Owner Grants: The home owner grant reduces the amount of property tax you pay for your principal residence. The grant is available to homeowners who pay property taxes to a municipality, First Nation or to the province if they live in a rural area.

Property Tax Deferral Programs: The province offers two deferral programs to households who may not be able to

pay their property taxes. One program for families with children and a regular program for households without children.

First Time Home Buyers' Program: reduces or eliminates the amount of property transfer tax you pay when you purchase your first home. If you qualify for the program, you may be eligible for either a full or partial exemption from the tax.

BC Rebate for Accessible Home Adaptations (formerly the Home Adaptations for Independence Program) (through BC Housing): provides financial help in the form of rebates to eligible low-income households to complete home adaptations for independent living.

Home renovation tax credit for seniors and persons with disabilities: assists eligible individuals 65 and over and persons with disabilities with the cost of certain permanent home renovations to improve accessibility or be more functional or mobile at home.

Regional Governments

Note: this is general information about the role Regional Governments have for housing through the Regional Growth Strategy. The Regional District of Central Kootenay does not have a Regional Growth Strategy.

A regional growth strategy is a local government strategic plan to promote human settlement that is socially, economically and environmentally healthy. It also makes efficient use of public facilities, land, and other resources. A regional growth strategy provides general guidance on a region's growth, change and development over a minimum 20-year time frame.

Municipal Government

Municipal planning has a number of roles in housing, and municipalities can take action to ensure they are fostering an environment that facilitates the preservation and development of affordable housing. The City of Castlegar has a responsibility to work in collaboration with federal and provincial governments, non-profit agencies, and private sector developers to address market and non-market housing affordability needs.

Municipal Tools for Housing:

- Deliver: Build affordable housing
- Regulate: Set planning regulations and bylaws
- Enable: Provide land, approve permits, incentivize
- Partner: Collaborate with non-profit organizations and the private sector
- Leverage: Provincial and federal funds
- Fund: Contribute matching funds and

A regional growth strategy works to align long-range planning direction for regional district and municipal policies, plans, and projects. It is also intended to provide a framework for regional cooperation with the Province and with First Nations.

Housing is a key focus for regional growth strategies. The Local Government Act requires a regional growth strategy to work towards "adequate, affordable and appropriate housing" and include housing-related actions to meet the needs of the region's residents over the longer term.

grants

- Own: Subsidiaries and assets
- Operate: Property manage and operate housing

Municipalities in British Columbia also have access to the following reports, strategies, plans and tools to help with planning for housing¹:

Housing Needs Reports: Municipalities and Regional Districts in B.C. are required to complete housing needs reports by April 2022 and every five years thereafter. These reports will help local governments and the B.C. government better understand and respond to housing needs in communities throughout B.C. These reports require local governments to collect data, analyze trends and present reports that describe current and anticipated housing needs in B.C. communities.

¹This information is summarized from Government of British Columbia websites.

Housing and Regional Growth Strategies:

A regional growth strategy (RGS) is a local government strategic plan to promote human settlement that is socially, economically and environmentally healthy. It also makes efficient use of public facilities, land and other resources. An RGS provides general guidance on a region's growth, change and development over a minimum 20-year time frame.

A regional growth strategy works to align long-range planning direction for regional district and municipal policies, plans and projects. It is also intended to provide a framework for regional cooperation with the Province and with First Nations.

Housing is a key focus for regional growth strategies (RGS). The Local Government Act requires an RGS to work towards "adequate, affordable and appropriate housing" and include housing-related actions to meet the needs of the region's residents over the longer term.

Housing and Official Community Plans: An official community plan (OCP) describes the long term vision of the community. The plan guides the decisions of elected officials and local government staff. Usually this type of plan outlines how specific areas of the community will be used. For example:

- Residential, commercial, agricultural or industrial uses
- Schools
- Roads
- Sensitive environmental areas
- Parks
- Infrastructure and services (e.g. water and sewer)

An official community plan (OCP) will also include housing policies – for example, housing affordability, rental housing and special needs housing. The OCP may also provide guidance on matters affecting housing affordability, such as public transportation or access to employment.

Housing strategies and action plans:

housing strategies or action plans, like this one, outline how a local government will respond to its community's unique housing needs. It typically addresses the full range of housing options including: social housing, rental housing and home ownership.

Incentives for housing: municipalities can use incentives like tax exemptions and reduced development cost charges to encourage more affordable housing in communities.

Zoning for housing: Zoning can be used as a tool to influence how a community changes and grows and to increase housing affordability.

Infill housing: municipalities can create policies to permit infill housing (housing that fits within an existing neighbourhood).

Reducing transportation costs: municipalities can reduce transportation costs by supporting and promoting alternative transportation and land use and redefining parking strategies to reduce the required parking for residential use and lowering the costs of development.

While these tools are available to municipalities it is important to note that not all municipalities have the capacity to use all these tools.

Appendix C: Land Inventory Evaluation Checklist

An active and updated Land and Housing inventory will provide the appropriate decision-making foundation for actions proposed in this Housing Strategy. An inventory can provide historical reference,

current decision-making and context, and basis for future opportunities. To do this, the Land Inventory is housed in an excel spreadsheet and has four tabs, including:

Evaluation Checklist

Intended as a tool to help the Municipality assess development opportunities as they either come to the Municipality or are sought by the Municipality. The checklist aims to align assessment to the Housing Needs Strategy, the Housing Wheel, and Strategic Directives of the Municipality, in addition to providing a checklist of relevant information pertaining to the developability of the lands and availability of staff to follow-through. Evaluation Checklists should be completed per property evaluated and dated accordingly.

Municipal Lands Inventory

Intended to provide an inventory of the Municipality's lands that were identified for the Housing Needs Strategy as having potential opportunity for development. Any

lands that are owned by the Municipality, including subsequent purchased lands should be added to the inventory. The Municipal Lands Inventory is intended to be a 'live document' and updated regularly in accordance with the Housing Strategy. All updated and added lands should have a unique column, name and date. Only municipally owned lands should be included in this inventory.

[Note: The list could be expanded to include and classify all Municipally held lands for reference outside of the Housing Strategy as all lands could then be easily assessed for suitability in meeting different municipal directives and strategies. In that case, types or classifications of land would be important in order to sort the data].

Opportunities Inventory

Intended for lands that pass the EVALUATION CHECKLIST test, the Opportunities Inventory is also a 'live document' for any lands under evaluation with the Municipality.

Should the Municipal Action on the Evaluation Checklist be any of (Buy, Sell, Hold, Study, Track, Partner, Develop, Support/Assist, Reference), the lands should be added to the Opportunities Inventory. In addition, Opportunity Lands may include potential purchase, partnership, trade, and other lands under review by the Municipality – that are not owned by the Municipality. Tracking these lands will add to the general knowledge of lands and opportunities available and will provide a useful tool as historical reference. All updated and added lands to

Partnerships Inventory

Intended to track new housing units that have been approved, are under construction, and/or occupied in accordance with the Housing Needs Strategy, and that are not held by the Municipality. The Partnerships Inventory is a 'live document' and should be updated regularly. It may be used as an interim measure as the Housing Needs Strategy is rolled out. The Municipality may consider adding these lands to tax roll in future as they become part of the Municipal Housing in general, or to use another mechanism

the Opportunities Inventory should have a unique column, name and date.

Only opportunities not owned by the Municipality should be included in this Inventory. However, the Municipality could consider duplicating a municipally owned property in the Opportunities Inventory for purposes of evaluation or comparison.

If purchased by the Municipality, that property should be moved to the Municipal Lands Inventory.

If sold and a partnership is in place with the Municipality, that property should be moved to the Partnerships Inventory.

If no action is taken, properties may remain in the Opportunities Inventory and should be marked as REFERENCE and used as such.

to track successful projects and on-going units of inventory.

Alternatively, this inventory may be maintained in perpetuity to demonstrate Signs of Achievement for particular actions within the Housing Needs Strategy. All updated and added lands to the Partnerships Inventory should have a unique column, name and date.

Appendix D: Case Studies

Locating Affordable Housing: City of Kingston, ON

As part of its Municipal Housing Strategy, the City of Kingston conducted a Locational Analysis Study to determine which neighbourhoods would make the best locations for affordable housing developments. In order to complete the analysis, a list of criteria was developed to assist with ranking each neighbourhood. The criteria used are as follows:

- **Neighbourhood amenities:** Neighbourhood amenities such as public parks and local convenience/groceries stores contribute to improved quality of life, social connections, and health across income classes.
- **Community services and amenities:** This criterion was based on the number of services and amenities in the neighborhood and surrounding area. Schools and childcare facilities were prioritized, followed by recreational facilities. Amenities such as these assist in resident retention and attraction.
- **Concentration of existing non-market rate housing developments:** The Kingston analysis determined that the fewer the existing non-market rental

units in an area, the more ideal that area would be for affordable housing development. Mixed development creates new opportunities for residents and avoids discrimination against areas with clusters of low-income housing.

- **Potential to enhance overall mix of form, tenure and density in the neighbourhood:** Home ownership gives people a sense of responsibility and results in improved property maintenance, and areas with low population density are able to accommodate more new residents. In addition, research suggests that diversifying the income profile of an area reduces gentrification and income class segregation.
- **Compatibility with land use designations:** Areas that permit higher density development result in a lower land cost per unit, and high--density residential development encourages social connections and attracts commercial development.

Parking for New Homes and Businesses: City of Edmonton, AB

Edmonton removed minimum parking requirements from its zoning bylaw in 2020, allowing developers, homeowners and businesses to decide how much on-site parking to provide on their properties based on their particular operations, activities or lifestyle.

Removing parking minimums doesn't necessarily mean that no parking will be provided. Businesses and homeowners know their parking needs best and have an interest in ensuring they are met, making this approach more likely to result in the "right amount" of parking.

Under the new rules, barrier-free (accessible) parking will continue to be provided at rates comparable to today and bicycle parking requirements have increased. Maximum parking requirements have been retained downtown, and expanded in Transit Oriented Development (TOD) and main street areas.

Design requirements for both surface and underground parking facilities have also been enhanced, and opportunities created for businesses and homeowners to share parking or lease out parking spaces to nearby properties. The City will monitor the impacts of shared parking and report back to the City Council in early 2021.

Eliminating parking minimums is a practical, fiscally responsible move that delivers significant long-term benefits including:

- Improving choice and flexibility in how businesses and homeowners use their properties and meet their parking needs.
- Parking can take up a lot of space, making neighbourhoods more spread out and less walkable. Removing minimums enables more walkable main street shopping areas and local amenities, such as neighbourhood coffee shops.
- Removing an economic barrier to new businesses and more diverse, affordable housing options. Parking is expensive, running anywhere from \$7,000 to \$60,000 per stall. This cost gets passed down in the rent or mortgage households pay, goods bought and services used.
- Supporting more diverse transportation options and climate resilience. Transportation contributes more than 30% of greenhouse gas emissions [in Edmonton] and is responsible for more than 40% of energy use. Open Option Parking helps open the door for the possibility of a less auto-centric future.
- Enabling opportunities for businesses and homeowners to share parking or lease out space to nearby properties. Many North American municipalities have a long history of allocating a disproportionate amount of space to automobiles, which has led to a greater than 50% oversupply of on-site parking in Edmonton. Allowing developments to share or lease out parking makes more efficient use of this existing oversupply.

Secondary Suites and Accessory Dwelling Units

City of North Vancouver, BC

The City of North Vancouver allows secondary suites and coach houses on lots zoned for single-family development. The City chose to allow both options on the same lot in an effort to increase the availability and affordability of rental housing, while offering homeowners opportunities for additional income

City of Richmond

The City of Richmond requires all new single-family developments to be built with secondary suites. Because renovating existing homes to allow for secondary suites is a major financial and technical hurdle for many homeowners, this requirement means that there is a large

Niagara Regional Housing

The Niagara Renovates Program supports the creation of secondary suites in single-family homes through a fully forgivable loan of up to \$ 25,000. As long as the owner complies with the conditions set out in the Letter of Agreement, the loan is written off at an equal amount over a 15-year period. The loan also includes a grant portion of up to \$5,000 for accessibility modifications. This amount does not need to be repaid. The loan includes a grant portion for accessibility modifications (up

and accommodating extended family members. Secondary suites are allowed in all detached dwellings and duplexes. Since 2017, coach houses are allowed in addition to secondary suites, provided a development permit is secured and the property maintains compliance with allowable density.

stock of ready-built secondary suites in the community. Homebuyers can use the suites as mortgage helpers, for family members, or as extra space, allowing a high level of flexibility as a household's needs change over time.

to \$5000) that does not need to be repaid. To be eligible, the single-family home must be valued at or below the median price of single-family homes in the area (as set out in CMHC's Housing Now - Market Information, 2017). The gross income of an incoming tenant must also be at or below a specified amount and the tenant must complete an income verification form after moving in.

Vancouver Laneway Housing

Laneway housing has long existed in some limited neighbourhoods in Vancouver. In July 2009, the City adopted laneway housing regulations. Laneway houses are now allowed on 95% of the city's single-family lots.

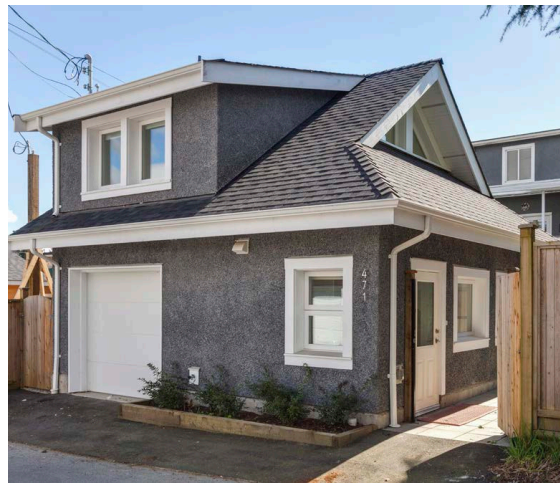
Laneway houses are a significant infill opportunity, a more affordable detached housing option, and add housing diversity in single-family neighbourhoods. Most (83%) owners report that their laneway house is occupied as a home. Many homeowners use the laneway house to accommodate family or friends, including adult children or parents; others are rented to other households.

Regulations originally restricted laneway houses to be solely rental. Recent changes have allowed laneway houses, under some conditions, to be stratified and sold.

Rental laneway houses add a source of revenue for the home owner and create an important secondary rental housing stock. Stratified laneway houses enable families to buy single detached homes at a lower cost.

For More Information:

- [Vancouver Laneway Houses](#)
- [Photos from LaneFab Design/Build](#)



Supportive Housing: Whitehorse, NWT

Challenge Disability Resource Group is a not-for-profit that assists people with disabilities to become active and independent in their community, by learning real job skills and entering the job market. The Challenge office will share the second floor with 7 residential units and there is room for another not-for-profit to share. The main floor will house Bridges Café, Twisted Woodwork's - a wood-shop - as well as a drop-in centre, and a commercial catering kitchen. These will also provide working, training

and educational opportunities for our residential consumers.

Anticipated benefits: Our supportive housing initiative would be a cost savings measure for the Yukon Government. Visits to the hospital, detox and people working their way through the justice system would be decreased.

Partnerships: CMHC, Yukon Government, Kobayshi & Zedda Architects and 360 Design Build.



Housing Co-operative: City of Edmonton, AB

In 1978 Sundance Housing Co-operative became a reality. Since then, the co-op has developed into a strong and financially secure community.

Three projects are governed by Sundance: Sundance Main (59 townhouses including three accessible units), Sundance Expansion (three duplexes and one fourplex) and Sundance Place (nine apartments for members 55 and older).

Member Participation is mandatory and ensures:

- Lower-than-market housing charges
- Maintenance and fiscal health of the co-op
- Upkeep of common areas
- Community involvement
- Advocacy with the city and other agencies that provide funding for the co-op
- Communication between members

Sundance Place is the “Over 55” apartment building containing six 2 bedroom units and three 1 bedroom units. There is an Income Threshold for residents living in this building; which means that the annual household income cannot be higher than \$37,701 for a single person household and \$57,237 for a two person household.

Affordable Housing in Squamish, BC

The District of Squamish is a rapidly growing 'bedroom community' outside Vancouver. Skyrocketing housing prices in the Vancouver region quickly spread to Squamish and many residents are concerned that they will be priced out of the community. The District identified housing affordability as a critical issue to address in their Official Community Plan.

First, the District (guided by local community groups) created an [Affordable Housing Framework](#) to identify key housing needs and priorities. This led to the creation of a Housing Task Force, who developed the following recommendations:

- Identify District-owned land and Crown (Provincially owned) land for affordable housing
- Work with the Province to provide financial aid for senior renters
- Create a policy to reduce the number of short-term rentals
- Create a policy for affordable housing amenity contributions from developers
- Reduce barriers and provide incentives to encourage the creation of more secondary suites



- Work with key partners (Squamish Nation and Canada Mortgage and Housing Corporation) to identify and collaborate on affordable housing

Since this, Squamish has developed [further actions](#) including:

- Comprehensive Affordable Housing Policy: a single umbrella approach to affordable housing issues to coordinate

policy and bylaw changes.

- Perpetually Affordable Housing Policy/ Bylaw: creating definitions and guidelines to ensure affordable housing remains affordable into the future.
- Services Partnership: creating an organization to manage affordable housing in Squamish.

Housing Reserve Fund

In addition to inclusionary housing or mandatory requirements for diverse/affordable housing in new developments, municipalities can establish a Housing Reserve Fund to collect cash-in-lieu payments and apply them towards local housing initiatives.

A Housing Fund is a dedicated fund that receives ongoing revenue to be spent on affordable housing initiatives (either led by the municipality, non-profit housing providers, or through public/private/non-profit partnerships). Revenues can come from taxes, developer fees, loan repayments, municipal land sales, or other sources such as cash or land donations.

Benefits

A Housing Reserve Fund provides dedicated funding to support affordable housing initiatives over the long-term. The funding grows as the community grows (through development contributions and taxes), and is flexible to respond to changing housing needs.

Community Sources of Funds

| | |
|------------------|---|
| Banff, AB | Commercial development levies |
| Calgary, AB | Gaming funds, city land and property donation, corporate donations |
| Colwood, BC | \$1,500 per unit created for Royal Bay |
| Edmonton, AB | SCPI, Gaming funds, City budget surpluses and appropriations |
| Kelowna, BC | Land sales |
| Langford, BC | \$500 per unit created by rezoning on some large projects (e.g., Bear Mtn.) |
| N. Vancouver, BC | Land sales, property tax levy dedicated to affordable housing |
| Saskatoon, SK | Land sales |
| Surrey, BC | Interest on reserve fund established via \$750 per unit rezoning charge |
| Toronto, ON | DCCs on commercial development; proceeds from lawsuit |
| Vancouver, BC | Development Cost Levies, lease of city-owned land, budget appropriations |
| Whistler, BC | Commercial and tourist accommodation development levies |
| Winnipeg, MN | Interest on real estate transactions (provincial facilitation) |

Considerations

Funds often apply criteria rather than specific targets for unit types or income levels to provide greater flexibility to respond to changing needs and to support low-to moderate income households, who are often left behind if they are above the cut offs for low-income subsidies or other senior government support. Some common criteria include:

- Projects that leverage partnerships with other government funding agencies, private developers, community agencies, or others.
- Projects that target housing for low, and low-to moderate income households (with clear but flexible definitions – i.e., low income <50% of the median household income and low-to-moderate 50 – 80%).
- Projects that address the needs of key

subgroups (such as families, women and children, youth, and homeless) and support greater self-sufficiency.

- Projects that fit with the surrounding community and are appropriately located (i.e., near services and amenities).
- Projects that can, in some manner, pay back all or part of the funds to support future housing solutions.
- Proponents with a proven track record of developing and operating affordable housing.

The OCP can outline the requirements for new development to provide affordable housing units and/or cash-in-lieu contributions to a Housing Reserve Fund.

More Information

- Review of Best Practices in Affordable Housing, SmartGrowthBC.

Vancouver Temporary Modular Housing

To support the housing affordability crisis, the City of Vancouver is exploring the use of temporary modular housing. Using \$66 million in funding from the province, the City is creating around 600 units of modular housing as an interim step to support lower-income and homeless residents. Residents have access to housing with supportive services for three to five years until they can transition to more long-term housing.

The materials are factory built and assembled on site (within about six months). They are designed to meet the City's building code and to reduce waste during manufacturing and installation.



Benefits

Modular housing is becoming more popular for permanent residences as it is cost effective, firesafe, and durable to live in and transport.

While it is not mobile housing, the modular designs can be relocated and reconfigured to fit different sites and meet future needs.

Considerations

The temporary housing is placed on sites that will someday be developed to make good use of existing, vacant land, especially lots that are centrally located and close to services and amenities that tenants need.

Nelson Cares

Through community collaboration and service excellence, Nelson CARES Society works toward a socially just society by providing programs and initiatives in advocacy, housing, employment, support services, and environmental stewardship.

Nelson Cares programming fills in the gaps in services to some of the city's and region's most vulnerable residents. Programs include:

- **Kootenay Seniors** – a program with a goal to provide supports that allow seniors to live with dignity and joy, participate in their communities and remain in their own homes as long as possible. This includes: a home support program; transportation program; Kootenay seniors website; annual seniors fair.
- **Emergency Shelter** – a 24/7 emergency shelter, Stepping Stones, as part of their commitment to end homelessness and secure affordable housing in Nelson. It offers hot meals, a warm, dry bed and safety to hundreds of Kootenay residents a year.
- **Advocacy Centre** – is a non-profit, community-based organization which provides legal information, education and problem solving for low-income residents of the West Kootenays. We also

More information

- <https://vancouver.ca/people-programs/temporary-modular-housing.aspx>

provide specialized victim assistance to victims of relationship violence, sexual assault and child abuse.

- **Affordable Housing** – Nelson CARES Society Affordable Housing assesses each applicant's need for housing based on criteria which includes the applicant's income, current living situation and personal and family requirements as compared to other applicants.

This ensures that priority is given to households in the greatest need. They also operate several affordable housing buildings in Nelson as detailed in the table below.

- **Residential Services for Community Living** – Residential Services for Community Living (SCL) provides support for people with developmental disabilities and complex health care needs to live fully in the community. Through SCL, Nelson CARES Society provides individual support and assistance for adults in four homes in Nelson. Residents are referred to SCL from Community Living BC. With more than 35 Community Support Workers and Care Aids, SCL focuses on person-centered support for all our residents. SCL staff provides support with meals, mobility, and personal care. Through personal service plans, we support

residents to be active and engaged in their communities, and to pursue their interests and hobbies.

• **Custom Fit Inclusive + Employment Services** – to assist individuals with their goals and needs for community access, life skills enhancement, recreation, health, volunteering and employment. They support adults with diverse abilities to secure employment and build the life they desire. Their person-centered service enhances community participation in recreational and volunteer activities as well as paid employment. They facilitate

opportunities for individuals to obtain real work for real pay. The Custom Fit team uses a process of discovery to identify a job seeker’s skills, abilities, and preferences then partners with local businesses to determine how to best meet their staffing and business needs. After a job seeker is hired, we provide ongoing follow-up, supporting each worker with job and life skills training, according to a person’s needs. CFIT also operates two social enterprises which employ individuals with diverse abilities: Earth Matters Recycling and Kootenay Direct Paper Distribution Services.

Nelson Cares Affordable Housing Buildings Summary

| Building | Unit Mix |
|-----------------------|--|
| Ward Street Place | 39 – single residential occupancy units 3 – one-bedroom units 3 – studio apartments |
| Cedar Grove Estates | 22 – one-bedroom units (2 modified for wheelchair use) for seniors and persons with disabilities 17- townhomes with 2-, 3- and 4-bedroom units for families |
| Copper Mountain Court | 23 – 2-bedroom units 14 – 3- and 4-bedroom townhouses |
| Hall Street | 41 units Mix of studio, 1-, 2-, 3-bedroom and accessible units For seniors, families and those with accessibility needs |
| Lakeside Place | 47 affordable rental apartments for seniors (55+) Studio, 1-, 2-bedroom and accessible units |

Nelson Cares shared, in an interview, key pieces in their success locally, getting housing constructed. They shared that a relationship with BC Housing is pivotal and having access to land and an agency willing to lead are the keys to success. The agency could be Canadian Mental Health, Kootenay Society for Community Living, etc. It is helpful to bring land and your story to BC Housing – build your elevator pitch or one-pager that talks about who needs housing, your data to support that, actual average rent, who are your key populations.

To support this information to BC Housing, once a year Nelson Cares staff:

- track rental activity through the avenues people use to access rental (CMHC data is not at a fine enough grain for smaller towns (e.g., the vacancy rate is calculated on multi-unit buildings and the private market is where transactional housing exists in smaller centres)); and
- Use anecdotal information from waitlists.

Information to support regional housing services

Nelson Cares staff also agreed that a regional housing resource is needed. And shared the following information to help provide a rationale:

- Have housing providers and funded through BC Housing

More information

<https://nelsoncares.ca/>

- Homeless prevention worker (HPP and HOP) – positions that Nelson Community Services coordinates doing street outreach
- So much regionality to our way of life here – hospital in Trail and regional retail services in Castlegar
- Makes sense to have some regional coordination around development, though maybe not client-centred services
- Keen on service coordination for people – Nelson Cares is creating a service hub as a pilot for really vulnerable populations
- Still very rural and human-based – people want to talk to somebody
- We all need individualized services and it is expensive – each community could use a community health centre – at regional district or community social service coop – there are regional bodies that could talk to each other (could be a student summer position – and if they are BC housing projects, BC housing has them listed – working on a one-stop shop for BC Housing website)
- Simple compiled website – these are the properties that are available and here's how you apply for them
- Could be doing better coordination for people – our communities are getting crushed

Appendix E:

Glossary

Accessibility refers to the manner in which housing is designed, constructed or modified (such as through repair/ renovation/renewal or modification of a home), to enable independent living for persons with diverse abilities. Accessibility is achieved through design, but also by adding features that make a home more accessible, such as modified cabinetry, furniture, space, shelves and cupboards, or even electronic devices that improve the overall ability to function in a home.

Adequate housing is reported by their residents as not requiring any major repairs.

Affordable housing means, in the case of ownership housing, the least expensive of:

- housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income; or
- housing for which the purchase price is at least 10 percent below the average purchase price of a resale similar unit in Castlegar;

In the case of rental housing, the least expensive of:

- a unit for which the rent does not exceed 30 percent of gross annual household income; or
- a unit for which the rent is at least 10 percent below the average market rent of a similar unit in Castlegar.

Aging in place is when an individual can remain in their place of choice that can manage their changing levels of care as required on-site.

Aging in community is when an individual is empowered to age within their community of choice, with community resources and services available both within their residence and within the community, and not necessarily under one roof.

Assisted Living is an environment that provides 24-hour on-site scheduled and unscheduled personal care and support provided by Health Care Aides. Some settings may have a secured environment.

Below-Market Rental Unit means a dwelling unit in a purpose-built rental for which the rent charged is at least 10% below market rent, as secured by a caveat on title.

Co-housing means a form of housing cooperative or association that consists of private homes centered around shared space or amenities (e.g., kitchen, lounge or play rooms, laundry). In co-housing, a group of people come together to form an "intentional" community with shared interests or values.

Co-operative housing means a non-profit membership-based legal entity (a cooperative association or corporation) which owns real estate. Membership is granted through share purchase, and each shareholder is entitled to occupy one housing unit within the owned building or group of buildings.

Continuing care is a term used to describe the entire continuum of care services, from Home Living to Facility Living. It is generally understood that Home Living, Seniors Housing and Long Term Care are covered by the continuing care spectrum.

Core Housing Need is housing that does not meet one or more of the adequacy, suitability or affordability standards, and it would have to spend 30% or more of its before tax income to access acceptable local housing. Acceptable housing is adequate in condition, suitable in size, and affordable. Adequate housing does not require any major repairs, according to residents.

Suitable housing has enough bedrooms for the size (number of people) and makeup (gender, single/couple, etc.) of the needs of the households, according to National Occupancy Standard (NOS) requirements.

Affordable housing costs less than 30% of before tax (gross) household income.

Emergency (shelter) housing is defined as facilities providing temporary, short-term accommodation for homeless individuals and families. This may or may not include other services such as food, clothing or counselling. Emergency housing is short-term accommodation for people experiencing homelessness or those in crisis.

Homeless is the situation of an individual or family that does not have a permanent address or residence; the living situation of an individual or family who does not have stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it. It is often the result of what are known as systemic or societal barriers, including a lack of affordable and appropriate housing, the individual/household's financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination.

Homelessness describes the situation of an individual, family or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.

Inclusionary Zoning refers to the act of rezoning properties to require mandatory inclusion of affordable housing units in new developments.

Independent living is access to living arrangements and community features for disabled people, individuals with special needs, and/ or diverse abilities, seniors

and others that provides individuals with as much independence and autonomy as possible at home, work, school or in social and recreational settings.

Lived experience is a term used to describe experience and knowledge gained through direct, first-hand involvement in everyday situations, events, and interactions as a result of personally experiencing housing need or homelessness.

Long Term Care facilities are designed specifically for individuals with complex, unpredictable medical needs who require 24-hour onsite Registered Nurse assessment and/or treatment.

Mixed-use development is the development of land or a building with two or more different uses, such as residential, office and retail. Mixed-use can occur vertically within a building, or horizontally on a site.

Non-Market Housing means self-contained, independent living dwelling units targeted to low and moderate-income households such as housing co-operatives and seniors and family non-profit projects.

Non-traditional housing stock means housing that is not single, detached; is an attached or stacked housing form, or adaptable or supportive housing for seniors or people with disabilities. Examples include duplexes, townhomes, and apartments.

Pocket neighbourhoods means clusters of houses or apartments, facing inward and gathered around a shared open space with parking at the perimeter. Pocket neighbourhoods are designed to enhance a sense of community and provide a housing typology that is more affordable given its smaller size on a smaller lot. Some pocket neighbourhoods may provide shared amenity space.

Purpose-Built Rental means a building that is purposely designed and built to provide a rental form of accommodation that is subject to a caveat on title that requires the dwelling units only be rented, and not individually sold or transferred, during the life of the building.

Social housing is a housing unit operated and maintained by a housing authority established under the Alberta Housing Act. ... Core Shelter for Social Housing covers the following items: Rent, heating fuel and utilities other than electricity.

Special Needs Housing means housing that provides supportive services for seniors or people with mental health or physical disabilities.

Subsidized housing includes a variety of programs in which rent is either set as a percentage of your income or at a low, fixed rate.

Suitable housing has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.

Supportive Housing means housing and care that is licensed under the Supportive Living Accommodation Licensing Act which provides hospitality and personal care services as defined under the Act. It is housing that provides a physical environment that is specifically designed to be safe, secure, enabling and home-like, with support services such as social services, provision of meals, housekeeping and social and recreational activities, in order to maximize residents' independence, privacy and dignity.

Transitional Housing is intended to offer a supportive living environment for its residents, including offering them the experience, tools, knowledge and opportunities for social and skill development to become more independent. It is considered an intermediate step between emergency

shelter and supportive housing, and has limits on how long an individual or family can stay. Stays are typically between three months and three years.

Vulnerable groups are women, children and persons belonging, or perceived to belong, to groups that are in a disadvantaged position or marginalised are often referred to as vulnerable groups. In the case of the National Housing Strategy, priority vulnerable groups are currently defined to include survivors (especially women and children) fleeing domestic violence; seniors; Indigenous peoples; people with disabilities; those dealing with mental health and addiction issues; veterans; LGBTQ2+; racialized groups; newcomers (including refugees); individuals and families experiencing homelessness; and young adults.



CASTLEGAR