

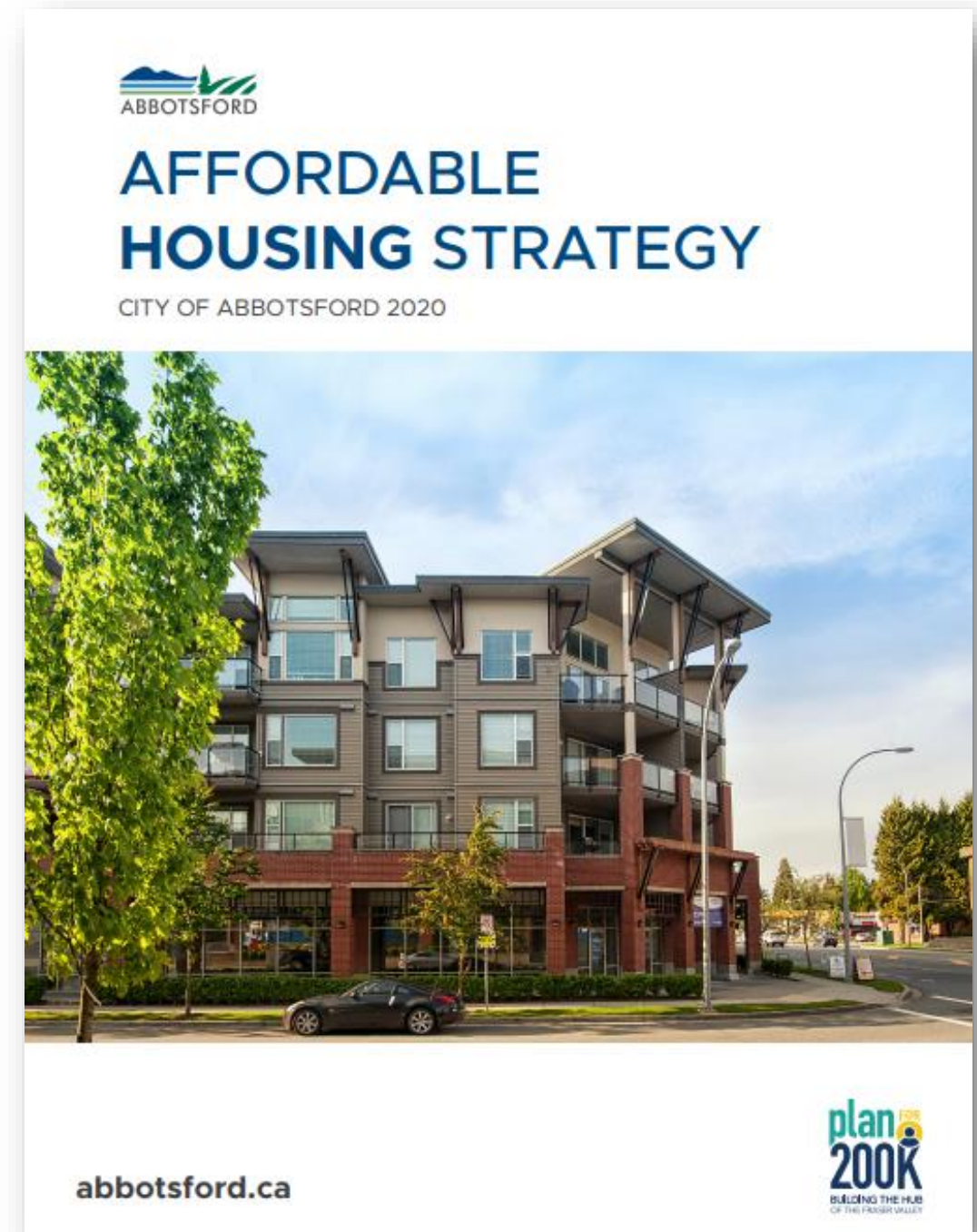


Housing Needs Reports

Planners Learning Network | October 15, 2024

Heather Kauer – Director, Community Planning

- **2011** – Abbotsford Affordable Housing Strategy
- **2014** – Homelessness in Abbotsford Action Plan
- **2016** – Major OCP Update – affordable housing policies
- **2019** – Affordable Housing Strategy update initiated through Strategic Plan
- **2020** – Affordable Housing Strategy Adopted
- **2021** – Housing Needs Report
- **2022** – Homelessness Action Plan update



1 OCP

3.19 Multifamily Accessory Units

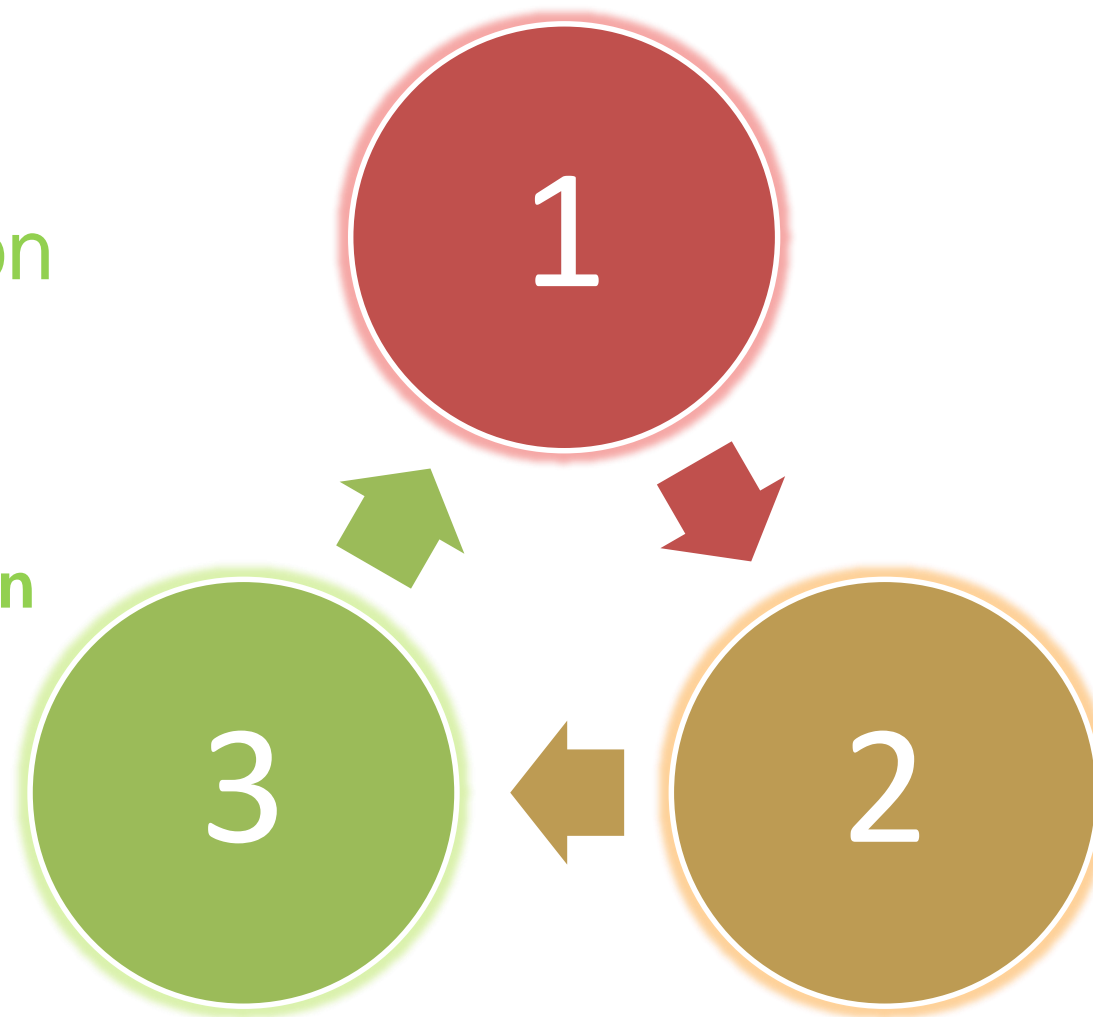
Support mixed affordable housing options such as allowing mortgage helper lock-off accessory units in multifamily developments.

2 Affordable Housing Strategy

Formalize implementation of lock-off suites / flex-suites in appropriate neighbourhoods to support housing for students, multi-generational families, and seniors or people with disabilities with in-home support.

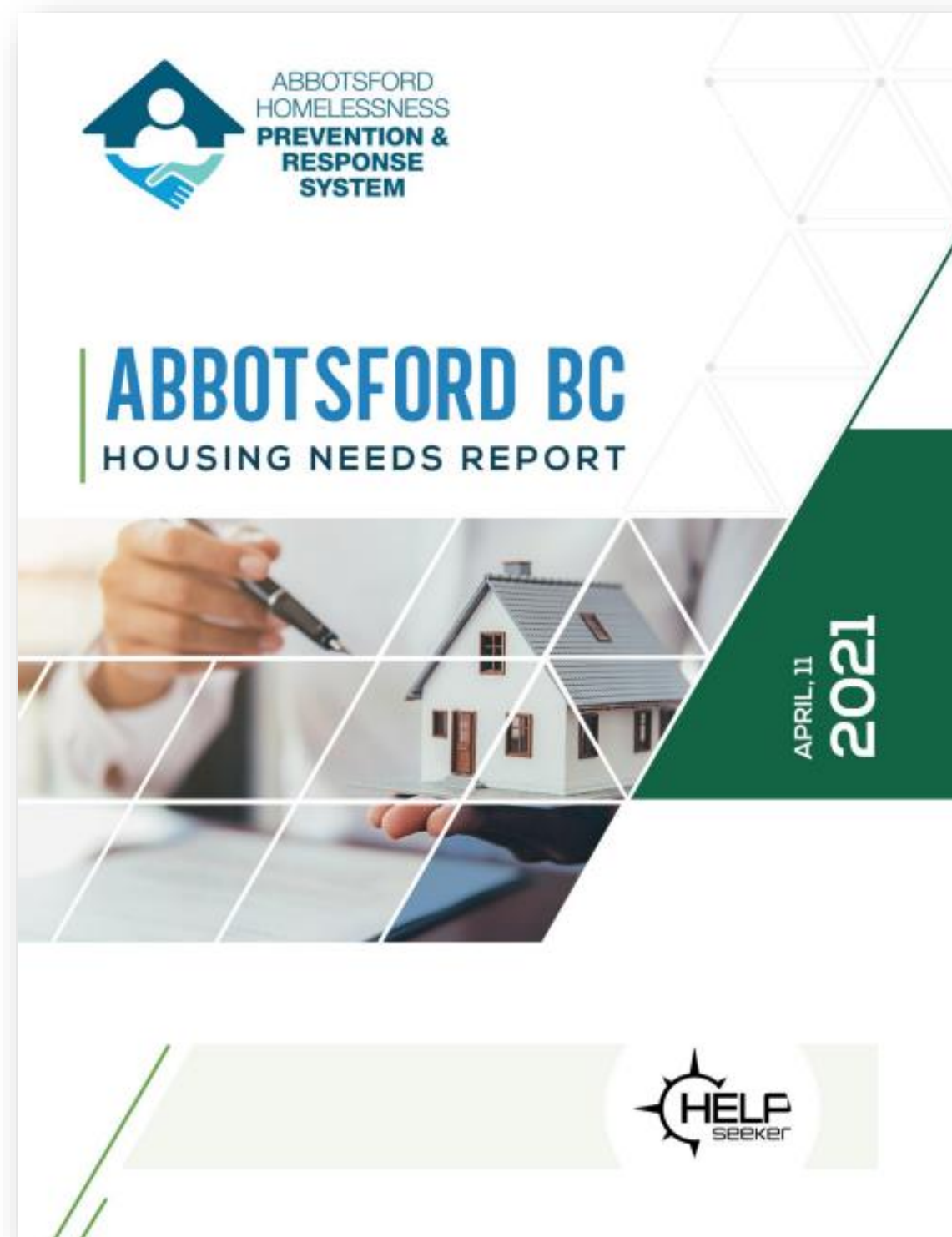
3 Implementation

Zoning Bylaw amendment: Add lock-off suites as an allowable use in certain zones



CoA HNR Timeline

- **2018, May** – BC Bill 18 initiated Housing Needs Reports
- **2018, October** – Municipal Election
- **2019, January** – CoA Affordable Housing Strategy update initiated through Strategic Plan
- **2019, April** – Housing Needs Report legislation and regulation in effect
- **2020** – Affordable Housing Strategy Adopted
 - Housing Needs Report identified as implementation item
- **2021** – CoA Housing Needs Report Adopted



Bill 18 LGA Amendments

Required Local Governments to:

- Prepare HNRs;
- Collect “prescribed” housing data “for the purpose of preparing” HNRs;
- “Consider” HNR’s when developing or amending an OCP; and
- Include statements and maps in OCPs with respect to:
 - the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years

Through regulation

No prescribed or guided standard for “consideration”

No prescribed methodology for determining “need”

2019 HNR Regulation

- Enacted the LGA amendments;
- Listed the prescribed types of data to be collected;
- Provided a form to use as a template for the report

Housing Needs Report – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: _____

REGIONAL DISTRICT: _____

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:		
	Adjacent Indigenous lands:		

POPULATION	Population:	Change since <year>:	%	
	Projected population in 5 years:	Projected change:	%	
	Number of households:	Change since <year>:	%	
	Projected number of households in 5 years:	Projected change:	%	
	Average household size:			
	Projected average household size in 5 years:			
	Median age (local):	Median age (RD):	Median age (BC):	
	Projected median age in 5 years:			
	Seniors 65+ (local):	%	Seniors 65+ (RD):	%
			Seniors 65+ (BC):	%
	Projected seniors 65+ in 5 years in the applicable areas:			%
	Owner households:	%	Renter households:	%
Renter households in subsidized housing:			%	

INCOME	Median household income	Local	Regional District	BC
	All households	\$	\$	\$
	Renter households	\$	\$	\$
	Owner households	\$	\$	\$

1

- **2023, January** – CoA City Council includes an OCP update in Strategic Plan
- **2023, April** – BC Homes For People Action Plan
- **2023, September** – CoA receives Housing Target Order
- **2023, November** – Bill 44 (SSMUH) + HNR updates including “interim” report due date
- **2024, Q1&Q2** – Abbotsford working on SSMUH
- **2024, June** – Housing Needs Regulation amendments
- **2024, October** – CoA conducts a Point-in-Time Homeless Count

2023/24 HNR Amendments

- “Interim” HNR to be received by Council by December 31, 2024
- Interim HNR to include:
 1. The number of housing units required to meet current and anticipated need for the next 5 and 20 years;
 2. A statement about the need for “housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation;” and
 3. A description of the actions taken by the local government, since the date the local government last received a housing needs report to reduce housing needs.

Housing Need

1. The number of housing units required to meet current and anticipated need for the next 5 and 20 years;

↓

Calculated through new methodology
in Housing Needs Regulation

↓

UBC Calculated Tables

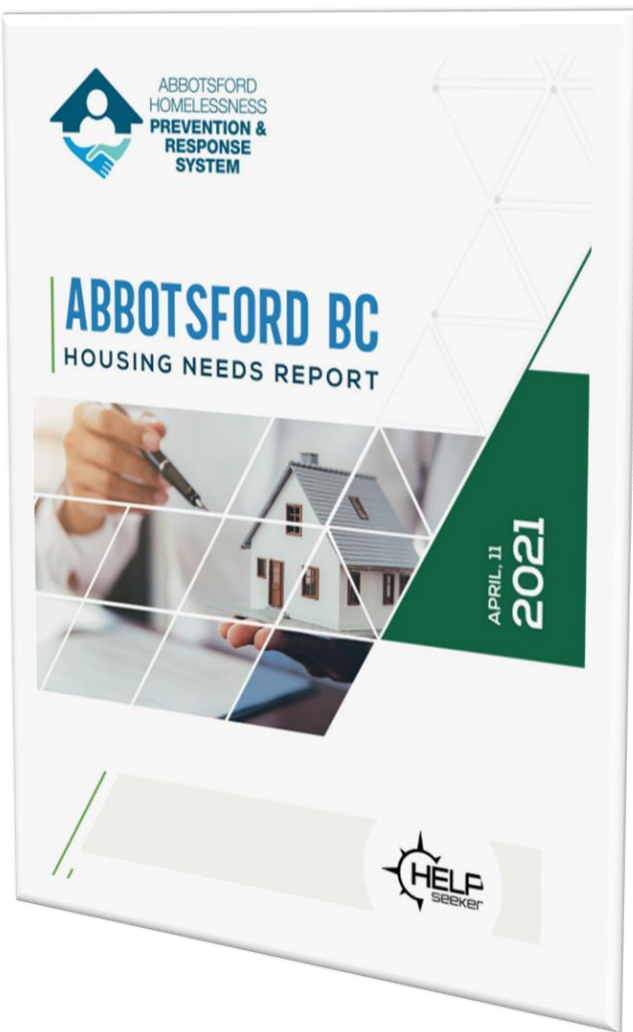
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Tables can be added as an
appendix to existing HNR

2. A statement about the need for “housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation;” and

3. A description of the actions taken by the local government, since the date the local government last received a housing needs report to reduce housing needs.

4. Other HNR regulations?



+

Explanatory
Note

+

Transportation
Statement

+

Appendices:
UBC Tables
List of
Actions
P.I.T Results

- OCPs required to:
 - Include statements and maps to “meet anticipated housing needs” for the next 20 years (not just 5);
 - Include policies to “address” each “class” of housing need in Regulation
- Zoning Bylaws required to:
 - Ensure zoning maps will accommodate 20 year housing unit need

- Extreme Core Housing Need
- Persons Experiencing Homelessness
- Suppressed Household Formation
- Anticipated Household Growth
- Rental Vacancy
- Additional Local Demand

- **2026, May:** Next Federal Census
- **2026, October:** Municipal Election
- **2027, Sept:** Expected release of all Census data and undercounts
- **2028, Dec 31st:** Major Update of HNR Received by Council
- **2030, Dec 31st:** Adopt amendments to OCP / ZB consistent with HNR

- Affordable Housing Strategy Update?

Questions?



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