

COUNCIL REPORT

Date: December 9, 2024
File: 7.19.6.3
To: Warren Waycheshen, CAO - for Mayor and Council
From: Ryan Beaudry, Director of Planning
Re: Interim Housing Needs Report
Applicant: N/A
Location: N/A



Recommendation:

Action: Council receive the Interim Housing Needs Report.

Recommended Motion:

THAT Council receive the Interim Housing Needs Report dated December 9, 2024 in accordance with provincial requirements.

Background:

CitySpaces will be in attendance to deliver a presentation to Council on the findings of the Interim Housing Needs Report project. A copy of their presentation is included as **Attachment A** and a copy of the Interim Housing Needs Report document is included as **Attachment B**.

The purpose of the presentation and report is to provide Council with background information, context, and a summary of results of the Interim Housing Needs Report project. The Interim Housing Needs Report is a mandatory requirement of the Province of B.C., stemming from 2023 amendments to the *Local Government Act*. Under new provincial legislation, municipalities and regional districts are required to prepare Interim Housing Needs Reports by January 1, 2025, using a legislatively mandated calculation known as the “HNR Method” to identify 5- and 20-year housing needs in their communities.

In their presentation, CitySpaces will provide a brief history of provincial housing needs report requirements, followed by an overview of the HNR Method and the results of the mandatory calculations for the District of Kitimat. They will also provide the results of additional analysis to better understand the estimated housing need in Kitimat by housing tenure and type, household income, household size, and bedrooms required. Next steps will also be briefly discussed, including a new legislative requirement to update Official Community Plans by December 31, 2025 to accommodate the number of housing units identified in the Interim Housing Needs Report. This process is expected to begin in early spring 2025.

As per Sections 585.31, 585.4 and 790 of the *Local Government Act*, and section 23 of the *Housing Needs Report Regulation*, the Interim Housing Needs Report must be received by Council in a meeting that is open to the public by January 1, 2025, and be posted to the District's website for public viewing as soon as practicable. To this end, staff have provided a recommended motion that will ensure compliance with the applicable legislation.

Alternative Options:

1. Another option as developed through discussion of Council.

Budget Implications:

Funding for the Interim Housing Needs Report project was provided by the Province of BC through the Ministry of Housing Capacity Funding Program.

"KM for SLT"

Director of Finance Initials

Budgeted: X

Unbudgeted:

Council Initiative/Other Relevant Plans:

Given that the Interim Housing Needs Report is a provincial requirement under applicable sections of the *Local Government Act*, a review of relevant District initiatives and plans was not completed.

Strategic Plan (2023-2026)

Not considered

Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)

Not considered

District of Kitimat and Haisla Council Friendship Agreement - gi guáłap' ni

Not considered

Community Energy and Emissions Plan

Not considered

Housing Action Plan and Needs Assessment

Not considered

Kitimat Age-Friendly Assessment Report and Action Plan

Not considered

Kitimat Cycle Network Plan

Not considered

Kitimat Poverty Reduction Strategy

Not considered

Leisure Services Master Plan

Not considered

Minette Bay West Concept Plan

Not considered

Official Community Plan (and Downtown Design Guidelines)

Not considered

Solid Waste Action Plan

Not considered

Water Conservation Plan

Not considered

BC Transit Future Services Plan

Not considered

Economic Development Strategic Plan (2023-2029)

Not considered

"Ryan Beaudry"

Submitted by
Ryan Beaudry
Director of Planning

"Warren Waycheshen"

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – CitySpaces Presentation Slides
 B – Interim Housing Needs Report

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Interim Housing Needs Report

December 16th Council Meeting

District of Kitimat

Initial Legislative Requirements (2019)

- Since 2019, local governments have been legislatively required to complete a housing needs assessment process every 5-years.
- No guidance or methodology for producing the estimate.
- No enforcement or requirement to implement policy.

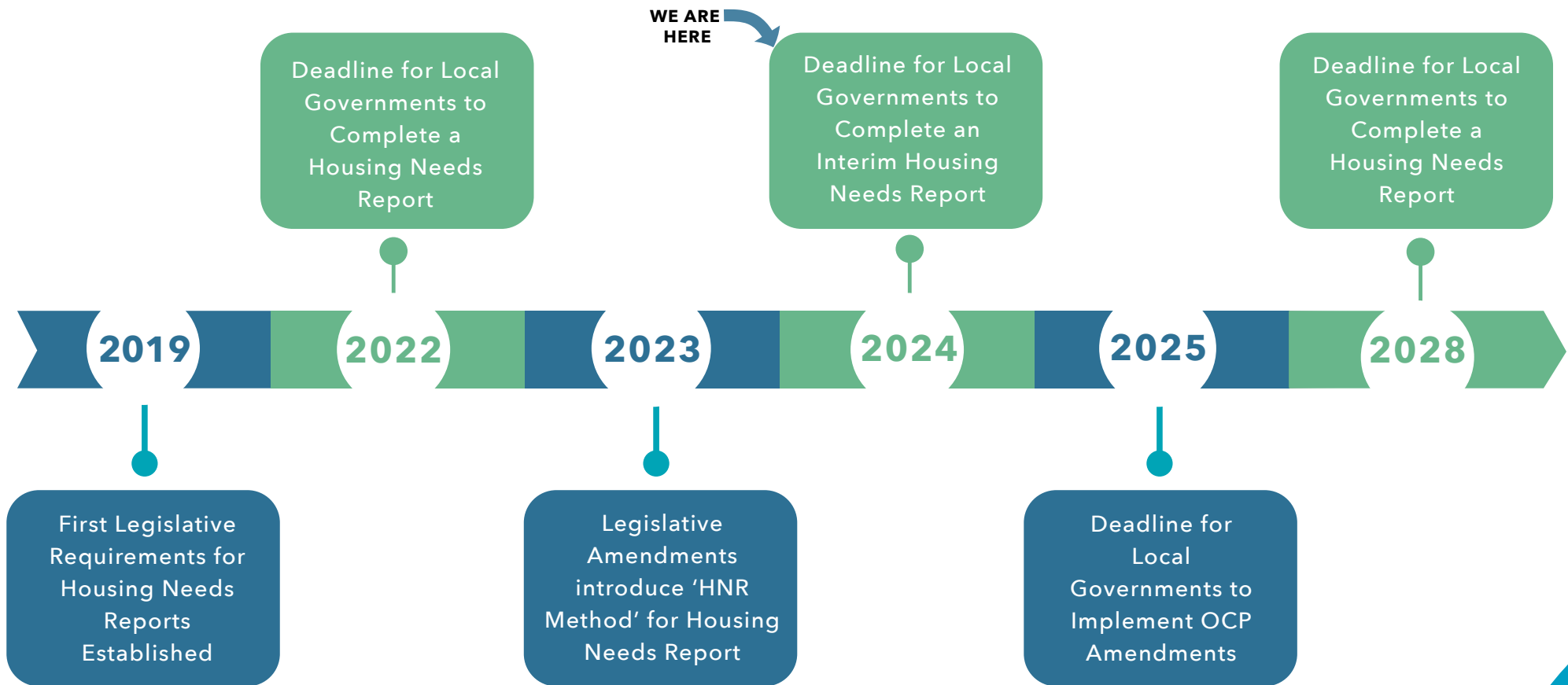


Legislative Amendments (2023)

- New requirement to estimate 5- and 20-year housing need through “HNR Method”.
- Implement sufficient residential capacity through Official Community Plan amendments.
- Interim Housing Needs Report must be completed by all local governments by January 1, 2025.



Legislation Timeline



HNR Method

- Includes 6-components each with a prescribed calculation method.
- Components A, B, C, E, and F are considerations of pre-existing unmet need.
- Component D is estimated future need.



HNR Method

Component	Detail	Type + Tenure Allocation
A (pre-existing need)	Extreme Core Housing Need	Non-Market Rental / Deep Subsidy + Supportive Rental
B (pre-existing need)	Persons Experiencing Homelessness	Deep Subsidy + Supportive Rental
C (pre-existing need)	Suppressed Household Formation	Market Rental + Ownership
D (future need)	Anticipated Household Growth	Distribute by Income
E (pre-existing need)	Rental Vacancy Rate Adjustment	Market Rental
F (pre-existing need)	Demand Factor	Distribute by Income



Interim Report Requirements

- Number of housing units existing and projected over the next 5- and 20-years.
- Statement about housing need near alternative forms of transportation.
- Statement of actions already taken by local government to reduce housing needs.



Age-Based Housing Needs Estimate

- No requirement by government to include age-based housing need estimates.
- Methodology does not provide insight into seniors-oriented housing need such as independent, semi-supportive, supportive, or complex care.



District of Kitimat Results

Component	Detail	5-Year	10-Year	20-Year
A	Extreme Core Housing Need	27	55	109
B	Persons Experiencing Homelessness	28	42	56
C	Suppressed Household Formation	37	74	148
D	Anticipated Household Growth	437	592	602
E	Rental Vacancy Rate Adjustment	4	7	14
F	Demand Factor	94	187	375
Total		627	957	1,304

- Legislatively required **5-year** and **20-year** estimates are for an additional **627-units** and **1,304 units** respectively.



10-Year Future Demand Allocation

- Not part of legislative requirements but offers more meaningful information for planning purposes.
- **Data distribution is from Components D and F only** due to limitations with future projections of Components A, B, C, and E.
- Data is based on BC Stats / Census 2021, specific to District of Kitimat.
- **Household Income** and **Monthly Affordable Housing Cost** are based on District of Kitimat Median Income.



10-Year Results – Future Demand

Estimated 10-Year Future Demand by Income Group and Household Size, All Households

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	TOTAL	%
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	>120%		
HOUSEHOLD INCOME	< \$20,000	\$20,000 – \$49,999	\$50,000 – \$79,999	\$80,000 – \$124,999	> \$125,000		
MONTHLY AFFORDABLE HOUSING COST	< \$500	\$501 – \$1,250	\$1,251 – \$2,000	\$2,001 – \$3,125	> \$3,125		
1-person	28	77	56	49	28	238	31%
2-person	4	35	74	68	116	297	38%
3-person	0	4	12	21	75	112	14%
4+person	0	0	13	18	101	132	17%
TOTAL	32	116	155	156	320	779	100%
%	4%	15%	20%	20%	41%		



10-Year Results - Bedrooms

Estimated 10-Year Future Demand by Minimum Bedrooms Required

UNIT SIZE	INCOME GROUP					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1-bedroom	32	103	111	101	127	474
2-bedroom	0	13	31	33	99	176
3-bedroom	0	0	13	22	94	129
4+bedroom	0	0	0	0	0	0
TOTAL	32	116	155	156	320	779

- Data is estimated based on National Occupancy Standards and do not necessarily reflect consumer preference or market preference.



Required Content: Housing Needs Estimates Summary

- District of Kitimat legislatively required
5-year and **20-year** estimates are for an additional
627-units and **1,304-units**.



Required Content: Alternative Transportation Summary

- *Cycle Network Plan (2020)* supports and promotes cycling and other active transportation in Kitimat.
- Current OCP identifies existing and planned walkways, bicycle paths, and greenways near to existing and designated residential land.
- Currently undergoing a Complete Community Assessment to better help the District identify where to direct growth and accommodate additional housing capacity.



Required Content: Actions Taken Summary

- Pre-zoned residential / mixed-use areas, providing additional capacity for new housing developments to occur.
- Recent approval and redevelopment of housing projects including Baxter Landing, Haisla Town Centre, and Tamitik Status of Women.
- Provided enabling conditions to support housing development from a policy and regulatory perspective.



Next Steps

- Receive by District of Kitimat Council by **January 1, 2025.**
- Deadline to amend OCP to ensure housing need will be accommodated is **December 31, 2025.**



Thank you!
Questions?

Jada Basi
CitySpaces Consulting
778-730-2177
jbasi@cityspaces.ca

