



THE CORPORATION OF THE CITY OF VERNON

**MEMORANDUM**

**TO:** Patti Bridal, Chief Administrative Officer **FILE:** 6480-02: Housing Needs Assessment

**PC:** Terry Barton, Director, Planning & Community Services  
Roy Nuriel, General Manager, City Planning **DATE:** September 23, 2024

**FROM:** Matt Faucher, Senior Planner

**SUBJECT: HOUSING NEEDS REPORT – TECHNICAL MEMORANDUM**

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**PURPOSE:**

To inform Council and the public about the findings of the Interim Housing Needs Report, detailing projected housing needs over the next 5 year and 20 year timeframes as required by provincial legislation.

**OVERVIEW:**

The City has engaged CitySpaces Consulting to prepare an Interim Housing Needs Report using the method required by provincial regulation. This interim report assesses our community's current and future housing needs to inform policy and land use decisions to support development of suitable and affordable housing for everyone over the next 20 years.

CitySpaces has provided a technical memorandum illustrating the results of their analysis for the City of Vernon (Attachment 1). This memorandum offers a snapshot of the housing needs analysis for Vernon, ahead of the final report due to be received by Council prior to the provincial deadline of January 1, 2025.

**Key Components of the Interim Report**

The Interim Housing Needs Report includes:

- **Projected Housing Units Needed:** An estimate of the number of housing units required to meet current and anticipated needs over the next 5, 10 and 20 years.
- **Transportation Considerations:** A statement about the need for housing close to transportation options that support walking, cycling, public transit, and other alternative forms of transportation.
- **Actions Taken to Reduce Housing Needs:** A summary of the steps the City has taken since the last Housing Needs Report to address housing challenges.

Recent changes in provincial legislation also require that our Official Community Plan (OCP):

- Provide for at least the total number of housing units needed over the next 20 years, as identified in the interim report.
- Include housing policies that address each class of housing need outlined in the interim report.

### Understanding Housing Needs and Housing Forms

Addressing different housing needs requires careful planning. The City must align future land use in our OCP with the specific types of housing required. Table 5 of the Technical Memorandum provides a linkage between housing need classification and the type and tenure of housing required to meet that need. A further step must be taken to identify the housing form required to provide the type and tenure anticipated to address the housing need for each classification. The table below links housing need classifications with the types of housing and tenure (rental or ownership) needed, and illustrates the housing forms that can meet these needs.

Housing Need Classification	Type & Tenure Allocation	Anticipated Housing Form
<b>Extreme Core Housing Need (ECHN)</b>	Rental Based on Income of Households in ECHN	Wood frame Apartments (3 to 6 storeys)
<b>Persons Experiencing Homelessness</b>	Deep Subsidy & Supportive Rental	<ul style="list-style-type: none"> <li>• <b>Deep Subsidy:</b> Apartments</li> <li>• <b>Supportive Rental:</b> Apartments &amp; Townhouses</li> </ul>
<b>Suppressed Household Formation</b>	Market Rental & Ownership	<ul style="list-style-type: none"> <li>• <b>Rental:</b> Apartment &amp; Townhouse Developments</li> <li>• <b>Ownership:</b> Small Scale Stratas, Condos &amp; Townhouses</li> </ul>
<b>Anticipated Household Growth</b>	Distribute by Income	Variety of housing forms to meet different income needs
<b>Rental Vacancy Rate Adjustment</b>	Market Rental	Apartments & Townhouses
<b>Demand Factor</b>	Distribute by Income	Variety of housing forms to meet different income needs

### Connecting Needs with Housing Forms

It's important to match each housing need with appropriate housing solutions:

- **Extreme Core Housing Need:** Increasing affordable apartment units, can provide accessible housing for households spending more than 50% of before tax household income on housing.
- **Persons Experiencing Homelessness:** Deeply subsidized apartments and supportive rental housing options, like apartments and townhouses, can help address homelessness.

- **Suppressed Household Formation:** Increasing the supply of market rentals such as apartments and townhouses, as well as ownership options like condos and townhouses, enables individuals who have delayed forming households due to housing costs to find suitable homes.
- **Anticipated Household Growth & Demand Factors:** Creating a diverse range of housing types across different income levels accommodates future population growth and varying housing preferences.
- **Rental Vacancy Rate Adjustment:** Increasing the availability of market rental apartments and townhouses helps maintain a healthy rental market with sufficient vacancies.

### Next Steps

The Interim Housing Needs Report is a crucial part of developing our future growth plans within the ongoing review of the OCP. The findings will guide policies and land use decisions to support development that meets the housing needs of all community members.

### Community Engagement

The City encourages all residents to participate in upcoming public consultation and share their thoughts on addressing our community's housing needs. Their input is vital in shaping a housing strategy that benefits everyone and determine how the community will grow to accommodate the increase in population projected over the next 20 years.

### RECOMMENDATION:

THAT Council receive for information the memorandum titled "Housing Needs Report – Technical Memorandum" dated September 23, 2024, and respectfully submitted by the Senior Planner;

AND FURTHER that Council direct Administration to present the Housing Needs Report to the Affordable Housing Advisory Committee.

Respectfully submitted:

*Matt Faucher*

Attachment 1 – Housing Needs Report - Technical Memorandum

Approved for the Agenda by the CAO 