



Peace River Regional District & Partner Member Municipalities



HOUSING NEEDS IMPLEMENTATION FRAMEWORK

Prepared for

Peace River Regional District

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1 WHAT IS THE CURRENT HOUSING SITUATION?

1.1 Federal & Provincial Context

Across Canada, communities are struggling with affordability challenges and experiencing increasing homelessness and rates of core housing need. The past five to ten years are widely recognized as a state of housing crisis, as escalating shelter costs have increasingly outpaced the growth in incomes and available housing supports and services.

While the federal government was actively involved in providing affordable housing in the 1950's – 1970's, this ended in the 1990's when they devolved program delivery to the provinces. In the 1960's, provincial housing corporations started to support affordable housing initiatives, before increased flexibility and a lack of federal involvement in the 1990's and 2000's resulted in less significant direct investments in communities. In 2017, the federal government re-engaged in the housing system, releasing A Place to Call Home, Canada's first National Housing Strategy, representing the largest federal housing program in Canada's history. This was followed by a 2018 provincial housing strategy: Homes for B.C.: A 30-Point Plan for Housing, which outlined a commitment to 114,000 new affordable homes across the housing continuum by 2028.¹

Canada's National Housing Strategy: A Place to Call Home

A Place to Call Home is Canada's first National Housing Strategy and the first large scale federal investment in the housing system since the 1990's. It outlines \$55 billion dollars of actions to help improve housing affordability between 2018 and 2028, including such targets as cutting chronic homelessness in half, removing 530,000 families from housing need, investing in the construction of 125,000 new affordable homes, and renovating 300,000 existing homes. The Strategy is designed to focus on the needs of the most vulnerable Canadians first including:

- Women and children fleeing domestic violence
- Seniors
- Young adults
- Indigenous peoples
- People with disabilities
- People dealing with mental health and addiction issues
- Veterans
- LGBTQ2+
- Racialized groups
- Recent immigrants
- People experiencing homelessness



¹ Among other sources, see <https://www.gensqueeze.ca/>; <https://thetyee.ca/Analysis/2019/08/01/Gov-Created-Housing-Crisis-Now-Fix/>; <https://www.policyalternatives.ca/publications/reports/housing-market-human-right-view-metro-vancouver>; <https://news.gov.bc.ca/factsheets/bc-government-addressing-housing-affordability-challenges>

There are six priority areas of action identified, as described in the following table.

Table 1 – Priority Areas of Action from Canada's National Housing Strategy, A Place to Call Home

ACTION AREA	DESCRIPTION
Housing for those in greatest need	Housing to address the needs of the most vulnerable Canadians first
Social housing sustainability	Improve the sustainability of housing owned and operated by non-profit societies or housing co-operatives and build the capacity of providers
Indigenous housing	Improving housing for First Nations, Métis and Inuit and advancing greater autonomy and responsibility for housing by Indigenous peoples, organizations, and communities
Northern housing	Improving housing conditions in Canada's geographic north (Yukon, Northwest Territories, and Nunavut) is a priority area of the strategy, recognizing the amplified housing challenges faced due to low employment, sparse populations, resource-based economics, and limited capacities for sustainable growth
Sustainable housing and communities	Measures to ensure that housing is environmentally friendly, socially inclusive, and financially secure for builders and/or operators
Balanced supply of housing	Balance the overall stability of the housing market by creating new affordable rental supply, working towards better understanding of diverse housing needs, and supporting projects that deliver affordable homeownership options

Finally, the Strategy includes components that will be delivered by provincial and territorial housing authorities, which the Homes for BC plan builds on. Most of the federal programming is delivered through CMHC who deliver investments, through a range of supports such as seed funding, capital grants, and favourable financing rates for non-market and market rental projects.



Homes for BC: A 30-Point Plan for Housing Affordability in British Columbia

Following the national housing strategy, the Government of BC released Homes for BC in 2018 in response to the affordable housing crisis being felt across the province. The Plan contains 30 actions divided into five areas of focus:

- Stabilizing the market
- Cracking down on tax fraud and closing loopholes
- Building the homes people need
- Security for renters
- Supporting partners to build and preserve affordable housing

The Plan includes a commitment to build 114,000 new market and non-market homes by 2028 and \$7 billion in investments over 10 years.

Much of the investment is being delivered through BC Housing programs, which have been expanded or created to address various housing needs. Among other programs, there is the Community Housing Fund and Indigenous Housing Fund, both of which provide capital funding, financing, and operating support for new non-market housing projects. The province has also created the Rapid Response to Homelessness stream of funding, which is delivering supportive housing across the province, serving individuals experiencing or at risk of homelessness. While BC Housing typically delivers new units through the non-profit sector, and increasingly through the private sector, municipalities are seen as vital partners in the process of facilitating projects.

Housing Needs Reports

In addition to the 30-Point Plan, the Government of BC amended the Local Government Act and Vancouver Charter to require all local governments to complete Housing Needs Reports. Housing Needs Reports are required to contain more than 50 specific data indicators. Local governments are required to complete their first report by April 2022 and update their reports every five years thereafter. The intent is for local governments to collect and review key data about their

current and anticipated population, households and housing needs, for consideration in official community plans and regional growth strategies. There was a three-year funding program released to help local governments meet the new requirements, which is administered by the Union of BC Municipalities (UBCM). The Peace River Regional District applied for funding through this program and undertook the Housing Needs Assessments for the unincorporated areas as well as four local municipalities as described below.

The Housing Needs Reports fulfill these requirements. Key findings are described in the following sub-section.

1.2 Local Context

There are 5 local governments covering eight jurisdictions participating in this project as follows:

- | | |
|-----------------------------|-------------------------|
| • District of Chetwynd | • PRRD Electoral Area B |
| • City of Dawson Creek | • PRRD Electoral Area C |
| • District of Hudson's Hope | • PRRD Electoral Area D |
| • Village of Pouce Coupe | • PRRD Electoral Area E |



Key Findings from the 2020 Peace River Regional District and Partner Member Municipality Housing Needs Assessments

Recognizing there are limitations with the data as these reports rely upon 2016 Census of Canada data, the findings are summarized below.



Community Growth & Demographics

- The population of Dawson Creek increased by 10% from 2006 to 2016. The median age in 2016 was 34.4 indicating a younger population when compared with other jurisdictions.
- The population of Chetwynd decreased by 5% (130 residents) from 2006 to 2016. The median age in 2016 was 32.7, indicating a trend of younger residents moving into the area, or older residents leaving the community.
- The population of Hudson's Hope remained stable between 2006 and 2016, decreasing by less than 1% (3 individuals). The median age in 2016 was 46.6 indicating a trend towards an older population when compared with other jurisdictions.
- The population of Pouce Coupe increased by 7% between 2006 and 2016 (additional 54 residents). The median age in 2016 was 36 (down from 42 in 2006) indicating a trend of younger residents moving into the area or older residents leaving.
- Area B – population grew by 1.6% (90 residents). Median age of 30.1 in 2016.
- Area C – Population grew by 6.4% (422 residents). Median age of 38 in 2016.
- Area D – population grew by 2.6% (171 residents). Median age of 42.9 in 2016.
- Area E – population decreased by 2.7% (decreased by 82 residents). Median age of 44.2 in 2016.
- The total PRRD population grew by 4.8% from 2006 to 2016. The median age in 2016 was 34.1. Compared to the median age of BC of 43 years.

Homelessness in PRRD

While there is no region-wide enumeration of homelessness in Peace River, two point-in-time (PIT) homeless counts have been conducted in Fort St. John. In 2018, 61 individuals experiencing homelessness were surveyed, and in 2020 this number increased to 76.

Stakeholders across the region pointed out that the cost of housing is driving many low-income residents to the brink of homelessness or into homelessness. At the same time, homelessness is likely to manifest quite differently in small and rural communities than in large centres, with individuals experiencing hidden homelessness, living in sub-standard housing, or sleeping rough in places where they may not be seen by residents of a community.

This increase in individuals who are experiencing visible and hidden homelessness and those at risk of homelessness points to the need for grassroots responses to rural and small-community homelessness, such as scattered site housing and outreach programs.



Housing Stock

- High cost and lack of available rental units, need for purpose built rental units.
- Changing options to allow for more aging in place in rural areas, and particularly Agricultural Land Reserve (ALR) areas



Affordability

- Difficulty recruiting employees due to lack of affordable housing options
- Lack of affordable housing options can be attributed to the cyclical economy and influxes of workers in the region. In periods of strong economic gains, housing prices rise due to the influx of workers to the region.
- Especially challenging for one-person, single-income households, low income families, senior led households, or households relying on Income Assistance to secure affordable accommodations.
- Affordability challenges in renter households, experiencing Core Housing Need – Chetwynd, Hudson's Hope.



Housing Supports

- Lack of senior housing options, long waitlists. Seniors living in rural areas are choosing to move to communities with more services or to be closer to family.
- Challenges with affordability among senior households, also sometimes adequacy.
- Need for downsizing options for seniors.
- Need for supportive housing options for individuals with disabilities.
- Individuals experiencing mental health issues often face barriers when looking for housing and have limited supportive resources available to them.
- Emergency housing or homeless shelters are needed to support individuals and families experiencing homelessness. The homeless population in the region has increased over the past five years. Focused homelessness responses in larger municipal service centres.
- In rural areas, there is a need for assisted living and supportive housing.

1.3 Socio-Economic Challenges

The effects of the ongoing housing crisis across BC are amplified by other social challenges. An opioid crisis is ongoing as rates of harm and death related to opioid overdose continue to rise². Various jurisdictions have declared a climate emergency as the effects of climate change continue to progress, without a significant reduction in global emissions³. The COVID-19 pandemic has created unexpected pressures due to widespread economic impacts and loss of income. Effects of the pandemic on employment, income, and savings are already significant and are expected to persist for months to years. In response, in BC, various agencies put measures in place to provide financial relief and housing security for households, such as deferring payments for mortgages and utilities, banning evictions, freezing rental rates, and offering rental supplements for workers with reduced incomes⁴.

While many of these measures provide immediate and necessary assistance to households, they may not address the long-term effects of high unemployment, lower incomes, reduced savings, and reduced immigration on housing demand and stability. With reduced incomes and lower savings, many households may see their long-term housing goals impacted.

Industry in the PRRD is largely influenced by the cyclical nature of the natural resource economy which has developed a strong mobile shadow population due to seasonal and project-oriented work in the region. A significant shadow population exists of individuals who work in the region but live permanently elsewhere. As a result of the shadow population, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support. Another challenge with the shadow workforce population is that living out allowances are often really high, which pushes housing prices higher making it more unaffordable for other professionals such as teachers

or nurses to relocate to the area for work. This pressure is somewhat alleviated by housing temporary workers in camps to avoid impacting rental vacancy and rental rates on a large scale.

Furthermore, the cost of construction has escalated in recent months, due to a number of factors. The cost of building under Step 3 of the building code has increased the cost of development. Recently, lumber prices have escalated due to the COVID-19 pandemic, further driving up the cost of building. This, combined with the remote nature of many Peace River communities, means that while land may be more affordable than in the southern part of the province, the cost of building may be higher than all but the largest metropolitan areas.

PRRD stakeholders identified a need to quantify the impact of the shadow workforce and develop solutions in partnership with industry to alleviate housing market pressure build up. The shadow population may also include those who are only in the area seasonally for schooling, as well as the hidden homeless population.

These challenges underscore the importance of taking action to address housing needs across the region, recognizing that some groups of the population have overlapping vulnerabilities related to addictions, loss of income, and unemployment. These overlapping challenges highlight existing service gaps. Housing is a key component in addressing these social vulnerabilities, but housing alone will not solve them.

² <https://www.canada.ca/en/services/health/campaigns/drug-prevention.html>

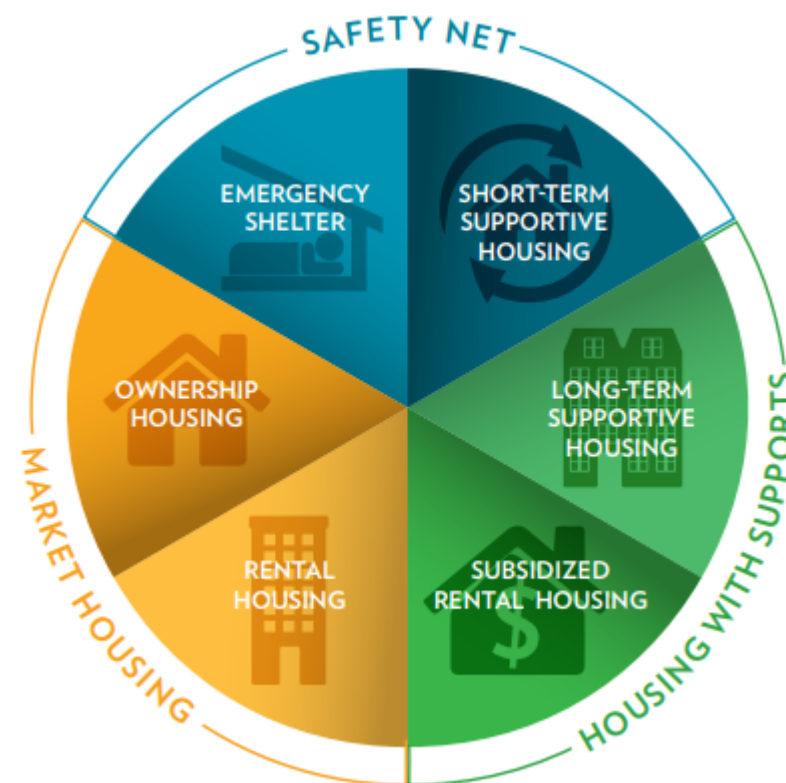
³ <https://www.un.org/en/un75/climate-crisis-race-we-can-win>

⁴ For more information, see CMHC, Big Six Banks, BC Hydro, Province of BC, and BC Housing

2 THE HOUSING WHEELHOUSE

The housing wheelhouse illustrates the different types of housing that can be developed to meet the housing needs of different people. It includes market housing for those whose housing needs are met through the free market, housing with supports for those who require supports like rental subsidies or assisted living services, and the safety net, which is short-term emergency housing for people experiencing or at risk of homelessness.

The wheelhouse model is based on the affordable housing continuum developed by CMHC.⁵ While the affordable housing continuum illustrates a linear progression from emergency shelter through to ownership housing, the wheelhouse recognizes that market homeownership may not be the goal for everyone and that movement throughout housing types may not always be linear. Life circumstances (i.e., family, financial, health, age, etc.) may mean that people move between different parts of the wheelhouse. It shows that changes in housing can occur in different directions and that a variety of housing types are needed to support different circumstances. For example, individuals may move from emergency shelters to subsidized rentals or market rentals, or aging homeowners may choose to sell their home and move into long-term supportive housing to have needed supports. The housing wheelhouse can help local governments and other partners in the housing system to think about the types of housing they have and where there may be gaps.



⁵ <https://www.cmhc-schl.gc.ca/en/developing-and-renovating/develop-new-affordable-housing/programs-and-information/about-affordable-housing-in-canada>

2



3 WHAT CAN LOCAL GOVERNMENTS DO?

Local governments are typically not directly involved in building or operating supportive housing units and associated services and ventures.⁶ Non-profits, developers, and senior governments are most commonly responsible for those services. Local governments do however have a contributing role in the housing system, especially over the last ten to fifteen years. Local governments have become active partners by contributing land or capital dollars, and supporting partners by expediting approvals, providing incentives, etc. Local governments may establish partnerships, develop avenues for housing investment, support research and innovation, and/or encourage the development of needed housing types by using traditional planning tools (e.g., Official Community Plans,

zoning and land use regulation, etc.). Local governments most commonly support the housing system through the following approaches:

- **Facilitating development** and protecting existing needed housing types and supports through regulation and planning
- **Incentivizing and regulating** needed housing
- **Investing** through contributions of land, cash or staff time
- **Monitoring, researching and innovating** around community housing needs
- **Advocating** to senior levels of government and **educating** residents about needed housing and supports
- Forming and convening **partnerships** to advance needed housing and supports

OPPORTUNITIES

 Facilitate development through planning, regulations & approvals	 Build affordable housing
 Regulate & incentivize	 Operate affordable housing
 Invest	 Operate support services
 Monitor, research & innovate	 Educate & advocate
 Partnerships	

AGENCIES/ ORGANIZATIONS

ROLES IN THE HOUSING SYSTEM

Local governments



Indigenous governments



Non-profits & other
community-serving organizations



Developers & builders



Provincial & Federal government



Multi-sectoral cooperation



⁶ There are some arms-length organizations that are exceptions to this, such as the Whistler Housing Authority or Metro Vancouver Housing Corporation.

3.1 Who Else is Involved?

The housing system involves many other players: federal and provincial government, Indigenous governments and organizations, developers and builders, real estate representatives, and community-serving organizations like non-profit housing and service providers all have important roles. For example, Indigenous governments and organizations are responsible for developing and implementing housing strategies in their communities and are increasingly thinking about how to support their members who are not living on reserve. Developers and builders bring expertise and knowledge of what makes housing projects a reality and are vital partners in the provision of needed housing types. Community-serving organizations are equally vital. These organizations typically own and operate non-market housing and often are responsible for securing funding and managing the project from conception to occupancy. Housing is a complex challenge and requires many hands working together to address it.

3



4 WHAT ARE OTHER LOCAL GOVERNMENTS DOING?

Best practices from other communities offer insights and ideas for local governments to consider in addressing their housing needs. This section outlines best practices from communities across the province, organized around the different types of approaches local governments can take to support the development of needed housing types. The housing needs reports presents the needs, while these best practices offer options for implementing actions to address the needs.

4.1 Practices to Facilitate & Regulate Development

Local governments have a variety of regulatory, planning, and policy powers that they can use to facilitate the development of certain types of needed housing in their community. Regulations, planning, and policies can also be used to protect important existing sources of needed housing, such as existing rental buildings.

Official Community Plan Policy Considerations

An Official Community Plan (OCP) is a high-level policy lever that local governments use to drive the long-term vision of their community. Certain types of land use and development will and will not make sense to have in a region depending on the community's overarching vision and the feel of that community (e.g., urban versus rural, larger versus smaller population size, average age of a community, etc.). Communities are becoming creative in how they encourage specific development options for priorities such as aging in place, affordable housing, and special needs housing in their OCPs.

PRRD stakeholders expressed interest in opportunities to convert existing buildings or lots within rural area communities for new residential development. Opportunities may include converting community halls or schools into multi-dwelling unit complexes or redeveloping recreational lands. These developments may be possible through OCP and zoning amendments to allow for residential development.

Case Study Examples

Regional District of Fraser-Fort George

The Regional District of Fraser-Fort George (RDFFG) is an ideal example to learn from for the PRRD, as it is just south of the PRRD and has rural electoral areas. Each electoral area has their own OCP, so there are eight in total for the RDFFG. All eight (8) OCPs include housing provisions to allow for secondary suites within the principal dwelling (subject to maximum floor area requirements, approved sewage disposal system, zoning, and BC Building code requirements). Additional residential units on lots must meet minimum parcel size requirements and fulfill requirements of the Agricultural Land Commission, if applicable.

Northern Rockies Regional Municipality

The Northern Rockies Regional Municipality's (NRRM) OCP, which covers the Fort Nelson Townsite, includes the following policies:

- Encourage developers to provide a portion of new housing units or lots for affordable or special needs housing.
- Coordinate with government groups and agencies to provide for seniors housing, low-cost and non-market housing, special needs housing, and transition housing for temporary workers.
- Make municipal land available for affordable and/or special needs housing at lower than market pricing.

The NRRM is also in the North, and will have similar housing opportunities and challenges as PRRD.

Cariboo-Chilcotin Regional District

The Cariboo-Chilcotin Regional District has a Quesnel Fringe Area OCP that includes some housing considerations relevant to Area C of the PRRD. Policies include planned clusters of single dwelling rancher units as well as comprehensively planned clusters of single and two-family dwelling units on bare land strata. It also includes policies encouraging three and fourplexes, condominiums and townhouses up to two storeys in height.

PRRD stakeholders indicated interest in the development of life lease units for senior residents which would enable families to purchase a unit in a complex, then pay a small monthly service fee. Life lease units are sold again when they are no longer needed. This approach can work well for low income seniors and other individuals in need of housing support services.

Affordable Home Ownership

Affordable Home Ownership programs (AHOPs) aim to create opportunities for low, moderate and middle income households to transition from market rental to homeownership. The specific parameters of the programs such as eligibility criteria and re-sale restrictions are diverse to address the different priorities and objectives in each unique municipality. BC Housing delivers an AHOP through the HousingHub to support the development of new, affordable homes for eligible buyers. By providing interim construction financing at reduced rates and leveraging land and other contributions from project partners, units are made available at 5-20% below market value for eligible home buyers, with the difference secured by an AHOP mortgage registered on title.

Case Study Example

City of Langford

In 2004, Langford created a Home Ownership program as part of their Affordable Housing Strategy. It targets residents and people working in their city. The program uses inclusionary zoning and density bonusing to facilitate the development of affordable housing for purchase. The inclusionary zoning requires developers to provide one small lot with an affordable housing unit for every 15 lots that are subdivided for development of single-detached homes or make a \$1,000 cash contribution to the City's Affordable Housing Reserve Fund for each single-detached-equivalent dwelling unit created by rezoning. Prospective purchasers are drawn from a list of qualified buyers who fall within a certain income threshold, meet residency / employment requirements, and do not own real estate. They must obtain pre-approval for the mortgage and are approved by the City's Affordable Housing Committee. Affordability is secured through housing agreements on title that restrict sale prices and require future buyers to be approved by the Committee.

Density Bonusing

Density bonusing, which is also referred to as floor area relaxation, is used as a zoning tool which allows developers to build additional floor area/ additional units in a residential project in exchange for affordable housing and other amenities needed by a community. These density bonuses are commonly targeted to specific areas where a municipality is looking to encourage higher density development. Density bonuses are a key feature of inclusionary zoning policies.

Case Study Example

City of Terrace

The City of Terrace's zoning bylaw includes density bonus provisions for apartments in medium and high-density residential zones and in mixed-use buildings in central/downtown commercial zones. Furthermore, additional units per hectare are allowed when amenities such as accessible units, daycare, below grade parking, and affordable rental units are provided.

Flexible density on Single Detached Dwelling Lots

To encourage a range of affordable housing stock, a municipality could allow flexible density on lots zoned for single detached dwellings so that forms such as secondary suites and multi-dwelling units could be permitted. This would be especially beneficial in key single detached dwelling residential zones that are close to town centres and amenities. Dawson Creek has previously increased residential density levels to allow for duplex and quadplex developments, however these styles of development have resulted in issues with noise levels and lack of available street parking. If further flexible density measures were to be introduced, additional policies would be needed to address these concerns. Chetwynd may also be a strong candidate for flexible density measures due to the number of large residential lots that currently have only a small single dwelling, where an auxiliary dwelling could be accommodated on the same lot.

As of December 31, 2021, new Agricultural Land Commission regulations will come into effect to allow farmers and ALR landowners to have both a principal and small secondary residence on their property. Additional residences will not be required to be used solely by the landowner or immediate family members. The Agricultural Land Commission indicated that flexible housing options permitted will include developments such as garden suites, guest houses or carriage suites; accommodation above an existing building; manufactured homes; and new principal residences constructed in addition to a manufactured home which was previously a principal residence. This change in regulations will provide residents opportunities to age in place with support from family and/or also allow for the next generation to develop their own separate living quarters, enabling them to live rurally when they would have otherwise had to relocate to larger urban centers and commute to farms.

To allow for additional rural residential development, stakeholders indicated that the PRRD should identify areas in the ALR that aren't suitable for agricultural purposes and request block exclusions to accommodate new residential development. Stakeholders indicated a strong desire for the PRRD to advocate for separate ALR rules for northern communities to address unique needs of rural communities.

City of Terrace

In addition to density bonusing provisions, the City of Terrace also has incorporated flexible density on single detached dwelling lots in their zoning bylaw. Currently, their zoning allows for secondary suites in single detached dwellings in agricultural, single detached, and rural suburban zones. Secondary suites are also permitted in accessory buildings on a parcel with a single detached dwelling in agricultural, single detached, and semi-detached zones, on specific lot sizes.

Town of Smithers

The Town of Smithers utilizes both secondary suites and carriage homes to provide gentle density, and are permitted on lots with single detached homes in specific zones. The intent of these types of development are for the use of extended family on the same property and/ or to add to the community rental housing stock. Currently carriage homes are permitted in the R-2 Low Density Residential zone. This zone requires a minimum lot size of 284m² per dwelling (3,056ft²), with maximum 40% coverage.

Pre-zoning for Desired Housing

To encourage a range of housing forms, municipalities have the ability to zone for tenure and can zone for housing such as multi-dwelling units or rental units where appropriate. This pre-zoning could be strategic in helping phase out some of the existing single detached dwelling zoning to allow for greater housing diversity and affordability in a community.

Case Study Example

City of Burnaby

In 2019, Burnaby pre-zoned six sites owned by the City of Burnaby to support the development of mixed income / affordable housing. The City of Burnaby established partnerships with BC Housing for these projects. The City of Burnaby is also speaking to CMHC about a federally-owned site, in hopes of also pre-zoning this site for affordable housing. Staff have

indicated that once the details of each project are more clearly defined, the sites will likely be rezoned to match. The Mayor has reported that pre-zoning is helpful because it allows staff to start preparatory work for the sites, which the City of Burnaby intends to keep as assets.

Housing Agreements

A housing agreement is an agreement enacted through bylaw that a municipality can enter into with a homeowner which outlines terms and conditions regarding the occupancy of residential units on a property. Municipalities can use a housing agreement to secure use of lands for affordable rental housing.

Case Study Example

City of Prince George

In 2017, the City of Prince George entered into a Housing Incentive agreement with the Northern Development Initiative Trust. The agreement provided the city with \$1.8 million dollars over six years to incentivize the development of 252 new residential units. The agreement provides a \$10,000 per unit subsidy to be provided to developers who build new homes in the downtown. The intent of the agreement is to allow the City of Prince George to focus on developing affordable housing, seniors and student housing, mixed uses, market rental housing, and market condos.

Universal & Adaptable Design

Design that considers diverse needs and that is accessible for everyone is ideal. It allows people to live in their homes as their circumstances change and is inclusive of those with a range of abilities and mobilities. CMHC lists ideas of how to make each room and area in a home accessible for current and future residents. Adaptability is also important on a neighbourhood scale – a range of housing forms and tenure options all located within the same neighbourhood allows residents⁷ to choose different dwelling types as their needs change without having to relocate to a different neighbourhood.

⁷ <https://www.cmhc-schl.gc.ca/en/developing-and-renovating/accessible-adaptable-housing/universal-design-in-new-housing>



Case Study Example

City of Fort St. John

The City of Fort St. John has incorporated universal design parameters in their zoning: a maximum building gross floor area of 80m² for a single-detached dwelling (multiple story) or 125m² for a single story (no basement) is permitted if universal design is integrated into housing design in the Single-Detached Housing Small Parcel Zone. Additionally, in the Comprehensive Development Zone (Area C-Affordable Housing) amenity spaces are required to incorporate universal design guidelines.

Small Lots

Focusing on smaller lots with smaller housing allows for gentle and gradual densification. It can provide greater affordability based on reduced square footage of properties. Small lots by way of subdivision can be a solution for single detached dwelling zoned areas where residents can no longer afford properties and can be used to infill neighbourhoods close to amenities in urban centres.

Case Study Examples

City of Prince George, City of Terrace and City of Fort St. John

All three of these northern cities permit single dwelling sizes that are on smaller lots. Prince George permits single dwelling lot sizes between 225m² and 600m² in their Urban Residential zone. The City of Terrace permits a minimum parcel area of 400m² in their Single Detached Residential zone. Fort St. John permits a minimum parcel area of 372m² in their Small Parcel Single-Detached Housing or Factory Built House zones. It is important to note that these zones are only intended for existing properties and not for future developments

4.2 Best Practices to Incentivize and Invest

Investing can be a powerful tool to signal support for important projects. Local governments can invest by contributing land or cash, or by waiving or reducing typical development fees. Investing and waiving fees can help incentivize the development of desired housing types. Local governments can further incentivize by waiving parking requirements and fast-tracking applications for important projects, which can save the developer time and money.

Municipal Affordable Housing Reserve Funds

Municipalities can develop a reserve fund as an opportunity to provide grants for the development and retention of affordable rental and home ownership projects. A municipality can establish parameters around who can apply for the funds (usually registered non-profit organizations or partners with a non-profit housing operator) and how much money is allocated based upon housing parameters (e.g., number of rooms in a unit).

4

Case Study Examples

City of Salmon Arm

In 2018, the City of Salmon Arm established an Affordable Housing Reserve Fund to prepare for public-private partnership opportunities. The fund has since been used to support a 105-unit development with BC Housing, CMHC and CanZea Developments Ltd. This housing development contributed 67 affordable housing units for families, seniors, and people with disabilities and 38 supportive housing units for people experiencing or at-risk of homelessness. For this project, the City of Salmon Arm played an important role by identifying the site and developer and fostering the key partnerships.

City of Victoria

The City of Victoria has a Housing Reserve Fund that provides grants for the development and retention of affordable rental and home ownership projects. Applicants must be registered non-profit organizations or partners with a registered non-profit organization who will own and operate the prospective housing. There are regular intake periods for

applications and the City of Victoria offers pre-application meetings for applicants. The funding for eligible projects is offered on a per-unit basis and varies based on income of tenants of rental units. For example, for a one bedroom unit, a very low income rental is offered at \$10,000 in funding for a one bedroom unit, while under affordable home ownership, \$5,000 in funding is available for a one bedroom unit.

Development of a Regional Housing Service

A Regional Housing Service is often developed for several reasons: to increase local funds for affordable housing, to leverage funds from sources outside of the municipality, to incentivize development of affordable and attainable housing, and to provide expertise, knowledge and support to residents of a community to develop affordable housing projects. A Regional Housing Service demonstrates local commitment and funding. By establishing a regional housing service, levels of bureaucracy could be reduced, and communities could become nimbler in responding to local housing needs. Hypothetically, if the PRRD were to establish a Regional Housing Service, the PRRD could hold the collective housing funds and set the development priorities in partnership with the partner municipalities.

Case Study Example

Cowichan Valley Regional District

In 2018, the Cowichan Regional District adopted a bylaw to provide an annual financial contribution to the Cowichan Housing Association to establish a Regional Housing Service. The Regional Housing Service aims to increase capacity of local communities in developing affordable housing projects, by increasing local funds available for local projects and to prevent homelessness in the Cowichan Valley. The service and funds that the Cowichan Housing Association offer help to match non-profit housing ideas with suitable land, developers, and grant opportunities from senior levels of government. The regional housing service is accountable to the regional district and residents through annual reporting and work plan requirements.

Development Incentives for Affordable Housing

There are a variety of incentives that can be provided by a municipality to developers to encourage the developer to build affordable housing. Some common incentives include density bonusing, expedited building permits, parking allowances, waiving or reducing development fees or charges, or providing tax exemptions. Lower costs and fees for developers will ultimately provide greater opportunity for the developer to consider building non-market housing. It is up to the municipality if incentives are awarded on a case-by-case basis or is provided to all proposed projects that meet a specific criterion.

Case Study Example

City of Prince George

Prince George has a Downtown Housing Incentives Program that offers incentives to developers for new multi-dwelling unit, mixed-use, commercial and green projects to existing development in the downtown area. A Downtown Revitalization Tax Exemption Bylaw is used as the main incentive for this downtown core development. Through Prince George's Downtown Incentives Program Partnering Agreement with the Northern Development Initiative Trust, a Revitalization fund offers further financial incentives for developments that meet the criteria for the Downtown Revitalization Tax Exemption. Tax exemptions and reductions in development cost charges are two of the ways that non-market housing projects with three or more attached units are incentivized.

Land Contributions for Priority Housing

The contribution of land is vital for affordable housing development, and ultimately any owner of land can contribute to this need (e.g., faith-based organizations, municipalities, other levels of government, private donors, etc.). Frequently, it is publicly-owned land that is contributed by the municipality, but increasingly organizations such as churches are opting to contribute land for housing developments in partnership agreements.

Case Study Examples

City of Terrace

In 2018, the City of Terrace contributed land and grants to support the development of 52 supportive housing units to support individuals experiencing homelessness, and 45 affordable rental units in partnership with BC Housing and Ksan House Society. Both the new affordable housing units and supportive housing units are key additions to the community to ensure options along the housing continuum in Terrace.

District of Hudson's Hope

The District of Hudson's Hope has committed to contributing land to the Hudson's Hope Health Care and Housing Society for an expansion to the existing seniors housing facility in the community. This is an important step in the District of Hudson's Hope showing support and buy-in to the project.

4.3 Best Practices in Partnerships

Local governments have more comprehensive and strategic views of their communities and are thus uniquely positioned to act as convener and conversation starter for partnerships with non-profits and service providers, developers, real estate groups, faith-based organizations, provincial and federal agencies, and more. Local governments may be active partners of housing projects, such as through contribution of land or capital funds, or may play a more supportive role by encouraging the development of priority housing types in their community (e.g., expediting development approvals or providing incentives). This includes the potential to initiate conversations between potential partners, such as faith-based or non-profit landholders with developers and funders, to identify development opportunities.

The Role of Local Government in Partnerships for Affordable Housing

Municipalities are key players in realizing the goal of affordable housing. While housing is a provincial jurisdiction, municipalities can partner with developers and non-profit agencies by providing much needed land to develop housing on, as well as to advocate to other levels of government and organizations to provide services and regional funding. Even when there is a lack of undeveloped land available to support the development of affordable housing, a local government may own vacant or under-utilized properties or buildings that could be re-purposed or re-developed.

Case Study Example

Hudson's Hope Health Care & Housing Society and the District of Hudson's Hope

The Hudson's Hope Health Care and Housing Society undertook a needs assessment for seniors' supportive housing in Hudson's Hope and a feasibility study to determine the details of a proposed supportive living facility. PRRD and the District of Hudson's Hope were invited to partner with the Hudson's Hope Health Care & Housing Society on this project, which helped secure project funding from CMHC and BC Housing.



Fostering Partnerships & Convening Conversations

To get various potential housing partners thinking and talking about affordable housing, municipalities can bring various stakeholders together to have conversations and learn together. This important action can lead to the formation of key partnerships and relationships that wouldn't otherwise develop, which ultimately result in affordable housing being considered and built for the community.

Case Study Examples

City of Fort St. John

In 2017, the City of Fort St. John partnered with local housing consultants to host a housing forum called Re:Connect Housing Forum on housing solutions along the housing spectrum, including affordable housing. Canadian Mortgage and Housing Corporation and BC Housing were invited to attend and speak, and local health and social agencies were encouraged to attend and participate. The conference was impactful because it brought together various organizations and stakeholders that had never had housing conversations before to discuss local housing challenges. This set the stage for future actions around affordable housing.

City of Langley and Township of Langley

In 2015, the City of Langley and Township of Langley partnered to support a seniors' housing forum, the Triple A Senior Housing Summit. The Summit brought non-profits, BC Housing, CMHC, and representatives involved with projects in neighbouring municipalities together with 150 seniors, senior agency representatives, and other interested parties to share ideas and develop recommendations for the City and Township.

Seniors Supports

There is a strong desire for seniors in rural areas to be able to age in place in their own homes rather than having to move to a residential facility in a larger centre. PRRD community stakeholders identified a need for appropriate and sustainable, long-term support solutions that focus on both physical and mental wellbeing of seniors living in rural areas. Long-term supports that serve the complex care and assisted living needs of Peace River's seniors will require partnership between housing providers, funders, and Northern Health Authority, and cannot be addressed by investments in housing alone.

Case Study Examples

Terrace Seniors Programs

The City of Terrace partners with Volunteer Terrace by providing financial support to senior citizens and homeowners with physical disabilities to hire help to shovel snow, clean up yards, wash windows, winterize homes, install smoke alarms, and more. The City provides a volunteer grant and reimburses 50% of snow removal costs, up to \$250 each winter to help the program, which is administered through Volunteer Terrace. Through the Helping Handyman Program, seniors and/or people with physical disabilities who are living in older homes, have assistance with maintaining their homes to adequate living conditions.

Northern Environmental Action Team – Meals on Wheels

The Northern Environmental Action Team supports seniors in both the urban and rural areas of the Peace River Regional District through their Meals On Wheels (MOW) program. The program focuses on delivering quality frozen, nutritious and affordable meals to those in need and those who have difficulty preparing meals for themselves. The program is delivered in partnership with Northern Health.

PRRD community stakeholders indicated there is a need to expand meal support programming across a larger rural area and also find solutions for other services such as snow removal and medical support to enable seniors to live independently in their homes longer. There is interest in considering partnerships with Northern Health to hire a nurse or doctor to do in home appointments. Further investment in internet and cellular services in rural areas is needed to support eHealth services.

Prespatou Seniors Housing

The current seniors' complex in Prespatou was established through grant funding but is mostly run on monthly fees and administered by volunteers. The current model is working for residents, but there is a need for extended care services as residents now need to hire private care givers when required. This model of development is appealing because it helps people remain in their communities longer and gives residents options when downsizing, but not necessarily wanting to move to town.

4.4 Best Practices to Advocate & Educate

To increase the success and uptake of existing initiatives, it is important for local governments to advocate for desired projects and educate their residents on the importance of addressing identified housing needs. Advocacy can help increase awareness and gain support from senior levels of government and other partners, while education can help bring residents on board, generating community support for more contentious initiatives, reducing stigmatism around marginalized groups, and easing the development process.



Creating a Developers' Package

Communities wishing to engage developers on the prospect of developing affordable housing can provide them with an informational package that guides the development community on the process and outlines incentives, provincial and federal programs, and partnership opportunities. Ultimately, the packages help to communicate the importance and ease the process of creating affordable housing for prospective developers.

Case Study Example

City of Kamloops

In 2014, Kamloops developed an Affordable Housing Developers Package to communicate the importance of developing housing along the affordable housing continuum, and to provide developers and non-profit organizations the information they need to access resources, programs and incentives to develop affordable housing. The incentives and programs are outlined according to whether they are municipal, provincial or federally funded initiatives, and includes information about the municipal Affordable Housing Reserve Fund, DCC exemptions, Downtown Revitalization Tax Exemption, reduced parking requirements, and information on expedited processing of applications. The City of Kamloops also actively communicates with neighbourhood associations about potential changes to the OCP, neighbourhood plans and plans for any form of affordable or non-profit housing, as it attempts to ensure that new affordable housing projects are distributed equitably throughout the City of Kamloops.



Advocacy for Increased Investment and Service Supports

Advocacy can be defined as a collective effort to bring about changes to political priorities, funding levels, legislation, regulations or policies. While advocacy can take a variety of forms, government-to-government advocacy and policy-based advocacy are two key types that will contribute to the success of affordable housing development. In particular, municipalities can make an impact by advocating to higher levels of government for greater investment in housing solutions or homeless-serving supports that would better meet the needs of the region's at-risk and homeless population.

Stakeholders identified a need for the PRRD to advocate for funding from the Provincial and Federal governments to enhance additional homelessness support services in small communities and rural areas. Homeless shelters that currently exist in the PRRD have many barriers to entry. Because there are no true women's shelters or emergency shelters, many people are left with no place to stay. This is a major challenge considering the northern climates and the risk of people being vulnerable outdoors.



Case Study Example

City of Burnaby

On its webpage, the City of Burnaby outlines how it advocates to senior levels of government on housing issues such as zoning for rental housing, Development Cost Charges to replace affordable housing, renewal of rent subsidies and supports for social housing, tenant assistance regulations, and the development of national and provincial housing strategies. They communicate how they work with BC Housing and CMHC, along with the non-profit and private sector to deliver affordable housing to the community. The City of Burnaby also provides specific examples of affordable housing complexes throughout the community.

Smithers Community Services Association Homelessness Prevention Program

The Homelessness Prevention Program connects individuals experiencing or at risk of homelessness with housing and supports. For clients, this includes an intake assessment, housing referrals, referrals for income supports, connections with other services. The service provider also connects with other community organizations, supports relationships with landlords, and provides education and resources to landlords and clients.

This type of program has been shown to be successful in addressing homelessness in rural and small communities,⁸ and investment in a regional program would support those residents currently experiencing homelessness outside of the urban centres of Fort St. John and Dawson Creek.

⁸ For more information, see *Homeless Outreach Practices in BC Communities*. Available at: <https://www.bchousing.org/research-centre/library/transition-from-homelessness/homeless-outreach-practises-in-bc-communities-vol-1-case-studies+&sortType=sortByDate>



5 WHAT CAN THE COMMUNITIES OF THE PEACE RIVER REGION DO?

The following sections outline specific recommendations and implementation actions for each community involved in the project to consider. As BC Housing and CMHC are looking at different ways to invest in smaller communities, these actions are intended to support and attract those investments. Both agencies are actively seeking opportunities to support small communities in achieving their housing objectives, and municipal support through incentives, partnerships, land, or other resource contributions can provide a significant support.

The table below shows housing objectives by jurisdiction for the five partnering local governments examined in this report. The municipal housing objectives focus on creating a supportive development environment to attract both senior government and private sector investment to ensure an appropriate and suitable mix of housing; the electoral area objectives focus on strengthening existing mechanisms and partnerships to ensure that rural areas are able to address their needs; and the regional housing objectives focus on those broader actions that can support the region as a whole, ranging from advocacy to stronger regional coordination mechanisms. For each of the actions outlined below, supporting partners are identified as well as the role that the local government can play in implementation. Priority level, timeline and level

Table 2 – Municipal, Electoral and Regional Housing Objectives

MUNICIPAL HOUSING OBJECTIVES	ELECTORAL AREA HOUSING OBJECTIVES	REGIONAL HOUSING OBJECTIVES
<ol style="list-style-type: none"> 1. Strengthen seniors housing and supports. 2. Facilitate and incentivize the development of affordable rental housing. 3. Facilitate the right mix of housing in the right location. 4. Strengthen regional homelessness supports. 	<ol style="list-style-type: none"> 1. Strengthen aging in place options in rural areas and increase senior supports. 2. Strengthen mechanisms for information sharing and partnerships with neighbouring First Nations. 3. Provide the right mix of housing in the right location. 	<ol style="list-style-type: none"> 1. Strengthen regional governmental coordination between RD members. 2. Strengthen mechanisms for information sharing with neighbouring First Nation partners, local governments, and non-profit housing stakeholders. 3. Develop a better understanding of the impacts of the shadow population. 4. Advocate for additional resources and supports.

of impact are also indicated. The resources required for implementation are indicated using dollar signs as per the legend below:

Table 3 – Legend for Recommendations

\$	Partial staff time, one time plan, policy development, etc.	SHORT-TERM	Taking place in the next 6-18 months
\$\$	Smaller capital works, ongoing programs	MEDIUM-TERM	Taking place in approximately 18-36 months
\$\$\$	Substantial ongoing programs or some bigger one-time projects, long term staff increases	LONG-TERM	An action that will require a longer time span to implement, upward of 3 years; however, these actions may also require immediate or short-term work to be successful in the long-term.





5.2 City of Dawson Creek

Key Considerations

In Dawson Creek affordability in the rental market is a major concern. Dawson Creek council identified a need to review and identify housing cost drivers put in place by the city or PRRD that could be amended to improve affordability. It can be difficult to find affordable housing, especially for individuals living alone, single parent families, and households relying on Income Assistance. In Dawson Creek there is a strong supply of rental properties, however the rental rates are largely unaffordable for lower income households.

In Dawson Creek specifically, stakeholders indicated challenges with a growing homeless population. Current supportive service providers struggle with limited capacity indicating a need for emergency housing and shelters to address gaps. Stakeholders also identified a lack of supportive housing options for individuals with disabilities and indicated that individuals experiencing mental health challenges often face barriers in searching for appropriate accommodations.

Dawson Creek council has recently identified lands to accommodate a new seniors housing development. The vision for this development is to establish a community within a community that is affordable and transitional in nature in that it includes services that adapt to residents' needs over time. There is a desire for this development to have a mix of housing styles and support services nearby to appeal to a variety of household types⁹.

Recommendations & Implementation Framework

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: STRENGTHEN SENIORS HOUSING & SUPPORTS						
Work with service organizations to strengthen awareness of SAFER program for seniors.	Identify existing non-profits who support seniors in the community and region. Work with those non-profits to support better outreach to vulnerable and fixed income seniors who may need rental supports	Educate, advocate	Non-profits, BC Housing	\$	Low to moderate Making residents more aware of these subsidies can support a number of vulnerable residents in stabilizing their housing.	Short-Term Priority

⁹ While BC Housing typically delivers new affordable and seniors housing units through the non-profit sector, and increasingly through the private sector, municipalities are seen as vital partners in the process of facilitating projects.

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: STRENGTHEN SENIORS HOUSING & SUPPORTS						
Work with partner member municipalities and the Regional District to host a forum with community serving and volunteer organizations to discuss opportunities to support seniors aging in place regionally, in order to support regional coordination.	<p>Identify key stakeholders, funders and other partners.</p> <p>Support implementation and delivery of the forum</p> <p>Work with PRRD to develop agenda and outcomes</p>	Partner, advocate	Peace River Regional District, non-profits and private care providers, Northern Health	\$	Low to moderate impact, depending on outcomes and champions identified.	Short to Medium-Term Priority
<div data-bbox="0 695 84 782">5</div> <p>Identify municipally-owned, institutional, or other desirable sites for the development of independent living, supportive housing, or assisted living for seniors.</p>	<ul style="list-style-type: none"> • Conduct a land inventory to assess sites suitable for seniors housing • Identify potential partners (e.g., non-profits, churches, Northern Health etc.) to serve as development partners and applicants for funding • Identify and support funding applications for pre-development (e.g., CMHC Seed Funding), capital funding (e.g., BC Housing Community Housing Fund) and operational funding (e.g., engaging with Northern Health) • Support non-profit applications for funding through letters of support • Undertake a strategic planning process for lands selected for senior housing development. 	Partner	Non-profits, institutional partners	\$\$	High impact Land contribution/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.	Medium-Term Priority
Promote principles of universal design through requirements for adaptable housing in new multi-dwelling units.	<ul style="list-style-type: none"> • Amend zoning bylaw to require a proportion of new multi-dwelling unit housing (e.g., 10%) to require adaptable units • Work with developers and realtors to set up a way to track those units in order to ensure buyers are aware of what is available 	Regulatory	Builders, developers, realtors	\$	Low to moderate Will depend on rate of new multi-dwelling unit developments; has an impact to incrementally build this stock over time.	Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: STRENGTHEN SENIORS HOUSING & SUPPORTS						
Ensure OCP language encourages new seniors housing close to amenities.	<p>When OCP is reviewed ensure guidelines for locating seniors housing and supports are developed and implemented with consideration for:</p> <ul style="list-style-type: none"> • Proximity to existing services and amenities • Proximity to existing active transportation corridors 	Facilitate development	n/a	\$	<p>Moderate Impact</p> <p>Using existing OCP update processes to strengthen this language, and using the OCP to guide future policy development can have a moderate and positive impact over time.</p>	Medium to Long-Term Priority
OBJECTIVE #2: FACILITATE & INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Support non-profit applications for senior government funding through letters of support and, where possible, incentives (e.g., reduced parking for seniors or low-income housing, expedited development approvals, etc.).	<ul style="list-style-type: none"> • Provide letters of support when requested, particularly for priority housing types. • Provide council direction to senior staff to expedite letters for funding applications when under deadline. 	Partner	Non-profits	\$	<p>Low to Moderate Impact</p> <p>While municipal involvement is low-resource, signalling support from local government can be important in showing funders that development approvals will not become a barrier during the development process.</p>	Ongoing

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: FACILITATE & INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Monitor the feasibility of implementing an affordable housing reserve.	Over the next 5 years monitor development in the community and determine whether development is occurring at a pace that warrants requiring developer contributions to an affordable housing reserve.	Monitor	Developers/builders	\$	Low impact Monitoring the feasibility of an affordable housing reserve is a low impact activity; however, implementing a housing reserve fund would be a moderately impactful, with an opportunity to support early-stage projects and signal to senior government funders there is municipal investment in priority projects.	Ongoing
Work with planning staff to identify potential sites for affordable rental housing.	Consider opportunities for municipal land acquisition for priority housing, including both seniors and affordable rental housing. Identify municipal sites that could support affordable rental housing for low to moderate income residents and independent seniors, with the following considerations: <ul style="list-style-type: none"> • Proximity to existing services and amenities • Proximity to existing active transportation corridors 	Facilitate development, incentivize	Non-profits, institutional partners	\$\$	High impact Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.	Medium-Term Priority


RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: FACILITATE & INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Support non-profit and institutional partners (e.g., churches) in identifying underutilized and appropriately located parcels through the community.	<ul style="list-style-type: none"> Identify potential partners (e.g., non-profits, churches, Northern Health etc.) to serve as development partners and applicants for funding Identify and support funding applications for pre-development (e.g., CMHC Seed Funding), capital funding (e.g., BC Housing Community Housing Fund) and operational funding (e.g., engaging with Northern Health) Support non-profit applications for funding through letters of support 	Facilitate development, partner	Non-profits, Institutional partners, Developers/builders	\$	<p>High impact</p> <p>Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.</p>	Medium-Term Priority
Identify suitable incentives that can be provided to affordable projects (e.g., reduced parking requirements).	<ul style="list-style-type: none"> Consider feasibility of contributing small grant amounts to projects (e.g., seed funding contribution) Consider options for reducing parking, particularly on deeply affordable units or units for more vulnerable seniors Fast-track priority projects where feasible to reduce development times Consider options for reducing or waiving any related development costs 	Incentivize	Non-profits, Developers/builders	\$	<p>Moderate Impact</p> <p>This type of program can vary in its ability to make a project more feasible (e.g., parking reductions can make an impact, but waivers for development costs are typically more a signal of support to funder than being able to significantly influence feasibility or affordability).</p>	Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: FACILITATE & INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Consider partnering with other municipalities and the Regional District to establish a regional housing service to fund regional housing and homelessness initiatives.	<p>Work with the Regional District and other partner municipalities to:</p> <ul style="list-style-type: none"> Assess cost impact on taxpayers of implementing a Regional Housing Fund Communicate with and educate residents of the importance of this type of fund, in partnership with champions and stakeholders If deemed feasible, support RD efforts to communicate and engage prior to a referendum <p>Work with the RD and municipal partners to develop criteria for this type of funding, including identifying the following elements, that would inform a policy:</p> <ul style="list-style-type: none"> Priority housing types Equitable geographic distribution of funding Eligible recipients of funding 	Facilitate development, partner, invest	PRRD, Partner municipalities	\$\$\$	<p>High impact</p> <p>A long-term project that would require feasibility and governance analysis, and extensive cooperation between PRRD and the partner municipalities. Structure of the fund, dollar amounts, and fund distribution criteria would all require further study. However, the impact in the region in having a dedicated fund for the acquisition of land and capital investment could serve to drive priority projects forward more quickly.</p>	Long-Term Priority/Ongoing
OBJECTIVE #3: FACILITATE THE RIGHT MIX OF HOUSING IN THE RIGHT LOCATION						
Educate local development community on findings of the housing needs report, funding opportunities (e.g., Rental Construction Financing and Affordable Home Ownership Program), incentives and supports from local government, and create connections between senior government and local development opportunities.	Create a brochure that highlights current housing needs, and incentives/opportunities (based on implementation of this report) for developers, including local government and senior levels of government funding opportunities.	Educate	Developers/builders	\$	<p>Low to moderate impact</p> <p>By clearly communicating incentives, supporting programs from all levels of government, and how a local government has reduced barriers, municipalities can set the stage for priority development.</p>	Ongoing

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: FACILITATE THE RIGHT MIX OF HOUSING IN THE RIGHT LOCATION						
Monitor the implementation of rental only zoning in other municipalities.	Identify comparable communities to monitor where they are implementing rental only zoning to review and monitor impacts.	Research	Other local governments	\$	Low impact This measure is intended to allow the City to continue to stay abreast of issues and opportunities emerging as a result of rental-only zoning.	Ongoing
Engage senior governments in discussions around opportunities to implement the Affordable Home Ownership Program (AHOP) and Rental Construction Financing Initiative (RCFI).	Work with BC Housing to identify opportunities for information-sharing about AHOP Invite local builders/developers to information meetings regarding AHOP and RCFI programs	Partner, advocate	BC Housing and CMHC	\$	Low to Moderate impact Impact of this program will depend on interested developers and ability of them to partner with BC Housing to deliver this form of housing.	Short-Term Priority
Embed OCP language that encourages any new rental or multi-dwelling units to be located near amenities.	When OCP is reviewed ensure guidelines for locating affordable housing and supports are developed and implemented, with the following considerations: • Proximity to existing services and amenities • Proximity to existing transit	Facilitate development	Developers/builders	\$	Moderate impact By embedding appropriate language around rental and multi-dwelling units, a long-term planning framework is provided for priority housing types.	Medium-Term Priority
Consider options for phasing in gentle density in suitable locations, allowing for expanded secondary suites or coach houses.	• Identify suitable zoning categories to allow coach houses • Identify minimum lot sizes and maximum lot coverage for zones(s) where coach houses are permitted • Update zoning bylaw to ensure there are controls to address known high density development issues around parking, noise, and economic drivers.	Facilitate development	Residents, Developers/builders	\$	Low impact This type of development usually occurs over a moderate to long time frame, and will not have immediate impacts on the housing context of the community. However, it does provide an incremental approach to adding additional rental housing stock, or suites for aging in place in multi-generational housing.	Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: FACILITATE THE RIGHT MIX OF HOUSING IN THE RIGHT LOCATION						
Consider implementing tax incentive program to stimulate development of certain types of housing in specific locations.	<ul style="list-style-type: none"> Review options for downtown revitalization tax exemption and other opportunities for grant supports Continue to implement strategies set out in the Dawson Creek Community Economic Development Vision and Strategy Survey businesses on their needs and challenges (including impact of COVID-19) Determine feasibility of implementing a tax incentive/exemption program to stimulate downtown redevelopment 	Facilitate development, incentivize	Local businesses, other granting and funding agencies, Developers/builders	\$\$	Low to moderate impact Tax incentives/exemptions can be a cornerstone of downtown redevelopment and when targeted at attracting mixed use buildings, can also support the development of diverse forms of housing, including both ownership and rental.	Medium-Term Priority
OBJECTIVE #4: STRENGTHEN REGIONAL HOMELESSNESS SUPPORTS						
Advocate to provincial and federal governments for greater resources to support individuals experiencing homelessness, including increased mental health and addictions supports.	Convene meeting(s) with Northern Health and BC Housing to identify opportunities to: <ul style="list-style-type: none"> Expand existing mental health and addictions supports beyond large urban centres in the Peace River Regional District Identify new opportunities for supportive or scattered site housing that are appropriate to smaller communities within the region Advocate for expanded funding through federal programs for consistent rural and remote supports to address homelessness 	Advocate, educate	BC Housing, Northern Health, federal funding partners (e.g., CMHC, Employment and Social Development Canada)	\$	Low to Moderate impact Advocacy initiatives can be varied in their success. However, raising the profile of the issue of homelessness, and working to support regional calls for action may lead to future investments in the region.	Ongoing

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #4: STRENGTHEN REGIONAL HOMELESSNESS SUPPORTS						
Advocate to provincial government for better tools to support local government requirements of updating housing needs reports every 5 years.	<ul style="list-style-type: none"> • Advocate to Ministry of Municipal Affairs for data portal for easy collection and presentation of data (e.g., like the Canadian Rental Housing Index) to streamline effort required from local government staff. • Advocate for regular funding for consulting support on targeted and priority elements (e.g., data analysis, engagement support, etc.). 	Advocate	Ministry of Municipal Affairs	\$	Low impact Advocacy efforts can take time to reach fruition; however, given that housing needs report requirements are new, there may be opportunities for providing feedback to ensure these requirements do not unduly burden local government staff.	Ongoing
Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness.	<ul style="list-style-type: none"> • Convene local governments and non-profits to identify opportunities to expand homeless response services, both within communities where they exist, and to small municipal centres within the region. • Identify funding opportunities for small community responses (e.g., scattered site housing) and wraparound support services. • Advocate to provincial government for additional resources (see Action 4.1). • If feasible, use regional housing funds to support community-based solutions to homelessness. 	Partner, advocate	PRRD, Partner municipalities	\$	Moderate Impact Advocacy initiatives can be varied in their success. However, raising the profile of the issue of homelessness, and working to create community-specific solutions with local champions, along with local funding options, could have a moderate impact.	Short to Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #4: STRENGTHEN REGIONAL HOMELESSNESS SUPPORTS						
 <p>Consider partnering with other municipalities and the Regional District to establish a regional housing service that dovetails with municipal reserve funds (where relevant) to fund regional housing and homelessness initiatives.</p>	<ul style="list-style-type: none"> • See Objective #2, Action 6. 	Facilitate development, partner, invest	PRRD, Partner municipalities	\$\$\$	<p>High impact</p> <p>A long-term project that would require feasibility and governance analysis, and extensive cooperation between PRRD and the partner municipalities. Structure of the fund, dollar amounts, and fund distribution criteria would all require further study. However, the impact in the region in having a dedicated fund for the acquisition of land and capital investment could serve to drive priority projects forward more quickly.</p>	Long-Term Priority/Ongoing



5.4 District of Chetwynd

In Chetwynd, just like Dawson Creek, affordability in the rental market is a major concern. This is especially true for individuals living alone, single parent families, and households relying on Income Assistance, for whom it can be difficult to find affordable housing. Additionally, both supply and affordability are challenges in the rental market.

A major challenge for the community is the lack of affordable housing units and lack of variety in housing types to suit the needs of residents. Quality of existing housing units in Chetwynd is also a concern as it has

been difficult to attract developers to the community to build new homes or find contractors that will travel to the community and renovate existing homes. There is also an apparent need in the community for supportive senior living accommodations. The Mountainview Lodge adjacent to the hospital has seven seniors housing units. Other than those, there are no other long-term care facilities in the community and local seniors typically must relocate to Dawson Creek to find the support and services they need as they age.

For future development, the advantage Chetwynd has is the number of large residential lots that could be further developed through gentle density measures. These larger lots could accommodate a carriage home or auxiliary dwelling that could be rented out. Secondary suites within existing dwellings or quadplexes on fully redeveloped lots may also be considered as forms of gentle density.

Recommendations & Implementation Framework

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: STRENGTHEN SENIORS HOUSING AND SUPPORTS						
Work with service organizations to strengthen awareness of SAFER program for seniors.	Identify existing non-profits who support seniors in the community and region Work with those non-profits to support better outreach to vulnerable and fixed income seniors who may need rental supports	Educate, advocate	Non-profits, BC Housing	\$	Low to moderate Making residents more aware of these subsidies can support a number of vulnerable residents in stabilizing their housing.	Short-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: STRENGTHEN SENIORS HOUSING AND SUPPORTS						
Ensure OCP language encourages new seniors housing close to amenities.	<p>Integrate recommendations from Age Friendly Plan into OCP</p> <p>When OCP is reviewed ensure guidelines for locating seniors housing and supports are developed and implemented with consideration for</p> <ul style="list-style-type: none"> • Proximity to existing services and amenities • Proximity to existing active transportation corridors 	Facilitate development	n/a	\$	<p>Moderate Impact</p> <p>Using existing OCP update processes to strengthen this language, and using the OCP to guide future policy development can have a moderate and positive impact over time.</p>	Short-Term Priority
Identify municipally-owned, institutional, or other desirable sites for the development of independent living, supportive housing, or assisted living for seniors.	<ul style="list-style-type: none"> • Conduct a land inventory to assess sites suitable for seniors housing • Identify potential partners (e.g., non-profits, churches, Northern Health etc.) to serve as development partners and applicants for funding • Identify and support funding applications for pre-development (e.g., CMHC Seed Funding), capital funding (e.g., BC Housing Community Housing Fund) and operational funding (e.g., engaging with Northern Health) • Support non-profit applications for funding through letters of support 	Partner	Non-profits, institutional partners	\$\$	<p>Moderate impact</p> <p>Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.</p>	Short-Term Priority
Work with partner municipalities and the Regional District to host a forum with community serving and volunteer organizations to discuss opportunities to support seniors aging in place regionally, in order to support regional coordination.	<ul style="list-style-type: none"> • Identify key stakeholders, funders and other partners • Support implementation and delivery of the forum • Work with PRRD to develop agenda and outcomes 	Partner, advocate	Peace River Regional District, non-profits and private care providers, Northern Health	\$	<p>Low to moderate impact, depending on outcomes and champions identified.</p>	Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: FACILITATE AND INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Support non-profit applications for senior government funding through letters of support and, where possible, incentives (e.g., reduced parking for seniors or low-income housing, expedited development approvals, etc.).	<ul style="list-style-type: none"> • Provide letters of support when requested, particularly for priority housing types. • Provide council direction to senior staff to expedite letters for funding applications when under deadline. 	Partner	Non-profits	\$	Low to Moderate Impact While municipal involvement is low-resource, signalling support from local government can be important in showing funders that development approvals will not become a barrier during the development process.	Short-Term Priority
Support non-profit and institutional partners (e.g., churches) in identifying underutilized and appropriately located parcels through the community.	<ul style="list-style-type: none"> • Identify potential partners (e.g., non-profits, churches, Northern Health etc.) to serve as development partners and applicants for funding • Identify and support funding applications for pre-development (e.g., CMHC Seed Funding), capital funding (e.g., BC Housing Community Housing Fund) and operational funding (e.g., engaging with Northern Health) • Support non-profit applications for funding through letters of support 	Facilitate development, partner	Non-profits, Institutional partners, Developers/builders	\$	High impact Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.	Short-Term Priority
Work with District staff to identify potential sites for affordable rental housing.	<p>Consider opportunities for municipal land acquisition for priority housing, including both seniors and affordable rental housing.</p> <p>Identify municipal sites that could support affordable rental housing for low to moderate income residents and independent seniors, with the following considerations:</p> <ul style="list-style-type: none"> • Proximity to existing services and amenities • Proximity to existing active transportation corridors 	Facilitate development, incentivize	Non-profits, institutional partners	\$\$	Moderate impact Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.	Short to Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: FACILITATE AND INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Identify suitable incentives that can be applied to priority housing projects	<ul style="list-style-type: none"> • Consider feasibility of contributing small grant amounts to projects (e.g., seed funding contribution) • Consider options for reducing parking, particularly on deeply affordable units or units for more vulnerable seniors • Fast-track priority projects where feasible to reduce development times • Consider options for reducing or waiving any related development costs 	Incentivize	Non-profits, Developers/builders	\$	<p>Moderate Impact</p> <p>This type of program can vary in its ability to make a project more feasible (e.g., parking reductions can make an impact, but waivers for development costs are typically more a signal of support to funder than being able to significantly influence feasibility or affordability).</p>	Medium-Term Priority
Monitor feasibility of developing an affordable housing reserve fund.	Over the next 5 years monitor development in the community and determine whether development is occurring at a pace that warrants requiring developer contributions to an affordable housing reserve.	Monitor	Developers/builders	\$	<p>Low impact</p> <p>Monitoring the feasibility of an affordable housing reserve is a low impact activity; however, implementing a housing reserve fund would be a moderately impactful, with an opportunity to support early-stage projects and signal to senior government funders municipal investment in priority projects.</p>	Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: FACILITATE AND INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Consider partnering with other municipalities and the Regional District to establish a regional housing service to fund regional housing and homelessness initiatives.	<p>Work with the Regional District and other partner municipalities to:</p> <ul style="list-style-type: none"> • Assess cost impact on taxpayers of implementing a Regional Housing Fund • Communicate with and educate residents of the importance of this type of fund, in partnership with champions and stakeholders • If deemed feasible, support RD efforts to communicate and engage prior to a referendum • Work with the RD and municipal partners to develop criteria for this type of funding, including identifying the following elements, that would inform a policy: <ul style="list-style-type: none"> • Priority Housing types • Equitable geographic distribution of funding • Eligible recipients of funding 				<p>High impact</p> <p>A long-term project that would require feasibility and governance analysis, and extensive cooperation between PRRD and the partner municipalities. Structure of the fund, dollar amounts, and fund distribution criteria would all require further study. However, the impact in the region in having a dedicated fund for the acquisition of land and capital investment could serve to drive priority projects forward more quickly.</p>	Long-Term Priority/Ongoing
OBJECTIVE #3: FACILITATE THE RIGHT MIX OF HOUSING IN THE RIGHT LOCATION						
Embed OCP language that encourages any new rental or multi- dwelling units to be located near amenities.	<p>When OCP is reviewed ensure guidelines for locating affordable housing and supports are developed and implemented, with the following considerations:</p> <ul style="list-style-type: none"> • Proximity to existing services and amenities • Proximity to existing transit 	Facilitate development	Developers/builders	\$	<p>Moderate impact</p> <p>By embedding appropriate language around rental and multi-dwelling units, a long-term planning framework is provided for priority housing types.</p>	Medium to Long-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: FACILITATE THE RIGHT MIX OF HOUSING IN THE RIGHT LOCATION						
Consider options for phasing in gentle density in suitable locations, allowing for coach houses.	<ul style="list-style-type: none"> Identify suitable zoning categories to allow coach houses Identify minimum lot sizes and maximum lot coverage for zones(s) where coach houses are permitted Update zoning bylaw 	Facilitate development	Residents, Developers/builders	\$	Low impact This type of development usually occurs over a moderate to long time frame, and will not have immediate impacts on the housing context of the community. However, it does provide an incremental approach to adding additional rental housing stock, or suites for aging in place in multi-generational housing.	Short-Term Priority
Engage BC Housing in discussions around opportunities to implement the Affordable Home Ownership Program (AHOP).	<ul style="list-style-type: none"> Work with BC Housing to identify opportunities for information-sharing about AHOP Invite local builders/developers to webinars regarding the AHOP program 	Partner, advocate	BC Housing	\$	Low to Moderate impact Impact of this program will depend on interested developers and ability of them to partner with BC Housing to deliver this form of housing.	Short-Term Priority
Increase education to local developers about existing funding programs (e.g., BC Housing AHOP and CMHC's Rental Construction Financing Initiative)	<ul style="list-style-type: none"> Develop educational brochure for builders/developers about new and existing government funding programs Provide contact information for BC Housing/CMHC staff to developers 	Educate, partner	BC Housing, CMHC, Developers/builders	\$	Low to moderate impact Certain funding programs (e.g., CMHC RCFI program) can be very appealing to developers considering rental. However, uptake on this is beyond local government control.	Short-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: FACILITATE THE RIGHT MIX OF HOUSING IN THE RIGHT LOCATION						
Educate local development community on findings of the housing needs report, funding opportunities (e.g., Rental Construction Financing and Affordable Home Ownership Program), incentives and supports from local government, and create connections between senior government and local development opportunities.	Create a brochure that highlights current housing needs, and incentives/opportunities (based on implementation of this report) for developers, including local government and senior levels of government funding opportunities.	Educate	Developers/builders	\$	Low to moderate impact By clearly communicating incentives, supporting programs from all levels of government, and how a local government has reduced barriers, municipalities can set the stage for priority development.	Short-Term Priority
OBJECTIVE #4: STRENGTHEN REGIONAL HOMELESSNESS SUPPORTS						
Work with regional partners to advocate to provincial and federal governments for greater resources to support individuals experiencing homelessness, including increased mental health and addictions supports.	<p>Convene meeting(s) with Northern Health and BC Housing to identify opportunities to:</p> <ul style="list-style-type: none"> Expand existing mental health and addictions supports beyond large urban centres in Peace River Identify new opportunities for supportive or scattered site housing that are appropriate to smaller communities within the region Advocate for expanded funding through federal programs for consistent rural and remote supports to address homelessness 	Advocate, educate	BC Housing, Northern Health, federal funding partners (e.g., CMHC, Employment and Social Development Canada)	\$	Low to Moderate impact Advocacy initiatives can be varied in their success. However, raising the profile of the issue of homelessness, and working to support regional calls for action may lead to future investments in the region.	Ongoing
Advocate to provincial government for better tools to support local government required updates of housing needs reports every 5 years.	<p>Advocate to Ministry of Municipal Affairs for data portal for easy collection and presentation of data (e.g., like the Canadian Rental Housing Index) to streamline effort required from local government staff.</p> <p>Advocate for regular funding for consulting support on targeted and priority elements (e.g., data analysis, engagement support, etc.).</p>	Advocate	Ministry of Municipal Affairs	\$	Low impact Advocacy efforts can take time to reach fruition; however, given that housing needs report requirements are new, there may be opportunities for providing feedback to ensure these requirements do not unduly burden local government staff.	Ongoing

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #4: STRENGTHEN REGIONAL HOMELESSNESS SUPPORTS						
Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness.	<p>Convene local governments and non-profits to identify opportunities to expand homeless response services, both within communities where they exist, and to small municipal centres within the region.</p> <ul style="list-style-type: none"> Identify funding opportunities for small community responses (e.g., scattered site housing) and wraparound support services. Advocate to provincial government for additional resources (see Action 4.1). If feasible, use regional housing funds to support community-based solutions to homelessness. 	Partner, advocate	PRRD, Partner municipalities	\$	<p>Moderate Impact</p> <p>Advocacy initiatives can be varied in their success. However, raising the profile of the issue of homelessness, and working to create community-specific solutions with local champions, along with local funding options, could have a moderate impact.</p>	Medium Term
Consider partnering with other municipalities and the Regional District to establish a regional housing service that dovetails with municipal reserve funds (where relevant) to fund regional housing and homelessness initiatives.	<ul style="list-style-type: none"> See Objective #2, Action 5. 	Facilitate development, partner, invest	PRRD, Partner municipalities	\$\$\$	<p>High impact</p> <p>A long-term project that would require feasibility and governance analysis, and extensive cooperation between PRRD and the partner municipalities. Structure of the fund, dollar amounts, and fund distribution criteria would all require further study. However, the impact in the region in having a dedicated fund for the acquisition of land and capital investment could serve to drive priority projects forward more quickly.</p>	



5.5 District of Hudson's Hope

Key Considerations

In Hudson's Hope housing affordability is a challenge for specific household groups, including young people starting out, single income households, and households that are dependent on Income Assistance. Stakeholders indicated that the with influxes of temporary workers in the area related to the Site C Dam, there are often very few rental properties available. The high rental rates and lack of vacancies are largely attributed to the cyclical local economy. Stakeholders also identified a lack of

supportive housing options for individuals with disabilities and indicated that individuals experiencing mental health challenges often face barriers in searching for appropriate accommodations.

Considering the aging population of the communities, stakeholders indicated a need for supports for aging in place. There is an overall lack of supportive housing for seniors or downsizing options to consider. As a result, many seniors relocate to larger centers to access needed services. Stakeholders also noted that the Hudson's Hope Health Care and Housing Society is currently working toward a project that will help to address that need.

While there are limited municipal resources to support housing development in Hudson's Hope, there remains a strong willingness from community partners to support solutions, and new projects that are aimed at providing solutions.

Recommendations and Implementation Framework

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: STRENGTHEN SENIORS HOUSING AND SUPPORTS						
Identify municipally-owned, institutional, or other desirable sites for the development of independent living, supportive housing, or assisted living for seniors.	<ul style="list-style-type: none"> Conduct a land inventory to assess sites suitable for seniors housing Identify potential partners (e.g., non-profits, churches, Northern Health etc.) to serve as development partners and applicants for funding Identify and support funding applications for pre-development (e.g., CMHC Seed Funding), capital funding (e.g., BC Housing Community Housing Fund) and operational funding (e.g., engaging with Northern Health) Support non-profit applications for funding through letters of support 	Partner	Non-profits, institutional partners	\$\$	High impact Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.	Short-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: STRENGTHEN SENIORS HOUSING AND SUPPORTS						
Work with service organizations to strengthen awareness of SAFER program for seniors.	<ul style="list-style-type: none"> Identify existing non-profits who support seniors in the community and region Work with those non-profits to support better outreach to vulnerable and fixed income seniors who may need rental supports 	Educate, advocate	Non-profits, BC Housing	\$	Low to moderate Making residents more aware of these subsidies can support a number of vulnerable residents in stabilizing their housing.	Short-Term Priority
Work with partner member municipalities and the Regional District to host a forum with community serving and volunteer organizations and First Nations partners to discuss opportunities to support seniors aging in place regionally, in order to support regional coordination.	<ul style="list-style-type: none"> Identify key stakeholders, funders and other partners Support implementation and delivery of the forum Work with PRRD to develop agenda and outcomes 	Partner, advocate	Peace River Regional District, non-profits and private care providers, Northern Health	\$	Low to moderate impact, depending on outcomes and champions identified.	Short to Medium-Term Priority
Ensure OCP language encourages new seniors housing close to amenities.	<p>When OCP is reviewed ensure guidelines for locating seniors housing and supports are developed and implemented with consideration for</p> <ul style="list-style-type: none"> Proximity to existing services and amenities Proximity to existing active transportation corridors 	Facilitate development	n/a	\$	Moderate Impact Using existing OCP update processes to strengthen this language, and using the OCP to guide future policy development can have a moderate and positive impact over time.	Medium to Long-Term Priority
Promote principles of universal design through requirements for adaptable housing in new multi-dwelling unit housing.	<ul style="list-style-type: none"> Amend zoning bylaw to require a proportion of new multi-dwelling unit housing (e.g., 10%) to require adaptable units Work with developers and realtors to set up a way to track those units in order to ensure buyers are aware of what is available 	Regulatory	Builders, developers, realtors	\$	Low to moderate Will depend on rate of new multi-dwelling unit developments; has an impact to incrementally build this stock over time.	Long-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: FACILITATE AND INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Support non-profit applications for senior government funding through letters of support and, where possible, incentives (e.g., reduced parking for seniors or low-income housing, expedited development approvals, etc.).	<ul style="list-style-type: none"> • Provide letters of support when requested, particularly for priority housing types. • Provide council direction to senior staff to expedite letters for funding applications when under deadline. 	Partner	Non-profits	\$	Low to Moderate Impact While municipal involvement is low-resource, signalling support from local government can be important in showing funders that development approvals will not become a barrier during the development process.	Ongoing
Work with District staff to identify potential sites for affordable rental housing.	<p>Consider opportunities for municipal land acquisition for priority housing, including both seniors and affordable rental housing.</p> <p>Identify municipal sites that could support affordable rental housing for low to moderate income residents and independent seniors, with the following considerations:</p> <ul style="list-style-type: none"> • Proximity to existing services and amenities • Proximity to existing active transportation corridors 	Facilitate development, incentivize	Non-profits, institutional partners	\$\$	High impact Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.	Short-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: FACILITATE AND INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Support non-profit and institutional partners (e.g., churches) in identifying underutilized and appropriately located parcels through the community.	<ul style="list-style-type: none"> Identify potential partners (e.g., non-profits, churches, Northern Health etc.) to serve as development partners and applicants for funding Identify and support funding applications for pre-development (e.g., CMHC Seed Funding), capital funding (e.g., BC Housing Community Housing Fund) and operational funding (e.g., engaging with Northern Health) Support non-profit applications for funding through letters of support 	Facilitate development, partner	Non-profits, Institutional partners, Developers/builders	\$	High impact Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.	Medium Term Priority
5 Consider partnering with other municipalities and the Regional District to establish a regional housing service to fund regional housing and homelessness initiatives.	<p>Work with the Regional District and other partner municipalities to:</p> <ul style="list-style-type: none"> Assess cost impact on taxpayers of implementing a Regional Housing Fund Communicate with and educate residents of the importance of this type of fund, in partnership with champions and stakeholders If deemed feasible, support RD efforts to communicate and engage prior to a referendum Work with the RD and municipal partners to develop criteria for this type of funding, including identifying the following elements, that would inform a policy: <ul style="list-style-type: none"> Priority housing types Equitable geographic distribution of funding Eligible recipients of funding 	Facilitate development, partner, invest	PRRD, Partner municipalities	\$\$\$	High impact A long-term project that would require feasibility and governance analysis, and extensive cooperation between PRRD and the partner municipalities. Structure of the fund, dollar amounts, and fund distribution criteria would all require further study. However, the impact in the region in having a dedicated fund for the acquisition of land and capital investment could serve to drive priority projects forward more quickly.	Long-Term Priority/ Ongoing

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: STRENGTHEN REGIONAL HOMELESSNESS SUPPORTS						
Advocate to provincial and federal governments for greater resources to support individuals experiencing homelessness, including increased mental health and addictions supports.	<p>Convene meeting(s) with Northern Health and BC Housing to identify opportunities to:</p> <ul style="list-style-type: none"> • Expand existing mental health and addictions supports beyond large urban centres in Peace River • Identify new opportunities for supportive or scattered site housing that are appropriate to smaller communities within the region • Advocate for expanded funding through federal programs for consistent rural and remote supports to address homelessness 	Advocate, educate	BC Housing, Northern Health, federal funding partners (e.g., CMHC, Employment and Social Development Canada)	\$	Low to Moderate impact Advocacy initiatives can be varied in their success. However, raising the profile of the issue of homelessness, and working to support regional calls for action may lead to future investments in the region.	Ongoing
Advocate to provincial government for better tools to support local government requirements of updating housing needs reports every 5 years.	<ul style="list-style-type: none"> • Advocate to Ministry of Municipal Affairs for data portal for easy collection and presentation of data (e.g., like the Canadian Rental Housing Index) to streamline effort required from local government staff. • Advocate for regular funding for consulting support on targeted and priority elements (e.g., data analysis, engagement support, etc.). 	Advocate	Ministry of Municipal Affairs		Low impact Advocacy efforts can take time to reach fruition; however, given that housing needs report requirements are new, there may be opportunities for providing feedback to ensure these requirements do not unduly burden local government staff.	Ongoing

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: STRENGTHEN REGIONAL HOMELESSNESS SUPPORTS						
Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness.	<ul style="list-style-type: none"> • Convene local governments and non-profits to identify opportunities to expand homeless response services, both within communities where they exist, and to small municipal centres within the region. • Identify funding opportunities for small community responses (e.g., scattered site housing) and wraparound support services. • Advocate to provincial government for additional resources (see Action 4.1). • If feasible, use regional housing funds to support community-based solutions to homelessness. 	Partner, advocate	PRRD, Partner municipalities	\$	Moderate Impact Advocacy initiatives can be varied in their success. However, raising the profile of the issue of homelessness, and working to create community-specific solutions with local champions, along with local funding options, could have a moderate impact.	Short to Medium-Term Priority
Consider partnering with other municipalities and the Regional District to establish a regional housing service that dovetails with municipal reserve funds (where relevant) to fund regional housing and homelessness initiatives.	<ul style="list-style-type: none"> • See Objective #2, Action 4. 	Facilitate development, partner, invest	PRRD, Partner municipalities	\$\$\$	High impact A long-term project that would require feasibility and governance analysis, and extensive cooperation between PRRD and the partner municipalities. Structure of the fund, dollar amounts, and fund distribution criteria would all require further study. However, the impact in the region in having a dedicated fund for the acquisition of land and capital investment could serve to drive priority projects forward more quickly.	Long-Term Priority/Ongoing

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #4: FACILITATE THE RIGHT MIX OF HOUSING IN THE RIGHT LOCATION						
Educate local development community on findings of the housing needs report, funding opportunities (e.g., Rental Construction Financing and Affordable Home Ownership Program), incentives and supports from local government, and create connections between senior government and local development opportunities.	<ul style="list-style-type: none"> Create a brochure that highlights current housing needs, and incentives/opportunities (based on implementation of this report) for developers, including local government and senior levels of government funding opportunities. 	Educate	Developers/builders	\$\$	<p>Low to moderate impact</p> <p>By clearly communicating incentives, supporting programs from all levels of government, and how a local government has reduced barriers, municipalities can set the stage for priority development.</p>	Short-Term Priority
Embed OCP language that encourages any new rental or multi-dwelling units to be located near amenities.	<p>When OCP is reviewed ensure guidelines for locating affordable housing and supports are developed and implemented, with the following considerations:</p> <ul style="list-style-type: none"> Proximity to existing services and amenities Proximity to existing transit 	Facilitate development	Developers/builders	\$	<p>Moderate impact</p> <p>By embedding appropriate language around rental and multi-dwelling units, a long-term planning framework is provided for priority housing types.</p>	Medium to Long-Term Priority



5.6 Village of Pouce Coupe

Key Considerations

In Pouce Coupe housing is generally affordable: with high incomes and low ownership costs, all median-earning households can afford to purchase a single-family home or duplex. However, housing affordability is a major challenge for lower-income renters, especially for young people starting out, single income households, and households on fixed incomes such as seniors or individuals on Income Assistance. Stakeholders indicated that the with influxes of temporary workers in the area, there are often very few rental properties available. The high rental rates and lack of vacancies are largely attributed to the cyclical local economy.

Stakeholders also noted a need for home care services to support aging in place and identified an overall lack of supportive housing for

seniors regionally. Senior-led households, particularly seniors who rent, were found to be more at risk of experiencing challenges with housing adequacy and affordability. This small number of seniors has few options for affordable rental or supportive housing, and as a result, many seniors relocate to larger centers to access needed services.

Anecdotally, the homeless population in Pouce Coupe has grown over the past five years, mirroring trends in larger urban centres. Service providers struggle with limited capacity, a need for emergency housing and shelters to address gaps. Stakeholders noted that individuals experiencing mental health challenges often face barriers in searching for appropriate accommodations. Overall, there are limited municipal resources to support housing development in Pouce Coupe, however there is a strong willingness from community stakeholders to support and drive partnerships.

While supportive housing (both to serve individuals experiencing homelessness and seniors) is likely to be located in larger regional centres, creating a greater diversity of housing options that can serve the broad needs of the community, including renters and lower-income residents both young and old, would support those residents in remaining in Pouce Coupe.

Recommendations and Implementation Framework

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: FACILITATE THE RIGHT MIX OF HOUSING IN THE RIGHT LOCATION						
Educate local development community on findings of the housing needs report, funding opportunities (e.g., Rental Construction Financing and Affordable Home Ownership Program), incentives and supports from local government, and create connections between senior government and local development opportunities.	Create a brochure that highlights current housing needs, and incentives/opportunities (based on implementation of this report) for developers, including local government and senior levels of government funding opportunities.	Educate	Developers/builders	\$	Low to moderate impact By clearly communicating incentives, supporting programs from all levels of government, and how a local government has reduced barriers, municipalities can set the stage for priority development.	Short-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: FACILITATE THE RIGHT MIX OF HOUSING IN THE RIGHT LOCATION						
Embed OCP language that encourages any new rental or multi-dwelling units to be located near amenities.	<p>When OCP is reviewed ensure guidelines for locating affordable housing and supports are developed and implemented, with the following considerations:</p> <ul style="list-style-type: none"> • Proximity to existing services and amenities • Proximity to existing transit 	Facilitate development	Developers/builders	\$	<p>Moderate impact</p> <p>By embedding appropriate language around rental and multi-dwelling units, a long-term planning framework is provided for priority housing types.</p>	Medium to Long-Term Priority
OBJECTIVE #2: FACILITATE AND INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Support non-profit applications for senior government funding through letters of support and, where possible, incentives (e.g., reduced parking for seniors or low-income housing, expedited development approvals, etc.).	<ul style="list-style-type: none"> • Provide letters of support when requested, particularly for priority housing types. • Provide council direction to senior staff to expedite letters for funding applications when under deadline. 	Partner	Non-profits	\$	<p>Low to Moderate Impact</p> <p>While municipal involvement is low-resource, signalling support from local government can be important in showing funders that development approvals will not become a barrier during the development process.</p>	Ongoing
Work with Village staff to identify potential sites for affordable rental housing.	<ul style="list-style-type: none"> • Consider opportunities for municipal land acquisition for priority housing, including both seniors and affordable rental housing. • Identify municipal sites that could support affordable rental housing for low to moderate income residents and independent seniors, with the following considerations: • Proximity to existing services and amenities • Proximity to existing active transportation corridors 	Facilitate development, incentivize	Non-profits, institutional partners	\$\$	<p>High impact</p> <p>Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.</p>	Short-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: FACILITATE AND INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING						
Support non-profit and institutional partners (e.g., churches) in identifying underutilized and appropriately located parcels through the community.	<ul style="list-style-type: none"> Identify potential partners (e.g., non-profits, churches, Northern Health etc.) to serve as development partners and applicants for funding Identify and support funding applications for pre-development (e.g., CMHC Seed Funding), capital funding (e.g., BC Housing Community Housing Fund) and operational funding (e.g., engaging with Northern Health) Support non-profit applications for funding through letters of support 	Facilitate development, partner	Non-profits, Institutional partners, Developers/builders	\$	High impact Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.	Medium Term Priority
Consider partnering with other municipalities and the Regional District to establish a regional housing service to fund regional housing and homelessness initiatives.	<p>Work with the Regional District and other partner municipalities to:</p> <ul style="list-style-type: none"> Assess cost impact on taxpayers of implementing a Regional Housing Fund Communicate with and educate residents of the importance of this type of fund, in partnership with champions and stakeholders If deemed feasible, support RD efforts to communicate and engage prior to a referendum Work with the RD and municipal partners to develop criteria for this type of funding, including identifying the following elements, that would inform a policy: <ul style="list-style-type: none"> Priority housing types Equitable geographic distribution of funding Eligible recipients of funding 	Facilitate development, partner, invest	PRRD, Partner municipalities	\$\$\$	High impact A long-term project that would require feasibility and governance analysis, and extensive cooperation between PRRD and the partner municipalities. Structure of the fund, dollar amounts, and fund distribution criteria would all require further study. However, the impact in the region in having a dedicated fund for the acquisition of land and capital investment could serve to drive priority projects forward more quickly.	Long-Term Priority/Ongoing

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: STRENGTHEN SENIORS HOUSING AND SUPPORTS						
Identify municipally-owned, institutional, or other desirable sites for the development of independent living, supportive housing, or assisted living for seniors.	<ul style="list-style-type: none"> • Conduct a land inventory to assess sites suitable for seniors housing • Identify potential partners (e.g., non-profits, churches, Northern Health etc.) to serve as development partners and applicants for funding • Identify and support funding applications for pre-development (e.g., CMHC Seed Funding), capital funding (e.g., BC Housing Community Housing Fund) and operational funding (e.g., engaging with Northern Health) • Support non-profit applications for funding through letters of support 	Partner	Non-profits, institutional partners	\$\$	High impact Land contributions/ leases and availability are often the single most important part of attracting senior government funding for a range of affordable housing types.	Short-Term Priority
Work with service organizations to strengthen awareness of SAFER program for seniors.	<ul style="list-style-type: none"> • Identify existing non-profits who support seniors in the community and region • Work with those non-profits to support better outreach to vulnerable and fixed income seniors who may need rental supports 	Educate, advocate	Non-profits, BC Housing	\$	Low to moderate Making residents more aware of these subsidies can support a number of vulnerable residents in stabilizing their housing.	Short-Term Priority
Work with partner member municipalities and the Regional District to host a forum with community serving and volunteer organizations and First Nations partners to discuss opportunities to support seniors aging in place regionally, in order to support regional coordination.	<ul style="list-style-type: none"> • Identify key stakeholders, funders and other partners • Support implementation and delivery of the forum • Work with PRRD to develop agenda and outcomes 	Partner, advocate	Peace River Regional District, non-profits and private care providers, Northern Health	\$	Low to moderate impact, depending on outcomes and champions identified.	Short to Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: STRENGTHEN SENIORS HOUSING AND SUPPORTS						
Ensure OCP language encourages new seniors housing close to amenities.	<p>When OCP is reviewed ensure guidelines for locating seniors housing and supports are developed and implemented with consideration for</p> <ul style="list-style-type: none"> • Proximity to existing services and amenities • Proximity to existing active transportation corridors 	Facilitate development	n/a	\$	Moderate Impact Using existing OCP update processes to strengthen this language, and using the OCP to guide future policy development can have a moderate and positive impact over time.	Medium to Long-Term Priority
Promote principles of universal design through requirements for adaptable housing in new multi-dwelling unit housing.	<ul style="list-style-type: none"> • Amend zoning bylaw to require a proportion of new multi-dwelling unit housing (e.g., 10%) to require adaptable units • Work with developers and realtors to set up a way to track those units in order to ensure buyers are aware of what is available 	Regulatory	Builders, developers, realtors	\$	Low to moderate Will depend on rate of new multi-dwelling unit developments; has an impact to incrementally build this stock over time.	Long-Term Priority
OBJECTIVE #4: STRENGTHEN REGIONAL HOMELESSNESS SUPPORTS						
Advocate to provincial and federal governments for greater resources to support individuals experiencing homelessness, including increased mental health and addictions supports.	<p>Convene meeting(s) with Northern Health and BC Housing to identify opportunities to:</p> <ul style="list-style-type: none"> • Expand existing mental health and addictions supports beyond large urban centres in Peace River • Identify new opportunities for supportive or scattered site housing that are appropriate to smaller communities within the region • Advocate for expanded funding through federal programs for consistent rural and remote supports to address homelessness 	Advocate, educate	BC Housing, Northern Health, federal funding partners (e.g., CMHC, Employment and Social Development Canada)	\$	Low to Moderate impact Advocacy initiatives can be varied in their success. However, raising the profile of the issue of homelessness, and working to support regional calls for action may lead to future investments in the region.	Ongoing

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #4: STRENGTHEN REGIONAL HOMELESSNESS SUPPORTS						
Advocate to provincial government for better tools to support local government requirement of updating housing needs reports every 5 years.	<ul style="list-style-type: none"> Advocate to Ministry of Municipal Affairs for data portal for easy collection and presentation of data (e.g., like the Canadian Rental Housing Index) to streamline effort required from local government staff. Advocate for regular funding for consulting support on targeted and priority elements (e.g., data analysis, engagement support, etc.). 	Advocate	Ministry of Municipal Affairs		Low impact Advocacy efforts can take time to reach fruition; however, given that housing needs report requirements are new, there may be opportunities for providing feedback to ensure these requirements do not unduly burden local government staff.	Ongoing
Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness.	<ul style="list-style-type: none"> Convene local governments and non-profits to identify opportunities to expand homeless response services, both within communities where they exist, and to small municipal centres within the region. Identify funding opportunities for small community responses (e.g., scattered site housing) and wraparound support services. Advocate to provincial government for additional resources (see Action 4.1). If feasible, use regional housing funds to support community-based solutions to homelessness. 	Partner, advocate	PRRD, Partner municipalities	\$	Moderate Impact Advocacy initiatives can be varied in their success. However, raising the profile of the issue of homelessness, and working to create community-specific solutions with local champions, along with local funding options, could have a moderate impact.	Short to Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #4: STRENGTHEN REGIONAL HOMELESSNESS SUPPORTS						
Consider partnering with other municipalities and the Regional District to establish a regional housing service that dovetails with municipal reserve funds (where relevant) to fund regional housing and homelessness initiatives.	See Objective #2, Action 4.	Facilitate development, partner, invest	PRRD, Partner municipalities	\$\$\$	High impact A long-term project that would require feasibility and governance analysis, and extensive cooperation between PRRD and the partner municipalities. Structure of the fund, dollar amounts, and fund distribution criteria would all require further study. However, the impact in the region in having a dedicated fund for the acquisition of land and capital investment could serve to drive priority projects forward more quickly.	Long-Term Priority/ Ongoing



5.7 PRRD Electoral Areas

Key Considerations

Across the PRRD Electoral Areas, housing affordability was found to be the most pressing issue. Stakeholders indicated that it can be difficult to recruit staff to live in the area due to lack of available and affordable accommodations. New development that would support improvements in affordability are restricted in the Electoral Areas due to lack of servicing and a largely distributed population.

The rural areas of the PRRD are home to a large senior population. Some senior residents choose to move into larger communities with more support services available or to be closer to family. Stakeholders indicated a lack of supportive housing for seniors in the rural areas, and where units do exist there are long wait lists. There are even instances where individuals are being prematurely placed in long term care facilities when appropriate supportive housing units are not available. However, aging in place is a growing trend and resources are needed to support those who choose to live independently later into their lives.

Unique to the rural areas, the farming population is also aging. There is a desire for secondary suites or additional dwelling units on rural properties to accommodate caregivers, family members, house employees to support the farming operations, provide agritourism opportunities, or a rental unit to supplement income. The changes in Agricultural Land Commission regulations coming into effect December 31, 2021, will allow farmers and ALR landowners to have both a principal and small secondary residence on their property which will largely address these needs.

Stakeholders throughout the Electoral Areas also identified a lack of supportive housing options for individuals with disabilities in rural areas and indicated that individuals experiencing mental health challenges often face barriers in searching for appropriate accommodations.

Stakeholders in the Electoral Areas did also indicate concerns with homelessness; however, the full extent of the challenge is difficult to track as those that are experiencing homelessness typically couch surf. There are also known trends of overpopulated homes and people living in their vehicles. Stakeholders indicated a need for emergency housing or shelters in strategic locations throughout the region to support those experiencing homelessness.

Partnerships with neighbouring First Nations communities was also identified as a priority through stakeholder engagement. In addition to the multiple memorandums of understanding that are already in place, there are opportunities to further strengthen these relationships and build partnerships around housing.

The Federation of Canadian Municipalities Community Infrastructure Partnership Program provides First Nations and Municipalities with resources to develop servicing agreements to support shared infrastructure and programming.

<https://fcm.ca/en/taxonomy/term/1021>



Recommendations and Implementation Framework

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: STRENGTHEN SENIORS HOUSING AND SUPPORTS						
Explicitly allow secondary suites in single detached dwellings on ALR land in rural areas	<ul style="list-style-type: none"> Update OCPs to allow secondary suites across all agricultural areas in each Electoral Area 	Facilitate development	Residents	\$	Low Likely to have long, slow uptake, and doesn't address larger need for more flexibility for housing in the ALR, but does provide some additional options for multi-generational housing on agricultural land	Short-Term Priority
Support applications for seniors housing in municipal centres that allow rural seniors to stay in the community	<ul style="list-style-type: none"> Continue to support applications to funders from non-profits for seniors housing, particularly in parts of the Regional District currently underserved by existing housing options. 	Advocate	Non-profits, developers	\$	Moderate Support from all levels of government is key in successful housing applications	Ongoing
Consider expanded rural services for seniors (e.g., expansion of Meals on Wheels program)	<ul style="list-style-type: none"> Work with the Northern Environmental Action Team and Northern Health to evaluate impact of Meals on Wheels project and the cost of rural service provision Identify geographic areas this could be expanded to for each Electoral Area Communicate broadly about impacts of the program and its successes 	Advocate, Partner, Invest	Northern Health, Northern Environmental Action Team	\$\$	Moderate This program has already shown its success; continuing and expanding it will support rural seniors in staying in their homes longer.	Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: BUILDING AND STRENGTHENING PARTNERSHIPS WITH FIRST NATIONS COMMUNITIES						
Continue to engage with First Nations communities annually regarding housing issues and trends they are experiencing	<ul style="list-style-type: none"> Building on existing memorandums of understanding (MOUs) (e.g., West Moberly, Doig River, and Saulteau) to implement future MOUs in partnership with First Nations communities in the Peace River Regional District 	Partner	Neighbouring First Nations	\$\$	Moderate Memorandums of understanding lay important groundwork for long-lasting and strong partnerships between local governments and First Nations communities. While not directly impacting housing, these can form the basis for joint action on housing initiatives.	Ongoing
Explore opportunities to support First Nations housing projects through servicing agreements or other partnerships	<ul style="list-style-type: none"> Gain clarity on the scope and nature of the servicing required for neighbouring First Nations communities. Examine feasibility of supporting First Nations communities across the region Implement servicing agreements where feasible 	Partner	Neighbouring First Nations	\$\$	Moderate Servicing has been identified as a key gap with First Nations in achieving their housing goals. However, rural servicing can face a number of barriers that need to be more fully explored.	Short to Medium-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: THE RIGHT MIX OF HOUSING IN THE RIGHT LOCATION						
Identify non-ALR areas suitable for forms of gentle density. In particular, consider the development of a village core in the Charlie Lake community, with a range of housing types, including options to support seniors aging in place.	<ul style="list-style-type: none"> • Support OCP updates in Charlie Lake and other rural communities to accommodate appropriate and gentle changes to density that align with existing community character but allow for the provision of other types of housing where appropriate (e.g., coach houses, auxiliary dwellings, appropriate seniors housing, etc.) 	Facilitate development, Regulate	Rural communities	\$	<p>Low to Moderate</p> <p>This action will allow certain communities to implement gentle density, in appropriate areas; however, change will be incremental and likely to take place over the long-term.</p>	Short to Medium-Term Priority
<div data-bbox="0 695 84 782">5</div> <p>Identify areas for ALR block exclusion applications by the PRRD that might be suitable for rural residential development.</p>	<ul style="list-style-type: none"> • Identify lands, particularly those close to existing communities in the Electoral Areas, that may be suitable for exemption from the ALR in order to identify potential opportunities for village centres • Engage with these communities to gauge interest in supporting a move to a rural village character away from agricultural-only land use • Where supported by the community and Regional Board, apply for ALR exclusion to support modest development with a focus on rural character. • Consider pre-zoning these sites where appropriate to accommodate desired housing forms (e.g., auxiliary dwellings). 	Advocate, Facilitate Development	Rural communities, Agricultural Land Commission	\$\$	<p>Moderate</p> <p>This action will provide an opportunity for increased housing opportunities in rural areas that remain in line with the character of the communities.</p>	Short to Medium-Term Priority



5.8 Peace River Regional District


Key Considerations

Across the region the housing context is shifting. Stakeholders have identified a strong need for additional services and supports for

seniors, the impacts of transient and shadow populations on housing and services, and the important role the Regional District can play in collectively advocating on behalf of the region. Additionally, there are opportunities that can come from greater coordination, both within the region between municipalities, electoral areas and at the board level, and between Peace River communities and their neighbouring First Nations communities and local governments.

Recommendations and Implementation Framework

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: STRENGTHEN SENIORS HOUSING AND SUPPORTS						
Develop mechanisms for coordinated information sharing about housing actions across all PRRD jurisdictions.	<ul style="list-style-type: none"> Formalized staff meetings on a regular basis (e.g., quarterly) to coordinate and share information on proposed housing and development, senior levels of government support, and MOUs with First Nations communities. 	Partner, Communicate	PRRD municipalities	\$	Low Intended to ensure that inter-jurisdictional communication is occurring and that all Peace River local governments are aware of what projects and initiatives are proceeding.	Short-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #1: STRENGTHEN SENIORS HOUSING AND SUPPORTS						
 <p>Study the feasibility of implementing a region-wide housing function to support the development of affordable and priority housing.</p>	<p>Work with RD and partner municipalities to:</p> <ul style="list-style-type: none"> • Assess cost impact on taxpayers of implementing a Regional Housing Fund • Communicate with and educate residents of the importance of this type of fund, in partnership with community champions and stakeholders • If deemed feasible, work with municipalities to communicate and engage with residents prior to a referendum • Convene the RD and municipal partners to develop criteria for the use of this funding, including identifying the following elements that would inform a policy: <ul style="list-style-type: none"> • Priority housing types • Equitable geographic distribution of funding • Eligible recipients of funding 	Partner, Invest, Regulate	PRRD municipalities, residents	\$\$\$	<p>High impact</p> <p>A long-term project that would require feasibility analysis, and extensive cooperation between PRRD and the partner municipalities. Structure of the fund, dollar amounts, and fund distribution criteria would all require further study. However, the impact in the region in having a dedicated fund for the acquisition of land and capital investment could serve to drive priority projects forward more quickly.</p>	Long-Term Priority/Ongoing
OBJECTIVE #2: STRENGTHEN MECHANISMS FOR INFORMATION SHARING WITH NEIGHBORING FIRST NATION PARTNERS, NEIGHBOURING LOCAL GOVERNMENTS AND LOCAL NON-PROFIT HOUSING STAKEHOLDERS						
Engage First Nations on a regular basis about housing and other related issues (e.g., infrastructure and servicing) and trends they are experiencing.	<ul style="list-style-type: none"> • This engagement would provide a more complete picture of PRRD housing trends, and potentially open future opportunities for collaboration. 	Partner	Neighbouring First Nations Communities		Moderate	Short-Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #2: STRENGTHEN MECHANISMS FOR INFORMATION SHARING WITH NEIGHBORING FIRST NATION PARTNERS, NEIGHBOURING LOCAL GOVERNMENTS AND LOCAL NON-PROFIT HOUSING STAKEHOLDERS						
Explore opportunities to support First Nations housing projects.	<ul style="list-style-type: none"> • Develop Memorandums of Understanding to support better inter-jurisdictional partnerships • Work with First Nations communities to identify priority servicing that could be provided by the PRRD and assess feasibility • Where feasible provide servicing agreements to support First Nations community housing goals 	Partner	Neighbouring First Nation Communities	\$\$\$	<p>Moderate to High</p> <p>This measure has the opportunity to significantly advance First Nations housing objectives. However, not all servicing efforts will be feasible, and so a clear partnership with local First Nations should be developed in order to better understand servicing needs and identify opportunities where the RD can support, as well as barriers for the RD in supporting First Nation servicing objectives.</p>	Short to Medium-Term Priority
Liaise with neighbouring local governments to understand their actions and policy directions related to housing to create complementary housing opportunities in all jurisdictions across the Region.	<ul style="list-style-type: none"> • Communicate with neighbouring local governments including Northern Rockies Regional Municipality, Saddle Hills County, Fraser-Fort George Regional District and others to identify opportunities to share learning • Consider hosting a northern forum on actions to address housing for Northern communities 	Partner	Neighbouring local governments	\$	Moderate	Short to Medium-Term Priority
Work to engage non-profit housing providers on a regular basis through formal and informal means.	Convene regular forums with non-profits, as well as meetings between local government staff and non-profits to encourage partnership and communication.	Partner	Local non-profits	\$	Moderate	Medium Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: DEVELOP A BETTER UNDERSTANDING OF THE IMPACTS OF THE SHADOW POPULATION						
Advocate to provincial and federal governments for greater resources to support individuals experiencing homelessness, including increased mental health and addictions supports.	<p>Convene meeting(s) with Northern Health and BC Housing to identify opportunities to:</p> <ul style="list-style-type: none"> Expand existing mental health and addictions supports beyond large urban centres in Peace River Identify new opportunities for supportive or scattered site housing that are appropriate to smaller communities within the region Advocate for expanded funding through federal programs for consistent rural and remote supports to address homelessness 	Advocate, Educate	BC Housing, Northern Health, federal funding partners (e.g., CMHC, Employment and Social Development Canada)	\$	Low to Moderate impact Advocacy initiatives can be varied in their success. However, raising the profile of the issue of homelessness, and working to support regional calls for action may lead to future investments in the region.	Ongoing
Explore the possibility of deeper research into the shadow population, including the resource requirements of a regional Census.	<ul style="list-style-type: none"> Scope out the resources required to develop a snapshot of the various shadow populations living and moving through PRRD by reviewing other efforts (e.g. Regional Municipality of Wood Buffalo Census) Identify suitable approaches for a snapshot of the shadow population(s) and identify funding resources to support this work Use this snapshot as an opportunity to identify resources required to support these populations, and advocate for senior government supports to strengthen social service and housing responses. 	Research	Local non-profits, industry leaders, senior government	\$\$	Moderate While the research itself will not impact housing issues, having evidence that supports advocacy, funding applications, and planning initiatives could significantly support local governments in the Peace Region in planning for shadow populations.	Medium Term Priority

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #3: DEVELOP A BETTER UNDERSTANDING OF THE IMPACTS OF THE SHADOW POPULATION						
Work with the natural resource sector to identify opportunities to minimize the impacts of industry on housing issues.	<p>Convene a working group with industry leaders to:</p> <ul style="list-style-type: none"> Identify and communicate pressures on local governments from the shadow population in the region to industry leaders Identify opportunities to strengthen service and housing responses for shadow populations in partnership with industry to minimize impacts on housing, particularly in municipal centres Advocate for senior government resources to pilot and support new initiatives for workforce 	Partner, Advocate, Educate	Industry leaders, senior government, local non-profits	\$\$	Moderate to High Developing innovative responses to the housing and service needs of the shadow population could address some of the long-term cyclical housing issues faced by communities in the region; however, it would require a strong commitment from both local government leaders and industry leaders, as well as potential investments from senior government to pilot new solutions.	Medium Term Priority
OBJECTIVE #4: ADVOCATE FOR ADDITIONAL RESOURCES AND SUPPORTS						
Advocate to senior levels of government for greater funding to support aging in place through programs such as Better at Home, Meals on Wheels, Home Adaptation for Independence, etc.	<p>Convene meeting(s) with Northern Health and other provincial agencies to identify opportunities to:</p> <ul style="list-style-type: none"> Expand existing supports for aging in place Identify new opportunities or programs that can keep seniors in their homes and healthy for as long as possible Advocate for expanded funding to support solutions ensuring seniors are able to age in place in the region 	Advocate, educate	Northern Health, Non-profit service and housing providers	\$	Low to Moderate impact Advocacy initiatives can be varied in their success. However, raising the profile of the issue of homelessness, and working to support regional calls for action may lead to future investments in the region.	Ongoing

RECOMMENDATIONS	DESCRIPTION & ACTIONS	ROLE OF LOCAL GOVERNMENT	SUPPORTING PARTNERS	RESOURCES REQUIRED	LEVEL OF IMPACT	PRIORITY & TIMELINE
OBJECTIVE #4: ADVOCATE FOR ADDITIONAL RESOURCES AND SUPPORTS						
Advocate and explore partnership opportunities for additional housing resources and supports in settlement centres.	<p>Advocate to BC Housing, CMHC, and other senior government agencies for additional housing supports for a diversity of housing including:</p> <ul style="list-style-type: none"> • Seniors • Low-income households • Homelessness 	Advocate	BC Housing, CMHC, Non-profit housing providers	\$	<p>Low to Moderate impact</p> <p>Advocacy initiatives can be varied in their success. However, raising the profile of housing issues in the north, and working to support regional calls for action may lead to future investments in the region.</p>	Ongoing
<div>5</div> <p>Support non-profit applications for senior government funding through letters of support and, where possible, incentives (e.g., reduced parking for seniors or low-income housing, expedited development approvals, etc.).</p>	<ul style="list-style-type: none"> • Provide letters of support when requested, particularly for priority housing types. • Provide council direction to senior staff to expedite letters for funding applications when under deadline. 	Partner	Non-profits	\$	<p>Low to Moderate Impact</p> <p>While municipal involvement is low-resource, signalling support from local government can be important in showing funders that development approvals will not become a barrier during the development process.</p>	Ongoing