

HOW ARE WE SUPPORTING AFFORDABLE HOUSING?



Successes

2011 City rezoned 4 municipally-owned sites to create affordable housing committing to a 100 new units.

2012 City became the administrator for the federal government's Homelessness Partnering Strategy program which provides support for implementing a Housing First approach.

2015 BC Housing and the City signed a Memorandum of Understanding that increased affordable housing stock in Kamloops.

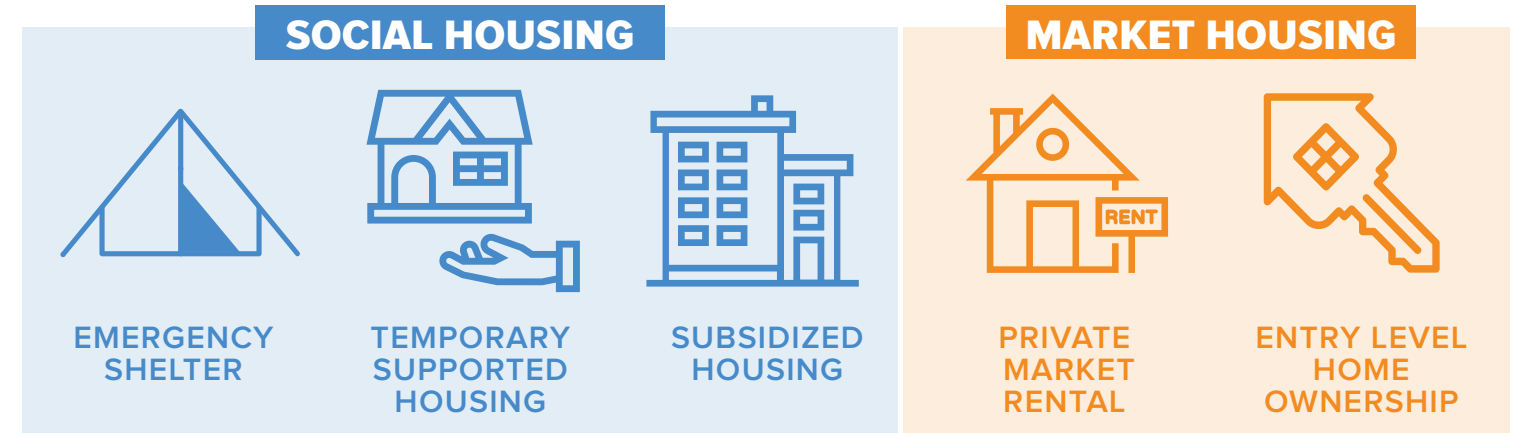
2015 Kamloops committed \$15,000 per year to the Rent Bank through the Kamloops and District Elizabeth Fry Society

2016 Kamloops committed to 168 new units of affordable housing. Total investment of approximately \$19.4M.

Initiatives

- Affordable Housing Reserve Fund – \$150,000 maximum grant
- Development Cost Charge Exemptions
- Reduced Parking Requirements
- Downtown Revitalization Tax Exemption
- North Shore Neighbourhood Plan
- Vacant City properties available for affordable housing
- Application processing support
- Partnership development support
- Permissive tax exemptions for not for profit organizations

THE HOUSING CONTINUUM & HOUSING AFFORDABILITY IN KAMLOOPS



842 UNITS OF NOT FOR PROFIT HOUSING

101 emergency shelter beds : **35 buildings and 13 not for profit organizations**

110 new purpose built rental units were issued building permits in 2016

\$857 Average monthly rent + utilities

PRIVATE APARTMENT VACANCY RATE 1.1%

In Kamloops, the demand for rental housing across the continuum is estimated at 2,200 over the next 10 years. Currently, renter households make up 26% (9,150) of all households (35,020).

EMERGENCY SHELTER Immediate housing relief and services for the homeless, and for women and children fleeing violence.

TEMPORARY SUPPORTED HOUSING UNITS Housing (with support services) from 30 days to two or three years.

SUBSIDIZED HOUSING No limit on length of stay, and sometimes provides ongoing support services.

PRIVATE MARKET RENTALS Housing available in the private market that is not directly subsidized

ENTRY-LEVEL HOMEOWNERSHIP Housing for those moving from the rental market into home ownership at below median housing prices.

NEW OPPORTUNITIES

STEWARD

- Build an affordable housing strategy
- Support preservation of existing housing stock

FACILITATOR

- Get the Kamloops community building
- Improve the supply of housing across the continuum

INVESTOR

- Distinguish affordable housing as a priority for Kamloops
- Leverage City land

COMMUNICATOR

- Strengthen intergovernmental partnerships both politically and administratively

KAMLOOPS NEEDS:

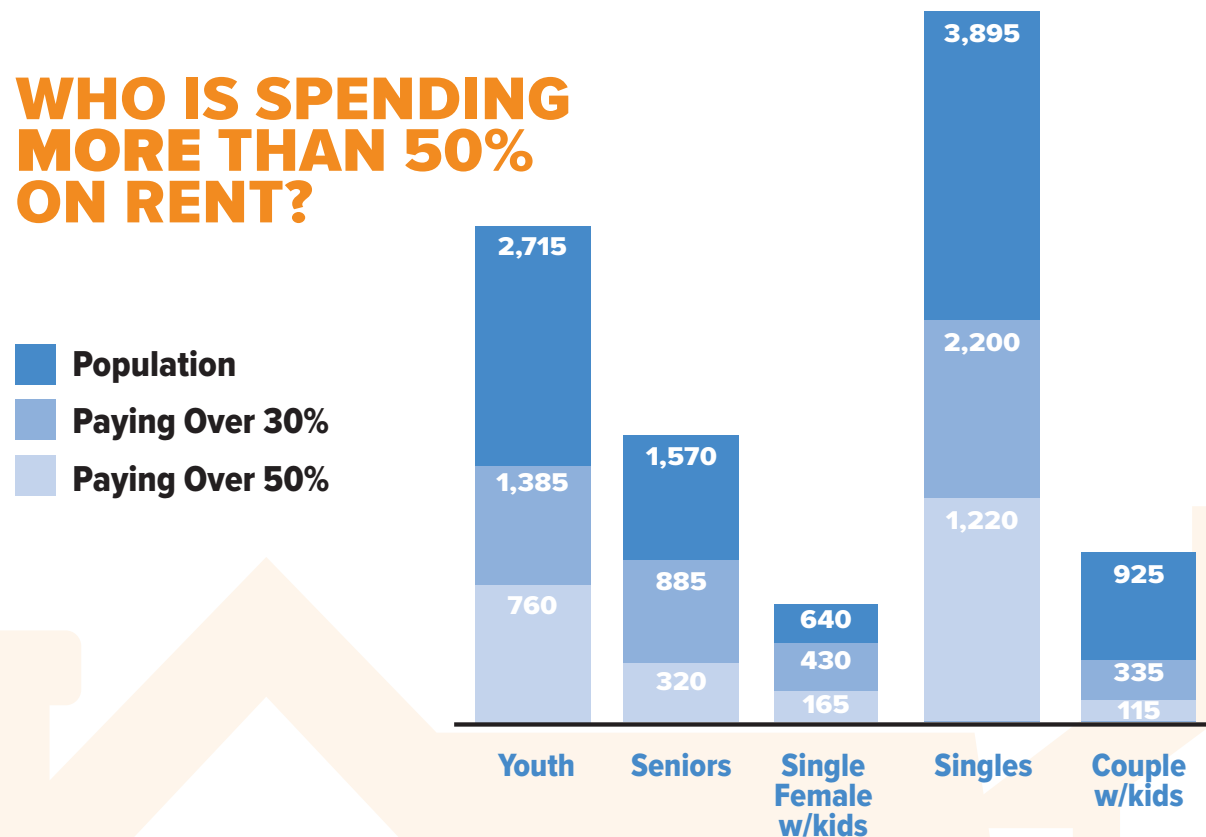
- 100** temporary supported housing units
- Min. **120** permanent subsidized units
- 1,632** private market rental units
- 371** entry level homeownership units

WHAT DOES AFFORDABILITY MEAN?

No one should pay more than **30%** of their income to housing, including utilities and taxes.

Yet, **47%** of renter households spend more than **30%** of their income on housing.

WHO IS SPENDING MORE THAN 50% ON RENT?



WHAT DOES AFFORDABLE RENT LOOK LIKE?



HOSPITALITY WORKER

Avg. income \$19,774
\$495/month



HEALTH CARE & SOCIAL SERVICES WORKER

Avg. income \$40,630
\$1,016/month



CONSTRUCTION WORKER

Avg. income \$38,045
\$951/month



ADMINISTRATIVE SUPPORT WORKER

Avg. income \$24,156
\$603/month

Average rent in Kamloops is \$857/month

1X per year, community volunteers across Canada walk the streets of their cities to account for their homeless population. Last year, the Point in Time Count took place in Kamloops on October 13, 2016. Of the 100 participants accounted for:

76% said they can't afford a place

82% reported income or disability assistance as their main source of income (shelter allowance is \$375/month)

75% have lived in Kamloops for a year +

37% had been homeless for 1-6 months

28% had been homeless for a year +

32% reported that substance use was a reason for not attaining housing

50% self-identified as having Aboriginal Heritage. 8% of those identified as Métis

"I have to pay 85% of my monthly income assistance cheque as a person with PWD for my housing which doesn't leave me any money to buy a bus pass, food or any other life extras including toiletries...and I don't even smoke, drink or do drugs."
-Glen

"I just want a place to live without holes in the walls, rats and bed bugs and good neighbours."
-Alan

"There are too many of us dying out there. Sometimes we don't even know a friend is gone. We are anonymous in this city."
-Anonymous