

Bowen Island

A
Sustainable
Prosperous
Healthy
Diverse
Community

Bowen Community Housing Association
Affordable Housing Committee

Bowen Island OCP

Broad objective:

“to encourage maintenance of a population with varying income levels, lifestyles and age groups.”

Symposium June 2006

‘Affordable Housing for a Diverse Community’
Priorities

1. Housing needs assessment
2. Legalization of secondary suites
3. OCP ‘affordable housing’ amendment
4. Surplus lands for affordable housing

BCHA

Needs Assessment Group (NAGs)

[Richard Best, Kathryn Thomson, Elizabeth Ballantyne]

- Sunshine Coast Housing Group connection
- NA study concept & budget- Margaret Eberle
- Introduced phase 2:
 - Affordable Housing Strategy
- Fund-raising

Funding \$25,000

- Broadly based support
- <50% from any single source
- \$1,100 BIM Grant-in-Aid
- Business community, including developers
- BCHA members and Bowen residents
- CMHC \$7,000 (Armac/Belterra)

Affordable Housing Strategy Committee (AHS)

- Jason Smith, BIM Planner
- Faye White, Abbeyfield House
- Tim Wake, Whistler Valley Housing Society
- Bruce Howlett, Bowen demographer
- Richard Best, BCHA Board member
- Elizabeth Ballantyne, BCHA member

Serving the Bowen Community

- Conduit to the Bowen community
- NA belongs to Bowen
- Conducted according to best practices
- Interviews with key stakeholders
- Chamber of Commerce Employer survey
- Public access to final NA report
- Completion est. end April
- Sound foundation for Step 2 housing strategy

Community Sustainability: Affordable Housing Strategy

- Social leg of the stool
- Community process
- Concept for Council review in May
- Endorsement by community and Council
- Integration into sustainability framework

Margaret Eberle

Eberle Research and Planning
Social Planning and Housing Policy Consultant

- Housing Needs Study - Sunshine Coast
- Local Government Guide for Improving Market Housing Affordability
- Affordable Housing Website
- Profile of Homelessness in BC
- Municipal Impact of Secondary Suites
- Municipal Initiatives for Affordable Housing in BC


BOWEN HOUSING NEEDS STUDY

Margaret Eberle

“AFFORDABLE” HOUSING

- HOUSING WHICH DOES NOT EXCEED 30% OF GROSS HH INCOME
- LOW & MODERATE INCOME HOUSEHOLDS

HOUSING CONTINUUM

- OWNERSHIP
 - RENTAL HOUSING
 - SOCIAL HOUSING
 - TRANSITIONAL HOUSING
 - SUPPORTIVE HOUSING
 - EMERGENCY SHELTER
- 

WHY AFFORDABLE HOUSING?

- SOCIAL DIVERSITY
- HEALTH
- ECONOMY
- PUBLIC COSTS

MARKET CONTEXT

- MARKET DOES NOT SUPPLY HOUSING THAT IS AFFORDABLE AT CERTAIN INCOME LEVELS
- FORECAST MODERATE STRENGTH IN HOUSING SECTOR

POLICY CONTEXT

- REDUCED SENIOR GOVERNMENT ROLE
- ENHANCED LOCAL GOVERNMENT/COMMUNITY ROLE
- FEW "PROGRAMS"
- PARTNERSHIPS

WHAT IS A HOUSING NEEDS ASSESSMENT?

- CURRENT HOUSING SITUATION
- FUTURE TRENDS
- GAP BETWEEN DEMAND AND SUPPLY AT VARIOUS INCOMES

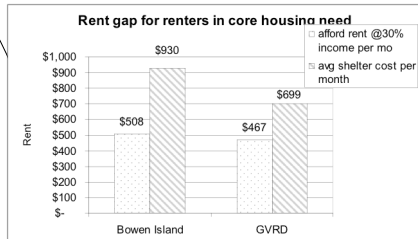
WHY DO ONE?

- BECAUSE IT IS REQUIRED BY FUNDERS
- NUMBERS SPEAK!
- TO BE READY WHEN OPPORTUNITIES ARISE
- RESPOND TO CHANGING CIRCUMSTANCES

BENEFITS

- CLEAR AND SHARED UNDERSTANDING OF PROBLEM
- HELPS GUIDE DEVELOPMENT OF HOUSING STRATEGY
- CAN BE USED AS BASELINE TO MEASURE PROGRESS OF STRATEGY

RENT GAP



WHAT IS AN AFFORDABLE HOUSING STRATEGY?

- RANGE OF ACTIONS TO ADDRESS AFFORDABLE HOUSING NEEDS

WHAT ITS NOT...



STEPS

- ANALYSE DATA
- STAKEHOLDER INTERVIEWS
- DRAFT NEEDS ASSESSMENT
- WORKING SESSION
- BEGIN STRATEGY DEVELOPMENT