

AGENDA ITEM NO: _____

MEETING DATE: November 19, 2024

STAFF REPORT – COVER SHEET

SUBJECT: 2024 Interim Housing Needs Report DATE: November 7, 2024

DEPARTMENT: Planning Department PREPARED BY: Stella Xiao

1. SUMMARY OF ISSUE:

Staff have completed an interim housing needs report (HNR) of existing and future housing needs over a 20-year period. The report was completed in accordance with recent changes to the *Local Government Act* requiring local governments to complete an interim HNR by the end of 2024. The HNR helps the City understand current and anticipated housing needs, which will inform the Official Community Plan update that is currently underway (OCP).

2. RECOMMENDATION:

That the report “2024 Interim Housing Needs Report” be received for information. (Presentation)

Gillian Villeneuve
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER’S
RECOMMENDATION/COMMENTS:**

Supports recommendation.

David Blain
Chief Administrative Officer

STAFF REPORT ON 2024 INTERIM HOUSING NEEDS REPORT

PREPARED BY: Stella Xiao DATE: November 7, 2024

POSITION: Planner III – Long Range DEPARTMENT: Planning Department

1. BACKGROUND:

Amendments to the *Local Government Act* in late 2023 included a requirement that the City receive an interim housing needs report (HNR) by January 1, 2025. The interim HNR is required to include 3 components:

1. Actions taken by the City to reduce housing needs since the previous HNR;
2. A statement about the need for housing near alternative transportation (such as walking and public transit); and,
3. Updated 5- and 20- year housing needs.

The projected future 20-year housing need from the interim HNR will be considered in the Official Community Plan (OCP) update project, which will be completed by December 2025.

In 2020, the City completed its first HNR, which included a comprehensive breakdown of demographic, economic, and qualitative interview data to outline the existing housing deficit and the projected needs in the next 5 and 20 years. The interim HNR provides an update to these projections using a method prescribed by the Provincial government.

2. DISCUSSION:

Prescribed Provincial Method

The *Local Government Act* (LGA) outlines the required components in an HNR and the *Housing Needs Report Regulation* (the Regulation) details the calculation methodology for each component. Through recent amendments to the LGA and the Regulation, the Province standardized the calculation methods to simplify the process for local governments and ensure consistency that allows clear comparison between HNRs of different communities.

Amendments to the Regulation in June 2024 included a comprehensive methodology for the interim HNR, including all data sources to be used (Attachments C1 and C2). The Housing Assessment Resource Tools (HART) group from the University of British Columbia developed an online tool to help local governments prepare the interim HNRs through an automated calculation following the prescribed Provincial government methodology. City staff used the tool to prepare the interim HNR, and independently confirmed the figures using the prescribed data and methodology.

In addition, staff estimated the housing needs of the local First Nations communities within City boundaries using proportional population, and added this estimate to the 5- and 20-year housing need from the prescribed Provincial method. This approach reflects the partnership between the City

and First Nations, where housing supply built on First Nations land is available to non-Indigenous residents and the City provides infrastructure and amenities that are integrated into the broader community.

Findings

The 20-year housing need for Chilliwack and local First Nations lands is 28,143 units, as shown in the table below. This is the number of housing units that must be planned for in the OCP update and subsequent Zoning Bylaw update.

2024 Interim Housing Needs		
Time period	5-Year Need	20-Year Need
Housing units	8,347	28,143

A detailed breakdown of the housing needs is provided in the attached Interim HNR (Attachment A) and Technical Methodology (Attachment B), while the Provincial Technical Guidelines (Attachment C2) further clarifies the calculation methods and data sources.

3. NEXT STEPS:

Publication

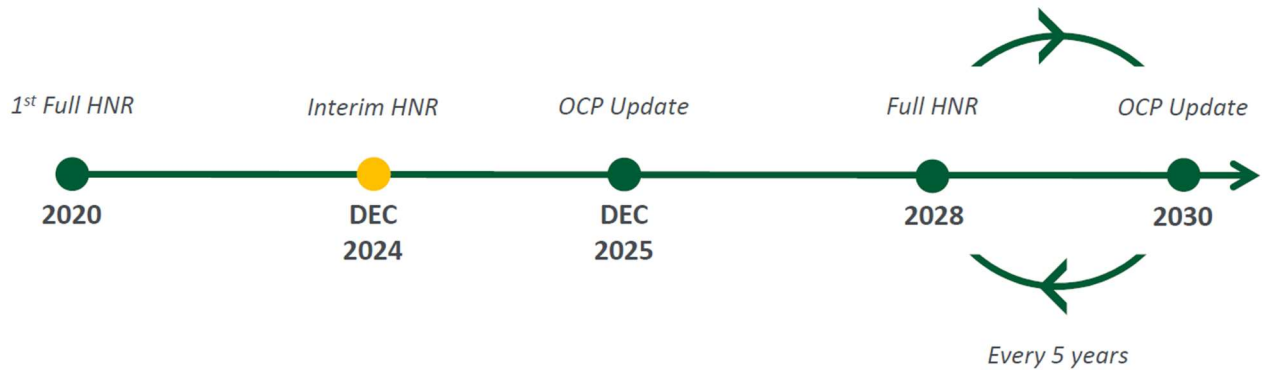
Following Council’s consideration, the interim HNR will be published on the City website in accordance with the *Local Government Act*. The interim HNR will be located alongside the 2020 Housing Needs Report.

OCP update

The 20- year housing need from the interim HNR will be considered in the OCP and Zoning Bylaw updates to ensure that there is sufficient land designated and “pre-zoned” to accommodate the required units of housing. Staff estimate the 20-year housing need can be accommodated through a combination of existing land use designations allowing for higher density development such as townhouses and apartments, and recent Provincially required changes to allow Small Scale Multi Unit Housing (SSMUH) on over 11,000 parcels. Resulting changes in growth areas through the OCP update will therefore be relatively modest, and be based on where the City and community determine growth is most appropriate, rather than through necessary changes based on the new interim HNR.

Future HNR

This interim HNR is one step towards a comprehensive HNR in 2028, as required by changes to the LGA that prescribe updated HNRs every 5 years, starting in 2028. The OCP is also required to be updated following each new HNR, beginning a 5-year cycle that takes the updated housing needs into consideration when planning future land uses, illustrated on the next page.



4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

That the report “2024 Interim Housing Needs Report” be received for information. (Presentation)

Substantiation:

The information contained within the interim housing needs report (HNR) meets the requirements of the *Local Government Act* and the *Housing Needs Report Regulations*. The interim HNR includes an estimated housing need for local First Nations communities within City boundaries to reflect this unique housing supply partnership. The 20-year need will be considered in the current Official Community Plan (OCP) update project, and is a step towards the next full HNR in 2028. Staff anticipate this housing need can be accommodated within existing land use designations, and no significant changes are anticipated for residential densities in the OCP update.

ATTACHMENTS:

- Attachment A – 2024 Interim Housing Needs Report
- Attachment B – Technical Methodology
- Attachment C1 – Provincial Letter to Chilliwack re: Housing Needs Reports
- Attachment C2 – Provincial Technical Guidelines