Town of Gibsons Housing Strategy
June 2022

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Executive Summary

Background

In 2020, the Town of Gibsons, District of Sechelt, and Sunshine Coast Regional District (SCRD) partnered to complete the Sunshine Coast Housing Needs Report (HNR). Following the completion of the HNR, an Implementation Framework was developed as a companion to the HNR. The Implementation Framework offers best practice case studies, policy recommendations and implementation tools for the Town of Gibsons, District of Sechelt, and SCRD to consider as ways of addressing identified needs identified in the HNR. The Town of Gibsons' Housing Strategy builds on this existing work, by prioritizing actions, identifying timelines, and determining monitoring indicators.

Priority Strategies

Priority #1: Advocate to and partner with other levels of government, funders, and industry for needed housing and supports for under-served populations.
The Housing Needs Report identifies a wide range of supports that are currently missing in the Town and across the Sunshine Coast. These include more workforce housing, but also greater supports and services for individuals experiencing or at risk of homelessness, youth transitioning out of care, and women and children fleeing unsafe situations. The Town can play an important role in supporting access to more of these resources by advocating to senior government on behalf of residents and organizations working to serve these populations and partnering with other local governments, partners and funders to support these needs.

Priority #2: Work with other governments to support the development of affordable housing on the Sunshine Coast.
Currently, there is no regional approach to funding or supporting housing initiatives across the Sunshine Coast, and funding for housing projects is largely through senior government (BC Housing and CMHC) capital and financing programs. Increasingly in BC, local governments, and particularly regional districts, are identifying opportunities to fund a regional housing service in order to support the acquisition of land and provide some funding for capital costs for locally designed solutions to housing. These contributions can, in turn, be used to leverage senior government funds and financing supports to deepen the affordability or impact of a project.

Priority #3: Explore tools for strengthening the delivery of a range of workforce rental and attainable homeownership.
The HNR identified workforce housing for moderate to median-earning households an increasing pressure on the Sunshine Coast. Lack of purpose-built rentals and affordable home ownership opportunities have affordability issues for households that have not historically experienced them. While some forms of workforce housing are made affordable through senior government programs (e.g. preferential financing for low-end of market rentals), there are also a number of tools local governments have that can support the delivery of a range of workforce housing, both rental and ownership.

Priority #4: Developing a land strategy to identify sites suitable for a range of affordable housing across the continuum.

Identifying appropriate sites for affordable housing is an important first step in developing new projects. This can lead to contributions of municipal land suitable for affordable projects or the identification of lands that are held by private owners or other organizations (e.g. churches or the School District) that may be well-suited for a range of housing types, including shelters, housing for seniors, workforce rental or affordable ownership. By identifying and mapping suitable lands, the Town can develop criteria for municipal contributions to new projects or work in partnership with other organizations to support new housing in the community.

Priority Action #5: Implement a Social Equity Framework in Town Planning Efforts

Social equity[1] was identified as a key over-arching consideration for communities on the Sunshine Coast through the Housing Needs Report and the Implementation Framework. The Town should proceed with the development of a social equity framework to ensure these considerations are reflected in new and amended policies and plans.

Supporting Actions

Supporting Action #1: Partnerships and Advocacy

Senior government is increasingly evaluating new projects and funding requests on the basis of the partners involved. These partnerships may consist of local governments, neighbouring First Nations, non-profits, the private sector and others (e.g. the faith community), and are vital to advancing affordable housing priorities. These partnerships will build on priority actions identified above (e.g. land strategy and advocacy actions).

Supporting Action #2: Update Secondary and Auxiliary Suite Policies to Strengthen Rental and Near Market Rental Options

The secondary rental market (i.e. rentals that are not part of purpose-built rental buildings) forms an important part of the Town's available rental housing stock. By updating policies regarding secondary and auxiliary suites, the Town can strengthen the availability of this rental stock to new and existing residents.

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 1. The American Planning Association notes that "Planning for social equity means recognizing planning practices that have had a disparate impact on certain communities and actively working with affected residents to create better communities for all." For more information see: https://www.planning.org/knowledgebase/equity/

Introduction

In 2020, the Town of Gibsons, District of Sechelt, and Sunshine Coast Regional District (SCRD) partnered to undertake a regional housing needs assessment and completed the Sunshine Coast Housing Needs Report (HNR). While communities across the Coast differ in their housing needs and character, ranging from smaller rural areas to denser urban nodes, there are significant connections between communities to access services, travel for work, and meet other everyday needs. These local governments took a regional approach to the HNR to improve understanding of connections between communities related to housing, and to provide for efficiencies in data collection. A region-wide approach also positions the HNR to be used as foundational information for future iterations of a possible regional growth strategy and complementary official community plans (OCPs).

Following the completion of the HNR, an Implementation Framework was developed as a companion to the HNR. The Implementation Framework offers policy recommendations and implementation tools for the Town of Gibsons, District of Sechelt, and SCRD to consider as ways of addressing identified needs identified in the HNR. Specifically, these actions are intended to provide a path forward for the partners in the project over the next five to 10 years, building on needs identified in the HNR, senior government investments in housing, and the role of local government in addressing housing supply and affordability. This Strategy provides more detail on the Implementation Framework, with a deeper dive into the impacts, timelines, and costs required to implement each Town of Gibsons policy recommendation identified in that document.

Understanding the Housing Wheelhouse

The Housing Wheelhouse, developed by the City of Kelowna in 2017, is a new way to think about different housing options.

Typical housing models show these options as falling along a linear spectrum, where households progress from homelessness towards homeownership in a "housing continuum". Under the traditional housing continuum, an individual might move from subsidized rental housing, to market rental housing, to homeownership, where their journey ends.
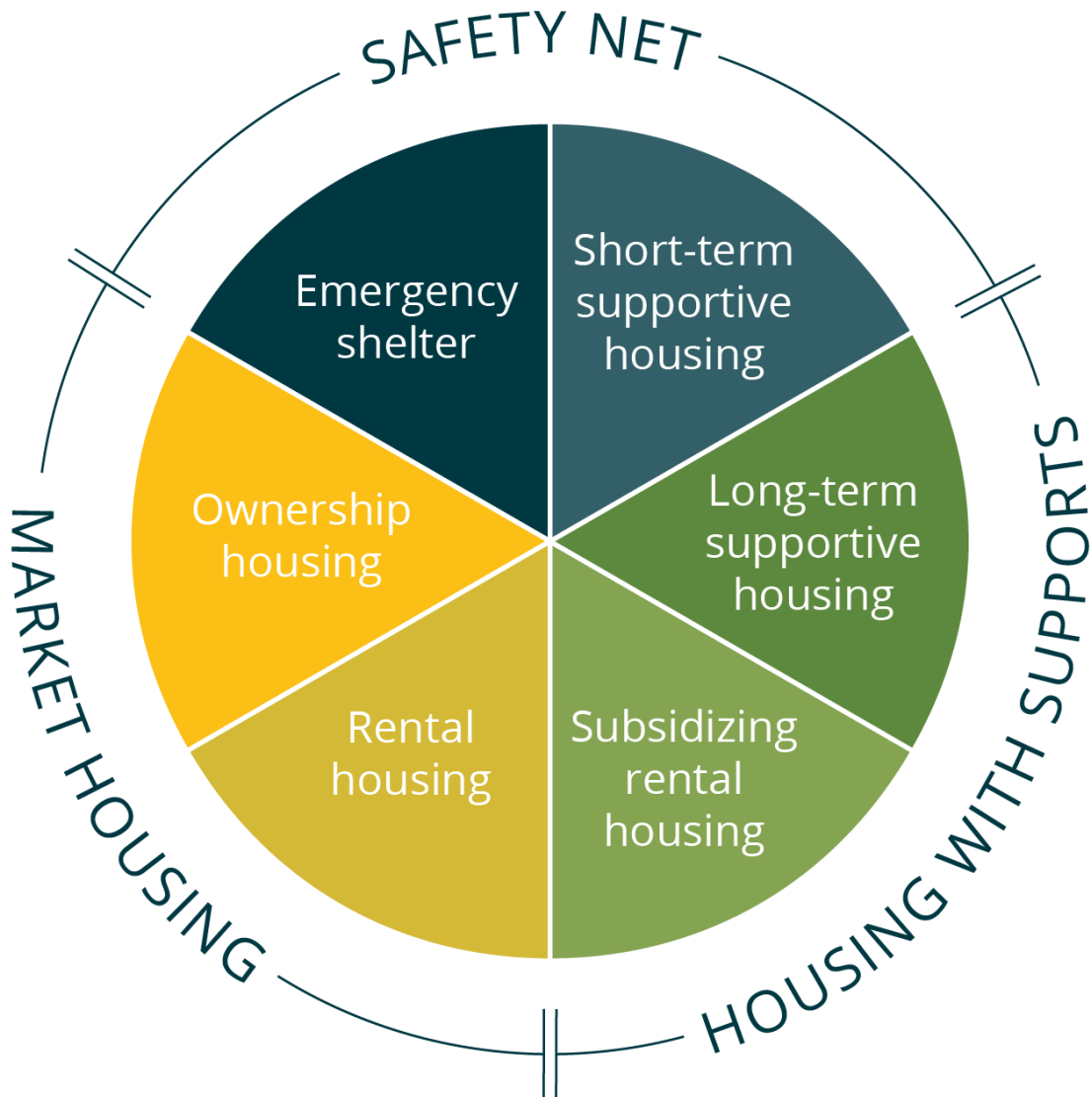
The Wheelhouse model shows that this may not be the end of the journey – this same individual may move into long-term supportive housing if their health deteriorates, or into an emergency shelter or short-term supportive housing if their financial resources or living situation changes. This individual may never choose to move into ownership housing in their lifetime if it does not align with their goals or means.

The Wheelhouse recognizes that, in reality, people's housing needs change throughout their lives, this change may not always be linear, and homeownership is not the ultimate goal for everyone. It shifts the focus away from homeownership as the ultimate goal and does not emphasize one level of housing over another.

The Housing Wheelhouse includes the following six housing options:

- **Emergency shelters**: temporary shelter, food and other support services, generally operated by non-profit housing providers.

- **Short-term supportive housing:** stable housing along with support services offered by non-profit providers as a transitional step between shelters and long-term housing (with typical stays of two to three years).

- **Ownership housing**: includes fee simple homeownership, strata ownership, multi-unit and single-detached homes, and shared equity (such as mobile homes or housing co-operatives).

- **Long-term supportive housing**: long-term housing offered by non-profit providers, along with support services ranging from supportive care to assisted living and residential care.

- **Rental housing**: includes purpose-built long-term rental apartments, private rental townhomes, secondary suites, carriage homes and single-family rental homes.

- **Subsidized rental housing**: subsidized rental homes operated by non-profit housing providers, BC Housing and housing co-operatives through monthly government subsidies or one-time capital grants. [2]

2. CMHC, available at: https://www.cmhc-schl.gc.ca/en/housing-observer-online/2019-housing-observer/wheelhouse-new-way-looking-housing-needs

This report uses the Wheelhouse icon throughout to identify which types of housing are targeted by specific priority areas and supporting actions.

The Wheelhouse recognizes that, in reality, people's housing needs change throughout their lives, this change may not always be linear, and homeownership is not the ultimate goal for everyone.

Role of Local Government

In most cases, local governments are not directly involved in the building or operating of housing or associated support services and ventures.[3]

Generally, these roles are played by non-profits, developers, and senior government. However, local governments play an important role in the housing system and have been taking more hands-on approaches over the last 10 to 15 years.

For any given project, local governments may come as active partners by contributing land or capital dollars, or as supporting partners by expediting approvals, providing incentives, etc.

Local governments may be convening partnerships, developing avenues for investment in housing, supporting research and innovation, and/or using traditional planning tools (e.g. Official Community Plans, zoning and land use regulation, etc.) to encourage needed housing types.

The most common opportunities for local governments to support the housing system can be divided into four approaches:

- Facilitate development and protect existing needed housing and supports through plans, regulation, and development approvals, considering long-range planning and infrastructure implications;

- Incentivizing and investing in needed housing and supports;

- Forming and convening partnerships to advance needed housing and supports; and

- Advocating to senior levels of government and educating residents about needed housing and supports.

The housing system involves many other players who work with local governments to meet needs across the housing wheelhouse. These include: federal and provincial governments, Indigenous governments and organizations, developers and builders, real estate representatives, and community-serving organizations like non-profit housing and service providers.

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.

Non-profits and other community-serving organizations are equally vital, especially where there is a strong existing network like on the Coast. 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. *There are some arms-length organizations that are exceptions to this, such as the Whistler Housing Authority or Metro Vancouver Housing Corporation.*

OPPORTUNITIES

- Facilitate development through planning, regulations & approvals
- Incentivize
- Invest
- Monitor, research & innovate
- Education & advocacy
- Partnerships
- Build affordable housing
- Operate affordable housing
- Operate support services

AGENCIES / ORGANIZATIONS | **ROLES IN THE HOUSING SYSTEM**

- Local governments
- Indigenous governments
- Non-profits & other community-serving organizations
- Developers & builders
- Senior government
- Multi-sectoral cooperation

Figure 1: Roles and Opportunities for all Actors in the Housing System

Outcomes of Council Workshop

On Wednesday October 27, 2021, Gibsons' Town Council held a workshop on municipal actions for housing, based on the Housing Needs Report Implementation Framework. Several key themes emerged from this meeting, including:

- Council expressed a desire to focus solutions across the whole housing continuum, recognizing that all parts of the housing system need to be strengthened to support local residents; and

- Interest in both immediate high-impact activities, and a longer-term advocacy role, recognizing that senior levels of government and other partners have an important role to play in solving the housing crisis.

Other key themes included:

- The importance of partnerships with local stakeholders and project partners, including other governments, the private sector, and non-profits;

- The development of a Regional Housing Service was seen as a priority; and

- Council expressed interest in integrating workforce and market rental, as well as affordable ownership into new developments.

Priority Strategies

Priority #1: Advocate to and partner with other levels of government, funders, and industry for needed housing and supports for under-served populations.

The Housing Needs Report identifies a wide range of supports that are currently missing in the Town and across the Sunshine Coast. These include more workforce housing, but also greater supports and services for individuals experiencing or at risk of homelessness, youth transitioning out of care, and women and children fleeing unsafe situations. The Town can play an important role in supporting access to more of these resources by engaging with and advocating to senior government on behalf of residents and organizations working to serve these populations.

Senior government is also increasingly evaluating new projects and funding requests on the basis of the partners involved. These partnerships may consist of local governments, neighbouring First Nations, non-profits, the private sector and others (e.g. the faith community), and are vital to advancing affordable housing priorities. These partnerships will build on priority actions identified above (e.g. land strategy and advocacy actions).

Many of the actions identified in this section align with actions in other priorities throughout this document, particularly the development of a land strategy, which could impact the success of advocacy efforts to senior government.

Actions

Action #1.1: Engage with BC Housing, municipalities, Sḵwx̱wú7mesh Úxwumixw Nation, and developers to discuss opportunities for affordable homeownership housing projects, including BC Housing's Affordable Homeownership Program.

Action #1.2: Continue partnering with BC Housing and the Sunshine Coast Affordable Housing Society and consider new partnerships, such as with industry, to build workforce housing.

Action #1.3: Advocate to senior levels of government, funders, and industry for needed housing and supports, such as workforce housing, homelessness supports, and options for youth transitioning out of care and women and children fleeing unsafe situations.

Action #1.4: Identify partnership opportunities to create affordable home ownership and workforce rental by educating local developers about BC Housing's Affordable Home Ownership Program and CMHC's Rental Construction Financing Initiative for purpose-built and low-end of market rental housing.

Action #1.5: Consider partnering with the SCRD, District of Sechelt, and shíshálh and Skwxwú7mesh Úxwumixw Nations to create a permanent, part-time cross-governmental position for convening housing interests across the Coast, which expands on the development to provide a forum that brings sectors together for identifying, addressing, and monitoring housing needs and liaising with community members.

Action #1.6: Explore partnership opportunities to expand shelter and short-term supportive housing for individuals experiencing homelessness; increase the number of beds in the existing seasonal shelter and expand it to year-round use.

Action #1.7: Inventory all existing or new development incentives and develop a Developers' Incentives Package, which clearly communicates expectations, timing, and priority project types to promote uptake.

Timeline

Advocacy is an ongoing commitment from council and its partners in the community. These will necessarily be both short and long-term commitments, including actions that may be targeted to specific times of year (e.g. meetings with ministers during UBCM convention) as well as ongoing discussions (e.g. meetings with BC Housing about specific projects).

Resources

Advocacy and partnerships will likely be driven by elected representatives, though they will likely require staff support when discussing particular projects or concepts.

Municipal Role

ADVOCATE   EDUCATE   PARTNER
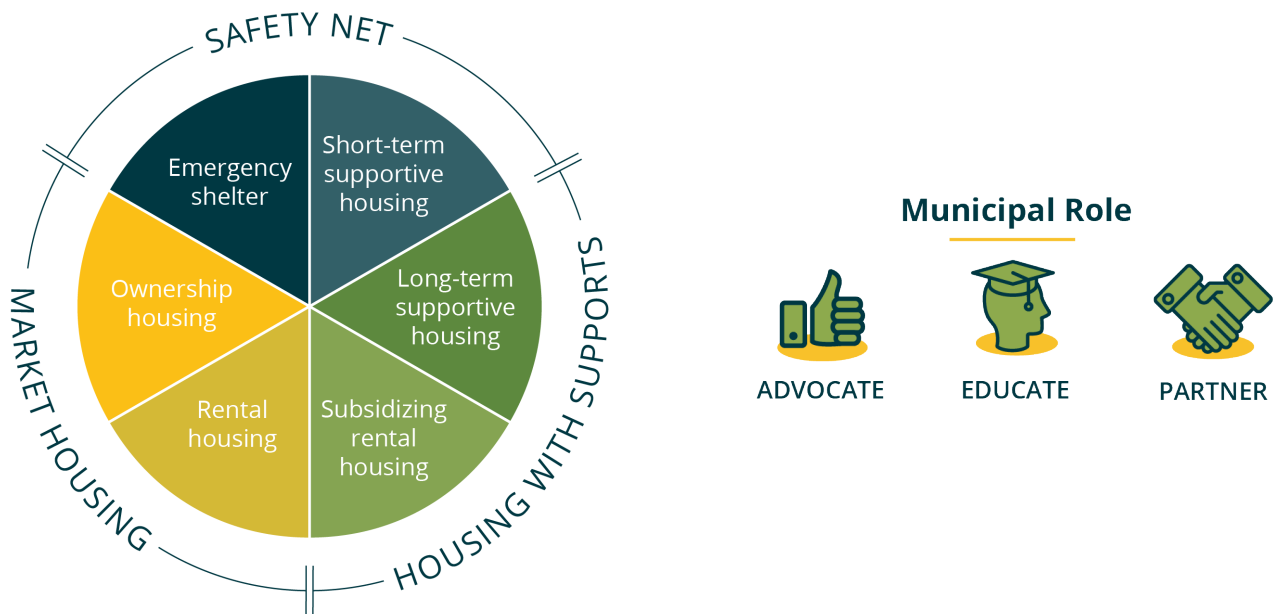
Emerging Practice: Advocacy in Victoria

The City of Victoria recognizes the importance of advocating to help build awareness and partnerships for affordable housing and weaves recommendations for advocating throughout its Housing Strategy. In the Victoria Housing Strategy Phase 1 and Phase 2, the following actions are identified:

- Use the City's annual Development Summit for ongoing dialogue with the development industry and housing providers to support the provision of affordable housing;

- Advocate for more affordable student housing;

- Advocate to senior levels of government regarding ending housing inequality;

- Where appropriate, advocate to improve provincial or federal legislation or enact change; and

- Strengthen the City's housing policy alignment and advocacy with senior levels of government, including exploring the creation of a cross-governmental working group. Identify opportunities

Priority #2: Work with other governments to support the development of affordable housing on the Sunshine Coast.

Currently, there is no regional approach to funding or supporting housing initiatives across the Sunshine Coast, and funding for housing projects is largely through senior government (BC Housing and CMHC) capital and financing programs. Increasingly in BC, local governments, and particularly regional districts, are identifying opportunities to fund a regional housing service to support the acquisition of land and provide some funding for capital costs for locally designed solutions to housing. These contributions can, in turn, be used to leverage senior government funds and financing supports to deepen the affordability or impact of a project.

In order to support a regional housing service, the SCRD must undertake a referendum seeking majority support for the creation of a bylaw that would enable a housing fund/regional housing service to be created. This would entail meeting all the requirements as laid out in the Local Government Act Chapter 1, Part 4. However, it would also likely require all participating local governments to undertake communications and education effort to inform residents of the Sunshine Coast of the purpose and intended outcomes of the creation of this service.

Actions

- **Action #2.1**: Initiate conversations with elected officials from the SCRD, District of Sechelt, Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and shíshálh Nation to advocate for a regional funding framework.

- **Action #2.2**: Work with staff at the SCRD and partner municipalities to develop funding framework for a regional housing service including (but not limited to) eligible organizations, consideration of local context and priority projects based on the housing needs report.

- **Action #2.3**: Work with SCRD to engage with key stakeholders (non-profit housing providers and others) regarding a regional housing service.

- **Action #2.4**: Support communications and education efforts from SCRD regarding a regional housing service.

- **Action #2.5**: Determine mechanisms for using the Town's Affordable Housing Reserve Fund to jointly fund projects.

Timeline

Developing a regional housing service is a medium to long-term initiative, in the 3 to 5-year range for implementation.

Advocacy is an ongoing commitment from council and its partners in the community. These will necessarily be both short and long-term commitments, including actions that may be targeted to specific times of year (e.g. meetings with ministers during UBCM convention) as well as ongoing discussions (e.g. meetings with BC Housing about specific projects).

Resources

The development of a regional housing service initiative would need to be largely driven by the SCRD, though it would require significant support at the political level from elected officials in the Town of Gibsons. It will require a high level of coordination between governments on the Sunshine Coast, engagement with stakeholders and potentially consultant support, likely requiring 3-5 years of lead-in and implementation time. This initiative has the potential to be high impact over the long-term, with potential for a regional reserve that can contribute to land acquisition and capital costs; this item represents a strong potential to develop a more 'made on the Coast' approach that could reduce reliance on senior government funding.

Advocacy and partnerships will likely be driven by elected representatives, though they will likely require staff support when discussing particular projects or concepts.
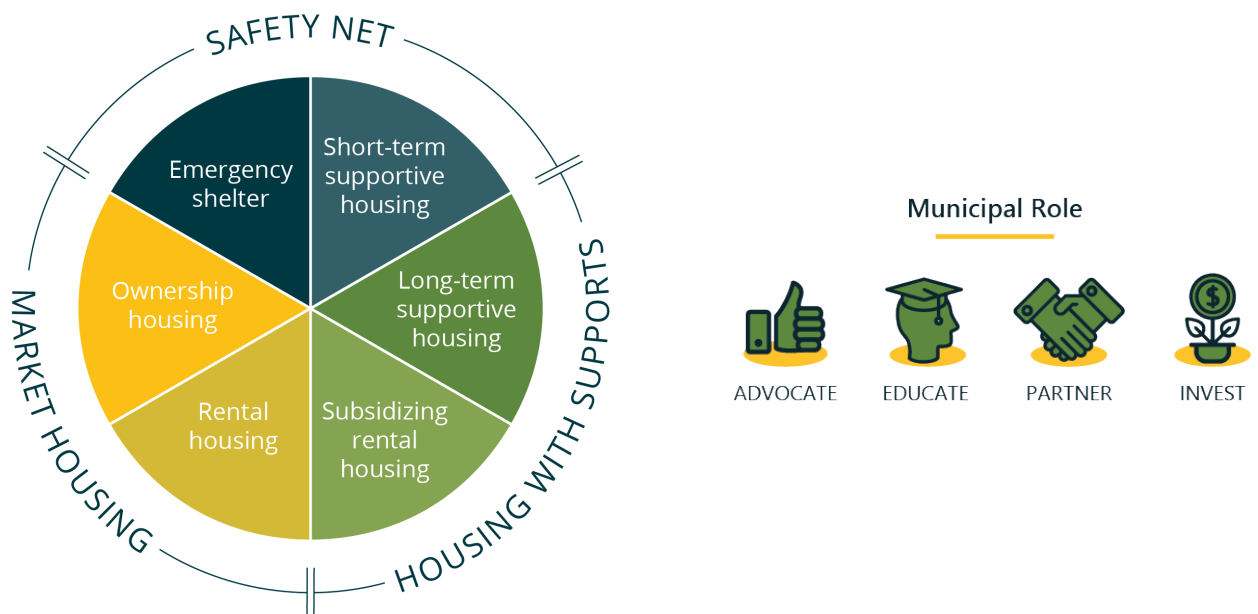
Emerging Practice: Cowichan Housing Association Financial Contribution Service

In 2018, by bylaw, the Cowichan Valley Regional District established an annual financial contribution to the Cowichan Housing Association. This represents a regionally coordinated approach to a housing reserve fund. The intent is to "assist the Cowichan Housing Association with costs associated with providing programs and services related to affordable housing and homelessness prevention in the Cowichan Valley". The annual financial contribution can be collected through property taxes or other means authorized by legislation, up to $765,000 or $0.04584 per $1,000 of net taxable value.

Currently, the residential contribution is $3.87 per $100,000 of assessed value. Generally, 65% of the annual contribution goes to the Housing Trust Fund, which is seed funding for bricks and mortar projects for low-to-moderate income households. The rest of the fund is dedicated to initiatives including project assessments, data collection, and developing new partnerships (18%) and overhead / administration (17%).

This financial contribution helps the Cowichan Housing Association to match non-profit housing ideas with suitable land, find developers, and secure grants from senior levels of government. They are accountable to the regional district and residents through annual reporting and work plan requirements.

Priority #3: Explore tools for strengthening the delivery of a range of workforce rental and attainable homeownership.

The HNR identified workforce housing for moderate to median-earning households as an increasing pressure on the Sunshine Coast. Lack of purpose-built rentals and affordable home ownership opportunities have affordability issues for households that have not historically experienced them. While some forms of workforce housing are made affordable through senior government programs (e.g. preferential financing for low-end of market rentals), there are also a number of tools local governments have that can support the delivery of a range of workforce housing, both rental and ownership.

Many of these tools include incentive tools that local government can use to support developments and require affordability, such as pre-zoning areas for priority housing types, density bonusing and inclusionary zoning. The Town has already initiated a number of these initiatives, such as density bonusing in the Live-Work and Comprehensive Development 2 (CDA-2) zones, and pre-zoning for the Multi-Family Residential Zone 7 (RM-7) zone. In addition, the Town's economic review for the Community Amenity Contribution (CAC) program could form the basis for any expanded density bonusing or inclusionary zoning work. The actions below build on this work in order to expand the impact of ongoing planning initiatives.

Finally, the secondary rental market (i.e. rentals that are not part of purpose-built rental buildings) forms an important part of the Town's available rental housing stock. By updating policies regarding secondary and auxiliary suites the Town can strengthen the availability of this rental stock to new and existing residents. This support action represents the expansion of existing zoning policies to support greater infill density across the Town of Gibsons.

Actions

Action #3.1: Expand the use of density bonusing beyond the Live-Work and CDA-2 zones to other zones near amenities to secure non-market and low-end of market rental units. Identify appropriate zones in the zoning bylaw, conduct a land economics review, and implement base and bonus densities in the zoning bylaw. As part of this review, identify opportunities for inclusionary zoning on sites where additional density or a
comprehensive development zone may be appropriate.

Action #3.2: Consider using inclusionary zoning to require a minimum of units in new developments to be affordable rental or attainable homeownership units, secured through housing agreements and restricted to buyers approved by an affordable housing agency.

Action #3.3: Use housing agreements as a condition of density bonusing or inclusionary zoning that occurs through rezoning to secure rental and non-market housing units for priority groups long-term.

Action #3.4: Expand pre-zoning for infill density in the Davis Road-Poplar Lane corridor to more areas close to the town centre, with restrictions on short-term rentals.

Action #3.5: Continue to offer development incentives, like DCC reimbursement through the Affordable Housing Reserve, to priority projects, and review these programs as necessary on a bi-annual basis.

Action #3.6: Consider using policies or inclusionary zoning to integrate universal, accessible, or adaptable design into new developments.

Action #3.7: Complete short-term rental regulations to support long-term rental housing in secondary suites and auxiliary dwellings.

Action #3.8: Incentivize the development of secondary suites, garden suites, and lock-off suites, requiring long-term rentals and affordability where incentives are applied.

Action #3.9: For new secondary suites and/or garden suites, consider using Section 219 Covenants to require units to be used for long-term rental for a set period of time or regulate short-term rentals to prohibit them in secondary suites as a principal use.

Action #3.10: Consider allowing both secondary suites and garden suites in residential zones where they can be supported by servicing, defining affordability levels where units are incentivized. (See Action #3.9.)

Timeline

These actions represent a short (1-2 years) to medium-term effort (2-4 years), as updates to secondary suite policies can be implemented in the short-term, while zoning bylaw updates may take longer.

Resources

This initiative would require a review of lands being considered for pre-zoning, which could take place through an OCP update process. The inclusionary zoning and density bonusing would require identifying suitable sites near amenities and conducting a land economics review of the impact of these policies on development. However, this work could leverage ongoing work from the Town in developing a CAC update in order to ensure these policies are complementary and serve to incentivize rather than deter development. Partnership and education opportunities, as well as continuing to provide incentives, will be ongoing and not incur any particular costs beyond staff time.
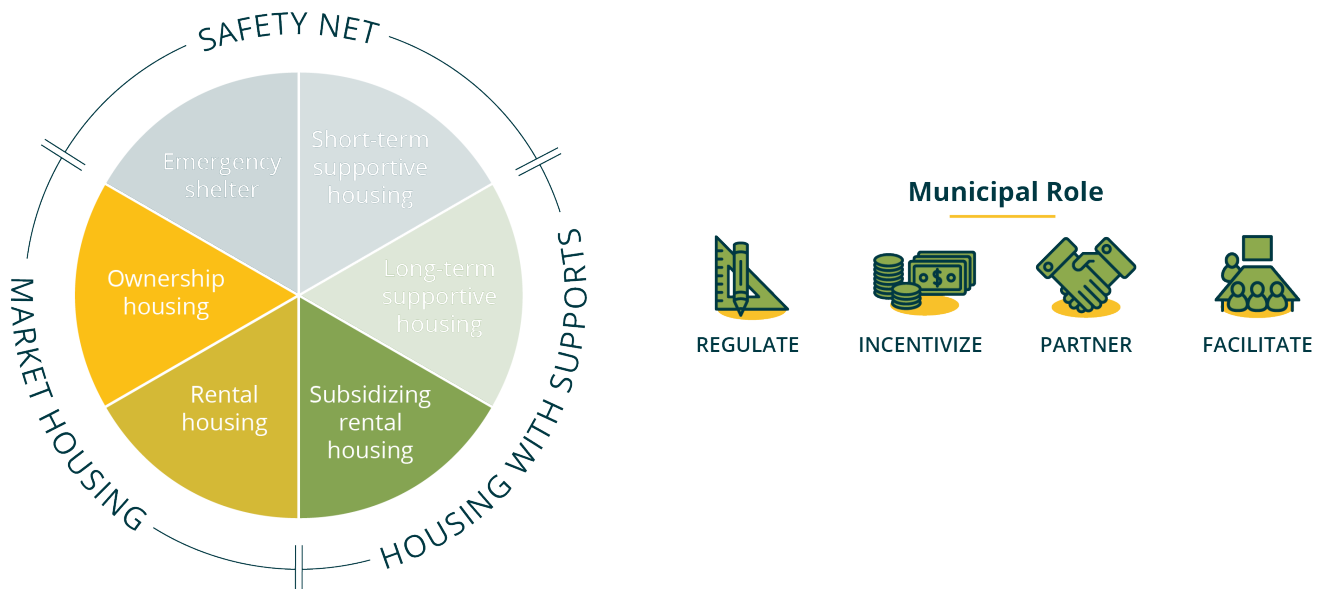
Emerging Practice: Inclusionary Zoning and Density Bonusing in Kelowna

After completing their Housing Needs Assessment and Healthy Housing Strategy in 2018, the City of Kelowna created a list of 20 proposed actions to help achieve key directions and meet identified needs. To reduce barriers to affordable housing, the list proposes implementing "a combination of inclusionary rezoning (outside the urban core) and density bonusing (inside the urban core) to achieve meaningful contributions to affordable housing from the development community". The City uses the term affordable housing broadly, referring ownership and rental housing that is affordable in terms of home costs, as well as associated transportation and energy costs.

Note that the Healthy Housing Strategy was finalized in late 2018 and the implementation and effects of these actions are not yet clear.

Priority #4: Develop a land strategy to identify sites suitable for a range of affordable housing across the continuum.

Identifying appropriate sites for affordable housing is an important first step in developing new projects. This can lead to contributions of municipal land suitable for affordable projects or the identification of lands that are held by private owners or other organizations (e.g. churches or the School District) that may be well-suited for a range of housing types, including shelters, housing for seniors, workforce rental or affordable ownership. By identifying and mapping suitable lands, the Town can develop criteria for municipal contributions to new projects or work in partnership with other organizations to support new housing in the community.

Actions

Action #4.1: Identify and prioritize all municipal lands that may be suitable for affordable housing, particularly under-utilized Public Assembly zones. Where competing uses exist develop criteria to determine the best use of these lands.

Action #4.2: Work with institutional partners including the faith community, School District 46, and Vancouver Coastal Health to determine the suitability of locally owned sites providing priority housing types, including shelter space, workforce rental, and affordable ownership opportunities.

Action #4.3: Work with private developers to identify sites suitable for density bonusing, inclusionary zoning, or pre-zoning opportunities (see Priority Action #2).

Action #4.4: Develop a land strategy that synthesizes the findings of this work and identifies how the Town's limited land base can serve to support priority housing types and growth.

Timeline

This is a medium-term action (2-4 years) as many of the partnership actions may be ongoing and need to work at the pace of the partners involved.

Resources

This priority area will require staff effort and resources in order to develop a comprehensive land strategy for affordable housing. This will likely require a multi-year, multi-phase program, including mapping efforts to identify priority parcels, and ownership, and an engagement strategy targeting both partners (institutional and private sector partners), as well as the public.

Municipal Role

FACILITATE   PARTNER   INVEST
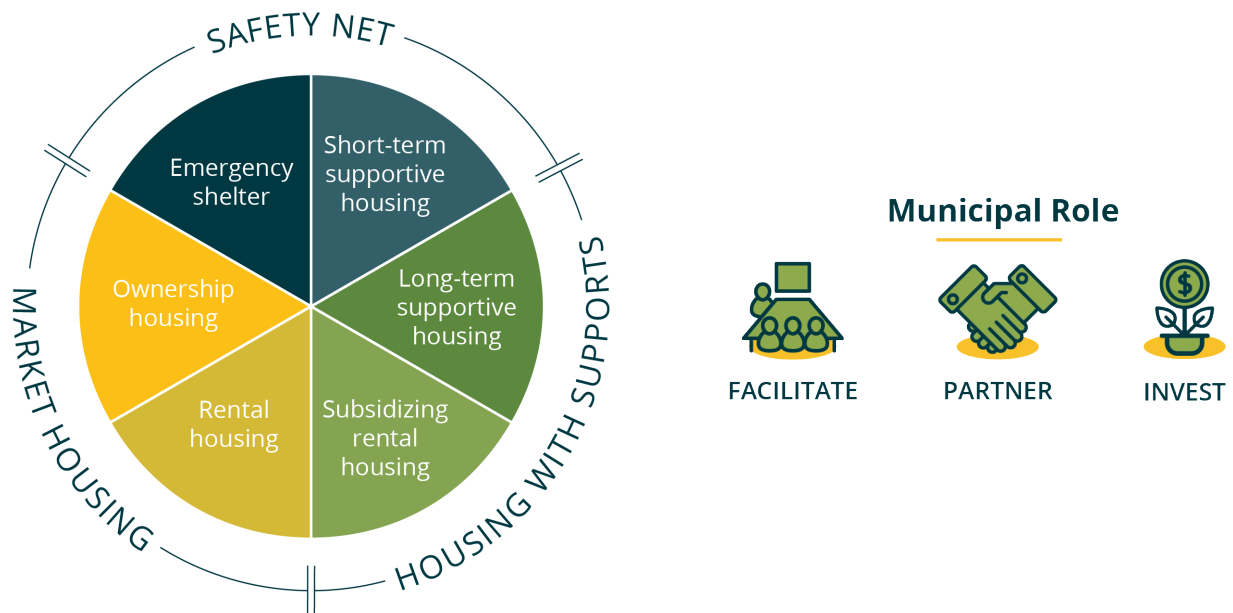
Emerging Practice: City of Nelson Fosters Partnerships to Advance Affordable Housing Projects

Increasing the supply of supportive housing is a priority objective identified in Nelson's Housing Strategy. To achieve this priority objective, two actions are proposed:

1. Establish a Housing Working Group to monitor and assist in implementation of the strategy with the City as the chair.

2. Foster partnership for affordable housing – City plays an important role as a facilitator between community partners, service providers, developers, non-profit housing organizations, and BC Housing.

The Strategy also identifies that "to make the best use of their land and building assets, many non-profits, especially faith-based or seniors clubs, have looked at the regeneration of their properties. This may involve the development of a mixed-use project that could increase the density of their property and include projects that could help offset the costs of the non-market housing units. The range of ideas and possibilities will depend largely on the site and project opportunities in the area." It suggests that partners could help to develop an inventory of potential sites and assets available in the community and suited to affordable housing development (i.e., vacant land, buildings that require upgrades or retrofitting, and other properties that are well-suited to regeneration or redevelopment).

Priority #5: Implement a social equity framework in Town planning efforts.

Social equity was identified as a key over-arching consideration for communities on the Sunshine Coast through the Housing Needs Report and the Implementation Framework. The Town should proceed with the development of a social equity framework to ensure these considerations are reflected in new and amended policies and plans.

Actions

Action #5.1: Use the "We Envision" plan as the basis for the development of a social equity framework that can be embedded in the Town's updated OCP. This framework can support staff when creating or amending housing or other key policies, initiatives, and processes.

Timeline

This represents a long-term commitment to increased investment in supporting social equity through changes to policies and bylaws as updates occur.

Resources

This will require ongoing staff commitment to these changes and consideration of an equity lens in policy development and updates.
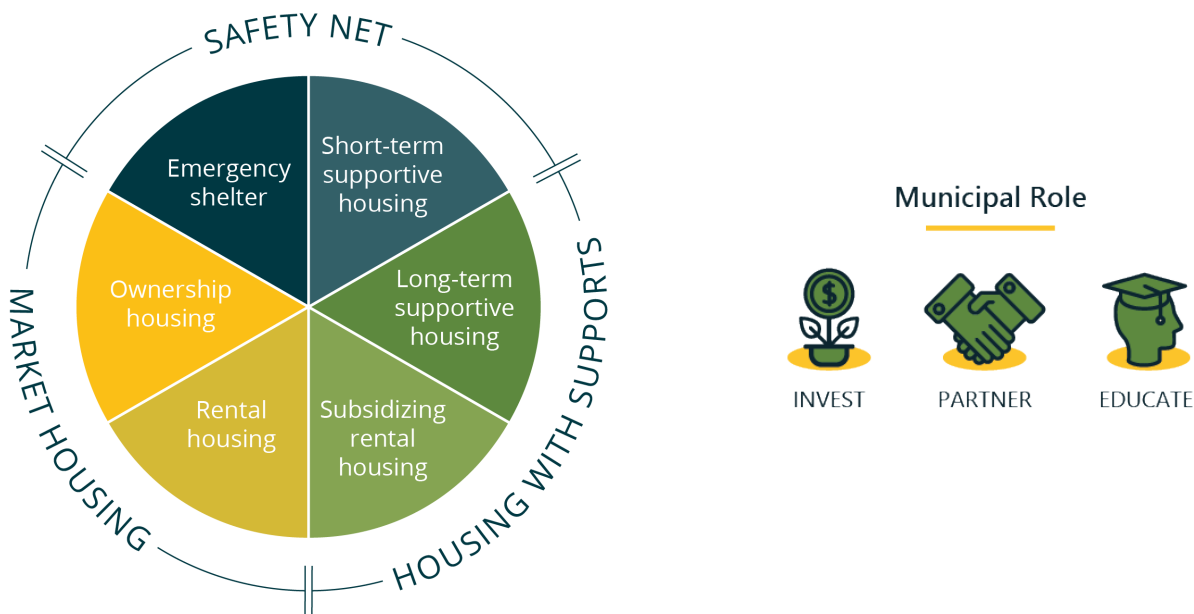
Monitoring and Evaluation

Maintaining an understanding of housing trends in the community is vital to ensuring the Town remains responsive to emerging and ongoing issues and opportunities. Two key tools are proposed to monitor these trends and the progress of this Housing Strategy:

- Annual Housing Strategy Progress Report; and
- Housing Needs Report updates.

Annual Housing Strategy Progress Reports

This report will be a key mechanism for ensuring staff and council are able to understand the progress on implementation of this Housing Strategy, and adjust course as new information emerges. This report should include two forms of indicators: process indicators and outcome indicators.

Process-based indicators will include:

- Progress on implementing key priority and supporting actions from this Strategy. What has been initiated, and what has been completed?
- Progress in the community on new housing projects that meet the Town's objectives.
- Regional progress on housing initiatives.

Outcome-based indicators will report on housing trends in Gibsons, with a focus on new housing development, both market and non-market. These indicators include:

- Number of new housing units (all types);
- New housing units by type (i.e. single family, townhouse, apartment over five storeys, apartment under five storeys);
- Number of new units by tenure (rental and owner);
- Net growth of rental housing stock – units lost and gained;
- New market, below market and non-market units;
- Assessment of new affordable housing units (below-market and non-market);
- New units by # of bedrooms; and
- Market trends as available (CMHC does not currently publish Rental Market Survey data for Gibsons).

Housing Needs Reports Updates

The 2020 Sunshine Coast Housing Needs Report (HNR) supported the development of this strategy. Provincial legislation requires that these reports be updated every five years as new Census data becomes available. The HNR provides a comprehensive overview of housing issues in the Town of Gibsons and on the Sunshine Coast, and is a long-range monitoring tool that the Town can use to measure overall progress towards a more equitable and affordable community.