



# Affordable and Inclusive Housing: Perspectives from Stony Plain

CPAA Conference – May 2, 2023

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# Introductions



## **Courtney Laurence, MPlan, M.A., RPP, MCIP**

- Lead, Social Policy Planning at ISL
- Focus areas:
  - Housing Assessments and Strategies
  - Age-Friendly Community Plans
  - MDPs, LUBs, ASPs



## **Chelsey Rudolph, RPP, MCIP**

- Sustainability Planner at the Town of Stony Plain
- Focus areas:
  - Environmental/Social Sustainability Policy
  - Implementation of Environmental Initiatives
  - Current Planning – Subdivision

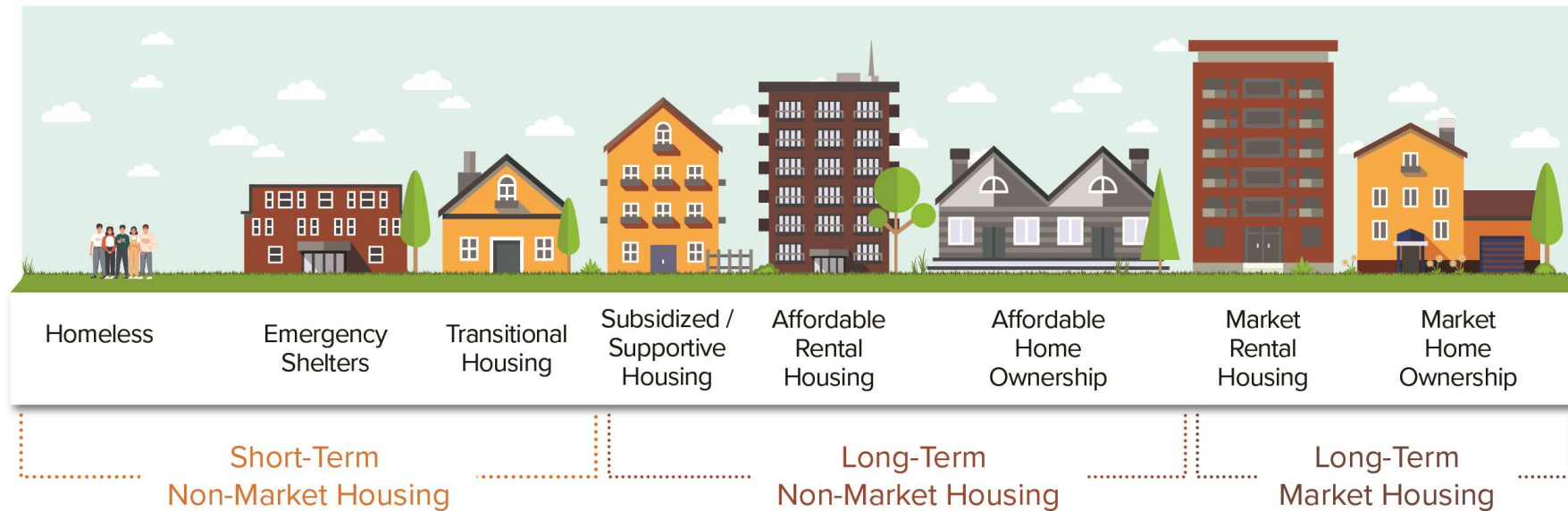
# Agenda

- Housing Needs Assessment Overview
- Limitations and Benefits
- Stony Plain's Housing Strategy
- Key Takeaways
- Questions



# What is a Housing Needs Assessment?

- Using data to better understand what types and number of housing units will be required in the future
- Typically explore housing need across the full housing continuum but can also focus on a specific part of the continuum



# What is a Housing Needs Assessment?

## Current Supply and Need Analysis

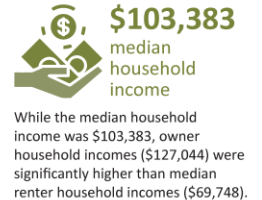
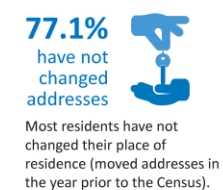
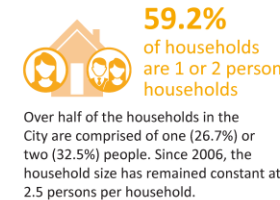
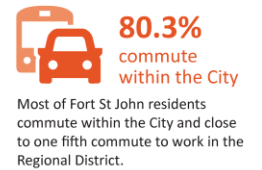
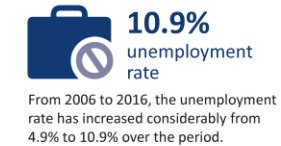
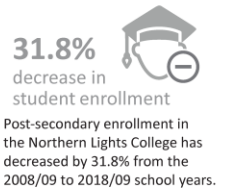
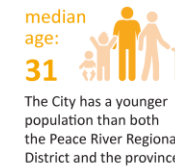
- Look at supply and demand to identify current gap
  - Demographic profile of household make-up, age of residents, median income
  - Current housing stock including number and size of dwellings, rental units, age/condition of home
  - Housing wait lists
  - Housing starts
  - Sales prices
  - Vacancy rates and average rents
  - Primary and secondary rental markets
  - Households in core and extreme core housing need

### DEMOGRAPHIC AND ECONOMIC TRENDS

Some demographic and economic highlights for Fort St. John are provided below.



Between 2006 and 2016, the City experienced a steady population growth, resulting in a population change of 15.8%, almost double the population change of 8% observed in the Peace River Regional District for the same period.



Unless otherwise noted, the information refers to the 2016 Census year.

Let's Talk Housing

let's talk

# What is a Housing Needs Assessment?

## Future Anticipated Need (or Demand)

- Anticipated community change including population, age, household size and formation
- Use population projections to identify anticipated housing need
  - Number and size of units
  - Tenure (rental or ownership)
  - Affordable
  - Accessible
  - Seniors
  - Indigenous
  - Families
  - Housing with Supports



# What is a Housing Needs Assessment?

## Community Engagement



- Not just a quantitative data collection and analysis exercise
- Stakeholder and community engagement is key to provide more context to the data:
  - Non-profit housing providers
  - Service and support providers
  - Indigenous organizations and local communities
  - Private industry, including developers, landlords, property managers
  - Persons with lived experience of homelessness or at risk of homelessness
  - Local residents

# Limitations

- Heavy reliance on Census data
- Can be difficult to interpret historical trends if questions are removed or modified
- Data from CMHC is available on a more regular and current basis, but not all communities are represented
- Projections based on historical choices, available data, and several assumptions



# Why Prepare a Housing Needs Assessment?

- Provides municipalities with a baseline which can be monitored and measured over time
- Helps to identify focus areas of housing needs to be addressed through new development applications or policies
- Evidence to inform targets for new development
- Can also use findings to inform development decisions and support funding applications
- Province has developed a template to help municipalities with this process



# **Stony Plain's Housing Strategy**



# How We Got There



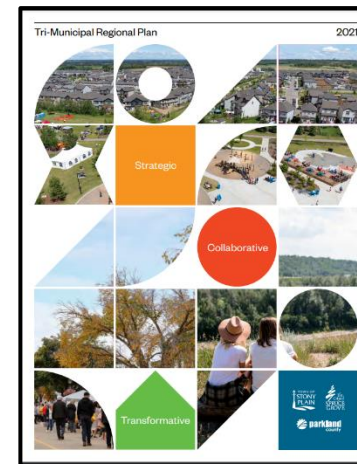
Municipal  
Development  
Plan Update  
2020



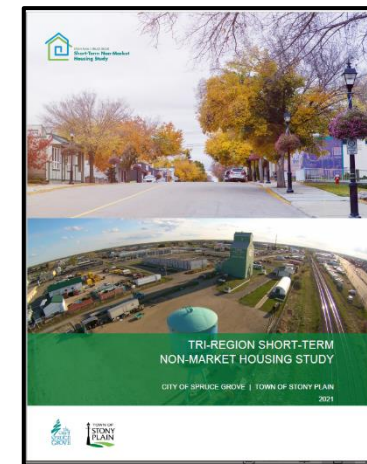
2021-2024  
Council  
Strategic  
Plan



Tri-Municipal  
Regional Plan  
2021



Tri-Region  
Short-Term  
Non-Market  
Housing Study  
2022



# Housing Strategy Objectives



Guiding document that describes the community's approach to meet its housing goals



Set priorities based on identified community gaps and anticipated needs



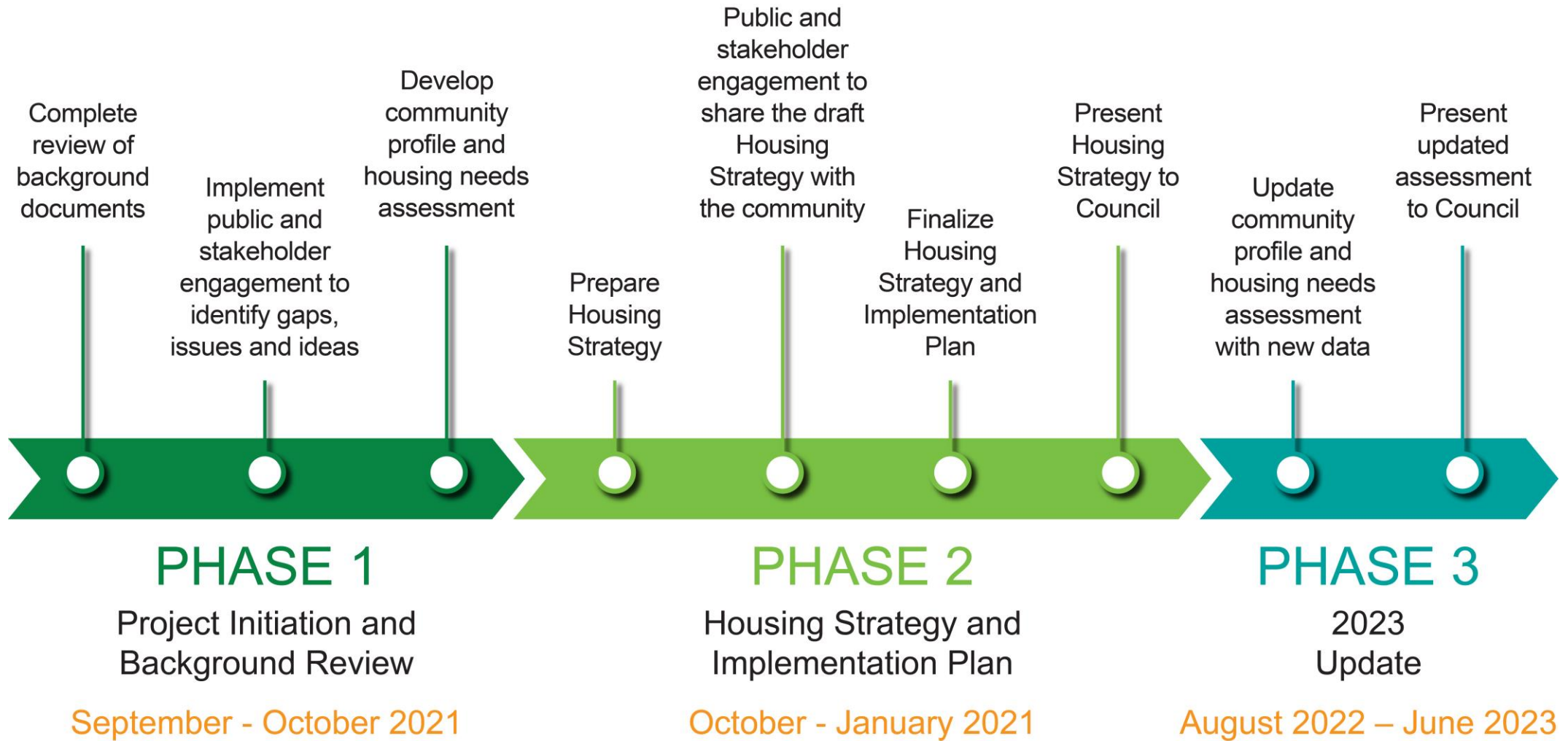
Used to inform decisions on land use and future growth and development



Housing needs were explored across the continuum with a focus on long-term solutions



# Project Process and Timeline



# Community Engagement Process



## Phase 1

**Identify needs, gaps, and priorities**

Stakeholder workshop  
Community survey  
Council workshop



## Phase 2

**Validate what we'd heard to date, identify level of support for draft mission statement, goals, and actions**

Community survey



# Anticipated Housing Needs Highlights

## Housing Forms and Tenures



**1330**

### TOTAL HOMES NEEDED

A total of approximately 1,330 homes are needed to meet the anticipated population growth.



**75%**

### OWNERSHIP UNITS

Approximately 75% of all units will need to be ownership units.



**505**

### 2-BEDROOM UNITS NEEDED

The greatest need will be for two-bedroom units with an anticipated need of 505 units.



**175**

### AFFORDABLE HOUSING UNITS

Approximately 175 affordable housing units will be needed to address core housing need. Approximately 39% of these units should be targeted towards owner households and 61% should be targeted towards renter households.

# Anticipated Housing Needs Highlights

## Supportive Housing



There is a **current unmet need for supportive housing units** for people with a variety of disabilities of approximately 105 units. This includes:

- 60 units of supportive housing for adults with mental health issues,
- 15 for adults with mobility disabilities in need of personal care,
- 25 for adults with intellectual disabilities, and
- 2 for people with complex needs who have experienced homelessness.

In addition to the current unmet need, 34 supportive housing units will be required.

# Anticipated Housing Needs Highlights

## Specific Population Groups



**165**

HOUSING UNITS FOR  
INDIGENOUS HOUSEHOLDS

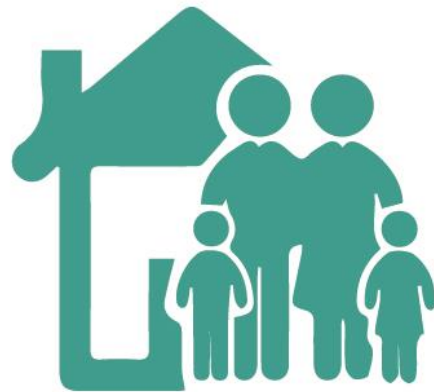
Approximately 165 housing  
units will be needed for  
Indigenous households.



**825**

SENIORS HOUSING UNITS

Approximately 825 housing  
units will be needed for seniors.



**490**

FAMILY HOUSING UNITS

Approximately 490 homes will  
be needed for families, including  
105 units for lone parent  
families.

# Housing Strategy Framework

## Mission Statement:

Stony Plain is an inclusive community that offers residents a variety of housing choices that meet their needs at all stages of life.

## Goals:

Goal 1 – Increase the Supply and Diversity of Affordable and Supportive Housing Options

Goal 2 – Improve Access to and Choice of Market Housing

Goal 3 – Build partnerships, Knowledge and Capacity within the Community



# Goal 1 – Increase the Supply and Diversity of Affordable and Supportive Housing Options

- 1. Update the MDP to further support affordable housing**
2. Develop indicators to track housing diversity
3. Consider municipal lands for affordable housing
4. Include density bonusing provision in LUB
5. Create resources for land development process to facilitate affordable and supportive housing development
- 6. Work with partners to explore and promote funding opportunities for innovative and diverse housing options**
7. Continue to advocate for increases to rent subsidies and in-home supports

# Goal 2 – Improve Access to and Choice of Market Housing

1. Encourage a mix of housing types for small households
- 2. Promote development of innovative housing forms**
3. Encourage development of and upgrades to secondary suites
- 4. Update LUB with provisions for narrower lot development**
5. Complete targeted review of parking regulations in LUB
6. Expand Infill Policy to include supportive and affordable housing



# Goal 3 – Build Partnerships, Knowledge, and Capacity within the Community

1. Facilitate collaboration between private developers and non-profit organizations
2. Collaborate with community partners to support knowledge-sharing
3. Develop partnerships with landlords to provide units for those in need of short-term housing
4. Support Indigenous organizations and communities in providing Indigenous housing and services
5. Work with community organizations to develop housing options for youth
6. Develop public participation and communications process to improve understanding and identify opportunities for input on affordable housing and residential infill initiatives
7. Develop community education program to build support for non-market housing

# Implementation Plan

- Provides a roadmap for how actions are envisioned to be implemented over the next 10 years
- Actions, priorities, leads and partners, and indicators for monitoring progress are described

| Goal   |        |            |             |           |                |            |                     |
|--------|--------|------------|-------------|-----------|----------------|------------|---------------------|
| Policy | Action | Timeframe  |             |           | Implementation |            | Measures of Success |
|        |        | Short-Term | Medium-Term | Long-Term | Lead           | Partner(s) | Indicators          |

# How the Strategy is being Used

- Informing updates and amendments to LUB and MDP (e.g., zero lot line development)
- Supporting incentives and funding applications (e.g., Housing Accelerator Fund)
- Supporting new affordable and diverse housing development
  - E.g., Former RCMP site – drove rationale for re-districting
- Informing discussions behind the scenes

# Key Takeaways

- Important to establish a baseline to measure and compare against future progress
  - Need to be mindful of data limitations – not always reflective of lived experiences, can be out of date, etc.
- Ability to make more informed decisions about land-use and future development, while meeting the current and anticipated needs of residents
- Provides rationale and support for funding and incentives (e.g., Housing Accelerator Fund)
- Highlights the importance of perceptions/stigma and the role planners play in education
- Encourages difficult conversations on the municipality's role in supporting housing development
- Collaboration is critical for success (e.g., all levels of government, developers, non-profit, etc.)

# Questions?



**HOUSING CHOICE**

**Thank you!**

