

STAFF REPORT TO COUNCIL

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DATE: March 4, 2022

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: 2021 City of Prince George Housing Needs Report

ATTACHMENT(S):

1. City of Prince George Housing Needs Report
2. Urban Matters Presentation: Prince George Housing Needs Report – Summary of Findings

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated March 4, 2022 from the Director of Planning and Development titled, “2021 City of Prince George Housing Needs Report”.

PURPOSE:

The purpose of this report is to provide Council with the findings of the 2021 City of Prince George Housing Needs Report (attached). The report was generated from a Housing Needs Assessment that was conducted in 2021 with the intent to help the City of Prince George, residents, and local organizations better understand the current and future housing needs and gaps in Prince George.

BACKGROUND:

At the City of Prince George Regular Council Meeting held on October 5, 2020, Council authorized administration to submit a funding application to the Union of British Columbia Municipalities (UBCM) for the development of a Housing Needs Report for the City of Prince George. Following that, UBCM awarded the City \$50,000 to cover the cost of the study.

Over the course of 2021, the City worked in collaboration with Urban Matters to assess the current and future housing needs through a combination of quantitative data analysis and community engagement. This report was designed to help the City of Prince George, residents, and local organizations better understand the current and future housing needs and gaps in Prince George.

The following is a summary of housing need by tenure type forecast until 2031:

Rental Housing:

- Available: 3,702 registered rental units (rental primary)
- Need: additional 5000+ rental primary units

Emergency Shelter:

- Available: 91 spaces

- Need: additional 72 spaces including 40 emergency shelter units

Short-term Supportive Housing:

- Available: 1,344 units
- Need: additional 131 spaces

Long-term Supportive Housing

- Available: 90 senior units
- Need: additional 300+ seniors units and 160 units for other needs

Subsidized Rental Housing:

- Available: 724 rental subsidies provided by BC Housing
- Need: additional 2,500+ subsidized units, serving households with income less than \$29,000 per year.

Affordable Homeownership:

- Available: mostly single family homes: minimal affordable homes
- Need: additional 2,700+ units for households with incomes under \$65,000 per year.

STRATEGIC PRIORITIES:

This project aligns with the following MyPG Goals:

Social Health and Well-Being:

- Affordable, accessible housing
- Equity and inclusion
- Health and wellness
- Safe environment
- Supportive and engaged community

The Housing Needs Report is also consistent with the Economic Growth and Development Goals and Social Health and Well-Being Goals outlined in Council's 2022 – 2024 Strategic Plan.

SUMMARY AND CONCLUSION:

The 2021 City of Prince George Housing Needs Report has identified gaps in housing in virtually every category. This report will be distributed to stakeholders and agencies that can support the City in attracting new developments in order to minimize or eliminate these needs. The information contained in the Housing Needs Report will be highly useful for Administration, developers, and support agencies in creating policy and/or planning for future projects.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

APPROVED:

Walter Babicz, City Manager

Meeting Date: March 14, 2022