



CITY OF QUESNEL

ATTRACTIVE, INCLUSIVE AND AFFORDABLE

AFFORDABLE HOUSING STRATEGY | 2013

ACKNOWLEDGMENTS

The City of Quesnel would like to thank the individuals and groups, including residents, housing providers, governmental organizations and business and community leaders, who provided their perspectives, knowledge and creativity leading up to the Affordable Housing Strategy.

The author of this report is Wilco van Bommel of Dunefield Consulting, who would like to extend thanks to the members of the Affordable Housing Action Committee, to Ellen Facey, April Goffic, Alan MacDonald, Melanie MacDonald, Jeana Moore, Luanne Ruotsalainen, Adam Schaan, Malachy Tohill, to Councillors Mike Cave and Laurey Roodenburg, and of course to Jillian Stockburger, Tanya Turner and their colleagues at the City of Quesnel, for their valuable contributions, feedback and support.

Special thanks are in order for the **Real Estate Foundation of British Columbia** who provided funding for this project.



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SUMMARY

OUR VISION

Our City has a clear vision on what kind of community we want to be. We see a future for Quesnel as an inclusive and supportive community with equal opportunities for people of all ages, cultures, lifestyles and abilities. Housing plays an important part in achieving this. We are determined to provide our citizens a diverse range of safe, attractive and affordable housing options in neighbourhoods that are mixed, vibrant, livable and increasingly compact and mixed-use.

THE CHALLENGE

We face significant housing challenges. More and better housing is needed for homeless people. There are long waiting lists for those who cannot live independently and no new supportive housing developments are planned. For one-person (including students) and single-parent households it is hard to find an attractive, safe and affordable home. Also, our community is ageing and a growing number of seniors is looking for safe and affordable housing near services. Our neighbourhoods currently lack the diversity of housing types our residents increasingly need.

TAKING THE LEADING ROLE

Recognizing the importance of good and affordable housing for our citizens and given the fact that the provincial government is changing its role in this matter, we believe this is the right time for the community to take the lead. As a first step, the City of Quesnel and its partners have jointly developed the Affordable Housing Strategy to address the housing needs in a sustainable way. We have agreed on our priorities, developed realistic goals and know what each of us will do to make real progress.

PRIORITY #1

Improve the quality of emergency and transitional housing options for people in immediate need

GOALS

Bring and keep current accommodations in good physical condition and add space for much needed services

0-3 years

Seasons House in good physical condition, 4-8 more emergency beds and 2-4 new youth beds

4-8 years

Amata House in good physical condition, more accessible and adaptive to different needs

PRIORITY #2

Provide more supportive housing options for those who cannot live independently (yet)

GOALS

Create supportive housing in safe and stable environments that meets the needs of singles, single parents and seniors

0-3 years

10-15 more supportive homes for singles, single parents and seniors

4-8 years

20-40 more supportive homes for singles, single parents and seniors

PRIORITY #3

Provide more low-cost and attractive market housing options for independent seniors and single-income households

GOALS

Implement incentives to stimulate market development of diverse, medium density and affordable housing options

0-3 years

10-25 more affordable homes for median income households

4-8 years

40-75 more affordable homes for median income households

PRIORITY #1 (CONTINUED)

Improve the quality of emergency and transitional housing options for people in immediate need

PARTNER CONTRIBUTIONS

QSSS / Amata Transition House
Develop business plans, request agencies for grants and funding, lead renovation or development process

City of Quesnel
Lobby for grants and funding, consider waiving development cost charges and property taxes based on policy, provide expertise, execute procedures quickly

QCEDC
Contribute to business plans, provide expertise

BC Housing
Provide expertise, affirm business plans' completeness and admissibility, search for grants and funding

CMHC
Provide expertise, search for grants and funding

MLA Office
Lobby for grants and funding

ACTIONS 2013-2015

- Develop business plan for Seasons House (2013)
- Jointly lobby for grants and funding (2013)
- Start renovation or development of Seasons House (2014)
- Develop business plan for Amata House (2014)

PRIORITY #2 (CONTINUED)

Provide more supportive housing options for those who cannot live independently (yet)

PARTNER CONTRIBUTIONS

DQCHS
Develop growth plan, fund growth by leveraging current asset portfolio, seek opportunities to acquire and develop new housing, request agencies for supplemental grants and funding

City of Quesnel
Consider donating surplus lands, support initiatives to increase supportive housing, lobby for grants and funding, consider waiving development cost charges and property taxes based on policy, provide expertise, execute procedures quickly

BC Housing
Provide expertise, search for grants and funding

CMHC
Provide expertise, search for grants and funding

MLA Office
Lobby for grants and funding

ACTIONS 2013-2015

- Develop growth plan for supportive housing (2013)
- Find and support developer of new senior (assisted) housing project (2013-2014)
- Find opportunities to acquire and develop supportive housing (2013-2015)
- Jointly lobby for supplemental grants and funding (2013-2015)

PRIORITY #3 (CONTINUED)

Provide more low-cost and attractive market housing options for independent seniors and single-income households

PARTNER CONTRIBUTIONS

City of Quesnel
Create planning incentives, sell unneeded land or real estate for market development, consider waiving development cost charges for specific developments, provide expertise, execute procedures quickly

DQCHS
Develop growth plan, fund growth by leveraging current asset portfolio, seek opportunities to acquire and develop new housing

QCEDC
Promote Quesnel to housing developers and investors, provide expertise

BC Housing
Promote rental assist programs to residents of Quesnel

MLA Office
Support efforts to designate surplus (school) locations as future mixed-use developments

ACTIONS 2013-2015

- Adopt by-law that allows secondary suites in all residential areas (2013)
- Develop policy for development cost charges exemption (2013-2014)
- Find opportunities to acquire and develop affordable housing (2013-2015)
- Develop vision for mixed-use development site (2013)

QSSS = Quesnel Shelter and Support Society | DQCHS = Dakelh & Quesnel Community Housing Society | QCEDC = Quesnel Community and Economic Development Corporation | CMHC = Canada Mortgage and Housing Corporation

MESSAGE FROM CITY COUNCIL

The beautiful community of Quesnel is a great place to live. It has so much to offer: a vibrant downtown, a strong sense of community, excellent housing qualities, and of course the beauty of our natural surroundings. Generally speaking, our housing stock is quite affordable. But when we look a bit closer, we see that several groups - such as seniors, singles and single parents - have great difficulty finding a proper and affordable home in Quesnel.

Our City Council recognizes that action is needed to address this problem and to ensure that Quesnel remains a place that is welcoming to people of all ages, lifestyles and income levels. The **City of Quesnel Affordable Housing Strategy** outlines the steps we are taking - together with our partners - to create more housing options that are affordable and appropriate to our residents' needs.

We are excited to work with our national and provincial partners, local housing stakeholders and Quesnel residents to make progress on affordable housing and we encourage you to participate and contribute in whichever way you see fit!



Mary Sjostrom
Mayor City of Quesnel



Michael Cave
Councillor and Portfolio Holder for Affordable Housing

SECTION 1 INTRODUCTION

Living in the City of Quesnel is enviable. Our residents value the natural beauty of the Cariboo region, the many opportunities for outdoor activities and the quality of our downtown and neighbourhoods. Quesnel is an affordable city, with housing prices considerably lower than in metropolitan areas. For some people, however, finding a good and affordable home is increasingly becoming a problem.



1.1 WHAT IS AFFORDABLE HOUSING?

Affordable housing is homeownership and rental housing for low and moderate-income households that costs no more than 30 percent of their gross household income (before-tax). Access to adequate and affordable housing is fundamental to building inclusive communities where people are safe and able to take part in social life and economic activities.

The right type of housing is different for everyone, depending on ability and lifestyle. The Affordable Housing Continuum illustrates the full range of housing options that should be available to our residents, with the level of support gradually decreasing from left to right.

Affordable Housing Continuum

Type of Housing	Emergency, Homeless & Transitional Housing	Supportive & Assisted Living	Independent Social Housing	Affordable Market Rental	Affordable Homeownership
Level of Support	High	High - Medium	Medium - Low	Independent	Independent

1.2 HOW WE CREATED THE AFFORDABLE HOUSING STRATEGY

In 2010, the City of Quesnel completed an Affordable Housing Needs Assessment and conducted a community workshop with stakeholders to discuss our City's housing problems. The assessment showed that significant gaps exist between the need and supply of affordable housing. Also, the recent process for the 'ourQuesnel: Sustainability in Action' plan underlined that we desire a community with diverse and affordable housing options for all.

In June 2012, the City of Quesnel started work on the Affordable Housing Strategy. This strategy should show us where to begin (our priorities) and provide solutions to address the housing deficits. To this end, knowledge was gathered and analyzed. A wide selection of stakeholders, professionals and City staff was interviewed and worked together to create a strategy that makes and keeps the City of Quesnel an attractive and affordable place to live.

1.3 OPEN HOUSE

An Open House session was organized on November 26th 2012 as part of the 'ourQuesnel: Sustainability in Action' process. About 40 attending residents were informed about the development of the Affordable Housing Strategy, its purpose and progress. The outline of the first draft of the strategy plan was presented and people could ask questions and give their opinions. There was an opportunity to network and learn more about the different types and availability of affordable housing in our community. Also, housing stakeholders presented their services and progress on current and upcoming affordable housing projects, with an eye towards creating or fostering partnerships. The results from the Open House session were used to change and improve our plan.



The discussions during the Open House were engaging and led to creative ideas. Opportunities were identified to work together on addressing affordable housing issues. The responses of those attending affirmed the specific housing needs of singles (including students), single-income households (like single mothers) and seniors. There was wide support for keeping Quesnel affordable for people of all ages, income levels and lifestyles. There were mixed reactions to the proposed secondary suites policy. Some people appreciated how it can help (particularly young) people in finding their place to live. Others were concerned how it can impact the quality of existing residential areas.

Also, the need was expressed to improve the safety, quality and occupancy of current affordable market rental. Attendees indicated that many vacant units require significant investments to make them appealing to single parents and seniors. On the other hand, new ways must be found to make renters more accountable for their behaviour. Also, the idea was suggested to improve the communication about current rental vacancies. It would be helpful to have a single place where all vacancies are registered. Property managers, realtors and the City can work together in this.

1.4 OBJECTIVE OF THIS STRATEGY

The objective of the Affordable Housing Strategy is that the City of Quesnel, our residents and partners have a common view on:

- Our priorities in securing affordable housing
- Realistic goals for the short and long-term
- Available resources, instruments and partnerships
- The best strategy to move forward

The focus of this strategy is on building partnerships between the City and our valued partners, and on creating momentum for the improvement of housing affordability. The strategy aims to be straight-forward and action-oriented so that all partners involved know exactly what to do and what they can expect from others.

SECTION 2

OUR VISION

Before we move forward to address housing affordability, we need to understand what our vision is for housing in the City of Quesnel. This vision is anchored in the ‘ourQuesnel: Sustainability in Action’ plan and the Official Community Plan. It tells us what kind of community we want to be and what housing options we want to provide to our citizens. It is also the basis of our Affordable Housing Strategy.

2.1 OUR QUESNEL

Over the past years, a wide range of community members has participated in the development of an Integrated Community Sustainability Plan. We call it ‘ourQuesnel: Sustainability in Action’. The plan is our shared economic, social and environmental vision for creating the future we desire. It was created through an engaging and interactive process to ensure that the concerns and aspirations of our community members are reflected.



The ‘ourQuesnel’ plan contains important principals and goals related to housing in general and affordable housing in particular. In summary, they are:

ECONOMY, WORK, EDUCATION AND SKILLS TRAINING

The goal (among others) is to create a diverse and resilient economy based on the strength of our natural resources, with equal employment opportunities and sufficient income for all. Affordable housing can facilitate economic growth and diversification by ensuring that the right housing options are available for the workforce and students of the City of Quesnel. We must make sure that Quesnel remains an attractive and affordable place to live for young and working people. House prices must be in balance with what people earn with their jobs.

SOCIAL AND COMMUNITY WELL-BEING

The goal (among others) is to ensure an inclusive, affordable and supportive community for residents of all ages, cultures, lifestyles and abilities. This underlines that we see a future where community members in need can count on the support of others, and everyone has access to medical, educational and social facilities. It shows that Quesnel wants to remain a diverse community where people from all walks of live feel safe and at home.

HOUSING AND LAND USE

The goal (among others) is to provide our citizens a diverse range of housing options in neighbourhoods that are mixed, vibrant, livable and increasingly compact and mixed-use. This marks that affordable housing is a priority for our City. With our partners, we aim to address current gaps in the housing continuum by engaging with housing groups and supporting and facilitating new affordable housing developments. The Affordable Housing Strategy is the first step towards this end.

2.2 OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) provides objectives and policies for the community of Quesnel. It sets out a land-use strategy for Quesnel's growth. The following sections from the OCP are of particular relevance to affordable housing:

RESIDENTIAL DEVELOPMENT

The City of Quesnel wishes to encourage the retention and development of a full range of residential types, locations, densities, tenures and prices. In order to service Quesnel efficiently with road, water and sewer infrastructure it is important that the City continues to evolve in a compact and logical way. To this end, the City will continue to fill in existing vacant areas within the serviced areas of the City, while remaining sensitive to the character of each neighbourhood. The City will encourage an intensification of residential land use, density and mixed-use in designated areas.

SPECIAL NEEDS AND AFFORDABLE HOUSING

Special housing needs for seniors are recognized. Affordable and special needs housing is preferably located near the downtown, close to amenities, and in residential areas with a medium density. We need to ensure that such housing fits with the character of the neighbourhood. The City will consider new policies that permit secondary suites in low density residential areas and higher multiple family densities in return for providing affordable or special needs housing.

SOCIAL NEEDS, WELL BEING AND DEVELOPMENT

The City of Quesnel continues to work towards enhancing the quality of life in Quesnel and works with government agencies and community groups to address social issues. The City has affirmed several objectives and policies to meet the needs of an aging society, minimize the impacts of poverty on our citizens, and encourage the provision and maintenance of affordable housing.

2.3 OUR VISION AND MISSION FOR AFFORDABLE HOUSING

With all of the above in mind, and recognizing the importance of suitable and affordable housing for our citizens, we summarize our vision and mission for affordable housing as follows:

VISION

Our vision on the desired future of affordable housing is:

“Quesnel will be an inclusive and supportive community with equal opportunities for people of all ages, cultures, lifestyles and abilities, with a diverse range of safe, attractive and affordable housing options in neighbourhoods that are mixed, vibrant, livable and increasingly compact and mixed-use.”

MISSION

Our mission statement describes how the City of Quesnel wants to contribute and what role the City will take in addressing affordable housing needs.

We define our mission as follows:

“Our City’s mission in affordable housing is to establish the objectives, engage the public in setting these objectives, to develop the right policies, to bring partners together and support them in the best possible way, and to provide leadership, resources and knowledge where needed.”

AN
INCLUSIVE
AND STRONG
COMMUNITY
WITH GOOD
HOUSING FOR
ALL

SECTION 3

THE CHALLENGE

The City of Quesnel is known for its attractive and affordable housing. However, for some of our residents a safe and appropriate home is out of their reach. The City and its partners have recognized this problem and performed an Affordable Housing Needs Assessment in 2010. By engaging with key community stakeholders in several interview sessions, we developed a clear picture of the serious challenge we are facing today.

3.1 AFFORDABLE HOUSING NEEDS

The gaps in the Affordable Housing Continuum are analyzed below:

EMERGENCY, HOMELESS & TRANSITIONAL HOUSING

Homeless people are in an immediate need of safe housing. There are no recent studies of the magnitude of homelessness. A 2007 study by the Simon Fraser University estimates - based on interviews - that roughly 120 to 140 people are homeless in Quesnel, with about 95% of them 'couch surfing' rather than being on the street. A significant number of people is potentially at-risk for homelessness. This includes inadequately housed people, who live in homes with disrepair or in overcrowded conditions. Others in need of temporary housing includes people moving into safe lifestyles, such as women escaping violence and those recovering from addictions.



The Seasons House provides emergency shelter and transitional housing for people who are homeless or at risk. The facility is routinely at capacity and 5 to 10 people are turned away per night. About 4 to 8 more shelter beds are needed. There is also a need for 2 to 4 low-barrier youth units. The lack of available space makes it a challenge to provide good shelter and programs. Transitional housing for women and children is provided by Amata Transition House. The capacity for the target group is sufficient, but requests by senior women or single women with unsafe lifestyles cannot be fulfilled. Also, a renovation or redevelopment of the old complex is needed within 4-8 years. This would create the opportunity for a flexible building that is wheelchair accessible and can accommodate groups with very different needs (such as women with children and women with substance abuse issues).

SUPPORTIVE & ASSISTED LIVING

This housing type helps those who cannot live independently due to age, health or social problems. It also includes homes for people moving from shelters and transitional housing. Supportive housing for seniors is provided by Maeford Place and Shaffer Residence. Dakelh & Quesnel Community Housing Society (formerly United Aboriginal Housing Society) provides a range of services and counselling to the residents of the Milestone Manor complex. There are two homes (Racing Road Home and Doherty Drive Apartment Cluster) that provide housing for people with developmental disabilities.

The available supported senior housing is very attractive and in good condition. However, the capacity is insufficient and new developments are needed. There is usually a 20-30 person waiting list to get into such housing. With Quesnel's aging population, this will likely increase. Also, there is a pressing need for more supportive homes in safe and stable environments for people coming from emergency shelters or transitional housing. The Milestone Manor is almost always at capacity and there are no real alternatives. As a result, people stay longer than needed in temporary housing, which hinders them in their progress. The housing options for singles and single parents are very limited as well, and both groups are growing. Some people in need of housing with secondary medical support have nowhere to stay and are by necessity housed in places such as Amata House and Seasons House. There is also a current need by people who need wheelchair, walker or scooter accessibility.

INDEPENDENT SOCIAL HOUSING

Independent social housing is housing with pricing based on income. Dakelh & Quesnel Community Housing Society (DQCHS) provides housing to Aboriginal and non-Aboriginal clients in the Quesnel area. The society operates subsidized homes at Milestone Manor and has additional off-reserve single dwelling units and multiplexes. Fraser Village Homes Society operates the Fraser Village Home. It has three facilities providing units of mainly bachelor units for seniors who pay rent geared to income.



All available units are usually occupied. The waiting lists are significant and structural. DQCHS reports that the wait time for family housing is usually two to four years, and even longer for seniors and singles. This illustrates once more that the housing options for independent seniors, singles and single-parent households are very limited in Quesnel.

AFFORDABLE MARKET RENTAL

Affordable market rental is for those who are unable to afford homeownership or who prefer to rent. Renting is particularly likely among singles, single parents and low-income households. The units are owned by private parties and societies and the pricing is based on supply and demand. DQCHS offers purpose-built affordable market rental in the Milestone Manor complex. Other options are provided by private providers and are part of the approximately 1,900 rental units in Quesnel.

Quesnel's vacancy rate for market rentals is relatively high, indicating that there is no real quantitative deficit. The problem is that the rental stock lacks quality and diversity. First, our neighbourhoods (except downtown and West Quesnel) have mostly single-family homes. This makes it hard for young people (including students) to find an apartment or townhouse in the area where they grew up or for seniors to move to a smaller house in their current environment. Second, some areas with vacancies are not attractive for singles and seniors because of the lack of amenities or (perceived) safety problems. Third, a substantial portion of vacant housing is in a poor state and needs major repairs.

AFFORDABLE HOMEOWNERSHIP

There are about 4,600 private dwelling units in the City of Quesnel, with single-detached units representing close to 80%. More affordable housing types, like apartments, duplexes and row houses, make up only a modest proportion of housing units. Like with market rentals, the stock of ownership homes is one-sided and does not fit the housing needs of singles, single parents and seniors. Quesnel has seen considerable population growth of 7% between 2006 and 2011 (Statistics Canada, 2011). However, new housing supply has been limited and most production concerned single-family homes.

Owners who spend more than 50% of their income on mortgage are at risk of losing their home. The 2006 Census (Statistics Canada) indicates that a large number of households (over 300) find themselves in this situation. However, they have the option of selling their home and transition into the rental market. The median sale price of \$185,000 for a single-detached home (Canadian Real Estate Association, Q1 2012) is still affordable for median income households. However, one-person and single-parent households are confronted with an affordability gap.

3.2 THE IMPORTANCE OF SAFETY

Providing affordable housing is not just about balancing supply and demand in terms of numbers. A key aspect is the extent to which people perceive the available housing options as (un)safe. Housing safety is a function of accessibility, construction and maintenance, social cohesion, location and image. Some areas of our community (parts of West Quesnel for example) have a significant supply of low-cost housing and high vacancy rates. Yet, those in need of an affordable home do not always consider housing in such locations appropriate because they are considered unsafe. This underlines the need to give attention to the aspect of safety in future housing projects and to continue to collaborate with our community partners in improving the safety of existing areas.

3.3 CONCLUSION

We face significant housing challenges. More and better housing is needed for people who are (at risk of becoming) homeless. For those who cannot live independently, there are long waiting lists and no new supportive housing developments are planned. For one-person and single-parent households, it is hard to find a safe, attractive and affordable home. Also, our community is ageing and a growing number of seniors is looking for safe and affordable housing near services. Our neighbourhoods currently lack the diversity of housing types our residents increasingly need.

The City of Quesnel and its partners recognize the importance of good and affordable housing for our citizens. We also see that the provincial government has less funding available for new developments, is seeking partnerships and is changing its role to enabler and facilitator. We believe this is the right time for the community to take the lead and seek opportunities to make progress. We also need to think outside the box to decrease our dependence on provincial funding and find radically different ways to fund our ambitions. As a first step, the City of Quesnel and its partners have jointly developed the Affordable Housing Strategy to address the housing needs in a sustainable way. We have agreed on our priorities, developed realistic goals and know what each of us will do to make it happen.

SECTION 4

PRIORITIES

The City of Quesnel and its partners have identified three priorities in improving housing affordability. They address the biggest housing problems we face today and contribute most to the livability of our community. For each priority, realistic goals have been developed for the short and long-term. By concentrating on these three priorities for the next years, we are able to dedicate our full attention, creativity and resources to making real progress.

4.1 PRIORITY #1: IMPROVE EMERGENCY AND TRANSITIONAL HOUSING

Our first priority is to improve the quality of emergency and transitional housing options for people with an immediate housing need, due to homelessness, unsafe lifestyles or violence. We choose to concentrate this type of housing in the downtown area, close to other amenities and well served by public transport. The current accommodations are aging and at full capacity, which makes it a challenge to provide good shelter and programs. Also, we need to improve the accessibility for people with a physical disability and add a limited amount of capacity to better serve vulnerable groups.

GOALS

Bring and keep current accommodations in good physical state and add space for needed services.

OUR GOALS ARE:

0-3 YEARS

Seasons House in good physical condition, 4-8 more emergency beds and 2-4 new youth beds

4-8 YEARS

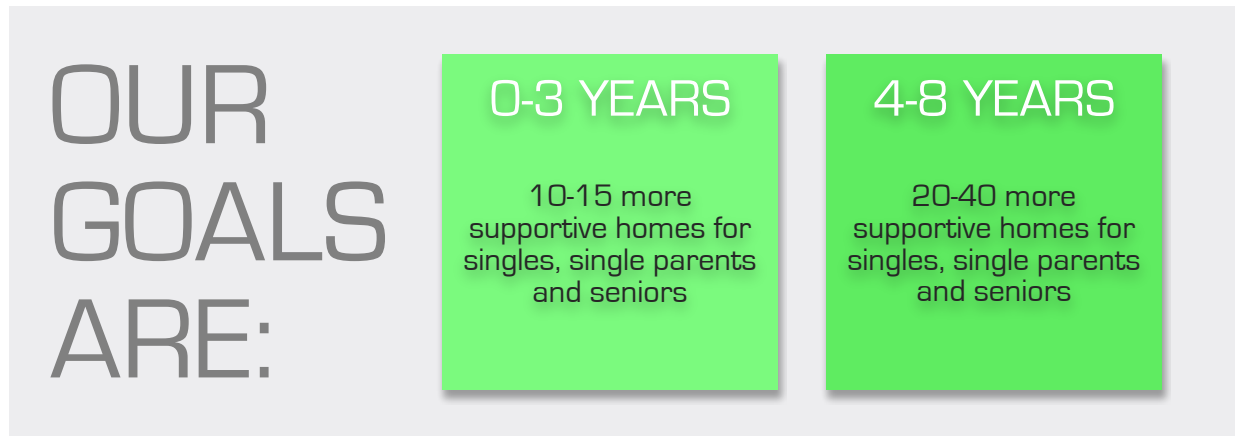
Amata House in good physical condition, more accessible for disabled people and adaptive to needs of different groups

4.2 PRIORITY #2: MORE SUPPORTIVE HOUSING OPTIONS

The second priority is to provide more supportive housing options for those who cannot live independently (yet). We need new housing (by development or acquisition-and-renovation) for seniors, singles and single parents, which are all growing groups in our community. The new units should be of good quality, come with the appropriate support and services, and have a flexible design that allows use by people of different ages and lifestyles. We prefer small-scale and mixed developments in both downtown and other residential areas, fitting nicely in the neighbourhood character and contributing to vibrant and safe communities.

GOALS

Create supportive housing in safe and stable environments that meets the needs of singles, single parents and seniors.

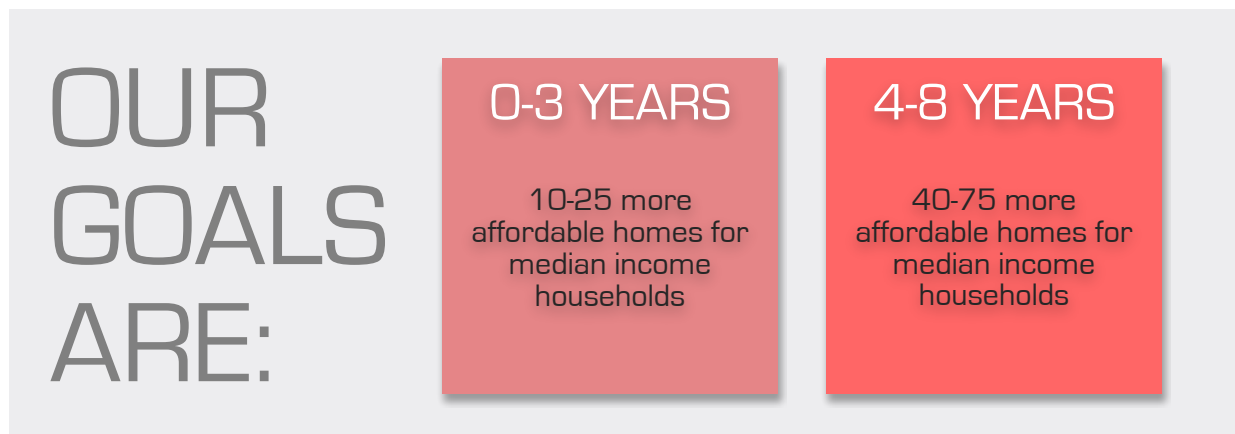


4.3 PRIORITY #3: MORE AFFORDABLE MARKET HOUSING

The third priority in affordable housing is providing more low-cost and attractive market housing options, particularly for independent seniors and single-income households (including students). We need to facilitate and stimulate market initiatives by implementing incentives and removing barriers that are under our control. New developments are to be affordable for median income households and are preferably small-scale, mixed-use and medium density. The aim is to add affordable market housing options to all of Quesnel’s areas, while ensuring that such housing is in harmony with the neighbourhood. This includes apartments and townhouses in the downtown area. In residential areas, this means mostly ground-oriented homes in a medium density.

GOALS

Implement incentives to stimulate market development of diverse, medium density and affordable housing options for median income households.



SUSTAINABILITY
ALSO MEANS
GIVING YOUNG
PEOPLE THE
OPPORTUNITY
TO START THEIR
FAMILIES IN
OUR QUESNEL

SECTION 5

ACTIONS

This section outlines the actions that are to be taken between 2013-2015 to accomplish our goals in affordable housing. The actions are listed for each of our priorities. Every action has an owner, who can rely on the valuable contributions that other key players in affordable housing have committed to.

5.1 IMPROVE EMERGENCY AND TRANSITIONAL HOUSING

ACTIONS 2013-2015

Action	Description	Owner	Year
Develop business plan for Seasons House	A business plan is developed for the renovation or development of Seasons House that covers all relevant aspects including demand, capital and operational plan, management, programs and timeline	Quesnel Shelter and Support Society	2013
Jointly lobby for grants and funding	The business plan is the basis for a lobby to acquire grants and funding from housing agencies and governments	Quesnel Shelter and Support Society	2013
Start renovation or development of Seasons House	If funding is complete, the renovation of the facility or development on the current or other downtown location starts	Quesnel Shelter and Support Society	2014
Develop business plan for Amata House	A business plan is developed for the renovation or development of Amata House that covers all relevant aspects including demand, capital and operational plan, management, programs and timeline	Amata Transition House	2014

PARTNER CONTRIBUTIONS

Quesnel Shelter and Support Society (QSSS) / Amata Transition House

Develop business plans, request agencies for grants and funding, lead renovation or development process

City of Quesnel

Jointly lobby for grants and funding, consider waiving development cost charges and property taxes based on developed policy, provide expertise, execute procedures quickly

Quesnel Community and Economic Development Corporation (QCEDC)

Contribute to business plans, provide expertise

BC Housing

Provide expertise, affirm business plans' completeness and admissibility, search for grants and funding

Canada Mortgage and Housing Corporation (CMHC)

Provide expertise, search for grants and funding

MLA Office

Jointly lobby for grants and funding

5.2 MORE SUPPORTIVE HOUSING OPTIONS**ACTIONS 2013-2015**

Action	Description	Owner	Year
Develop growth plan for supportive housing	A growth plan is developed for the creation of new supportive housing options by DQCHS, with a focus on funding growth by leveraging the current asset portfolio (instead of grants)	Dakelh & Quesnel Community Housing Society	2013
Find and support developer of new senior (assisted) housing project	The City will actively search for potential developers of new senior (assisted living) housing and support them in their planning	City of Quesnel	2013-2014
Find opportunities to acquire and develop supportive housing	An active and continuous search is conducted for opportunities to acquire vacant sites or existing buildings that can accommodate supportive housing	Dakelh & Quesnel Community Housing Society	2013-2015
Jointly lobby for supplemental grants and funding	The growth plan of DQCHS is the basis for a lobby to acquire <u>supplemental</u> grants and funding from housing agencies and governments	Dakelh & Quesnel Community Housing Society	2013-2015

PARTNER CONTRIBUTIONSDakelh & Quesnel Community Housing Society (DQCHS)

Develop growth plan, fund growth by leveraging current asset portfolio, seek opportunities to acquire and develop new housing, request agencies for supplemental grants and funding

City of Quesnel

Consider donating surplus lands, support initiatives to increase supportive housing, jointly lobby for grants and funding, consider waiving development cost charges and property taxes based on developed policy, provide expertise, execute procedures quickly

BC Housing

Provide expertise, search for grants and funding

Canada Mortgage and Housing Corporation (CMHC)

Provide expertise, search for grants and funding

MLA Office

Jointly lobby for grants and funding

5.3 MORE AFFORDABLE MARKET HOUSING

ACTIONS 2013-2015

Action	Description	Owner	Year
Adopt by-law that allows secondary suites in all residential areas	In close consultation with residents and stakeholders, a new by-law is drafted that specifies under what conditions secondary suites are allowed in residential areas	City of Quesnel	2013
Develop policy for development cost charges and property taxes exemption consideration	A new policy is prepared that specifies under what conditions the waiving of development cost charges and property taxes is considered to support affordable housing developers in their planning	City of Quesnel	2013-2014
Find opportunities to acquire and develop affordable housing	An active and continuous search is conducted for opportunities to acquire vacant sites or existing buildings that can accommodate affordable housing	Dakelh & Quesnel Community Housing Society	2013-2015
Develop vision for mixed-use development site	The planning options for a yet to be identified site (including surplus school locations) are investigated and a vision is developed that incorporates our ambitions for affordable housing and mixed, inclusive communities; the vision serves as a template for future developments	City of Quesnel	2013-2014

PARTNER CONTRIBUTIONS

City of Quesnel

Create planning incentives, sell unneeded land or real estate for market development, consider waiving development cost charges for specific developments, provide expertise, execute procedures quickly

Dakelh & Quesnel Community Housing Society (DQCHS)

Develop growth plan, fund growth by leveraging current asset portfolio, seek opportunities to acquire and develop new housing

Quesnel Community and Economic Development Corporation (QCEDC)

Promote Quesnel to housing developers and investors, provide expertise

BC Housing

Promote rental assist programs to residents of Quesnel

MLA Office

Support efforts to designate surplus (school) locations as future mixed-use developments

FEATURE

BUILDING A PORTFOLIO

The City of Quesnel will build a portfolio of land and real estate and review how these assets can contribute to the goals of the Affordable Housing Strategy.

WHY A PORTFOLIO?

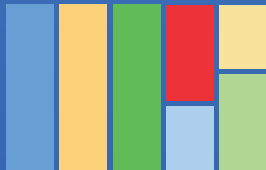
The City of Quesnel wants to have a role in finding appropriate physical locations for selected affordable housing developments. This way, the municipality can actively create opportunities (since having a good location is an important enabler) and have more influence on achieving a good fit with the neighbourhood.

APPLICATIONS

The portfolio can be built through donations from private parties, public agencies and governments, and by adding existing municipal properties. The City will consider if the properties of the portfolio can be applied to the goals of this strategy plan. The possible applications include:

- Developing the locations for the purpose of affordable housing*
- Trading the assets with public or private parties for other locations
- Adding the net proceeds from sale or market development to an Affordable Housing Fund

* Any such development will occur through a thorough planning process within the City's Official Community Plan, Zoning Bylaw and the 'ourQuesnel' plan



Dunefield Consulting

WHAT WE DO

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