

WELCOME to the WEBINAR

Drivers Affecting Housing Affordability

1:00-2:30pm PDT Wednesday, October 23rd, 2013



Audio information:

Dial-In Number: +1 (877) 353-9184

Conference ID: 2858418

Mute phone: mute button or *6

Visual Information:

Click on “Voice and Video” in the menu bar

Troubleshooting:

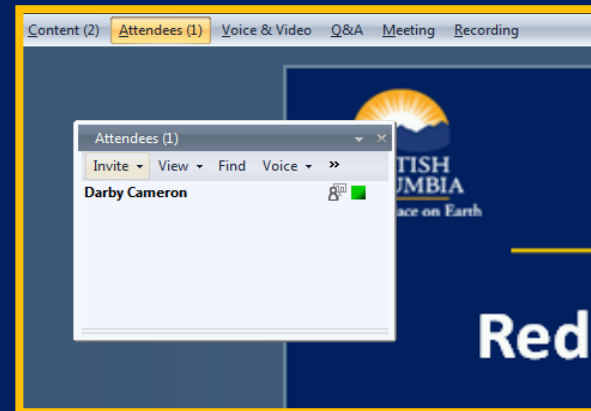
Follow instructions in the meeting invitation. Call IT Support at (250) 356-9600 if issues cannot be resolved.

The LiveMeeting Environment

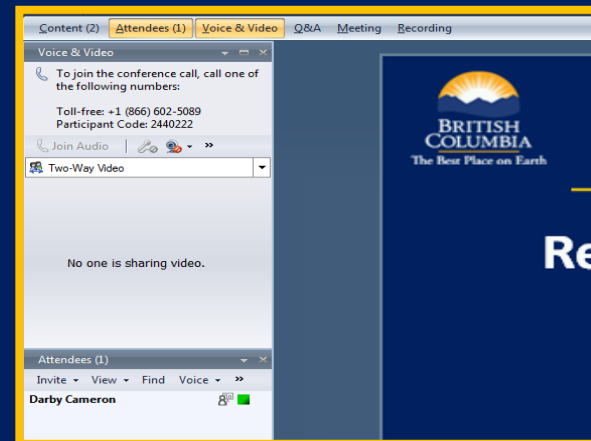


For best viewing, you want to dock the Attendee and Audio & Video panes.

1. Click on the desired Menu option on the top left...



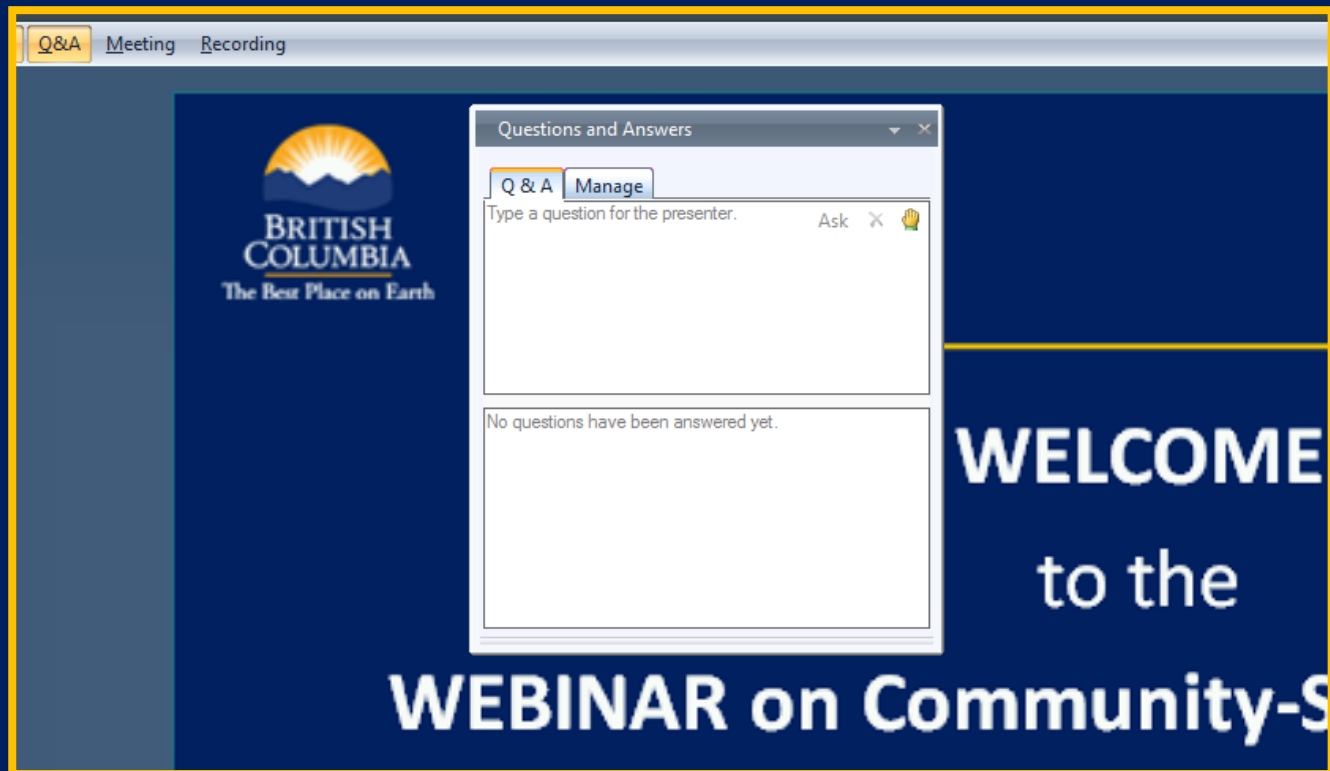
2. Release the pane in the shaded area. Repeat for the other desired menu items.



The LiveMeeting Environment: Q&A



You can post a question to be answered by the presenter at any time. Just click on the **Q & A** button in the toolbar at the top left of your screen, type in your question and hit return. We'll respond to your question as soon as possible.

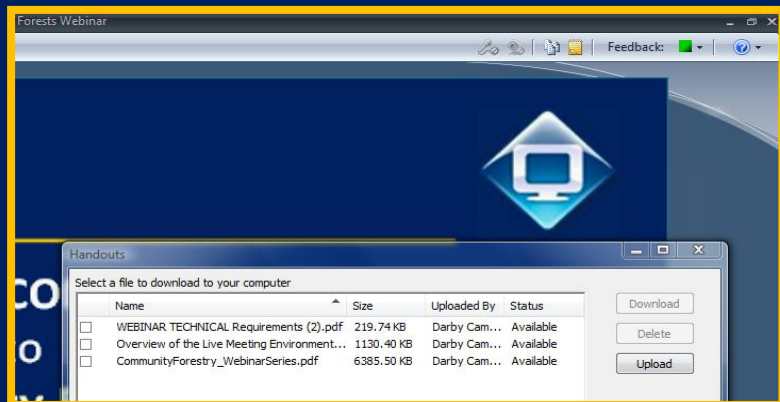
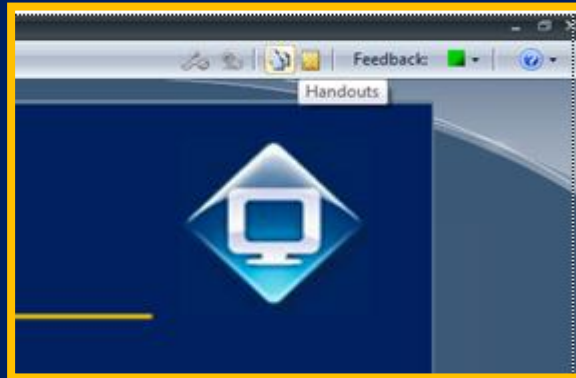


The LiveMeeting Environment: Handouts



You can access a pdf of today's PowerPoint presentation and other useful documents by:

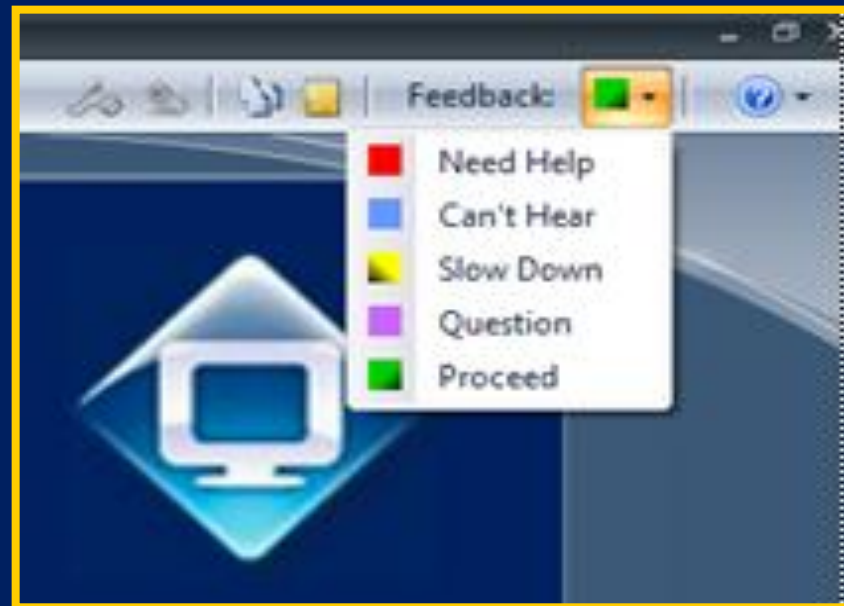
1. Clicking on the handouts icon on the right side of your toolbar.
2. In the pop-up handouts box, indicate the document you desire and click upload.



The LiveMeeting Environment: Feedback



You can provide feedback during the presentation. From the **Feedback** drop-down pane in the upper right corner of the toolbar, click the appropriate option from the “feedback to presenter” drop down list.



Quick Poll





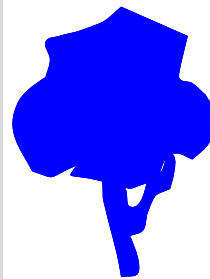
BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Canadian
Home Builders'
Association



Drivers Affecting Housing Affordability

Webinar 1: Date: Wednesday October 23, 2013
Time: 1:00 – 2:30 p.m. Pacific Time



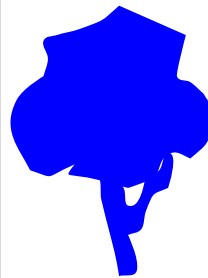
Future Webinars

Where do Housing Costs Come From? A Developer's Inside Peek

Webinar 2. November 28, 2013

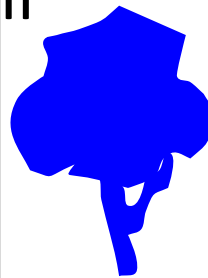
Secondary Suites: What Works, What Doesn't?

Webinar 3. January 30, 2014



Cameron Muir

- BCREA Chief Economist
- 10 years at CMHC
- Member of Canadian Association of Business Economists
- Association of Professional Economists of BC
- Economic Forecast Council

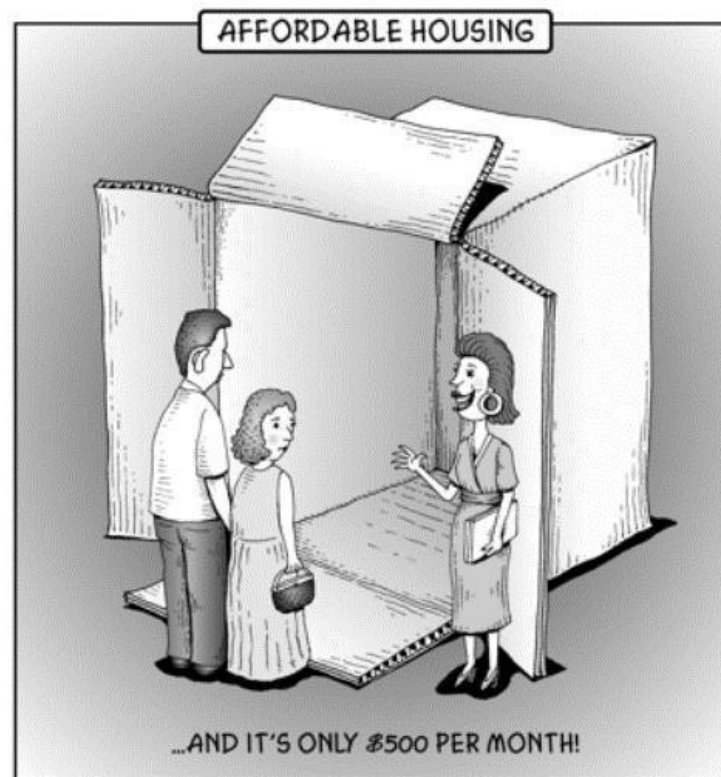




Thinking About Housing Affordability

Housing Affordability Webinar

October 23, 2013



Cameron Muir

Chief Economist



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

**AMIEL: LET
THE MONKEY
GO HOME** P.13



99 STUPID THINGS
THE GOVERNMENT DID WITH YOUR MONEY LAST YEAR P.16

NEWTOWN EXCLUSIVE
SHATTERED FAMILIES
TELL THEIR STORIES P.34

MACLEAN'S

SUBSCRIBE
NOW ON YOUR
TABLET

CANADA'S NATIONAL MAGAZINE

JANUARY 14, 2013

INSIDE THE GREAT REAL ESTATE CRASH OF 2013

Who will get hit hardest
and what it will mean for our
fragile economy P.44



macleans.ca

PM 40070230

\$6.95



6 20058 70001 3

H COLUMBIA
L ESTATE
OCIATION

Housing Affordability - Demographia

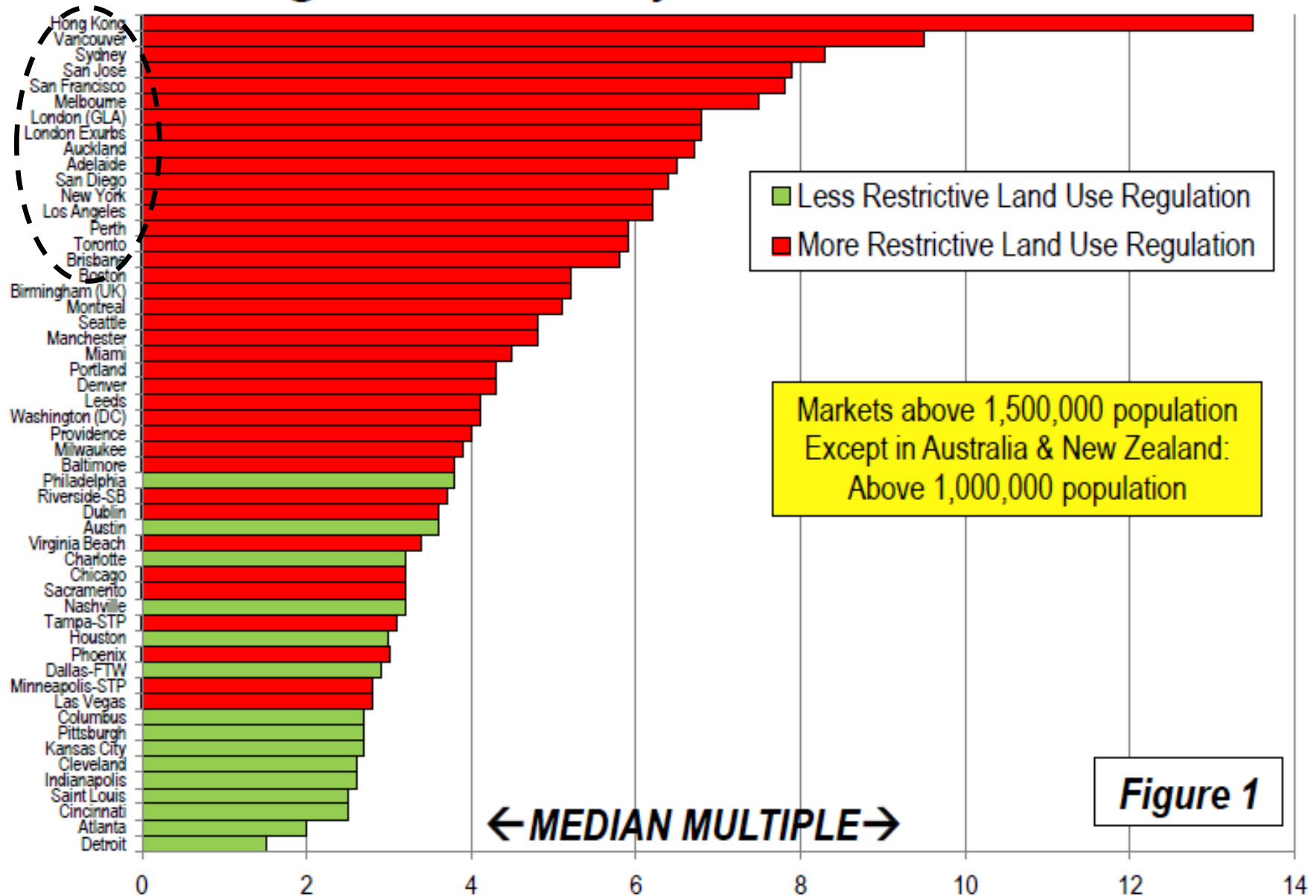


Figure 1

24 Times Household Income



Shaughnessy



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION



Most affordable - Detroit



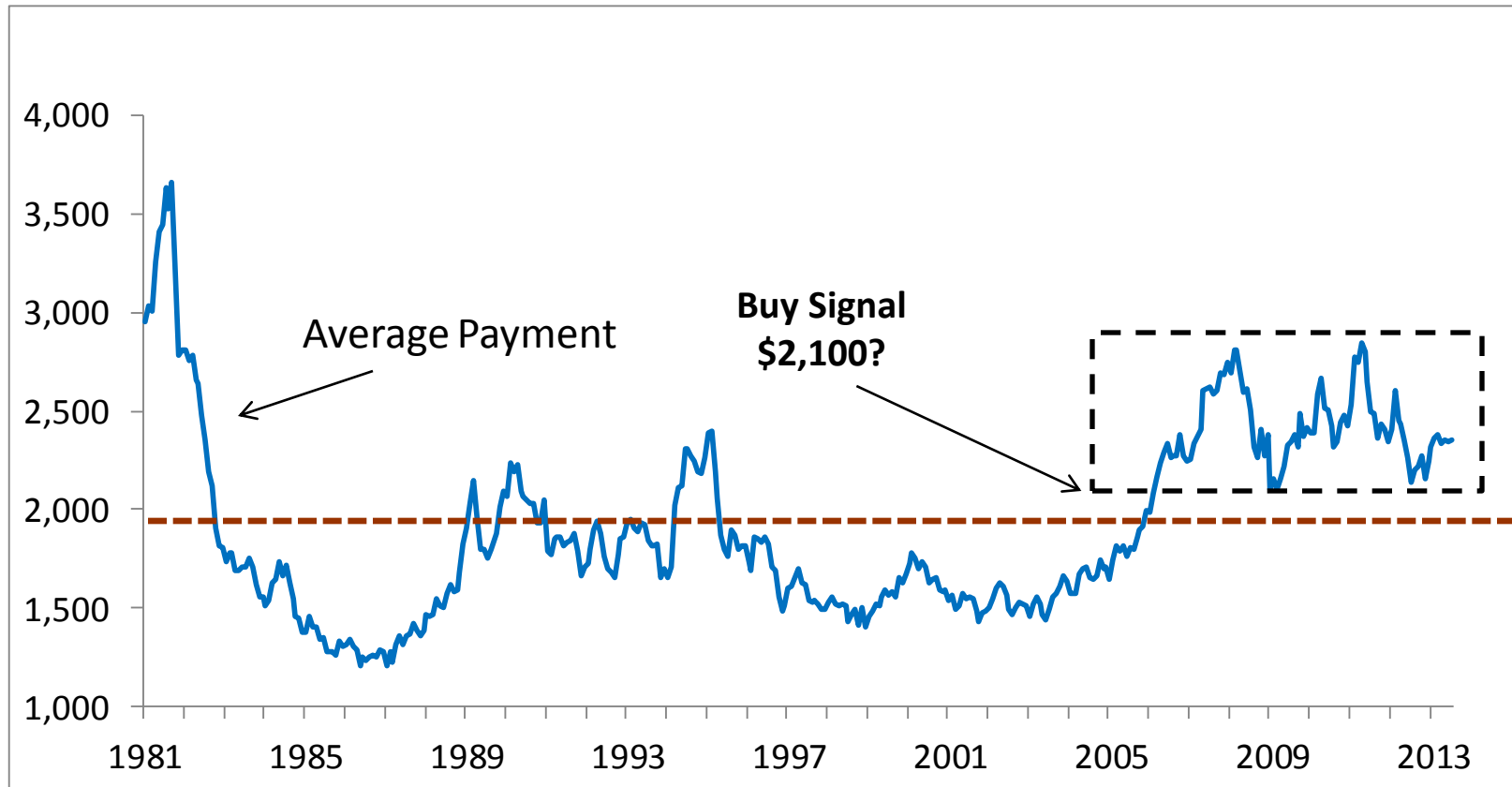
Least Affordable - Vancouver



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Carrying Cost: British Columbia

Inflation Adjusted Dollars



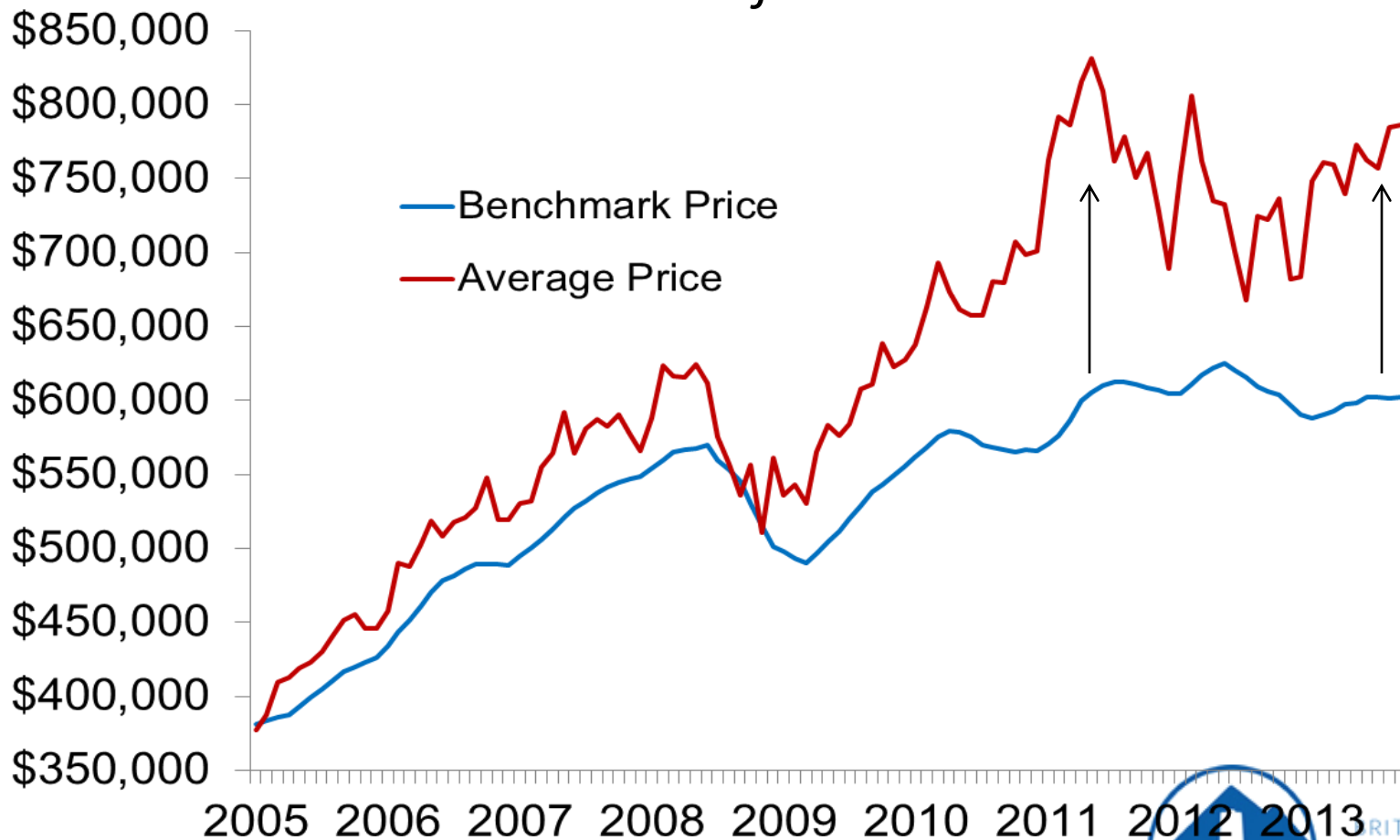
Sources: Statistics Canada, CREA, BCREA



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

MLS® Residential Price Measures

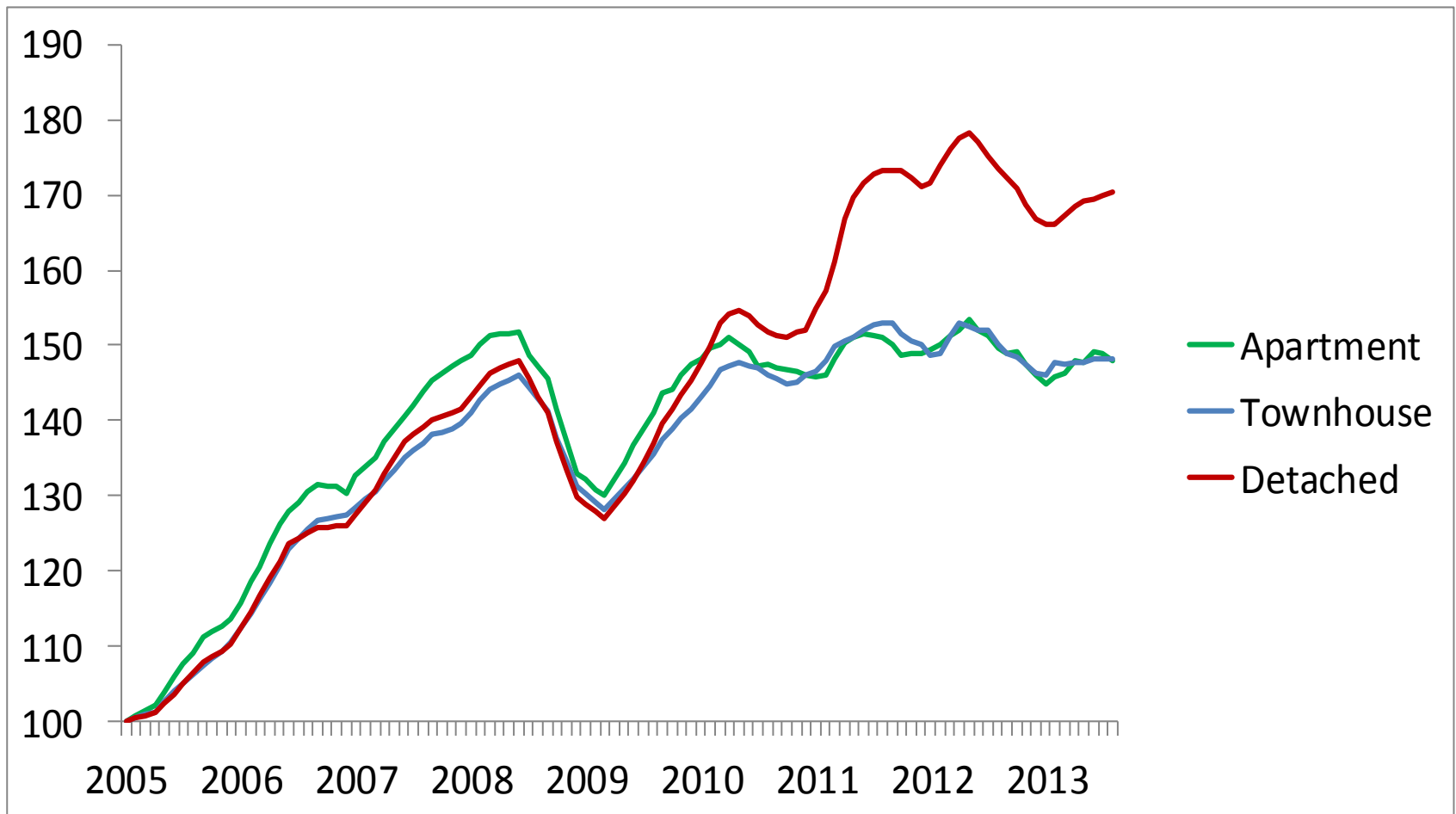
Real Estate Board of Greater Vancouver



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Home Price Index

Real Estate Board of Greater Vancouver



Source: REBGV, CREA, BCREA



REAL ESTATE
ASSOCIATION

The Property Ladder

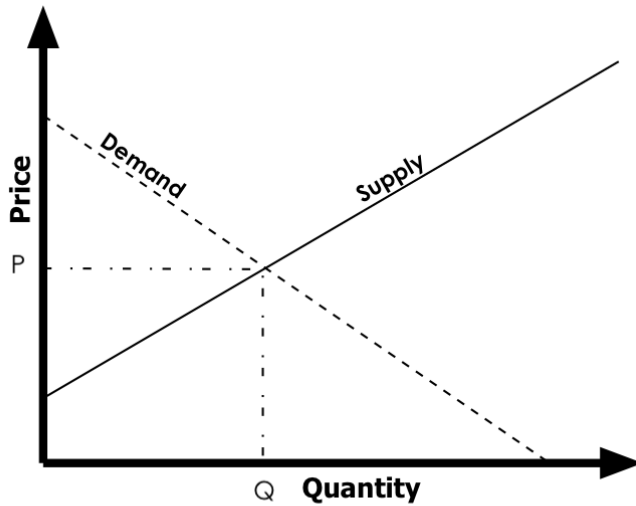


***"1st time buyer
affordability a
critical market
dynamic"***



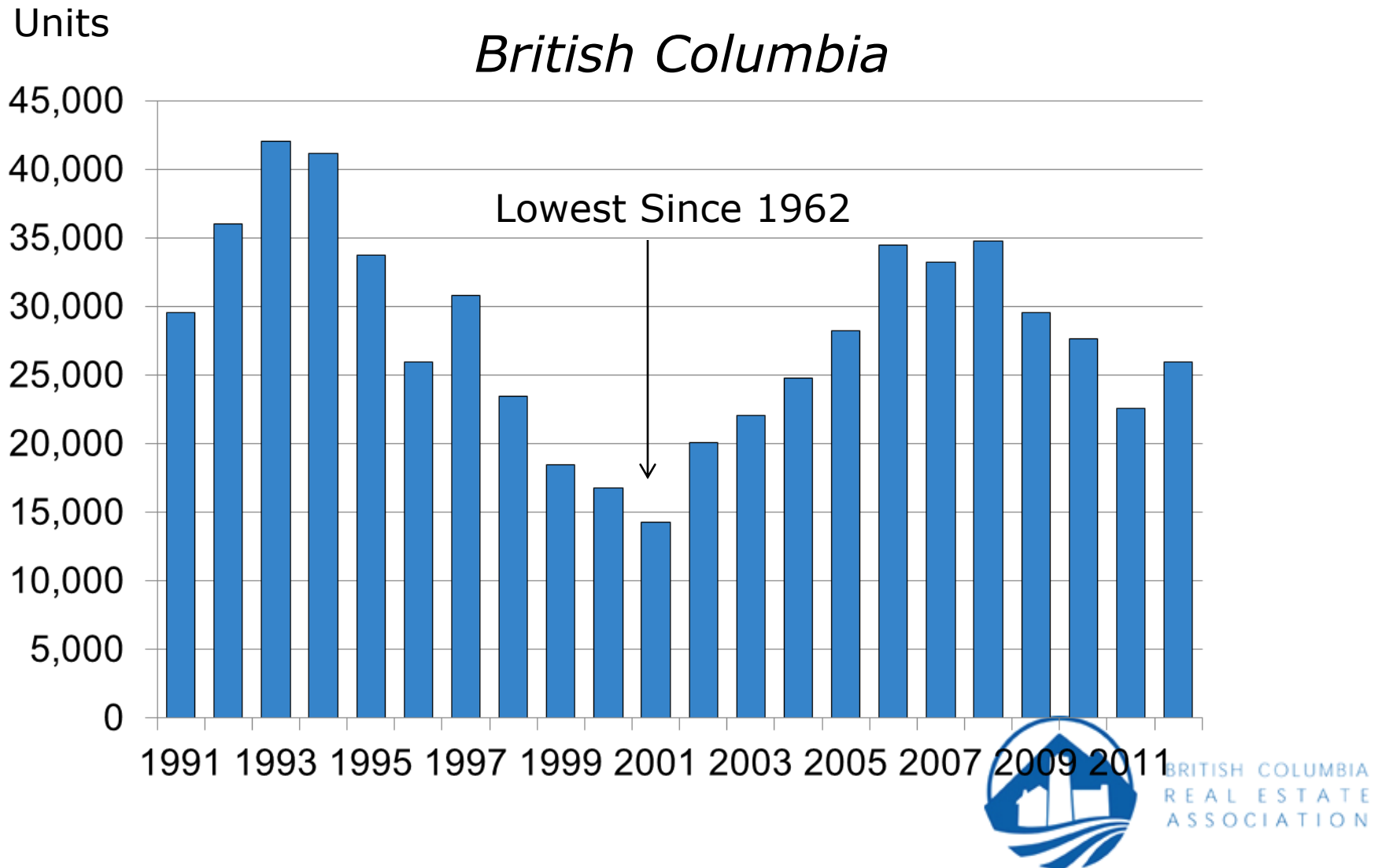
BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Timing is Everything



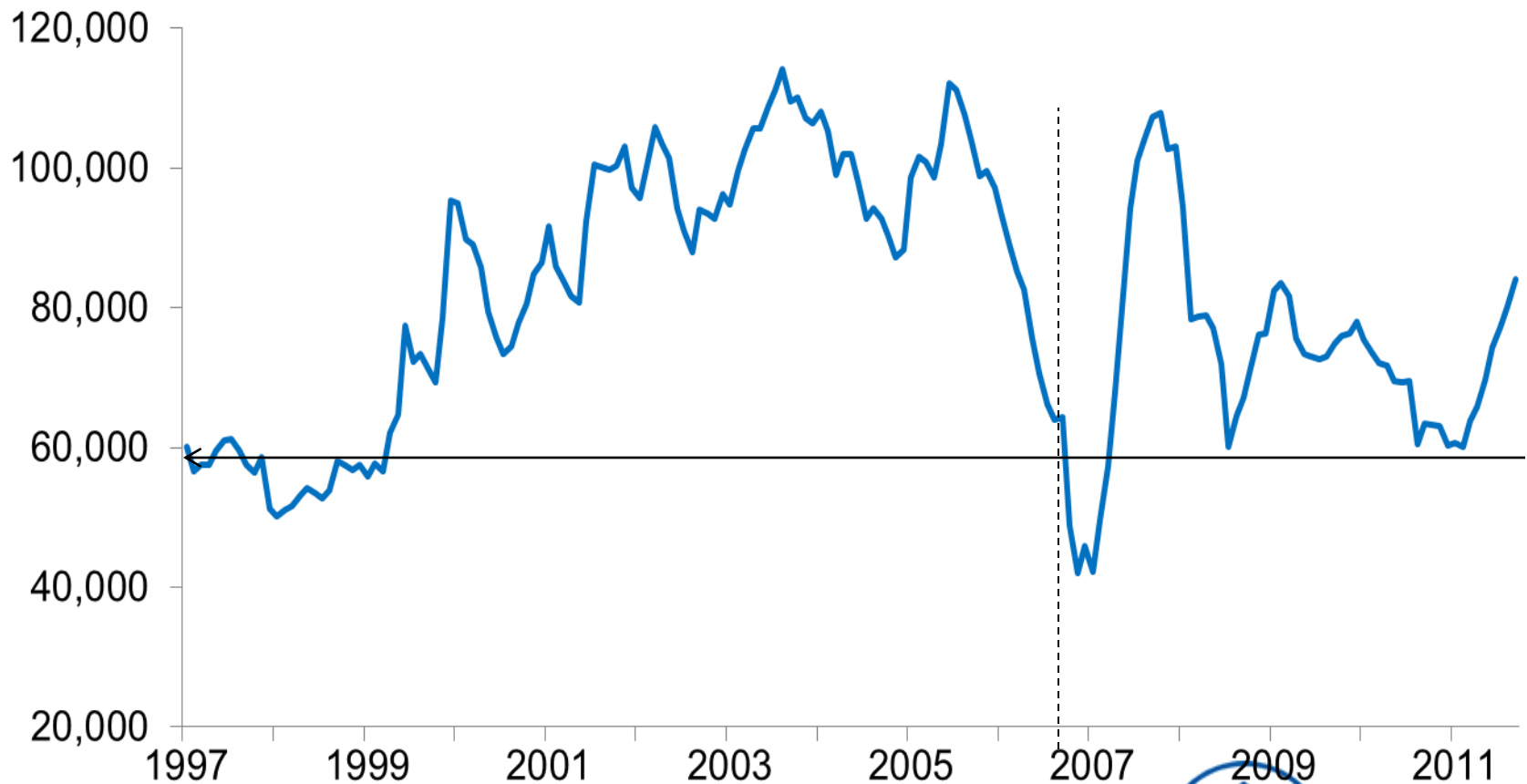
BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

New Home Completions



BC MLS® Residential Sales

Residential MLS® Unit Sales (SAAR)



Sources: Local Real Estate Boards, CREA, BCREA
Seasonally Adjusted at Annual Rates



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

The Cost of Housing

- Land —————→ *is the only variable we can substantially influence*
- Construction
- Soft
- Developer's profit



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Two Affordability Questions:

How can we understand affordability better so we can create effective strategies?

What can we do to help those most in need now?



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Final Thoughts...



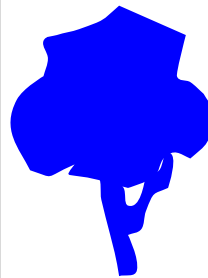
BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Mayor Lori Ackerman

- Lived in the Peace for 30 years
- Elected in 2011
- Former counsellor
- Volunteer
- Queen's Jubilee Medal





FORT ST. JOHN

The Energetic City

*Housing in BC's
Energy Capital*



Photo by Eagle Vision Video



Photo by Charene Vandale

Highlights

- ◉ Community
- ◉ Official Community Plan
- ◉ Affordable Housing Committee
- ◉ Site C



Fort St John

- BC's 2nd largest community north of Kamloops
- One of 4 cities north of the 56th in Canada
 - Northern community development guidelines
- Canada's most northern agriculture area
- Strong forestry
- Some oil but predominantly Natural Gas
- Wheels and more wheels



Affordability

- Average wage
- Average construction costs
- Operational costs
 - Passive house

Official Community Plan

- 4 Guiding Principles
 - Economic prosperity
 - Environmental Sustainability
 - Social Inclusion
 - Cultural Vitality



Official Community Plan

- Housing that does not cost greater than 30% of 80% of the median household income in Fort St John.
- Refers to a range of housing from non-market housing to standard market ownership
- 20% of our population are in need of some form of affordable housing



Objective in the OCP

- Promote increased affordable housing development through partnerships with other levels of government and organizations.

Intention: to provide incentives for the development of affordable housing

- Consider higher density
- Consider reduced parking requirements
- Consider small lots into a planned subdivision

Intention: Promote the development of affordable home ownership options

- Will restrict the number of consecutive small lots to no more than 3.
- When considering any proposed small lots, council will require a covenant on title to ensure affordability for at least 10 years.

Intention: to ensure a balance between community density, design and affordability

- Council will only consider small lots in areas pre-zoned for mobile homes or newly created small lots in a newly proposed subdivision
- Council will permit no more than approximately one-third of the lots within a 10 hectare area as small lot development
- Council will consider secondary suites and lane/carriage housing on residential lots 550m sq or greater if:
 - There is adequate space for parking
 - There is adequate snow storage.

Affordable Housing Committee

- **Aid** in the development and delivery of a community based approach
- **Encourage** affordable housing development within the City of Fort St John and with developers and other housing providers
- **Provide** advice and recommendations
- **Review** affordable housing proposals and provide recommendations to staff and council

AHC recommendation #1

Prioritization developed based on current need in the community & the City's ability to assist:

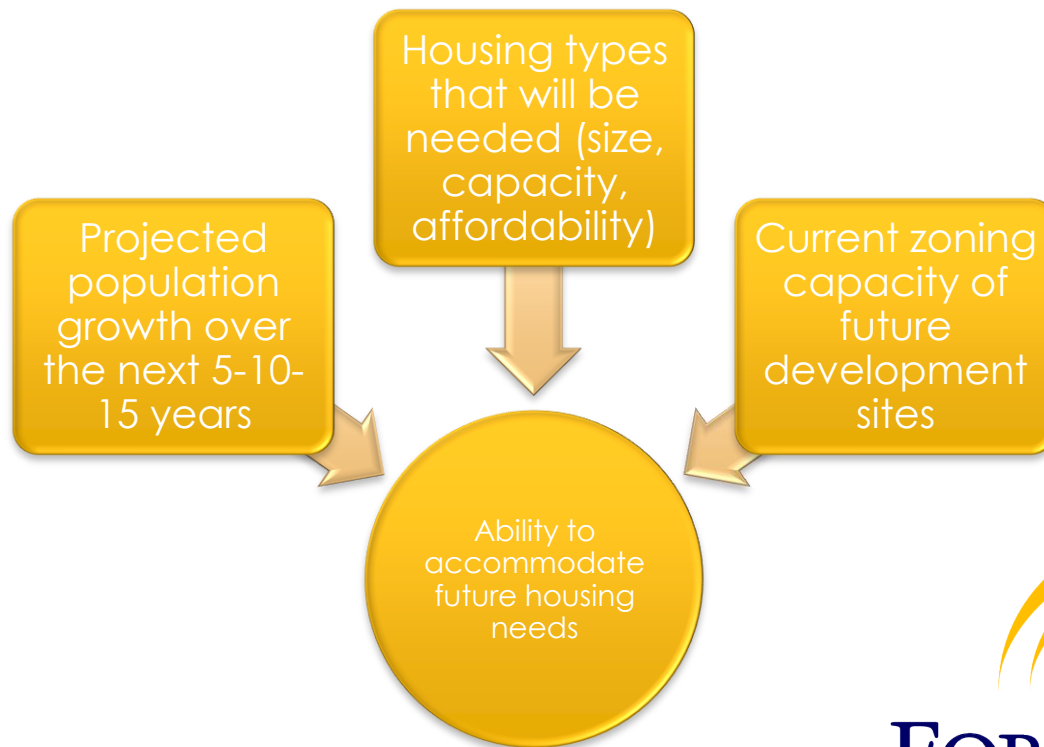
1. Low Cost Market
2. Transitional & Supportive Housing
3. Social Housing & Rental Assistance
4. Emergency Shelter
5. Near Market



AHC Recommendation#2

- Will “consider changes to land use based on a changing economic and social environment”

AHC recommendation #3



AHC recommendation #4

- Research and use appropriate policy and incentive-based tools to promote home ownership
 - a. Saskatoon Housing Business Plan
 - b. City of Langford
 - c. NDIT

AHC recommendation #5

- Complete an inventory of vacant land and its potential for residential occupancy

Fort St John Housing Assessment Data given by BC Assessment

		Current	OCP Target
Semi Detached	5681	83%	50%
Semi Detached/Duplex	391	7%	20%
Multi Family	559	10%	20%
Alternative	0	0%	10%

AHC recommendation #6

- Advocate that potential temporary work camps developed for Site C to be built in similar fashion to the Olympic Village in order to be repurposed after project use within Fort St. John as residences or across the region/Province as a legacy affordable housing investment.

AHC recommendation #7

- Adhere to the accessibility requirements for housing set forth in the OCP

Site C Environmental Impact Statement

- EIS projections:
 - 85% of trades will stay in camp, 15% in City.
 - 85% of Supervisors will stay in City, 15% in camp
- Expect to impact City by driving population rates ahead 3 years.
- There will be a market imbalance for rentals and ownership
- 3% will be seeking temporary accommodations



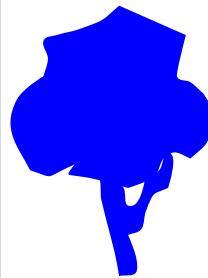


Photo by Marie Bernardin

Thank you!



Questions and Comments?



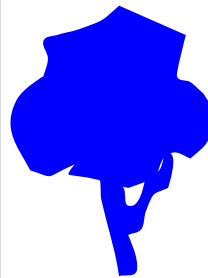
Future Webinars

Where do Housing Costs Come From? A Developer's Inside Peek

Webinar 2. November 28, 2013

Secondary Suites: What Works, What Doesn't?

Webinar 3. January 30, 2014



Resources



Presenter Links

Cameron Muir
BC Real Estate Association
www.bcrea.bc.ca

Mayor Lori Ackerman
Fort St. John
www.fortstjohn.ca

Resources



Partner Links

BC Housing: www.bchousing.org

BC Real Estate Association: www.bcrea.bc.ca

Canadian Home Builders' Association BC: www.chbabc.org and
www.withinyourmeans.ca

Union of BC Municipalities: www.ubcm.ca

Urban Development Institute Pacific Region: www.udi.bc.ca

BC Ministry of Community, Sport and Cultural Development – Local
Government Department: www.cscd.gov.bc.ca/lgd/

BC Ministry Responsible for Housing: www.housing.gov.bc.ca

Fort St. John Official Community Plan: <http://www.fortstjohn.ca/node/2611>

RuralBC <http://www.ruralbc.gov.bc.ca/individuals/housing/index.html>

Contacts



Virginia Holden

(250) 812-9984

Virginia.Holden@gov.bc.ca

Cameron Muir

(604) 742-2780

cmuir@bcrea.bc.ca

Lori Ackerman

(250) 787-8160

lackerman@fortstjohn.ca



THANK YOU

for your participation in this webinar