

	POLICY / PROCEDURE	No.	7.10
	Housing Policy	Effective Date	18-07-2018
		Revision Letter	A
		Council Approval	2018-13-06

1.0 Purpose

To guide Council deliberations when housing, or housing development projects, are brought to them for consideration.

2.0 Scope

This policy, aligned with Official Community Plan objectives and policies, provides direction to the District of Fort St. James with respect to the supporting the creation and retention of affordable and appropriate housing.

3.0 Policy

The Local Government Act and Community Charter provide local governments with a variety of tools to contribute to the provision of housing options for residents across the income spectrum. These tools allow local governments to participate in the development of affordable housing as a facilitator, advocate, and partner. This policy also reflects the complexity of housing affordability and the role of multi-sectoral partnerships. The District can help facilitate the development of these innovative partnerships to proactively address current and projected affordable housing need across the housing continuum.

This Policy of the District of Fort St. James shall ensure the following:

1. The District will develop policies that reduce the barriers to constructing new affordable housing and encourage affordability in market housing development.
2. The District will monitor the stock of affordable housing and utilize this data to inform housing programs and policy.
3. The District will consider neighbourhood revitalization, through the redevelopment and renovation of existing buildings, and supporting increased density, as an option to provide affordable housing.
4. The District will promote and support the creation of appropriate housing including; special needs housing projects, including seniors housing, shelters and housing for the homeless and people with mental health and addiction issues.
5. The District will support the development of duplexes, triplexes, fourplexes, and low-rise multi-family wood-frame apartment buildings, which are more affordable as compared to other dwelling types.

4.0 Definitions

- 4.1 Adequate Housing is adequate when it is safe and reported by their residents as not requiring any major repairs.
- 4.2 Affordable Housing is "affordable" when it costs less than 30% of before-tax household income including electricity, fuel, water and other municipal services.
- 4.3 Appropriate Housing is appropriate or suitable when it has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements. This includes being designed to accommodate any special needs the residents may have based on physical or mental abilities.

5.0 Responsibilities

- 5.1 Mayor and Council

6.0 Procedures

7.0 Document Approvals

Role	Position	Name of Approver	Approval Signature	Date Approved
Owner	CAO	Kevin Crook		
Reviewer	DCAO	Lina Gasser		
Final Approver	Mayor and Council	Rob MacDougall		

8.0 Revision History

Effective Date	Rev Letter	Document Author	Description of Change
18-Jul-2018	A	Kelley Williams	Initial Release.