



South Shuswap Housing Society
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Village of Chase

RE: Preliminary, conditional approval – LOT A DISTRICT 517, EPP89734, KDYD

I am grateful to offer my full support to the 31-unit affordable housing initiative that has been championed by Don Cavers in the Village of Chase and to urge the Village to reconsider certain conditions that it is proposing that will greatly increase development costs and threatens the viability of the initiative as much-needed, truly affordable housing.

I serve as President of the South Shuswap Housing Society, which was formed two years ago as a collaboration among the South Shuswap Chamber of Commerce, the Sorrento Centre (where I serve as Executive Director), and several community-based organizations. Before moving to the Shuswap in 2018, I lived for more than three decades in Toronto, where I worked with local, provincial and national groups to develop hundreds of units of affordable housing. I have worked as a housing policy analyst at the University of Toronto and at a national think-tank. I have frequently advised governments of all orders on housing policies and practices.

I am pleased to work with Don on the Chase affordable housing initiative, offering practical advice and support. It is my observation that developing affordable housing in smaller communities and rural areas faces all the issues of development in large urban areas, with at least two additional challenges:

- Affordable housing initiatives in smaller communities and rural areas receive far less funding and policy support from provincial and national funding programs (such as the National Affordable Housing Strategy, which the federal government launched several years ago and now promises \$70 billion-plus in funding). This is because most senior-level programs are designed in response to big city needs and tend to outright exclude or neglect needs in smaller communities and rural areas. I am working with Don to ensure that the affordable housing initiative that he is championing can receive its fair share of federal and provincial funding from programs that are currently on offer. This is key to ensure that the new housing will remain truly affordable for years to come.
- Far too many cash-strapped local communities, facing big costs as they manage growth and development, require significant development requirements, in addition to development charges and related costs. While it is understandable that local communities need to ensure that development costs are covered, simply adding them to the building permit application

for affordable housing could deal a terrible blow to much-needed affordable homes. I am referring in particular to sections 4, 6 and 8 of the letter dated 22 January 2022 from Sean O’Flaherty, Director of Corporate Operations. These deal with curbs and gutters, road improvements and lighting along Hillside and MacPherson. These municipal requirements, in addition to the payment of development charges and other site development matters that are included in the project proposal, will add significantly to the costs and threaten the viability of the development as affordable housing.

The Village of Chase is to be commended for its Housing Needs Assessment dated 21 January 2021, prepared by Urban Systems. Two observations of note from that report:

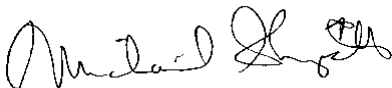
- First, Chase faces significant affordable housing needs – “The research indicates that there are both owner and renter households however which face challenges of affordability. For lone parent families and individuals, homeownership for most types of dwellings, with the exception of apartments and manufactured homes, is costly, if not prohibitive. A community characteristic which is already impacting housing in Chase and is set to do so more in the future, is the aging demographic... Chase is in a position similar to many other communities in BC where housing affordability and supply are being challenged by pressure on the housing market and aging demographics.”
- Second, the Village of Chase has a role to play in affordable housing solutions: “As a municipality, the main tools available to the Village are related to zoning. Options could include: ... Being open to creative housing ideas from community groups, societies, or developers which may not align with zoning as it is currently... Encouraging or providing incentives for developers to build purpose-built rental housing.”

I appreciate the opportunity to offer more detailed observations and am committed to work with Don to realize the wonderful vision of much-needed affordable housing in Chase.

I respectfully urge the Village of Chase to reconsider and withdraw the additional requirements set out in sections 4, 6 and 8 of its January 22, 2022, conditional approval letter.

Please do not hesitate to contact me with any questions or for further information.

In gratitude,



Michael Shapcott