

**Official Community Plan – Housing Task Force Meeting**  
**to be held in-person in Council Chambers**  
**City Hall, 171 Main Street**

**Wednesday, May 24, 2023**  
**at 4:30 p.m.**

1. **Call Regular Task Force Meeting to Order**
2. **Adoption of Agenda**
3. **Adoption of Minutes**
  - 3.1 Minutes of the May 3, 2023 Official Community Plan – Housing Task Force Meeting 1-2  
Recommendation:  
*THAT the Official Community Plan – Housing Task Force adopt the minutes of the May 3, 2023 meeting as presented.*
4. **New Business**
  - 4.1 Appointment of Task Force Chair and Vice Chair  
Recommendation:  
*THAT the Official Community Plan – Housing Task Force appoint \_\_\_\_\_ as the Task Force Chair and \_\_\_\_\_ as Vice-Chair.*
  - Haddad 4.2 Process Update on table
  - 4.3 100 Homes Penticton 3-40  
Presentation by Kyler Woodmass
  - Haddad 4.4 Housing Tour Discussion 41-42
  - Haddad 4.5 Next Steps – for June Meeting  
    - Draft Housing Needs Assessment
    - Housing Accelerator Fund: Barriers to Housing
    - Housing Tour
    - Engagement Strategy
5. **Next Meeting**

The next Official Community Plan – Housing Task Force meeting is scheduled for June 14, 2023 at 4:30 p.m. in Council Chambers.
6. **Adjournment**

# Minutes

penticton.ca

## Official Community Plan - Housing Task Force Meeting

to be held at the City Hall, Council Chambers  
171 Main Street, Penticton, B.C.  
Wednesday, May 3, 2023  
at 4:30 pm

**Present:**

Drew Barnes  
Ajeet Brar  
Rod Ferguson  
Nicholas Hill  
Nathan Little  
Brian Menzies  
Chris Schoenne  
Nicolas Stulberg  
Richard Langfield  
Loretta Ghostkeeper

**Council Liaison:**

Campbell Watt, Councillor  
Helena Konanz, Councillor

**Staff:**

Anthony Haddad, General Manager, Community Services  
Blake Laven, Director of Development Services  
Steven Collyer, Senior Planner  
Hayley Anderson, Legislative Assistant

**Regrets:**

Alison Gibson  
Dara Parker  
Linda Sankey

1. **Call to Order**

The Legislative Assistant called the Official Community Plan - Housing Task Force meeting to order at 4:34 p.m.

2. **Adoption of Agenda**

**It was MOVED and SECONDED**

THAT the Official Community Plan - Housing Task Force adopt the agenda of May 3, 2023 as presented.

**CARRIED UNANIMOUSLY**

3. **Adoption of Minutes**

There are no minutes for adoption.

#### 4. **New Business**

##### 4.1 Committee Orientation

The Legislative Assistant provided a Committee Orientation presentation.

##### 4.2 Adoption of Meeting Schedule

###### **It was MOVED and SECONDED**

THAT the Official Community Plan – Housing Task Force resolve to meet the second and fourth Wednesday of each month at 4:30 pm until the end of the Task Force term.

**CARRIED UNANIMOUSLY**

##### 4.3 Official Community Plan Planning and Process

The General Manager, Community Services provided the Task Force with an update on the plan and process of the Official Community Plan – Housing Task Force.

Staff provided a summary of the housing situation in Penticton, and the changes that have occurred related to housing and population growth since the 2018 OCP was adopted by Council.

Members present provided their individual backgrounds and reasons for applying to be on the Task Force and outlined their experiences as they relate to the objectives of the Task Force.

Staff outlined the Scope of OCP Amendments that would be required as part of the Task Force's work, that would be focusing only on the Housing Section of the OCP. Staff also summarized the process and technical expertise that would be required to assist with the Task Force's work.

##### 4.4 Appointment of the Task Force Chair and Vice-Chair

The appointment of the Chair and Vice-Chair was moved to the next meeting.

#### 5. **Next Meeting**

The next Official Community Plan - Housing Task Force meeting is scheduled to be held on May 24, 2023 at 4:30 pm.

#### 6. **Adjournment**

###### **It was MOVED and SECONDED**

THAT the Official Community Plan – Housing Task Force adjourn the meeting held May 3, 2023 at 6:05 p.m.

**CARRIED UNANIMOUSLY**

Certified Correct:

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Hayley Anderson  
Legislative Assistant

# Penticton Non-Market Housing (and Supports)

May 2023



**United Way**  
British Columbia

Working with communities in BC's  
Interior, Lower Mainland, Central  
& Northern Vancouver Island

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KYLER WOODMASS

*100 MORE HOMES  
STRATEGY COORDINATOR –  
UNITED WAY BC*

JAMIE LLOYD-SMITH

*SOCIAL DEVELOPMENT  
SPECIALIST – CITY OF PENTICTON*

# Intro

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# Housing Continuum (RDOS 2020 HNA)

“Non-Market” Housing





# PENTICTON IS GROWING

The City has many exciting housing projects proposed, approved or under construction. The following is a snapshot of most of these projects which are helping to address the need for housing in the community.



## PROPOSED

The City has received applications for **approx. 650** apartments and residential lots. These applications are currently being processed and are not yet approved.

- 1 877 Westminister Ave W - 300 strata rental units and ground floor commercial
- 2 650 Eckhardt Ave W - 6 storey with 70 units and ground floor commercial
- 3 206 Marina Way - 10 storey with 99 strata units
- 4 603 Main St - 5 storey with 28 rental units and ground floor commercial
- 5 655 Ellis St - 3 storey with 16 units
- 6 914 Churchill Ave - 6 storey with 16 units
- 7 1050 Spiller Rd - 111 rural residential lots
- 8 770 Argyle St - 5 duplex buildings

## APPROVED

The City has **approx. 1060** townhomes, duplexes or apartments approved and ready to build.

- 9 850 Wiltse Blvd - Zoning for 700 units of mixed housing
- 10 435 Green Ave W - Zoning for 88 townhouses
- 11 795 Westminister Ave W - Zoning for 22 units with corner commercial
- 12 154 Brunswick St - Zoning for 6 storey with 30 units
- 13 955 Timmins St - 148 apartment units and 71 townhouses

## UNDER CONSTRUCTION

The City has **approx. 520** apartments, townhouse units, and single or two-family residential lots currently under construction.

- 14 3352 Hemlock St - 6 storey with 165 rental units
- 15 3362 Skaha Lake Rd - 98 apartment units
- 16 285 Westminister Ave - 75 rental units with ground floor commercial
- 17 1034 Churchill Ave - 4 storey with 13 units
- 18 1830 Riddedale Ave - 14 townhouses
- 19 726, 738 and 750 Westminister Ave - 3 fourplexes
- 20 784 Argyle St - 11 townhouses
- 21 3240 Skaha Lake Rd - 54 units for recovery focused supportive housing
- 22 2644 South Main St - 6 townhouses
- 23 157 Abbott St - 12 residential lots

- 24 253 Norton Street - 16 townhouses
- 25 Bluffs at Skaha - 40 residential lots
- 26 909 Government St - 4 townhouses
- 27 463 Wade Ave E - 4 townhouses

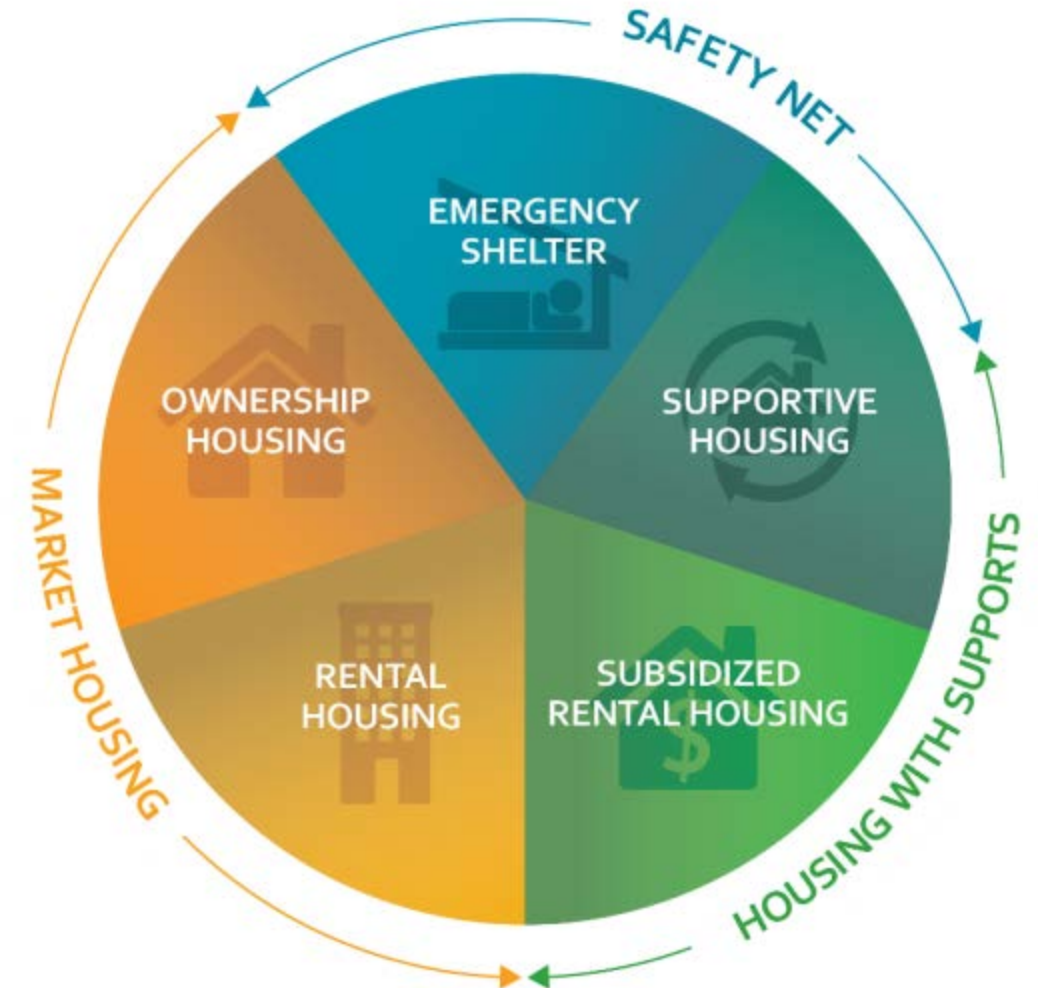




# Housing Wheelhouse

The wheelhouse model is built on the affordable housing continuum developed by the Canada Mortgage and Housing Corporation (CMHC).<sup>1</sup> While the affordable housing continuum illustrates a linear progression from emergency shelter through to ownership housing, the wheelhouse recognizes that market homeownership may not be the goal for everyone and that movement throughout housing types may not always be linear. Life circumstances (i.e., family, financial, health, age, etc.) may mean that people move between different parts of the wheelhouse. It shows that changes in housing can occur in different directions and that a variety of housing types are needed to support different circumstances. For example, individuals may move from emergency shelters to subsidized rentals or market rentals; aging homeowners may choose to sell their home and move into long-term supportive housing to have needed supports. The housing wheelhouse can help local and First Nations governments and other partners in the housing system to think about the types of housing they have and where there may be gaps.

Figure 2: The Housing Wheelhouse





# A word on definitions...*affordable / attainable*

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## 1.3.1 Affordable Housing

In Canada, housing is considered “affordable” if it costs less than 30% of a household’s before-tax income. Many people think the term “affordable housing” refers only to rental housing that is subsidized by the government. In reality, it’s a very broad term that can include housing provided by the private, public and non-profit sectors. It also includes all forms of housing tenure: rental, ownership and co-operative ownership, as well as temporary and permanent housing.

*Affordable means:*

1. In the case of ownership housing, the least expensive of:
  - a. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
  - b. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
2. In the case of rental housing, the least expensive of:
  - a. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
  - b. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

## 1.3.2 Attainable Housing

*Narrow Definition:*

Attainable housing conforms to the standard definition of affordable housing. This definition, which was developed by Canada Mortgage & Housing Corporation, holds that housing is affordable (attainable) when it consumes no more than 30% of a household’s gross, pre-tax income.

*Broader Definition:*

The term attainable housing is used, without reference to the CMHC affordability metric, to describe the ability of households to enter, and graduate to successively higher levels of, the local housing market. Implicit in this usage of attainability is the idea that a range of housing options (type, size, tenure, cost) exists in the local market. Households at various income levels can find and secure (attain) suitable housing, and can ultimately advance to a different level.

## Non-market housing inventory

2017

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A more detailed inventory of the non-profit housing stock and their descriptions are provided below (Table 17 and Table 18):

1. **Shelter:** These include year-round shelters and emergency weather response shelters.
2. **Transition houses and safe homes:** Provides temporary shelter and services for women and their children who are facing crisis issues, fleeing domestic violence, or who are in a housing crisis. Basic food and shelter is provided as well as support services such as advocacy, information and referral, counselling, and transportation to appointments.
3. **Below market rental:** Below-market rental housing is housing with rents equal to, or lower than, average rates in private-market rental housing.
4. **Co-operative housing:** Co-operative housing is a type of development where the residents have a share in the corporation (co-operative) that owns/manages the development.
5. **Seniors:** typically defined as a single person age 55 or older or a couple where at least one person is age 55 or older.
6. **Assisted living:** Assisted living housing is generally self-contained apartments for seniors and people with disabilities who need some support services to continue living independently, but do not need 24-hour facility care.
7. **Supportive housing:** Supportive housing provides on-site supports and services to residents who cannot live independently, and are not expected to become fully self-sufficient.

# Disclaimer

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What can be understood to make up “non-market” housing in Penticton (and elsewhere) is at times a complex mix of different models of physical infrastructure funded by BC Housing, CLBC, the Health Authority, or other governmental bodies (on an ongoing basis, or during the development process), or may be managed independently (at below-market rates, with some form of application process).

What can be understood to be “affordable” housing is a separate mix spaces often tied to individual residents as a percentage of their income (e.g. any space that costs less than 30% of pre-tax income, or in some cases anything “at or below market value”), including options made affordable via government supplements.

There is then a separate category of individuals in unaffordable market housing (in some cases despite receiving financial supports from different levels of government) that may or may not meet the official Poverty Line definition, but who may be considered “at risk of homelessness”.

# Prior Estimates – Non-Market

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## RDOS 2020 HNA

An estimated 2.5 to 3% of the City's housing stock are non-market, affordable dwellings. Penticton's housing needs assessment published in 2017 found that according to BC Non-Profit Housing Association<sup>6</sup> there were approximately 493 non-market units for families and seniors, which composed approximately 3% of the total housing stock. According to BC Housing data. This assessment found that the city may require 30 to 116 additional affordable dwellings by 2026, or 6 to 23 units annually over the next five years, assuming the proportion of non-market stays the same and follows the regional household growth rate. Overall, the need for more affordable housing outweighs availability in Penticton.



### 3.5 Non-market housing

- 12 -

The city has a wide variety of affordable family, seniors, supportive and transition housing options. Overall there are 28 buildings and 13 societies in the City and they offer roughly 654 units in the City (The BC Non-Profit Housing Association), including:

- Studio: 19 units
- 1-Bed: 264 units
- 2-Bed: 91 units
- 3-Bed: 35 units
- 4-Bed: 2 units
- Unknown: 243 units (unit breakdown not available)

661 units represent roughly 4.1 percent of the total occupied housing stock (16,016 in 2016) in the City. The number of units and tenant groups served are provided below:

Tenant Type	Description	Total #
Family	Families	76 units
Senior	Seniors (60+) living in independent, supportive, assisted or residential care	417 units
Supportive	Households with HIV/AIDS, mental health, addictions, development disabilities, or are Homeless at risk	119 units
Emergency	Homeless shelters	15 units
Transition and Transitional	Households leaving the justice system, addictions recovery, women and children fleeing violence and youth households	34 units
		661 units

# Prior Estimates – Non-Market

City of Penticton

2017 HNA

# CMHC Data

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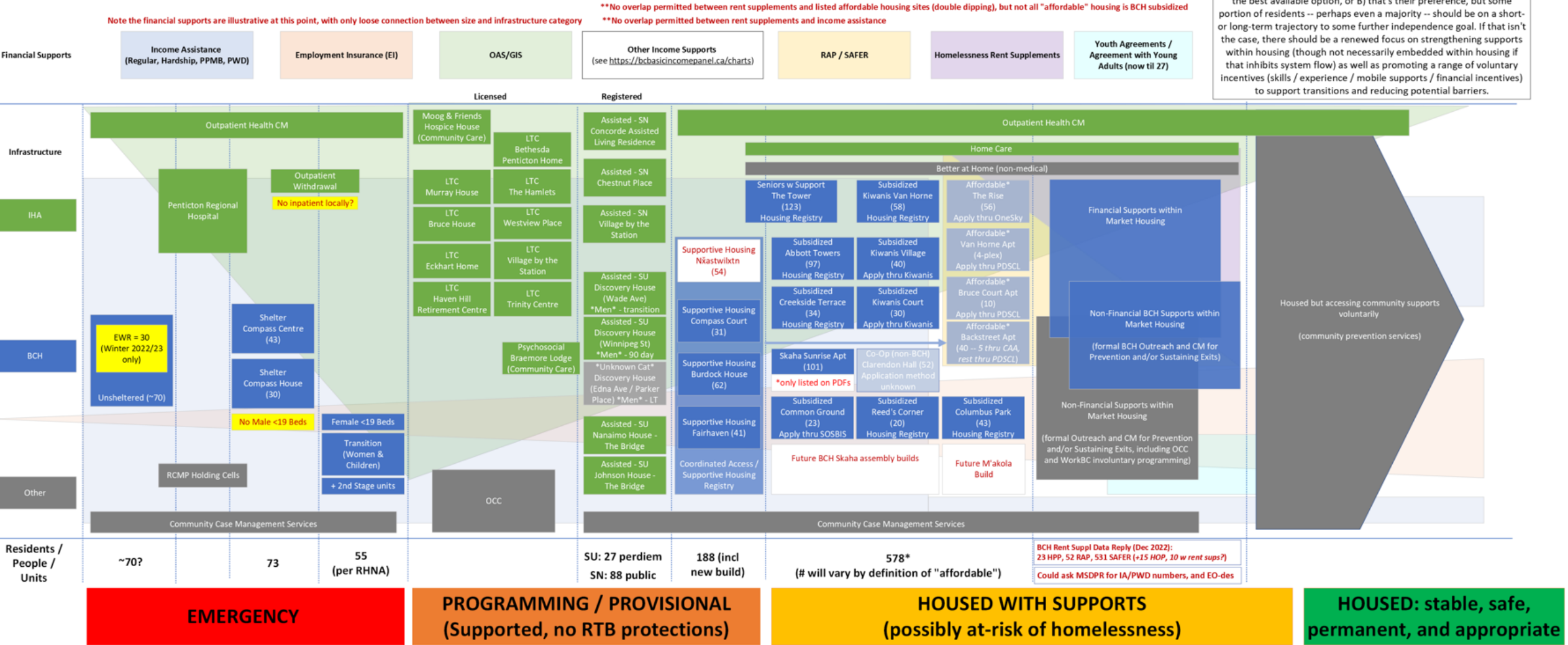
## Centre: Penticton

- 2019 Survey: 845 units
- 2021 Survey: 1,039 units
- 2022 Survey: 362 unites

The high degree of variability in the CMHC data for Penticton (and many other communities) raises concerns in terms of its reliability.

# Penticton Housing & Supports Framework Sketch (KW - Feb 28 2023)

Note: Presented as horizontal continuum more to illustrate categories than to simulate journeys -- trajectories may be both more complex, circular, and also moving in any direction (in and out of various types)



**\*Reasonably Housed\*** --- Any housing option that is as stable, safe, permanent, and appropriate of an option as can be identified / is desired for the foreseeable future

And recalling that some people may have independent market housing, but are struggling -- some from that group may be "reasonably housed" if no other options are available, but should always be on the radar of community support systems (perhaps formally with a future Community BNL)

# 100MH Strategy Coordinator Best Estimate

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City of Penticton:

- There are at least **813 units** listed as subsidized and / or affordable (703 of which are listed on the BCH “Housing Listings” Site or PDFs), with a total of approximately 1008 beds. That would represent just over 5% of the current “private household” total per CMHC.
- This does not include residences receiving rent supplements, the Clarendon Hall Coop, shelter spaces, any Assisted Living spaces, or any Long-Term Care or other community care spaces.

Including Summerland, Naramata, and Okanagan Falls:

- 1004 units (1213 beds)



# Emergency Housing

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# Shelters

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## Emergency Shelters

Compass (73)

*Formerly Compass Centre +  
Compass House separately*

## Temporary / Winter / EWR Shelters

- TBD

### Search shelters - City, Postal Code, or Neighbourhood

E.g. Vancouver, V6B, or Downtown



- ☒ Year-round shelters
- ☒ Extreme weather response shelters - open
- ☒ Extreme weather response shelters - closed
- ☒ Drop-in Centres
- ☒ Temporary Shelters

Search

# New homeless shelter open on Main street, replacing contentious Victory Church shelter

- 18 -




Chelsea Powrie - Apr 8, 2022 / 9:29 am



Photo: Castanet Staff

Compass House on Main Street, which has expanded to include a new 42-bed shelter replacing the Victory Church shelter.

# Transition Houses & Safe Homes

Penticton	<a href="#">South Okanagan Women in Need Society</a> 	Hughes House	* <a href="tel:250-493-7233">250-493-7233</a> Toll free: 1-800-814-2033 <a href="#">Email</a>	Transition House
Penticton (on-reserve)	<a href="#">Okanagan Nation Family Intervention and Services Society</a> 	Okanagan Nation Emergency Transition House	* <a href="tel:250-493-4902">250-493-4902</a> Toll free: 1-877-493-4909 <a href="#">Email</a>	Transition House
Penticton	<a href="#">South Okanagan Women in Need Society</a> 	Hughes 2nd Stage	* <a href="tel:250-493-7233">250-493-7233</a> <a href="#">Email</a>	



# Transition Houses & Safe Homes

SOWINS Response (May 2023):

Transition House / Emergency shelter beds

- 24 beds for women and children total

Second Stage:

- 7 units (i.e. 7 women, and approx. 2 children per unit)

Long-Term Subsidized Housing:

- 12 units (i.e. 12 women, and up to 2 children per unit)

		Geography	Penticton, British Columbia ( <a href="#">map</a> )				
Type of shelter	Target population <sup>1</sup>	Statistics	2017	2018	2019	2020	2021
Domestic violence shelter <sup>1</sup>	Total, target population	Number of shelters	3	2	6	4	7
		Number of beds	34	40	59	69	79
	General - all genders	Number of shelters	--	--	--	0	0
		Number of beds	--	--	--	0	0
	General - men	Number of shelters	--	--	--	0	0
		Number of beds	--	--	--	0	0
	General - women <sup>1</sup>	Number of shelters	3	2	6	4	0
		Number of beds	34	40	59	69	0
	Youth	Number of shelters	--	--	--	0	0
		Number of beds	--	--	--	0	0
	Family <sup>1</sup>	Number of shelters	--	--	--	0	7
		Number of beds	--	--	--	0	79

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## 2020 Housing Needs Assessment

March 2021

According to BC Housing, the City of Penticton is the only jurisdiction in the RDOS with emergency shelter and housing for the homeless. In 2020, there were 306 housing supports for people experiencing or at risk of homelessness in the City of Penticton. There were also 55 units for women and children fleeing violence. The City has approximately 30 shelter beds year-round, which increases to around 60 to 70 in the winter. Need for shelter beds far exceeds capacity in Penticton and the RDOS.

# Other Emergency Spaces

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## Penticton Regional Hospital

A number of NFA (No Fixed Address) individuals stay overnight at the hospital. General numbers have been requested for context.

## RCMP Holding Cells

A number of NFA (No Fixed Address) individuals stay overnight within holding cells, so this too is often included in enumeration efforts such as Point-in-Time counts.

# Programming / Provisional

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# Licensed Community Care

## Types of care

- 2 (1) A prescribed residential program for the purpose of paragraph (b) of the definition of "care" in section 1 of the Act is Child and Youth Residential, being a program that
- (a) provides a type of care set out in subsection (2) to a child or youth, or
  - (b) promotes or supports the behavioural, intellectual, physical or social development of a child or youth in a therapeutic residential setting.
- (2) The following types of care may be provided to adults who meet the criteria in paragraph (c) of the definition of "care" set out in section 1 of the Act:
- (a) Hospice, being residential care and short-term palliative services for persons in care at the end of their lives;
  - (b) Mental Health, being residential care for persons who are in care primarily due to a mental disorder;
  - (b.1) Substance Use, being residential care for persons who are in care primarily due to substance dependence;
  - (c) Long Term Care, being residential care for persons with chronic or progressive conditions, primarily due to the aging process;
  - (d) Community Living, being residential care for persons with developmental disabilities;
  - (e) Acquired Injury, being residential care for persons whose physical, intellectual and cognitive abilities are limited primarily due to an injury, including persons suffering from brain injuries or injuries sustained in accidents.

[am. B.C. Reg. 178/2016, Sch. 3, s. 1.]





“Residential Care”

→ Penticton

Facility Name	Facility Type	Community	Site Address
	Filter ▼	Filter ▼	
Bethesda Penticton Home	Residential Care - Licensing	Penticton	Confidential
Braemore Lodge	Residential Care - Licensing	Penticton	2402 S Main St Penticton BC V2A 5H9
Bruce House	Residential Care - Licensing	Penticton	146 Bruce Court Penticton BC V2A 6C4
Eckhardt Home	Residential Care - Licensing	Penticton	429 Eckhardt Ave W Penticton BC V2A 2B3
Good Samaritan Canada Village by the Station	Residential Care - Licensing	Penticton	270 Hastings Avenue Penticton BC V2A 2V6
Haven Hill Retirement Centre	Residential Care - Licensing	Penticton	415 Haven Hill Rd Penticton BC V2A 4E9
Moog and Friends Hospice House	Residential Care - Licensing	Penticton	1701 Government St Penticton BC V2A 3G6
Murray House (P.D.S.C.L.)	Residential Care - Licensing	Penticton	110 Murray Dr Penticton BC V2A 7E4
The Hamlets at Penticton Residence Inc.	Residential Care - Licensing	Penticton	103 Duncan Ave W Penticton BC V2A 2Y3
Trinity Centre	Residential Care - Licensing	Penticton	75 Green Ave W Penticton BC V2A 7N6

# Registered Assisted Living

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## Seniors & PWD

- 88 publicly subsidized units
- 84 units total

## Supportive Recovery

- 27 per-diem funded units
- 27 units total

## Assisted Living Residences

Assisted living is semi-independent housing for adults who are able to make decisions on their own behalf but require some support with their day-to-day needs, due to physical, mental health or health challenges or while in recovery.

There are three classes of assisted living residences:

- Seniors and Persons with Disabilities - for adults receiving assisted living services due primarily to chronic or progressive conditions linked to the aging process or a disability.
- Mental Health - for adults receiving assisted living services due primarily to a mental disorder.
- Supportive Recovery - for adults receiving assisted living services due primarily to substance use.

Name ▲	Status	Legal Operator Name	Address	Phone Number	Type
Chestnut Place	Registered	Penticton and District Society for Community Living	453 Winnipeg Street, Penticton, V2A 5M7	(250) 490-0200	SN
Discovery House	Registered	Penticton Recovery Resource Society	397 Wade Ave. W., Penticton, V2A 1V2	(250) 490-3076	SU
Discovery House-Winnipeg St	Registered	Penticton Recovery Resource Society	633 Winnipeg Street, Penticton, V2A 5N1	(250) 490-3076	SU
Johnson House	Registered	The Bridge Youth & Family Services	1001 Johnson Rd., Penticton, V2A 1W3	(250) 763-0456	SU
Nanaimo House	Registered	The Bridge Youth & Family Services	123 Nanaimo St, Penticton, V2A 1M3	(250) 763-0456	SU
The Concorde Assisted Living Residence	Registered	Diversicare Canada Management Services Co., Inc.	3235 Skaha Lake Road, Penticton, V2A 6G5	(250) 490-8800	SN
The Hamlets at Penticton	Registered	Yarrow Limited Partnership	103 Duncan Ave W, Penticton, V2A 2Y3	(250) 490-8503	SN
Village By the Station	Registered	Good Samaritan Canada	270 Hastings Avenue, Penticton, V2A 2V6	(250) 490-4949	SN



Discovery House



# Supportive Housing (BCH)

Burdock House ☆ Save

594 Winnipeg St  
Penticton, BC V2A 5M9

62 units in this building


- Studio
- Studio wheelchair

**Eligible clients:**

- Persons with disabilities
- Supportive Housing

**How to Apply**

[The Supportive Housing Registry](#)



[View Building Details](#)

Compass Court ☆ Save

1706 Main St  
Penticton, BC V2A 5G8

31 units in this building

- Studio
- 1 bedroom

**Eligible clients:**

- Persons with disabilities
- Supportive Housing

**How to Apply**

[The Supportive Housing Registry](#)

[View Building Details](#)

Fairhaven ☆ Save

2670 Skaha Lake Rd  
Penticton, BC V2A 6G1

41 units in this building

- Studio
- 1 bedroom
- 2 bedrooms

**Eligible clients:**

- Persons with disabilities
- Supportive Housing

**How to Apply**

[The Supportive Housing Registry](#)

[View Building Details](#)

## Sn̓pa?x̓tantn

The centre is recovery-focused supportive housing with 54 affordable and accessible units

“A minimum of 30 per cent of the beds will be designated for Indigenous people, urban Indigenous people of all nations”





Burdock House

Housed (with Financial  
and / or Other supports)

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# Subsidized (excl Supportive Housing)

<a href="https://www.bchousing.org/housing-assistance/rental-housing/housing-listings">https://www.bchousing.org/housing-assistance/rental-housing/housing-listings</a>						Housing Needs			Units by Type											
Name	City	Address	Source	Operator	Total Uni	Pets?	Wheelchair	Smoking	Studio	Studio Wl	1Bed	1Bed - W	2Bed	2Bed - W	3Bed	3Bed - W	4Bed	5Bed		
Abbott Towers	Penticton	90 Abbott St	BC Housing	SOSBIS	97		Accessible				87	5	5							
Angus Street	Summerland	9302 Angus	BC Housing		83			Smoke Free			69		14							
Burdock House	Penticton	594 Winnip	BC Housing	ASK Wellness	62		Accessible		58	4										
Columbus Park	Penticton	2575 South	BC Housing	SOSBIS	43		Accessible						22	2	17		1	1		
Columbus Place	Naramata	3320 3rd St	BC Housing		4						4									
Common Ground A	Penticton	320 Brunsw	BC Housing	SOSBIS	23	Yes					20		3							
Compass Court	Penticton	1706 Main St	BC Housing	PDSCL	31				26		5									
Creekside Terrace	Penticton	524 Pickerin	BC Housing	PDSCL	34								14		17		3			
Fairhaven	Penticton	2670 Skaha	BC Housing	ASK Wellness	41				24		16		1							
Kiwanis Court	Penticton	390 Brunsw	BC Housing	Kiwanis Club & H	30			Smoke Free			12		18							
Kiwanis Lodge	Summerland	10912 Quin	BC Housing	Summerland Kiv	20		Accessible	Smoke Free			19	1								
Kiwanis Van Horne	Penticton	150 Van Hor	BC Housing	Kiwanis Club & H	58		Accessible	Smoke Free			38	2	18							
Kiwanis Village	Penticton	360 Brunsw	BC Housing	Kiwanis Club & H	40			Smoke Free			40									
Legion Village	Summerland	13609 Dicks	BC Housing	Summerland Se	20				2		18									
Parkdale Lodge	Summerland	9700 Brown	BC Housing		53		Accessible	Smoke Free			48	5								
Reed's Corner	Penticton	885 Fairview	BC Housing	PDSCL	20		Accessible				6	12		2						
Shuttleworth Place	Okanagan	140 Birch St	BC Housing		11		Accessible				11									
The Tower	Penticton	453 Winnip	BC Housing	PDSCL	123		Accessible		95	1	20	2	5							
Skaha Sunrise Apar	Penticton	2872 Skaha	BC Housing	Listings (but PDF	101	Yes	Accessible		37	*unknown	52	*unknown	14	*unknown						
Van Horne Apt	Penticton	TBC	PDSCL Site	PDSCL	4								4	TBC - only know its a fourplex						
The Rise	Penticton	285 Nanaim	City Site	OneSky Commu	56						56	TBC - estimate added for forecast								
Backstreet Apartme	Penticton	259 Backstr	PDSCL Site	PDSCL	40						40	TBC - estimate added for forecast								
Bruce Court Apartn	Penticton	150 Bruce C	PDSCL Site	PDSCL	10						9		1							
				TOTAL Units	1004			TOTAL Units	242	5	570	27	119	4	34	0	4	1		
								TOTAL Beds	1213	242	5	570	27	238	8	102	0	16	5	



# BC Housing

## Housing Listings

Refine your results.

[Remove filter](#)

Bedrooms:

Min.

Studio

to

Max.

6

Housing type:

- ☐ Subsidized ?
- ☐ Below market rental ?
- ☐ Co-operative ?

Client type:

- ☐ 55 years and older ?
- ☐ Singles (under 55 years of age) ?
- ☐ Couples (under 55 years of age) ?
- ☐ Families ?
- ☐ Persons with disabilities ?
- ☐ Seniors housing with support ?
- ☐ Supportive housing ?

Housing needs:

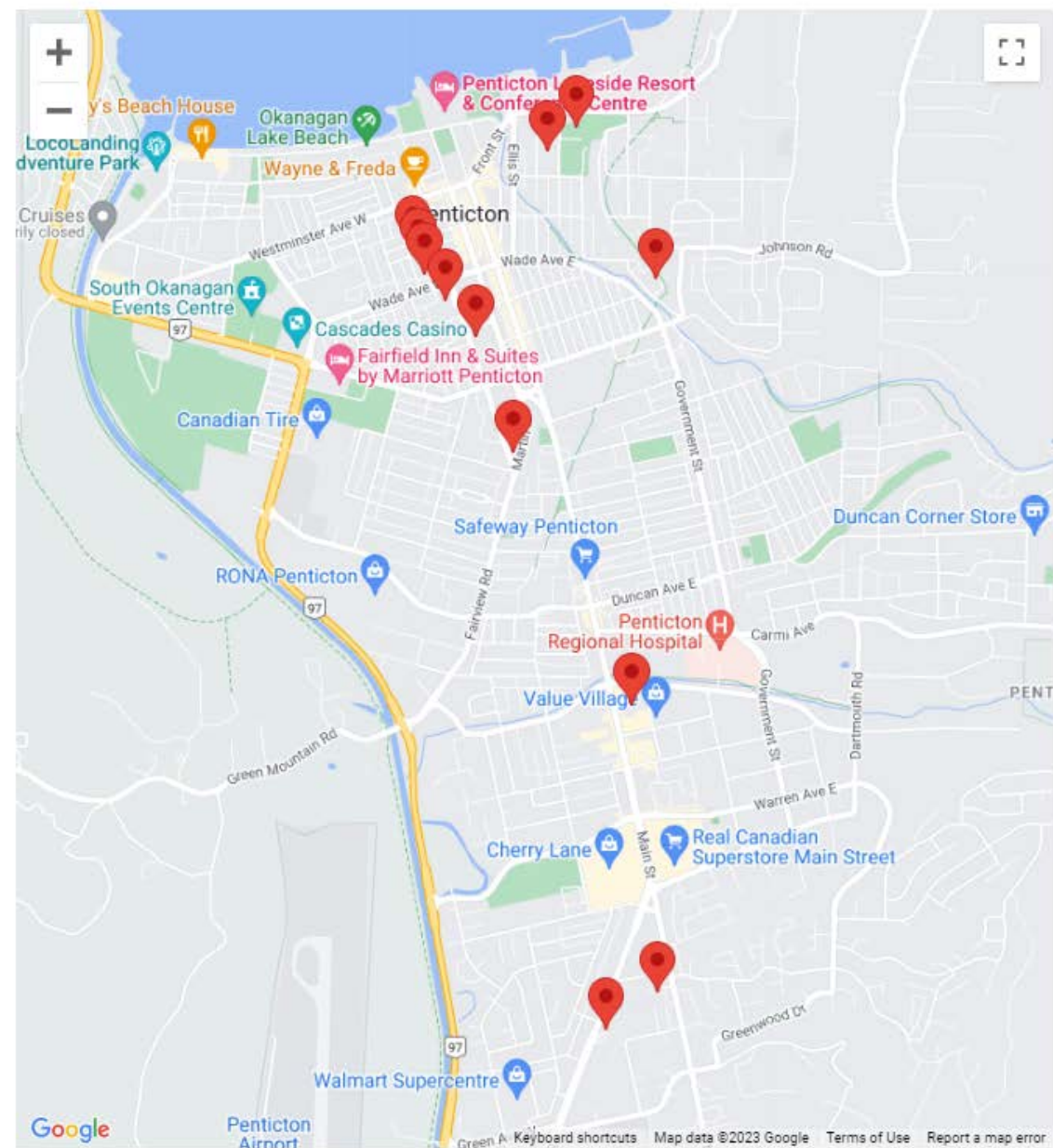
- ☐ Pets allowed
- ☐ Wheelchair ?
- ☐ Smoke Free

List View

Map View

[Print](#)

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# BC Housing - Subsidized

- Abbott Towers
- Columbus Park
- Common Ground Apartments
- Creekside Terrace
- Kiwanis Court
- Kiwanis Van Horne
- Kiwanis Village
- Reed's Corner
- The Tower

## *Supportive Housing:*

- Burdock House
- Compass Court
- Fairhaven

Refine your results.

[Remove filter](#)

Bedrooms:

Min. Studio to Max. 6

Housing type:

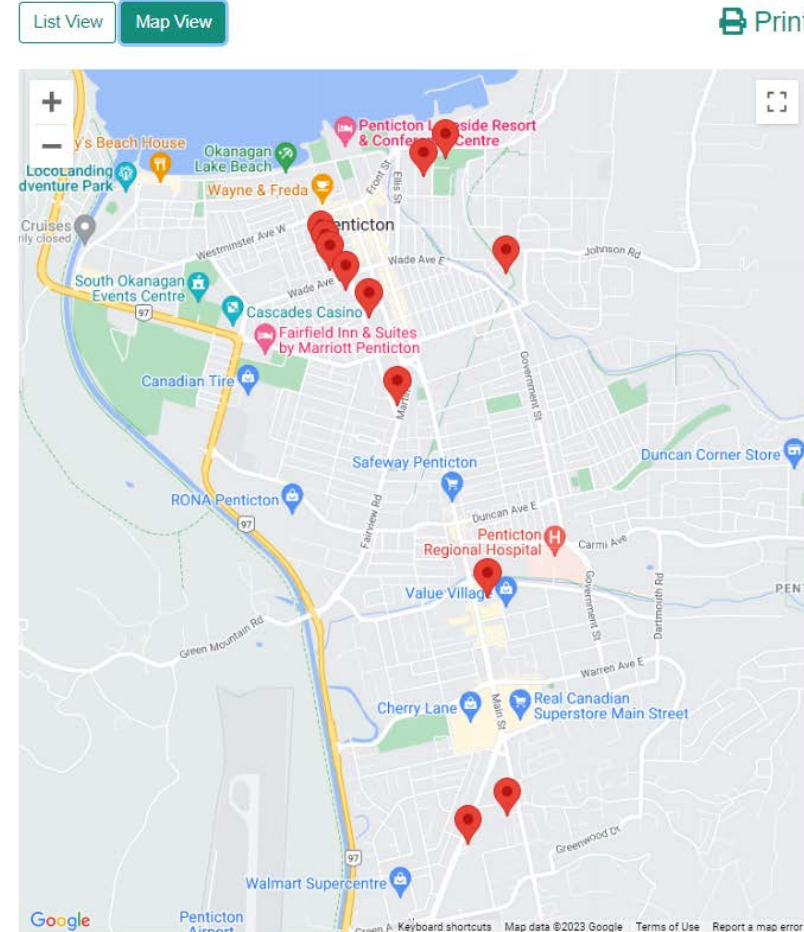
- ☐ Subsidized ?
- ☐ Below market rental ?
- ☐ Co-operative ?

Client type:

- ☐ 55 years and older ?
- ☐ Singles (under 55 years of age) ?
- ☐ Couples (under 55 years of age) ?
- ☐ Families ?
- ☐ Persons with disabilities ?
- ☐ Seniors housing with support ?
- ☐ Supportive housing ?

Housing needs:

- ☐ Pets allowed
- ☐ Wheelchair ?
- ☐ Smoke Free





# Other “Affordable”

## The Rise



COMPASS COURT

BACKSTREET BOULEVARD

VAN HORNE APARTMENTS

- Located in downtown Penticton.
- Mixed Use Development with Commercial units on the ground floor and Market Rent.
- Rent Geared to Income and Subsidized Residential Rental Units on 2nd, 3rd, and 4th floors
- Backstreet amenities include:
  1. Children's play area
  2. Garden Plots
  3. Secure bike and scooter storage
  4. Tenant common room for personal events and occasions



Co-Op (non-BCH)  
Clarendon Hall (52)  
Application method  
unknown

Affordable\*  
The Rise  
(56)  
Apply thru OneSky

Affordable\*  
Van Horne Apt  
(4-plex)  
Apply thru PDSCl

Affordable\*  
Bruce Court Apt  
(10)  
Apply thru PDSCl

Affordable\*  
Backstreet Apt  
(40 -- 5 thru CAA,  
rest thru PDSCl)

# Rent Supplements

Shelter Aid For Elderly Renters (SAFER)	The Shelter Aid for Elderly Renters provides eligible seniors with monthly assistance with their rent payments.
Rental Assistance Program (RAP)	The Rental Assistance Program provides eligible low-income working families with monthly assistance with their rent.
Homeless Prevention Program (HPP)	The Homeless Prevention Program is an initiative aimed at providing individuals in identified at-risk groups facing homelessness with portable rent supplements and support services to help them access rental housing in the private (non-subsidized) housing market.

Program		Dec 31, 2019	Dec 31, 2020	Dec 31, 2021	Dec 31, 2022
Shelter Aid for Elderly Renter	SAFER	578	562	536	531
Rental Assistance Program	RAP	113	92	69	52

Program	Dec 2019	Dec 2020	Dec 2021	Dec 2022
Homeless Outreach	15	15	15	15
Homelessness Prevention	10	10	10	10
Homelessness Prevention	10	13	13	13

# Non-Market Housing Needs

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# Housing Needs

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## Individuals Awaiting Housing with Completed Vulnerability Assessment Tool (VAT) Tests, Penticton, as of 3 February, 2023

	Count:	<b>144</b>	individuals awaiting housing <b>with</b> a VAT score									
			mental health score 131 individuals $\geq 3$									
			substance use score 130 individuals $\geq 3$									
			homelessness score 97 individuals $= 3$									
			mental health score and substance use score 131 individuals both $\geq 3$									
			mental health score, substance use score, homelessness score 97 individuals both $\geq 3$ and $= 3$ respectively									
		<b>162</b>	individuals awaiting housing (includes those without a VAT score)									

Prepared by BC Housing's Research and Corporate Planning Department, February 2023

Source: BC Housing Coordinated Access List, Kamloops

# Housing Needs

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## 2020 RDOS Housing Needs Assessment (Penticton)

- “30 to 116 additional affordable dwellings by 2026, or 6 to 23 units annually over the next five years”
- “100 to 185 additional units for seniors, including affordable units”
- Penticton is the one jurisdiction the RDOS that provides a number of services for those adults who are considered hard-to-house (e.g., with mental health issues, brain injuries, addictions).
- According to BC Housing, the City of Penticton is the only jurisdiction in the RDOS with emergency shelter and housing for the homeless.

## 2017 City of Penticton Housing Needs Assessment

In spite of the above housing stock, the City has witnessed a steep rise in its homeless population. The recently concluded homeless count (13<sup>th</sup> Nov 2016) identified 203 homeless individuals in the City, which is significantly higher than the 2015 homeless count of roughly 60 individuals. This number is expected to be as high as 230 due to undercounting and other reasons. Thus, there is a current need for roughly 900 units (including beds and dwelling units) or 5.6 percent of the total housing stock, which is likely to rise in future with deteriorating affordability.



# Gaps & Needs from 100 More Homes: Social Sector

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Additional needs that are identified during community consultations include:

- Shelter options for minors, especially male-identifying
- Transitional housing (corrections, mental health / substance use, youth aging out of care)
- Complex Care Housing
- Access for immigrants
- Affordable workforce housing



# Summary & Estimated Need

## Summary:

- Significant investments into the non-market social safety net: ie. shelter and supportive housing
- Bottlenecks in individuals moving from the social safety net into housing with supports, and then market housing
- Misalignment in definitions makes planning and data analysis challenging

## Environmental scan from the past 10 years has revealed initial insights to inform the Housing Needs Assessment:

- Need for more studio and one bedroom suite for single unattached individuals
- Affordable workforce housing
- Family housing needs

**FIGURE: The spectrum of housing**



**OCP Housing Task Force – Tour (date to be determined)**

**Draft list of stops**

<b>Stop #</b>	<b>Address</b>	<b>Development Type/Description</b>	<b>Notes</b>
1	1034 Churchill Ave	4-storey strata apartment	
2	190 Bassett St	7-unit infill development	
	163/169 Maple St	Duplex and cluster housing development (6 units)	
3	285 Westminster Ave W	5-storey market rental apartment with commercial at grade	
	285 Nanaimo Ave W	5-storey affordable housing building with parking at grade	Possible tour
4	199 Grandview St	5-lots infill subdivision	
	Oliver Place homes and vacant land to be developed	Infill subdivision, with former lane upgraded to a road	
	215 Grandview St	New house being built where a previous proposal to rezone/subdivide it into two lots was denied	
5	Abbott St/Van Horne St/Westminster Ave E	RD3 zone subdivision with 1-3 units, single homes, duplexes, suites and carriage houses	
6	564/601 Ellis St	'Flex unit' examples, denser infill developments	
7	511/533/532/565 Forestbrook Dr	6 different infill examples on one block (ranging from 2-8 units)	
8	The Ridge/Sendero Canyon	Drive past duplexes, townhouses, and small-lot SFD lots – shows a mix of density in new hillside neighbourhoods	
9	1441 Clark Ave	Security operator dwelling unit, a housing form in the industrial area	*Cut for time if needed
10	2922 Wilson St	5-unit cluster housing, early example of clustering in the City	
11	3363 Wilson St	Newer townhouse development facing street, across from an older bareland strata facing away from street. New high rises in the background nearing completion.	
12	222 Lee Ave	11 unit infill townhouse development next to single detached homes	*Cut for time if needed
13	3240 Skaha Lake Rd	New supportive housing facility	Possible tour
14	3352 Hemlock St	5-storey rental apartment	Possible tour
15	Skaha Hills - PIB	Hillside apartments in PIB land	Possible tour
16	213/223 Conklin Ave	Newer duplexes and carriage houses in a character neighbourhood (Cherryland)	

