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**POLICY NUMBER:** 13-6722-01

**REFERENCE:**

Attainable Housing Definition

**ADOPTED BY:**

Council

**CROSS-REFERENCE:**

OCP Policy 3.134

**SUPERSEDES:**

None

**AMENDED DATE:**

N/A

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**DEPARTMENT:**

Planning

**EFFECTIVE DATE:**

July 9, 2024

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**Policy Statement**

The purpose of this policy is to adopt a local working definition of housing “attainable” by Ucluelet residents.

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**Scope**

This policy expands and adds clarity to the target for new housing attainable to Ucluelet residents in the existing OCP policy 3.134.

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**Justification**

A. Current municipal policy adopted in the OCP:

*“Policy 3.134 Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments. As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households.”*

B. Background:

As property owners and developers prepare plans for new housing development in Ucluelet, the OCP housing policies including Policy 3.134 provide insight into what mix of features will tip a proposal to garner community support. Ultimately a diversity of housing types, sizes, tenures and price points is necessary to build a full housing spectrum to suit a community’s needs.



The target of 75% housing attainable to Ucluelet residents will be balanced with other community priorities that may be addressed by a development proposal (e.g., whether some units provide deeper affordability, whether the development goes to greater lengths to protect environmental values, etc.). The target of 75% attainable housing is a starting point for analysis and discussion, and this policy aims to clarify what is meant by “attainable”.

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**Policy:**

**“Attainable”** housing is considered housing that is affordable to Ucluelet households earning 120% or less than the median gross household income, as determined by the latest census, spending no more than 30% of their household income on housing costs.

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**Marilyn McEwen**

Mayor

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**Duane Lawrence**

Chief Administrative Officer