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ISLANDS 2050 - FACT SHEET

AFFORDABLE HOUSING

Availability of affordable, appropriate, and adequate housing for all individuals and families is an important part of healthy communities in the Trust Area. Many communities in the Trust Area are experiencing a shortage of safe, secure, and affordable housing. More and more often, island workers are needing to commute from off-island locations, seniors are finding it challenging to age in place, and many people do not have secure housing.

While Islands Trust cannot tackle these issues alone, it can play a role in ensuring housing density is located in appropriate locations, it can regulate short-term rentals, and it can coordinate with other levels of government to foster safe, secure, and affordable housing in the Trust Area.

Meeting the diverse housing needs of Trust Area communities requires an integrated and collaborative approach with communities, First Nations, federal, provincial, and regional governments, and non-governmental organizations.

Related Provincial Direction

In the spring of 2019, provincial legislative requirements took effect requiring local governments, as well as local trust committees, to prepare housing needs reports to better understand current and future housing needs in their communities.

All local governments, and local trust committees, in BC are required to consider their most recent housing needs report when developing or amending an official community plan.

Affordable Housing and the Policy Statement

The Policy Statement guides the development of official community plans and regulatory bylaws by local trust committees and island municipalities. The Policy Statement can provide specific directives to all local trust committees and island municipalities to support affordable housing policy goals. Each local trust committee and island municipality can enact the directives in accordance with their community's unique needs and circumstances.

How does the draft Draft New Policy Statement address affordable housing?

A new Housing section is devoted to policies that foster low-impact, affordable housing in the Trust Area.

There are draft Commitments and Coordination Policies of Trust Council acknowledging that:

- community sustainability and resilience are supported by the availability of diverse and affordable housing that caters to a range of age groups and income levels
- housing in the Trust Area should be small-scale, low-impact, energy efficient, and appropriately situated in order to minimize greenhouse gas emissions, and safeguard protected area networks, freshwater sustainability, a healthy marine environment, and Indigenous cultural heritage
- Trust Council should advocate to other levels of government to foster affordable housing in the Trust Area, in alignment with the Islands Trust preserve and protect mandate

There are draft Directive Policies that require local trust committees and island municipalities, in their official community plans and regulatory bylaws, to:

- identify appropriate locations where density increases could support affordable housing without compromising environmental integrity or Indigenous cultural heritage
- identify, assess, and where necessary, regulate the impacts of short-term rentals
- establish appropriate floor area and lot coverage limits for residential development



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[HOUSING AFFORDABILITY](#)