

Affordable Housing: Creating Projects and Gaining Community Acceptance



Revelstoke, October 30, 2007
Summary Report for the LIRN BC Workshop
Presented to CFDC Revelstoke



Canadian Rural Partnership



Table of Contents

- Executive Summary 1**
- About the Partners 2**
 - About LIRN BC..... 2
 - About the LIRN Partner Organization 4
 - About the Facilitator 4
- An Overview of the Housing Context in Revelstoke 5**
- Summary Analysis of Outcomes..... 7**
- Next Steps 11**
- Appendices 12**
 - Evaluation Results..... 12
 - Agenda 13
 - Affordable Housing Resources 13
 - Participant List..... 14
 - Funding Sources 14
 - Related References..... 14

Executive Summary

In July 2007, Community Futures Development Corporation of Revelstoke (CFDC) submitted an Expression of Interest to the partners of Learning Initiatives for Rural and Northern BC (LIRN). As one of 21 successful applicant communities, Debra Wozniak of CFDC worked with Lance Jakubec of the Canada Mortgage and Housing Corporation (CMHC), Larianna Brown and Karen Thompson of the Social Planning and Research Council of BC (SPARC BC) to plan an event on housing affordability.

The event entitled “Affordable Housing: Creating Projects and Gaining Community Acceptance” was held at the Revelstoke Community Centre on October 30th, 2007. The purpose of the event was to connect different community leaders with one another on the issue of affordable housing, and to introduce the community to affordable housing research and resources from CMHC.

This report summarizes the content of the event. The first part of the report provides an explanation of the LIRN BC initiative, CFDC and CMHC. Next, an overview of the housing context in Revelstoke is provided, followed by a description of the event’s discussion and the next steps for the community. The evaluation results, workshop agenda, participant list and related references can be found in the appendices.

About the Partners

About LIRN BC

LIRN BC is a collaborative approach to building on the capacities of rural, remote and northern British Columbian communities. The LIRN BC process encourages government (municipal, provincial and federal), First Nations, non-government organizations (community-based, regional and provincial) and businesses to work together to plan, deliver and evaluate a locally relevant learning initiative. LIRN BC is made possible through a partnership of federal and provincial governments, as well as non-government organizations that recognize the strengths and challenges of rural, remote and Northern BC communities. The LIRN BC partners also understand the importance of local opportunities to learn about and work on current issues, as well as assess, envision, plan and act for a better future.

As LIRN BC partners, the BC Rural Network, Canadian Rural Partnership, Service Canada, the Self Help Resource Association of BC, and the Social Planning and Research Council of BC (SPARC BC) have combined their expertise and resources in an effort to maximize community capacity building opportunities for people living in rural, remote, and northern parts of the province. The objective of the LIRN BC process is to create a safe space in which community members learn and work together in a manner that is locally relevant.

BC Rural Network and the Regional Rural Forums

Founded in 2004, the BC Rural Network is a coalition of organizations, communities, and individuals who share a commitment to enhance the capacity of British Columbia to develop responses to rural and remote community issues. The BCRN is a non-profit organization whose members and Board of Directors come from all regions of British Columbia. Our objectives are to:

- Act as a coordinating body for the dissemination of information, tools, and resources of importance to rural and remote communities in British Columbia;
- Act as a catalyst to build linkages between communities, rural organizations, and policy-makers who work on issues of importance to rural and remote communities in British Columbia;
- Improve awareness of the current work of existing rural groups and organizations in BC by providing a forum for rural and remote communities and organizations to voice concerns and issues, and learn from each other.

For more information about the BC Rural Network and the Regional Rural Forums, please visit our website at www.bcruralnetwork.ca or contact us at info@bcruralnetwork.ca

Canadian Rural Partnership

Canadian Rural Partnership (CRP) is a federal initiative which supports rural communities by helping to identify the issues they are facing, taking collaborative action to address these issues, and connecting community to community and community to government to share information on available resources and best practice in rural development. We identify issues by bringing rural community residents together for dialogue or at conferences. The information from these gatherings is shared with a federal/provincial Rural Team which can undertake collaborative action to address these issues and can provide the input toward influencing government policies and programs with a rural lens. We also share information from one community to another and from government to communities through listservs, newsletters, best practice guides, and program lists.

For more information about the Canadian Rural Partnership, please visit our website at:
http://www.rural.gc.ca/team/bc/bchome_e.phtml

Service Canada and the New Horizons for Seniors Program

Service Canada is becoming the program delivery arm of the federal government. Over a dozen federal departments are working with Service Canada so it can become a single window of service and program delivery for the federal government. Service Canada is home to the Employment Insurance system, labour market programming to help unemployed people return to work, income support like Old Age Security and Canada Pension. Service Canada also coordinates the New Horizons for Seniors program, a program that provides funding for community-based projects that aim to encourage seniors to contribute to and become more engaged in their local communities. Service Canada is interested in strengthening linkages with communities for more effective delivery of federal programs and services. For more information about Service Canada and the New Horizons for Seniors program, please visit our website at:
<http://www.sdc.gc.ca/en/isp/horizons/toc.shtml>

Social Planning and Research Council of BC (SPARC BC) Community Development Education Program

SPARC BC, a registered non-profit society and a federally registered charity, was established in 1966 and is a leader in research, public education and advocacy regarding issues of community development, accessibility, and income security. SPARC BC is a provincial organization with over 15,000 members and is governed by a Board of Directors from across BC. Our mission is to work with communities in building a just and healthy society for all.

The Community Development Education Program is one of our methods for realizing our mission. The Community Development Education Program aims to empower individuals and organizations by providing them with learning opportunities to identify local assets and issues, build local knowledge and develop skills and action-plans that contribute to effecting local consensus-oriented change. The curriculum resources and facilitation services of the Community Development Education Program are available to communities through the LIRN BC process. For more information about SPARC BC and the Community Development Education Program, please visit our website at www.sparc.bc.ca.

The Self-Help Resource Association of BC

The Self-Help Resource Association of BC (SHRA) promotes peer support approaches to community development, building the capacity of individuals and communities to become healthy, responsive and self-determining. SHRA programs and services focus on the processes of self-help and peer support, so that people can apply the information to their individual, organizational or community needs.

SHRA offers:

- Capacity-building workshops on group development and facilitation.
- Consultations, collaborations and partnerships related to peer support and community development initiatives.
- The Kinex Youth Initiative, a youth driven team supporting social and systemic change through peer support approaches.
- Information and referral services in the Lower Mainland.
- PeerNetBC.com, an online space for peer support communities.

Find out more about SHRA at www.selfhelpresource.bc.ca or contact us at cheryl.shra@telus.net.

About the LIRN Partner Organization

Community Futures Revelstoke

Community Futures Revelstoke is a not-for-profit community based agency in the business of assisting individuals with employment, financial and training services. The corporation's primary objective is to facilitate the diversification and development of the local economy and improve the quality of life for all members of the community.

About the Facilitator

Canada Mortgage and Housing Corporation

Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency. Established as a government-owned corporation in 1946 to address Canada's post-war housing shortage, the agency has grown into a major national institution. CMHC is Canada's premier provider of mortgage loan insurance, mortgage-backed securities, housing policy and programs, and housing research.

CMHC's Affordable Housing Centre has a team of experts dedicated to advancing affordable housing solutions across the country. It provides access to the most comprehensive range of affordable housing information, tools and resources that can help make an affordable housing vision a reality. CMHC's objective guidance and advice can help communities navigate through the financial, operational and social challenges involved in creating affordable housing.

An Overview of the Housing Context in Revelstoke

Many communities throughout British Columbia are currently experiencing the impact of a lack of local affordable housing. This phenomenon is particularly pronounced in the City of Revelstoke where rising housing prices have attracted national and international attention. According to a September 2007 New York Times article, the cost of housing in Revelstoke has tripled in the past three years (Villano, 2007).

Both the development of the Revelstoke Mountain Resort and the oil boom in nearby Alberta are contributing to the dramatic increase in housing prices. Once the expansion to the Revelstoke Mountain Resort is complete, it is expected to become a world-class ski resort. It will boast North America's longest vertical descent of 6,000 ft (1,829 m) and reliable annual snowfall figures that double the current amount that Whistler/Blackcomb receives (City of Revelstoke, 2007; Revelstoke Mountain Resort, 2007; Discover Revelstoke, 2007). As a result, wealthy individuals from outside of the community and the region are purchasing vacation homes in Revelstoke, and are competing with locals for a scarce housing supply. Because Revelstoke is a relatively short distance away from Calgary and is close enough for a weekend getaway, oil-rich Calgary residents are also willing to pay a premium for vacation homes (Villano, 2007).

Housing prices have been a concern in the community for over a decade. This is illustrated through the number of research projects that have been produced addressing the issue of affordable housing: *Preliminary Report and Recommendations for the City of Revelstoke by the Affordable Housing Strategy Steering Committee* (1995), *Revelstoke Rental Housing Strategy* (2001), *Revelstoke Affordable Housing Study* (2005), and most recently *Revelstoke Affordable Housing Strategy and Policy Options Final Report* (2006).

The *Revelstoke Affordable Housing Study* (2005) identifies a number of factors that impact the affordable housing supply such as a lack of community awareness of housing issues; a lack of information about homelessness; an aging deteriorating housing stock; a depleted rental housing stock; rising rental housing costs; increasing numbers of residents in 'core housing need,' unsuitable rental stock for families; insufficient subsidized (non-market) housing; and a significant increase in the wait list for social housing in Revelstoke over the previous 2 years.

The *Revelstoke Affordable Housing Strategy and Policy Options Final Report* (2006) includes a literature review that explores the impact of mountain resort development on adjacent housing markets and the implications for Revelstoke. Now that Revelstoke is becoming a "mountain resort community," the supply of affordable housing will become increasingly scarce. As relatively affluent outsiders purchase vacation homes in the region, rising housing prices will outpace local wages and create an "affordability gap" where many existing residents cannot afford to own their own home, gain access to rental accommodation that meets their needs, or pay property taxes. The report examines the affordability gap in Revelstoke in 2006 by comparing the cost of real estate listings to 2003 Tax Filer data. The researcher, Jill Zacharias, adopted a standard created by CMHC, which considers housing to be affordable when households are spending no more than 30% of their gross income on housing related costs. Using the CMHC standard, it was determined that only those individuals or couples with a combined income of over \$75,000 per year can afford to pay the average price for a well maintained single-family home in Revelstoke. This price excludes a large number of couple families, who on average, make \$67,000 per year (Zacharias, 1996, p. 11). These housing prices also exclude the following groups from home ownership: the average individual household, the average lone parent, and the average senior couple household (Zacharias, 2006).

The lack of affordable housing is expected to impact every group in the community, from seniors wanting to remain in the community to local businesses who need to recruit staff. The 2006 report illustrates that homeownership has become unattainable for single-income households led by entry-level RCMP officers, teachers, municipal workers, some hospital employees, Parks Canada workers, Downie Timber employees, and CPR employees. As housing becomes increasingly expensive, Revelstoke will likely have difficulty recruiting and retaining these workers who are needed to run essential services for the community. Some existing homeowners may benefit from the increase in housing prices, as they have the option of "cashing in" through selling their home and relocating elsewhere. However, other residents lose out as the younger generation is priced out of the market. Youth who have lived their entire lives in Revelstoke may be forced

to leave the community as housing prices rise, which will impact both the younger generation as well as their parents and family members who remain in the community. A lack of affordable rental accommodation will affect the supply of low wage workers for the retail, and service industries as well as the supply of seasonal workers to fill the mountain resort and construction jobs. The emergence of a shadow or seasonal population will likely alter the character of the community, as many homes will often be vacant during parts of the year and second homeowners may have different demands in terms of community services and amenities (Zacharias, 2006).

It has become increasingly apparent that the expansion of the Revelstoke Mountain Resort will transform the housing market in the City of Revelstoke; as a result, there have been efforts to consult with City staff, local stakeholders and the community at large to develop a strategic vision for the future of housing in the City. In May and June 2006, a series of workshops were held to inform, draft, and finalize a Housing Vision Statement for the community (Zacharias). This vision is as follows:

Revelstoke's housing vision supports the values inherent in our community vision: resilience, equal access to opportunities, and leadership in achieving a sustainable community by balancing social, economic and environmental values.

In Revelstoke, access to housing will be a cornerstone of a strong community. Housing will be affordable, suitable, adequate and safe. Revelstoke will be a community where residents can choose to live their entire lives.

Revelstoke will be creative in achieving housing goals. Community priorities include: retaining and attracting new full-time residents; housing our labour force; setting land aside for affordable housing; and enabling options for rental, ownership, and employee housing throughout the community (qtd. In Zacharias, 2006, p. 21).

The above vision statement and past research suggest that the community would like to encourage the development of affordable housing in Revelstoke. The 2006 report identified that there are a broad range of housing needs to be addressed through specific housing options in the community including: affordable entry-level home ownership, housing options suitable for seniors; affordable rental housing for families; affordable staff accommodation for resort employees; rental housing for seasonal workers; affordable rental housing for employees; a variety of rental options for residents who do not want to become homeowners; affordable transitional housing for women and children who are fleeing violence and abuse; transitional shelter for a variety of residents, such as those at risk of homelessness, or new young persons looking for work in the community (Zacharias 2006).

Now that the community has identified a need for increased housing options and affordable housing in the City, the next step is to identify a plan of action. The *Revelstoke Affordable Housing Strategy and Policy Options Final Report* (2006) identified a number of policy options that have been used in other mountain resort communities. These options are organized along a continuum of increasing municipal housing involvement:

- Supporting education and advocacy
- Removing barriers and providing flexibility for the private market to lower the cost of housing
- Providing incentives for the private sector to develop new private market affordable housing
- Requirements for the private sector to provide affordable housing
- Control vacation rentals, absentee homeownership through zoning
- Levying fees or taxes to be used for affordable housing
- Assisting, private non-profits or co-ops to build affordable housing
- 'Land bank' municipal land for affordable housing
- Establishing own housing corporation or housing authority
- Providing financial assistance

The 2006 report explores these policy options in detail by examining what other mountain resort communities have done in regards to each policy option, actions that the City has already undertaken that relate to each policy option, and possible future actions for the City.

Summary Analysis of Outcomes

This LIRN BC workshop entitled “Affordable Housing: Creating Projects and Gaining Community Acceptance” provided a learning opportunity for local community leaders to connect with one another and CMHC on the issue of affordable housing. The attendees included representatives from the City’s planning department, community groups, and the construction industry. The facilitator, Lance Jakubec (CMHC), shared information and resources compiled by CMHC on affordable housing, and invited participants to ask for further clarification or information on programs and projects that they felt were most pertinent for the City of Revelstoke. The agenda was divided into two main sections: defining affordable housing goals, and developing strategies for gaining community acceptance.

The first half of the discussion focused on identifying community needs and moving from visions to projects. CMHC has established a series of steps to be undertaken by the community when planning to introduce affordable housing. The first step, carrying out a community housing needs assessment, was already completed through the *Revelstoke Affordable Housing Strategy and Policy Options Final Report* (2006). The next step for the community is to discern what exactly they want to introduce within the community. There are housing issues at many points along the housing continuum, which spans from emergency shelters, transitional housing, non-market rental, market rental, affordable ownership, to market ownership. Once the community establishes consensus on which aspect of the housing affordability issue they wish to address, they will be able to move forward with developing specific policies and projects.

There is no correct, or one “must do” approach to introducing affordable housing into a community, but rather a series of tools and approaches that work together. A description of different options was provided as well as some strengths and weaknesses. These key options are briefly outlined in this report, and more comprehensive descriptions of these approaches can be found on the CMHC website:

- Purchase existing buildings to serve as affordable housing units
 - Can result in a fast and timely result. However, some drawbacks to this approach are that the building may not fit with the needs, appropriate buildings may not be available in a tight housing market, and there are limited ways to save on costs as the service provider would be paying full market price for the building.
- New construction of affordable housing
 - Can be designed to meet specific needs, and municipal tools and policies can be leveraged to provide savings. However, new construction involves a lengthy timeframe (3-5 yrs), and time delays add to the project cost.
- Reduce minimum lot sizes
 - Developments can provide more housing units on the same area of land, while still providing single detached housing.
- Allow lot splitting on larger existing lots (i.e. 60-70 ft frontages).
 - It is possible to tear down an existing home and build two homes on a large lot. This increases the number of housing units on the same amount of land and reduces the costs of providing new municipal services to new developments.
- Greyfield development
 - Existing commercial units may be underutilized and suitable for conversion to housing units. For example, it may be possible to convert the top floor(s) of a building to affordable rental unit(s) while keeping the main level for commercial use.
- Price restrictions
 - In some resort communities, such as Whistler, a local housing authority have provided full-time residents with affordable ownership housing through pricing units according to construction costs plus annual increases based on inflation.
- Adjust municipal regulations
 - Municipal regulations can add to development costs; thus, housing costs can be reduced through adjusting municipal regulations. For instance, savings can be accrued through modifying building codes and development standards, allowing secondary suites, reducing the approval process, leveraging development levies, and through inclusionary zoning. It

is best to use these municipal approaches in combination, as individual regulations have a limited impact by themselves.

- Economies of Scale
 - If a large number of units are built at the same time, money can be saved through economies of scale.
- Keep housing design simple
 - Simple housing designs can be more affordable to construct, and are not necessarily unattractive. Consider a wide range of sizes. It is possible to expand and add to small starter homes over time.
- FlexHousing (a.k.a. Universal Housing or Lifetime Homes)
 - Designed to easily adapt to the changing lifestyle requirements of its occupants. Enables homeowners (especially seniors) to remain in their homes for longer periods of time and saves housing costs in the long run.
- Cluster planning
 - Less land is used if housing units share some amenities such as a common space, garden, or utility building. This reduces infrastructure costs, encourages community, shares resources, does not sacrifice privacy, and raises security.
- Compact development
 - Provides the same number of homes and amenities using less land.
- Co-housing
 - Different households work and plan together to build and operate communal housing
- Introduce alternate financing and tenure
 - Community land trusts and housing trusts are covenants that ensure affordable housing stays affordable. Equity co-operatives, equity financing and land leases can also be employed.
- Pre-fabricated homes
 - Significantly lowers development costs by building homes that are 90% complete when they leave the factory. Can significantly lower costs by reducing on-site construction time and waste. Limits impact of critical factors such as labour shortages and weather. Manufactured housing costs can be 35% less than conventionally constructed housing. It may be difficult to overcome negative misconceptions of what pre-fabricated homes look like.

The participants were most engaged by the topic of prefabricated homes and it drew a lot of discussion. It was considered appealing because of its cost savings, advantages in a cold weather climate and the current construction labor shortages. In addition, the attendees were surprised about how aesthetically pleasing some of the new pre-fabricated homes are and thought that residents would accept the idea if they saw images of the homes and discovered that they look like regular houses.

The presentation then moved to a description of CMHC's Canadian Centre for Public-Private Partnerships in Housing, which provides tools to assist in the development of affordable housing. These tools are briefly outlined, and more detailed descriptions can be accessed on the CMHC website:

- Seed funding
 - Financial assistance to potential housing providers, for-profit and not-for-profit, who are building an affordable housing project. Funding is up to \$20,000 per housing project—up to \$10,000 grant, and up to \$10,000 loan.
- Proposal development funding
 - Repayable interest-free loans for potential housing providers, for-profit and not-for-profit. Up to a maximum of \$100,000 per project, and a portion will be forgiven if project is successful in producing affordable housing.
- Affordable housing web forum
 - A telephone and web series to: share affordable housing solutions, increase awareness of program resources, and facilitate ongoing exchange of information on challenges being faced by affordable housing providers.
- Affordable housing project viability assessment tool

- Can be employed to run different financial scenarios by providing some information regarding the proposed project, such as costs, financing and sources of equity.
- Training to increase capacity development
 - Assist housing providers in acquiring information and skills they need to organize themselves, develop the project and manage the housing once it is built.
- Residential Rehabilitation Assistance Program
 - Financial assistance to low-income households to enable them to repair their dwelling
 - Financial assistance to landlords of affordable housing to pay for repairs to units occupied by low income tenants.
- Home Adaptations for Senior's Independence
 - To pay for minor home adaptations to extend the time low-income seniors can live in their own home.
- Shelter Enhancement Program
 - To repair, rehabilitate and improve existing shelters, or to acquire and build new shelters. For women and their children, youth and men who are victims of family violence.
- Community Partnerships Initiative (CPI)
 - Partners with municipalities, non-profit societies and other housing groups to support innovative projects that create subsidized housing for people in the greatest need.

The second portion of the presentation discussed strategies for gaining community acceptance for affordable housing projects. In particular, it focused on addressing “Not In My Back Yard” (NIMBY). NIMBY is defined as “the protectionist attitudes and exclusionary/oppositional tactics adopted by community groups facing an unwelcome development in their neighborhood.” Not all opposition to affordable housing projects should be considered to be NIMBY, as public opposition is often based on valid concerns. These concerns need to be addressed if affordable housing proponents want to win over skeptics or opponents.

It is important to take into consideration NIMBY before problems arise, because it can have a detrimental impact on proposed projects. The impact of NIMBY opposition is experienced by many parties:

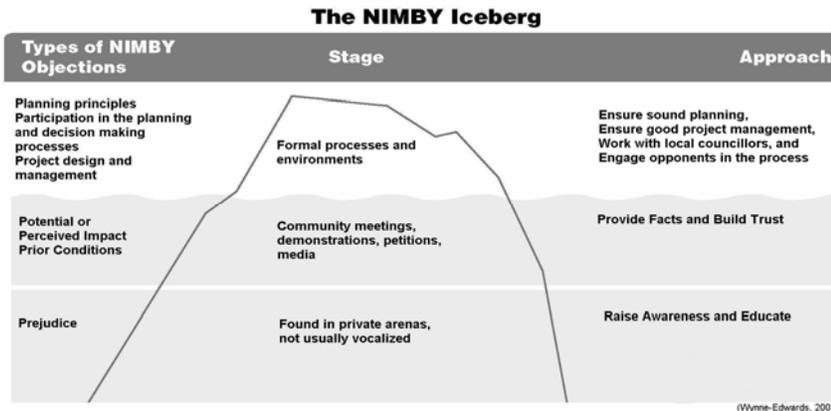
- Local council and councilors
 - Need to balance interests and rights of private property owners with broader social needs. If public housing proponents gain community acceptance for social projects, it is easier for civic politicians to endorse the initiatives.
- Housing proponents
 - Public opposition can impact partnerships and delay planning, development process which costs resources.
- Residents and homeless clients
 - Opposition can result in the delay of delivery of supports and services. Residents can also feel devalued, unwanted, and resentful.
- Federal, Provincial, and Municipal government
 - Cost overruns and process delays put government housing and homelessness objectives at risk.

There are a few steps that can be undertaken to avoid NIMBY in the first place:

- Start with something that everyone can agree on, that a problem does in fact exist
 - Is there a lack of affordable housing in Revelstoke?
- Recognize that the status quo (not changing) will not solve the problem
 - For instance, will the market provide housing options for lower- to middle- income families?

In an ideal scenario, a community would reach consensus on appropriate solutions. However, reaching consensus can be a long, slow (and often) impossible situation, and community needs or funding opportunities may be more pressing. Case Study analysis suggests that it is important to address the different layers of NIMBY concerns and the different ways that opposition can be mounted against a specific project. The NIMBY Iceberg model can be useful for understanding this, as it outlines the types of

NIMBY objections, the stage where these objections will be vocalized, and the approach that affordable housing proponents can use to address these concerns.



The above NIMBY Iceberg diagram illustrates that only some kinds of NIMBY objections will be expressed through public forums and that there needs to be public education efforts that address prejudices and concerns about the potential or perceived impact of a project that may or may not be vocalized.

Following the end of the ‘gaining community acceptance’ presentation, there was a 50 minute unstructured discussion where participants discussed the local education needs. Participants felt that everyone in the community already knows a family or someone that has left because of rising housing prices, and that if a public education effort was carried out properly, there would be support for affordable housing projects. Community leaders need to point out that it is day care workers, police officers, health care workers, and other workers that are essential to a community that are being priced out of the housing market. If they do not have suitable housing options, they are likely to leave the community. It is in everyone’s interest to have a diverse community with people who can work at a range of jobs. There is a need to reeducate people and remind the community that affordable housing is not new in Revelstoke; for instance, wartime housing was built in the community in the past. It may be effective to use personal stories to demonstrate the impact that affordable housing can have on the community. Participants thought that it would be challenging to gain community acceptance for higher density developments, and that it might be best to start by building single-detached affordable housing units.

It is important to act now, and introduce affordable housing while there is still a strong sense of community and everyone knows their neighbors. Revelstoke is at the early stage of mountain resort development and the affordable housing issue will only get worse. Usually resort communities only deal with the issue after the fact, when the original community members have left. Revelstoke is in a unique position where the City has the opportunity to address the housing issue before original residents are displaced, and the ability to retain their vibrant, local community.

Next Steps

The next step for the community is to take the information produced by the research reports and this LIRN event, and to develop consensus on what type(s) of affordable housing they would like to introduce into the community. Once they have established this goal, they can proceed to determine what mechanisms or projects would help them achieve their objective. The research illustrates that it is in the City's best interest to take action now while the Revelstoke Mountain Resort is still in its early stages of development, land prices are relatively low, and there is a strong sense of community.

Appendices

Evaluation Results

A total of eleven people completed the evaluation form for the LIRN BC event. Below is a summary of the evaluation results.

1. Please indicate the sector in which you work

First Nations (Government or groups)	
Government (Federal, Provincial, or Municipal)	X 4
Social and/or Community (Cultural groups, groups serving families, youth, women, and seniors, etc.)	X 3
Economic (Community futures, chamber of commerce, employers, etc.)	X 1
Environment (Conservation groups, etc)	

2. Please indicate how relevant this was for your community.

- Average for ratings: 4.3

3. Please indicate how the LIRN event helped you connect with the people in your community

- Average for ratings: 4
- I already knew everyone
- We should have done introductions at the beginning

4. Did the LIRN event increase your interest in exploring new ways to work with people in your community?

- Average for ratings: 4
- I liked and enjoyed the presentation
- Not specific enough

5. How would you rate the event facilitator?

- Average for ratings: 4.3
- Very good
- Good straightforward approach and understandable
- Well organized presentation

6. Please Comment on the usefulness of the event materials

- Good!
- Good list of resources
- Very relevant case studies provided
- Materials were very useful
- Matches our needs
- More details needed
- Very valuable—helped calculate degree of NIMBY we may encounter

7. Were anticipated outcomes met?

- Average for ratings: 3.4
8. What other outcomes were achieved?
- Increased dialogues with respect to urgent need to more affordable housing projects ahead.
 - Great evening
 - Some consensus on how to be pro-active

Agenda

Affordable Housing: Creating Projects and
Gaining Community Acceptance
Revelstoke, Oct 30, 2007

Part I: Defining Affordable Housing Goals

- 5:00 – 6:00 - Welcome and Introductions
- Review of agenda, objectives and expectations
 - Defining affordable housing and community needs
 - Action planning: moving from visions to projects

6:00 – 6:30 Dinner and ongoing discussions / presentations

Part II: Strategies for Gaining Community Acceptance

- 6:30 – 8:00 - Introduction to NIMBY and types of objections
- Introduction to the NIMBY Iceberg/Best Practices
 - Applying the Iceberg Model
 - Incorporating community acceptance best practices into affordable housing initiatives

Affordable Housing Resources

CMHC Research

- Lance Jakubec 604.737.4095 (ljakubec@cmhc.ca)

CMHC Affordable Housing Partnerships

- Stephen Hall 604-737-4118 (shall@cmhc.ca)
- Debra Yip 604-737-4061 (dyip@cmhc.ca)

Visit the CMHC Affordable Housing Centre

- <http://www.cmhc.ca/en/inpr/afhoce/index.cfm>

BC Housing

- James Munro, Director Regional Development
604-456.8873 (jmunro@bchousing.org)

Visit the BC Housing Website

- <http://www.bchousing.org/>

Social Planning and Research Council of BC

- Robyn Newton, Director of Research and Consulting
604-718-7757 (rnewton@sparc.bc.ca)

Visit the SPARC BC Website

- www.sparc.bc.ca

Participant List

NAME	ORGANIZATION/AGENCY	PHONE NUMBER	EMAIL ADDRESS
Peter Bernacki	Nu Trend Construction	837-6062	Bernacki@nu-trendltd.com
Laura Weatherby		837-4424	lauraweatherby@telus.net
Nelli Richardson	City Councilor	837-4382	forsythe@telus.net
Chris Johnston	City Councilor	837-6171	cjlaw@telus.net
Darryl Willoughby	Community Futures	837-5345	darrylw@revelstokecf.com
JoAnn Peachey	City – Planning dept	837-3637	jpeachey@cityofrevelstoke.com
Hap Stelling	City Planner	837-3637	hstelling@cityofrevelstoke.com
Laurie Donato	City – Planning dept	837-3637	ldonato@cityofrevelstoke.com
Alan Mason	City – Ec. Dev.	837-5345	amason@cityofrevelstoke.com
Peter Bernacki	Nu Trend Construction	837-6062	Bernacki@nu-trendltd.com
Jill Zacharais	Community Futures	837-4083	jillzach@telus.net
Ross McPhee	CAO City of Revelstoke	837-2911	rmcphee@cityofrevelstoke.com
Brian Sumner	Ministry of Children & Families		Brian.Sumner@gov.bc.ca
Bill Zmaeff	Revelstoke Sr. Citizens Assoc.	837-5670	bzmaeff@telus.net
Bill MacFarlene	City Councillor	837-2255	bmacfarlane@sd19.bc.ca
David Rooney	Revelstoke Times/Review	837-4667	editor@revelstoketimesreview.com
Debra Wozniak	CFDC of Revelstoke	837-5345	dwozniak@revelstokecf.com
Lynda Lafleur	Columbia Basin Trust Community Liaison	265-9937	llafleur@cbt.org

Presenters

Lance Jakubec	CMHC	604.737.4095	ljakubec@cmhc.ca
Karen Thompson	SPARC BC/LIRN BC	604-718-8110	kthompson@sparc.bc.ca

Funding Sources

A listing of government and non-government programs to support community development
http://www.communityfutures.com/cms/Funding_Sources.2.o.html

Related References

City of Revelstoke (2007) “Revelstoke Mountain Resort Development” Accessed in October, 2007
<http://www.cityofrevelstoke.com/edc/skihill.htm>

Discover Revelstoke (2007) “A Past Recaptured, A Mountain Reborn” Accessed in October, 2007
<http://www.discoverrevelstoke.com/>

Revelstoke Mountain Resort (2007) “Revelstoke Mountain Resort” Accessed in October, 2007.
<http://www.revelstokemountainresort.com/>

Urban Systems Ltd. (April 1995) “Preliminary Report and Recommendations for the City of Revelstoke by the Affordable Housing Strategy Steering Committee”

Villano, Matt (Sept 14, 2007) “Living, and Playing, North of the Border.” *The New York Times* Accessed in October 2007.
<http://query.nytimes.com/gst/fullpage.html?res=940DE2DE153CF937A2575ACoA9619C8B63&sec=&spon=&pagewanted=print>

Zacharias, Jill (July 2006) “Revelstoke Affordable Housing Strategy,” prepared for the City of Revelstoke Accessed in October, 2007.
<http://www.cityofrevelstoke.com/pdf/RevAffHousingStrategy-FINAL.pdf>

Zacharias, Jill (October 2005). Revelstoke Affordable Housing Study, prepared for the City of Revelstoke. Accessed in November, 2007.
<http://www.cityofrevelstoke.com/pdf/RevelstokeAffHousingStudy.pdf>