



HOUSING NEEDS REPORT - DRAFT

Council Workshop

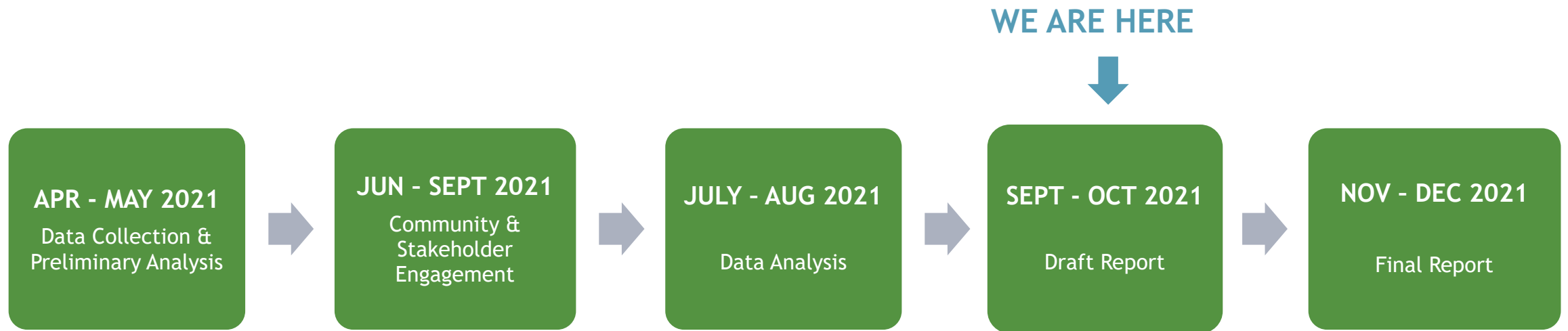
October 25, 2021

HOUSING NEEDS REPORTS

- *Local Government Act* requirement as of 2019
- Grant funding requirement to be finished by January 4, 2022
- **Minimum reporting requirements:**
 - Anticipated units needed over the next 5 years
 - Statements about key areas of local need
 - Core housing need

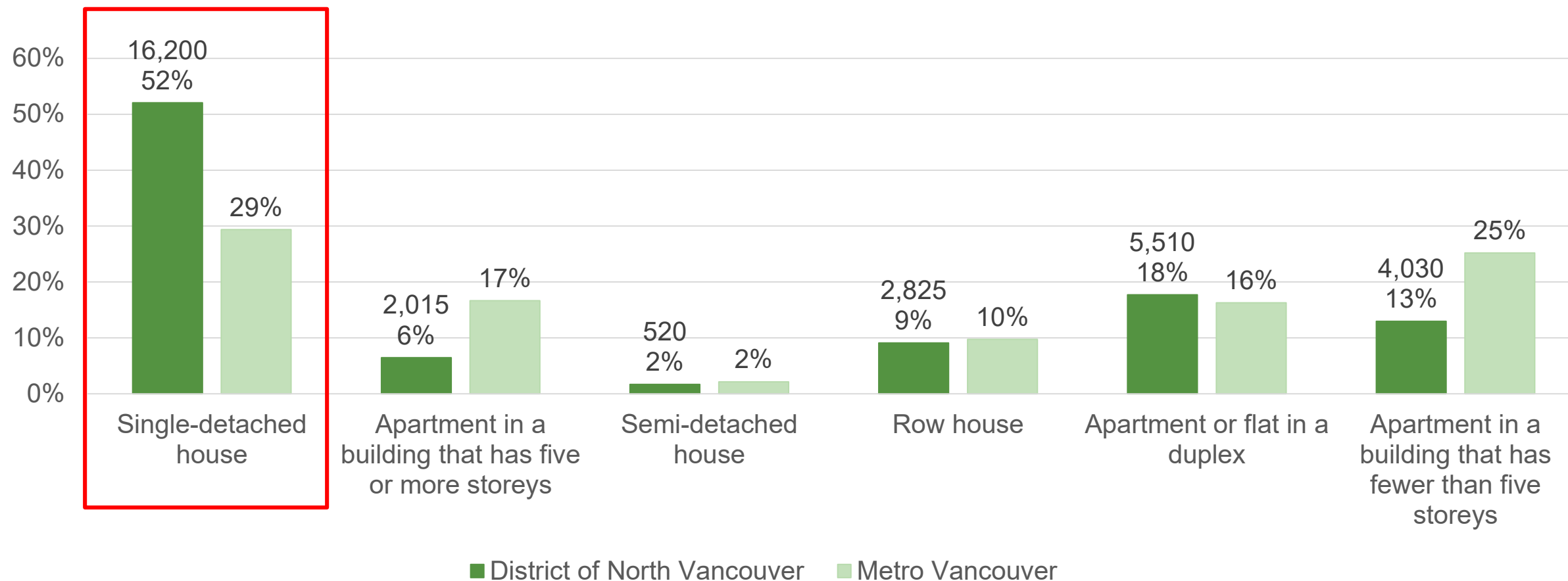


PROJECT TIMELINE



HOUSING STOCK (2016)

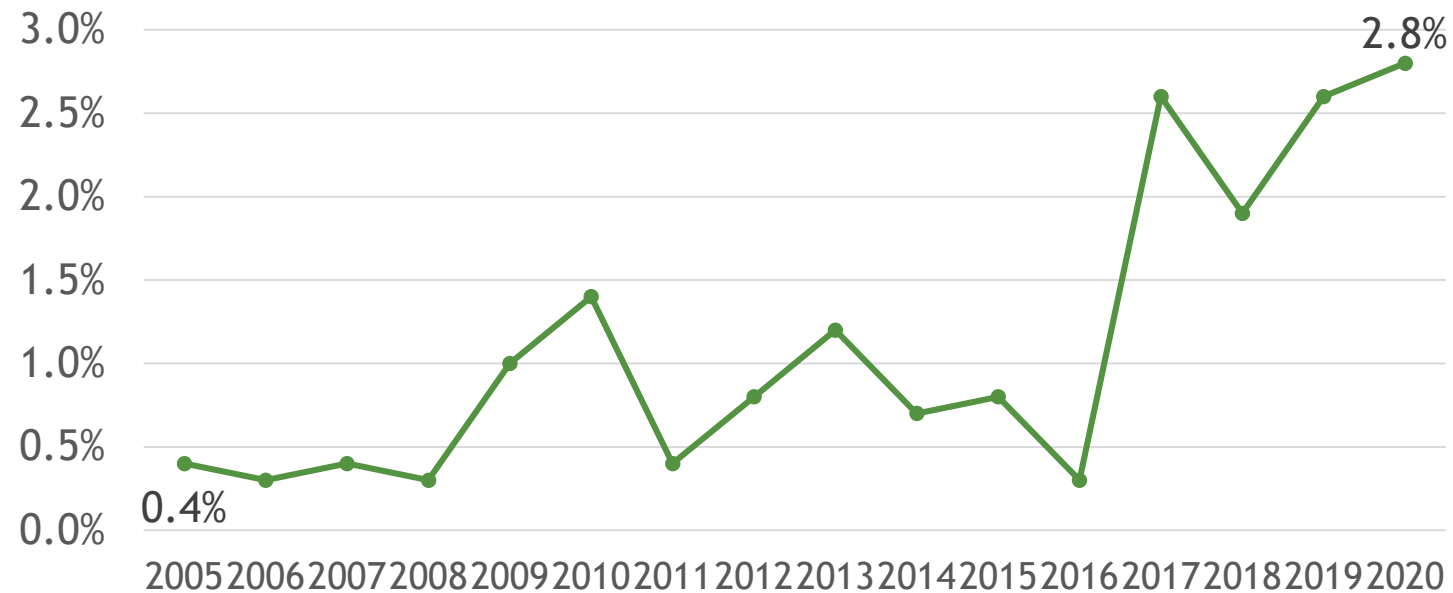
Source: Statistics Canada Census Program, Census Profiles 2016



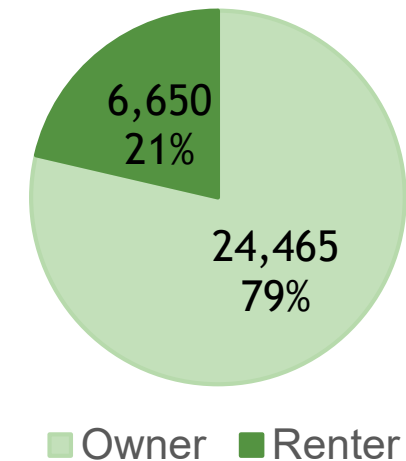
RENTAL MARKET

Source: CMHC

Vacancy Rate

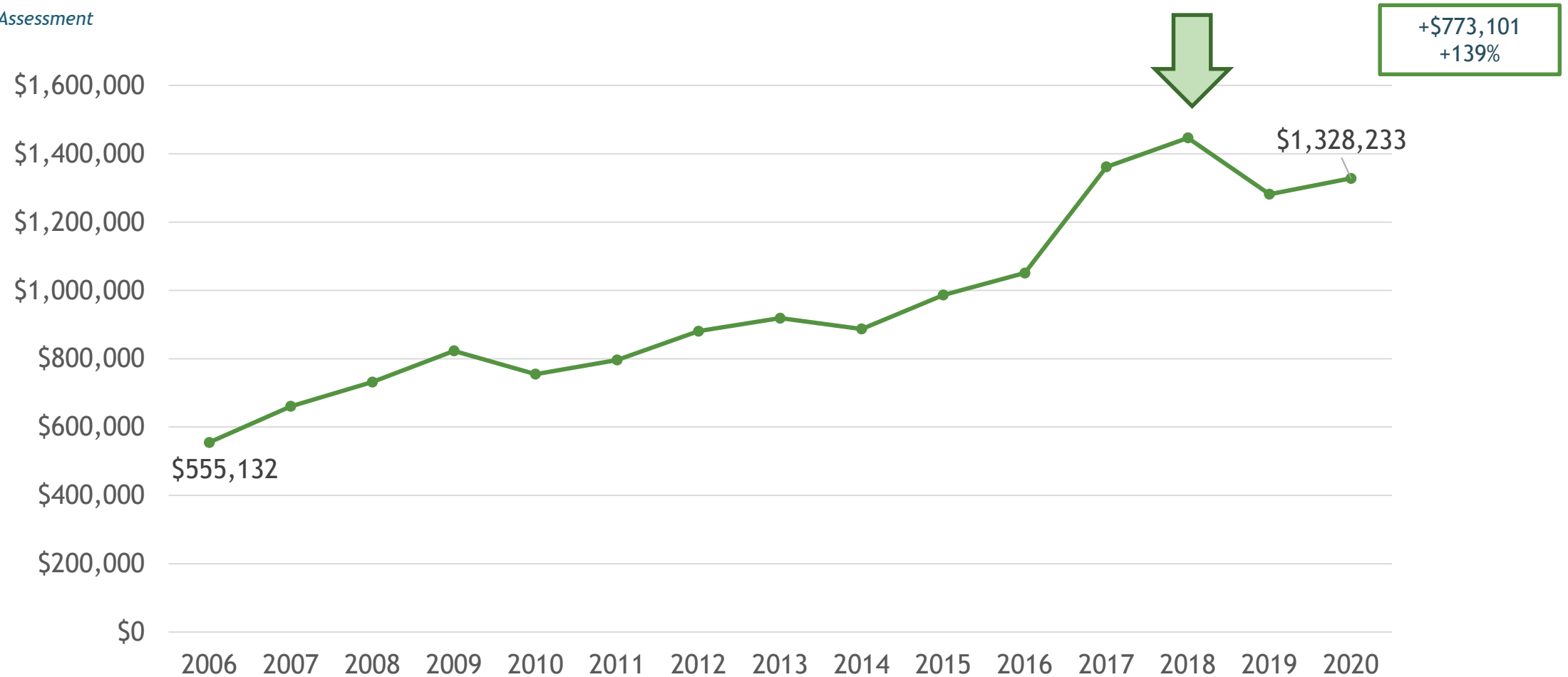


- **Primary rental market units:**
1,682 total units (2020)
- **Secondary rental market units:**
4,968 total units (2020)



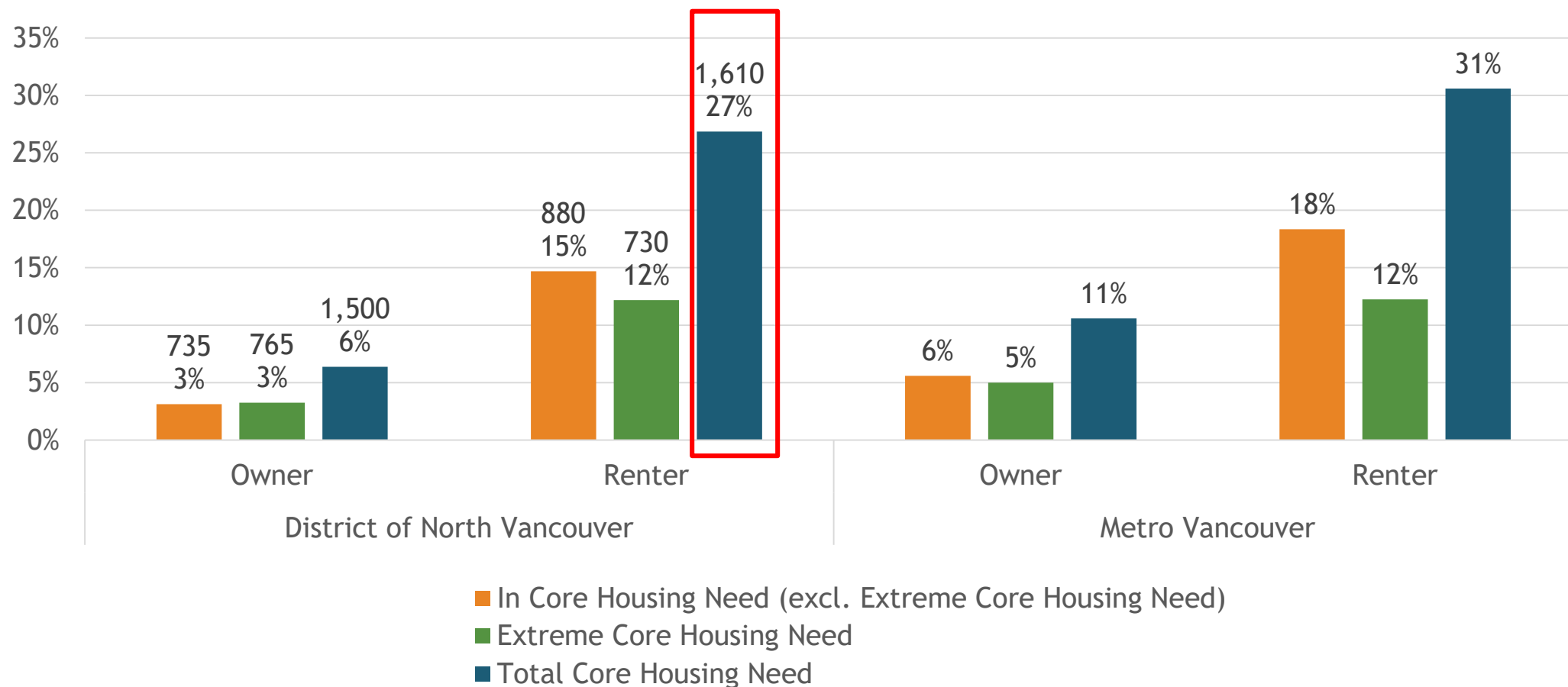
AVERAGE SALES PRICES (2006-2020)

Source: BC Assessment

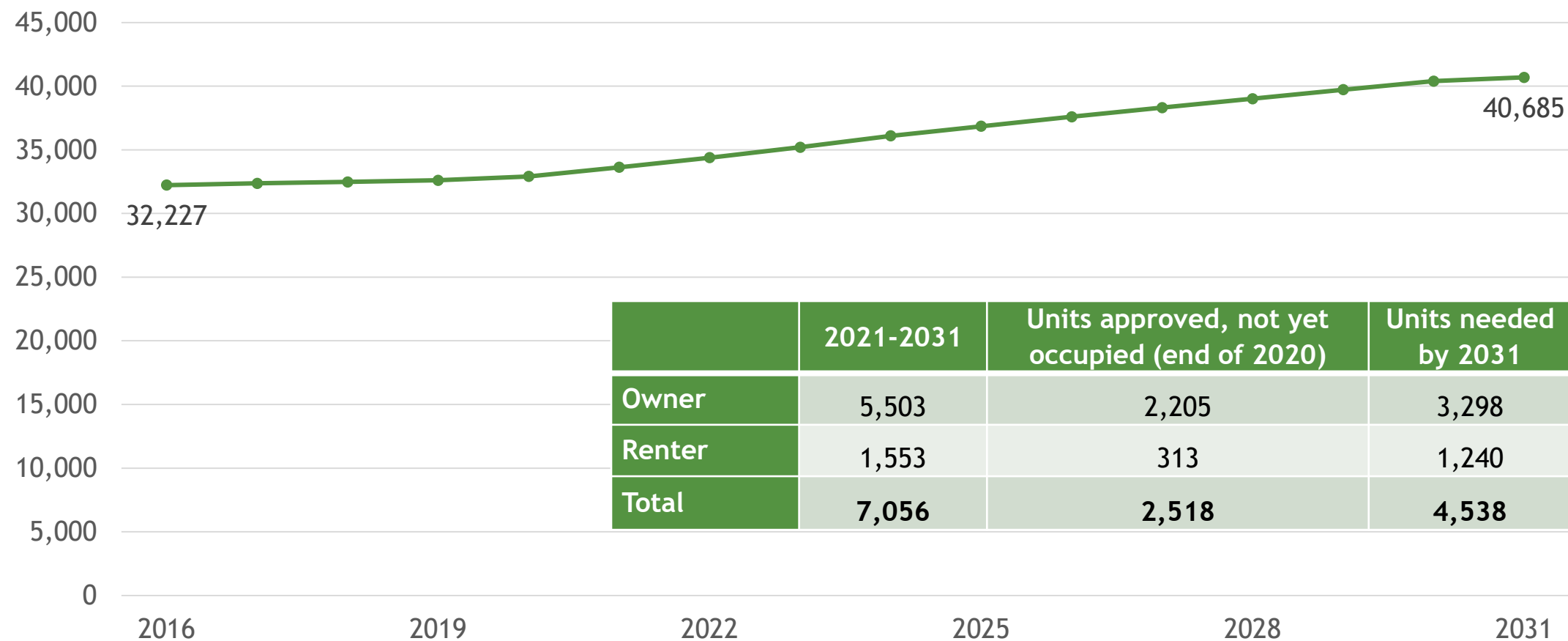


CORE HOUSING NEED (2016)

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



PROJECTED NEW HOUSEHOLDS (2021-2031)



PROJECTED UNITS BY BEDROOM SIZE (2021-2031)

Scenario 1

	2021 to 2031	% of Units
Studio & 1 bedroom	4,100	58%
2 bedroom	1,118	16%
3+ bedroom	1,838	26%
Total	7,056	100%

Scenario 2

	2021 to 2031	% of Units
Studio & 1 bedroom	2,967	42%
2 bedroom	2,251	32%
3+ bedroom	1,838	26%
Total	7,056	100%

KEY FINDINGS

1. Core Housing Need to grow to approximately 2,100 renter households and 1,950 owner households by 2031 if additional supports aren't developed;
2. 7,050 new households are projected for the District between 2021-2031;
3. Considering units already approved but not yet occupied, approximately 4,550 more units are needed by 2031;
4. The unit mix to accommodate all the new households is projected to be approximately: 40-60% studios or 1-bed, 15-30% 2-bed, 25% 3+ bed units.



NEXT STEPS

- Housing Needs Report will be brought to Council by end of year
- Once received by Council it will be posted online for the public
- Staff anticipate that there may be updates needed to the Housing Continuum and/or the Rental and Affordable Housing Strategy
- Staff do not anticipate needing to amend the OCP at this time

RECOMMENDATION

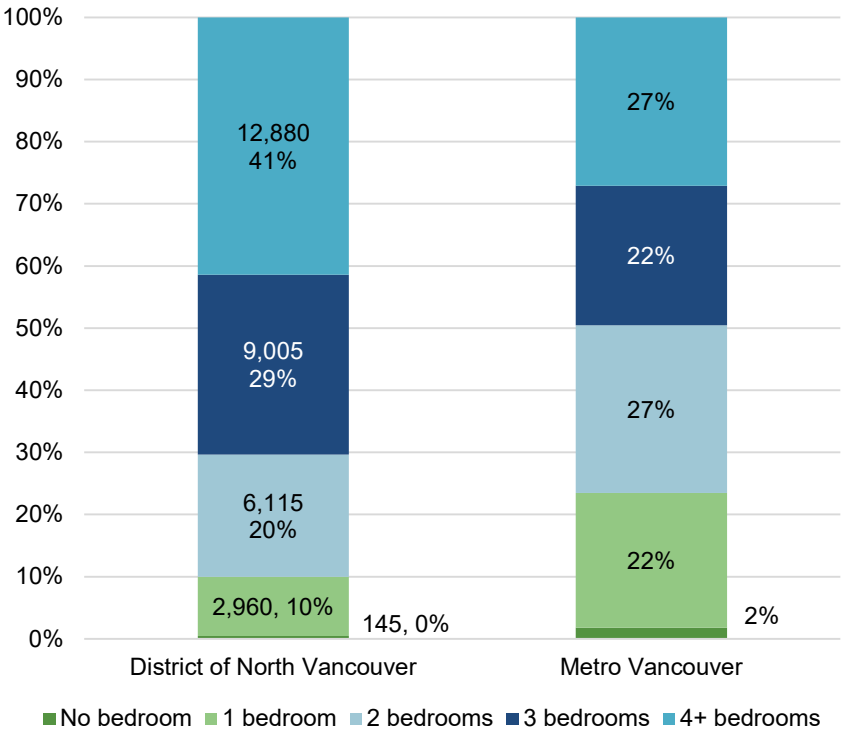
THAT the October 12, 2021 report of the Community Planner titled Housing Needs Report – Draft is received for information.



THANK YOU

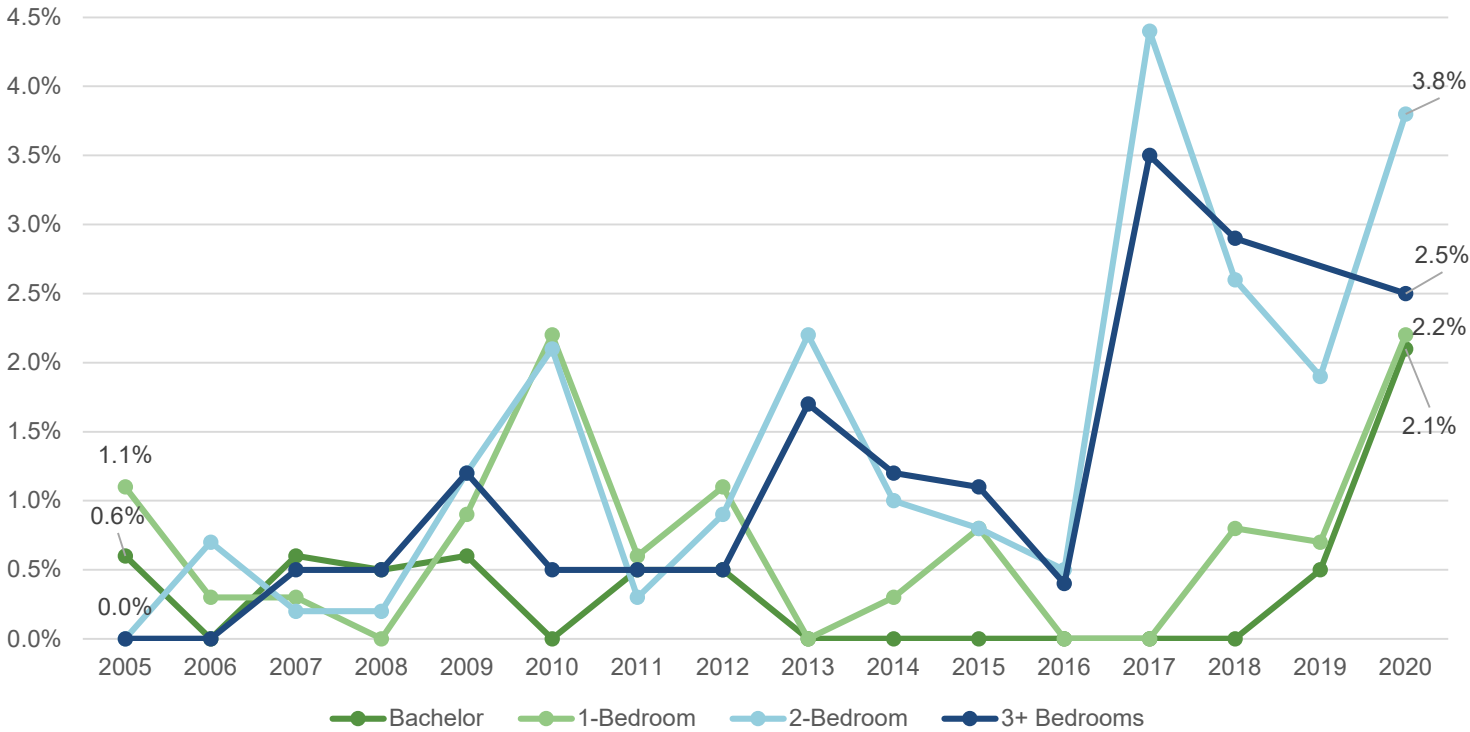
Private households in dwellings by number of bedrooms, 2016

Source: Statistics Canada Census Program



Vacancy rates for purpose-built rental by number of bedrooms, 2005-2020

Source: CMHC



DNV HOUSING

			2011 (Units/Beds)	Approved to End of 2020 (Units/Beds)	2030 Est. Demand (Units/Beds)
SOCIAL AND SUPPORTIVE	SUPPORTIVE	Safe Houses	22	22	37
		Emergency Housing	0	5	50
		Transition and Recovery Housing	28	56	178
	SOCIAL	Seniors Care and Disability Care	279	442	579
		Subsidized Rental	643	967	1,643
		Ownership — Co-op	343	343	343
		Ownership — Co-housing	0	0	0
		Affordable Home Ownership	0	0	0
MARKET	RENTAL	Seniors Care and Disability Care	328	389	528
		Coach Houses	0	22	80
		Secondary Suites	4,295	6,291	6,930
		Multifamily	1,259	2,273	2,859
	OWNERSHIP	Strata Apartments	3,793	7,025	10,143
		Townhouses	2,565	3,446	3,485
		Duplexes, Triplexes, etc.	73	79	73
		Row House	0	0	0
		Single-Family Detached	19,944	19,840	19,794

Engagement Findings

- Housing affordability was a concern across all stakeholders
- Would like to see more rental units and a greater variety of types of units
- Low rental vacancy rates mean renters are vulnerable
- Few alternatives exist for renters who do not qualify for rent-geared-to-income programs but cannot afford market rents
- Indigenous households experience higher rates of homelessness and may not be able to live on-reserve due to limited housing stock – more culturally appropriate housing would help support this community
- Homelessness is increasing on the North Shore, and instances of ‘hidden homelessness’ also seem to be increasing

Key Areas of Need

Seniors

47% of senior-led renter households are in core housing need; the largest age group

Immigrants

Experience core housing need at higher rates than non-immigrants

Families

Single-detached homes, the predominant housing stock in the DNV, is often not affordable for families

Housing for Homeless

Number of individuals experiencing homelessness has increased

Indigenous Housing

Are in greater housing crisis per capita than the rest of the population and experience higher rates of homelessness

Accessible Housing

Accessible, affordable units across the housing continuum to meet the diverse needs of persons with accessibility challenges